

CITY OF OAK HARBOR
HEARING EXAMINER

RE: Site Plan Review) SIT-10-02
Planned Residential Development) PLN-10-04
Planned Residential Development) PLN-10-06
Administrative Variance) VAR-10-02
Administrative Variance) VAR-10-03
Application for)
)
Franklin Manor Project) FINDINGS OF FACT,
) CONCLUSIONS OF LAW,
) AND RECOMMENDATION

SUMMARY OF APPLICATION AND RECOMMENDATION

Application: The application is to consider a Planned Residential Development (PRD), Site Plan Review, Landscape Plan, and two Administrative Variances for a proposal to construct 158 units for multi-family apartment living on 5.57 acres. There will be four four-story buildings containing 33-44 units each. This will be a phased project. The existing buildings, mobile homes, septic tanks and well will either be removed or abandoned.

Recommendation: The Hearing Examiner for the City of Oak Harbor recommends that the Oak Harbor City Council approve the proposed development and grant the necessary permits, subject to the Conditions of Approval recommended by the Development Services Department of the City of Oak Harbor.

FINDINGS OF FACT

INTRODUCTION

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted herein and evidence presented at the public hearing.

I.

Applicant/Agent: Sean Hegstad, Architect

Property Owner: Windmill Court, L.L.C.

Address of Proposal: 1215 SW Swantown Avenue
Oak Harbor, WA 98277

Parcel Number: R13203-110-1730

Comprehensive Plan Designation: High Density Residential

Zoning Designation: R-4, Multi-Family Residential

Application Presented for Action:

Planned Residential Development (PLN-10-04, PLN -10-06)-Review Process IV
Site Plan Review (SIT-10-02) – Review Process IV
Administrative Variances (VAR-10-02, VAR-10-03)

SEPA Determination: A Mitigated Determination of Non-significance was issued under SEPA, on March 18, 2010. This Determination was not appealed.

Hearing Date: September 24, 2010

Parties of Record:

Windmill Court, L.L.C.
15015 Main Street, Ste 203
Bellevue, WA 98007

Sean Hegstad
Haven Design Workshop
907 Harris Ave. Ste 301
Bellingham, WA 98225

Jean Wieman
1640 SW Nienhuis Street
Oak Harbor, WA 98277

Melissa Sartorius
Associate Planner City of Oak Harbor

Exhibits:

- 1 Staff Report
 - 1-1 Site Plan SPI, dated 9/15/10 and Narrative dated 6/30/10
 - 1-2 Aerial Photo of Site

- 1-3 Site Plan Application Packet dated 4/15/10
- 1-4 Open Space Plan SP2 dated 9/15/10
- 1-5 Landscaping Plan L-1, L-2, L-3, L-4, L-5, L-6, and L-7 dated 9/15/10
- 1-6 Building Elevations A1 & A2 dated 8/24/10 and Simulations dated 6/30/10
- 1-7 Trash Enclosure & Compactor Details, Sign Detail, Playground Detail, and Lighting Details and Analysis
- 1-8 Mitigated Determination of Nonsignificance dated 8/18/10
- 1-9 Administrative Variances dated 8/24/10
- 1-10 Public Comment Letters
- 1-11 Public Noticing Documents

II.

The Applicants are requesting approval of a Planned Residential Development, Site Plan Review, Landscape Plan, and two Administrative Variances. The requested approvals are required for their proposed construction of 158-apartment units on a 5.57-acre parcel. The proposal will result in four, four-story apartment buildings, containing 34 units to 44 units each. The Applicants propose to phase the development. The existing buildings, mobile homes, septic tanks, and well will be either removed or properly abandoned.

III.

On December 7, 2007, the Hearing Examiner conducted a public hearing on a proposed 152-unit condominium project for this proposal. At the end of the hearing, the record was left open so that the Applicants could pursue an agreement with the City related to required transportation impact fees. The matter was never re-opened for public hearing and no final recommendation from the Hearing Examiner to the City Council was requested. A new Site Plan Review and Planned Residential Development proposal is required for this modified proposal.

The Development Services Department for the City of Oak Harbor has thoroughly reviewed the proposed development and has concluded that the project, subject to the Conditions of Approval recommended by the Development Services Department in their Staff Report, dated September 24, 2010, meets the requirements for Site Plan Review Approval, Planned Residential Development Approval, and Approval of the requested Variances. The Hearing Examiner for the City of Oak Harbor has reviewed all of the exhibits submitted into the record, completed a site inspection, and conducted a public hearing on the matter on September 24, 2010.

The Applicant's Agent indicated that the facts set forth in the Staff Report, subject to minor revisions proposed at the hearing, were accurate. The Applicant indicated no objection to the proposed Conditions of Approval.

The Factual Findings set forth in the Staff Report, as modified, are supported by the record as a whole and are hereby adopted by the Hearing Examiner. A copy of the Staff Report is attached hereto and incorporated herein by this reference.

III.

Five written comments were received after the Notice of Application was published and mailed. Staff addressed the comments in the staff report.

One of the concerns was from a resident who lives in one of the manufactured homes which will be ultimately displaced by the proposed multi-family residential complex. She expressed understandable dismay at losing her current residence.

Another was from a citizen who felt "high rises" like the buildings proposed are inappropriate for Oak Harbor and that the project will destroy what is currently a nice piece of land.

Island Transit commented on the need for pull-out bus stop. One is provided for in the street improvements required.

Additionally, testimony was taken at the public hearing from a citizen who owns an adjacent parcel. She testified that traffic already exceeds the current capacity of Swantown Avenue and that the City cannot handle the additional growth and impacts from a multi-family residential development such as the one proposed. She also pointed out that she would be greatly affected by the building construction, which is to take place over an extended period of time, since it is a phased project.

The Hearing Examiner acknowledges that there will be adverse impacts on the residents who currently live on the site in the existing manufactured home park and on surrounding property owners in the immediate vicinity of the project. However, none of the issues raised in the citizen concerns addressed whether or not this proposal is consistent with the Comprehensive Plan for the City of Oak Harbor and with the applicable development regulations set forth in the Oak Harbor Municipal Code.

IV.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

CONCLUSIONS OF LAW

I.

Under the Oak Harbor Municipal Code, OHMC 18.20.220(2), applications that involve two or more procedures, and are assigned to different Hearing Bodies, are to be processed collectively under the highest numbered classification required for any part of the application. For this proposal, the project application is a Type IV Site Plan Review, a Type IV Planned Residential Development Application, and contains two requested Variances.

In the case of this project, final authority to rule on the requested Site Plan Review

Approval, Planned Residential Development, and Variances is with the City Council, after a public hearing conducted by the Hearing Examiner, and a Recommendation from the Hearing Examiner to the Council.

II.

All of the required public notices have been given. Pursuant to the procedures applicable to this proposal, the Hearing Examiner for the City of Oak Harbor has conducted a hearing, reviewed the record, and conducted a site inspection.

III.

The Development Services Department for the City of Oak Harbor concluded that, subject to their recommended Conditions of Approval, the proposal would meet the requirements for a Planned Residential Development, a Site Plan Review Approval, and the requested Variances.

The Hearing Examiner concurs in the conclusions reached by the Development Services Department. The application is consistent with the Comprehensive Plan for the City of Oak Harbor and with all of the requirements and development regulations applicable to the project.

The Hearing Examiner concludes that the required approvals should be granted by the Oak Harbor City Council, subject to the Conditions of Approval recommended by Staff in the attached Staff Report.

IV.

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

RECOMMENDATION

The Hearing Examiner for the City of Oak Harbor recommends that the Oak Harbor City Council grant Planned Residential Development, PLN-10-04, PLN-10-06, Site Plan Review, SIT-10-02, and VAR-10-02, VAR-10-03, approval to Windmill Court, L.L.C. for the proposed phased Franklin Manor Project, at 1215 SW Swantown Avenue, Oak Harbor, Washington, subject to the following Conditions of Approval:

- 1. Approval of the Site Plan requires general conformance to the submitted exhibits. These exhibits include: Site Plan Sheets SP1 & SP-2 dated 8/24/10, Landscape Plans L-1, L-2, L-3, L-4, L-5, L-6, and L-7 dated 8/24/10; and Building Elevations A1 and A2 dated 8/24/10. Minor modifications may be permitted subject to approval by the City of Oak Harbor (OHMC 19.48.090).*
- 2. All of the mitigation measures identified in the Applicant's SEPA checklist as dated June 18, 2010 and all mitigation measures listed in the MDNS issued August 18, 2010 shall be*

implemented.

3. *Transportation Concurrency fees must be paid at the time of issuance of building permits (OHMC 3.63.065). Forty-two mobile home units shall be subtracted from the 158 new units for a total payment of \$105,212. The transportation impact fee credit for existing units shall only be applied for the actual number of existing mobile home units removed at the time of the issuance of each building permit.*
4. *Neighborhood and Community Park Impact Fees shall be paid at the time of issuance of the building permit (per unit) (OHMC 3.63.030).*
5. *The administrative variance from the Design Guidelines and Regulations 1.i.4, 1.i.2, 1.i.12, and 1.iv.5 shall only apply to Building D.*
6. *All septic systems must be removed or terminated according to Island County Department of Health Standards. If the well is to be abandoned, it must be done per State Department of Ecology requirements. If it is not to be abandoned, well setback radii need to be observed.*
7. *The right-of-way easement for SW Mulberry Place must be signed by the applicant prior to civil plan approval [19.48.037(4)(f)].*
8. *All easements described in the application materials must be written, approved by the City and recorded prior to occupancy of the first permitted building [19.48.037(4)(f)]. Bill of sale paperwork for public improvements must be completed as part of the ownership transference process prior to occupancy.*
9. *All public and private improvements will need to be completed during Phase I as shown on the plan before a certificate of occupancy may be issued (OHMC 19.90.020). This includes, frontage improvements to SW Mulberry Place and SW Swantown Avenue, landscaping for Phase I, parking for Buildings C & D, Fire Department access and turn-around, fire hydrant, pedestrian connection to the street, and compactor installation. Exposed soils in Phase II or in any other exposed areas on-site must be stabilized according to Best Management Practices of the DOE Stormwater Manual.*
10. *Project phasing shall be clearly indicated on the civil engineering plans and shall include a sequence of construction work including but not limited to: clearing and grading, utility installation and connections, road construction, implementation of any wellhead protection requirements per Federal, State, and County regulations, well abandonment, septic abandonment, and building construction. [OHMC 19.48.037(6)].*
11. *All landscaping shall be irrigated [OHMC 19.46.040(7)]. An irrigation plan shall be submitted prior to civil plan approval.*
12. *All project (i.e. Franklin Manor) signs will require a sign permit [19.48.035(2)(h)].*

13. *The stormwater system and utility coordination for the Project shall be subject to the DOE Technical Manual, to Best Management Practices, and shall be subject to review and approval by the City (OHMC 12.30.310).*
14. *Submittal of mylar "as-built" drawings stamped and signed by the project engineer is required prior to acceptance of public improvements. A maintenance surety of no less than 10% of the final construction costs for all public improvements is required prior to occupancy (OHMC 19.90.030).*
15. *An automatic sprinkler system installed in accordance with Section 903.3 shall be provided through-out all buildings with a Group R fire area. IFC 903.2.7*
16. *An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. IFC 508.1*
17. *Fire hydrants shall be installed as per fire flow and spacing requirements specified for the type of development and in accordance with the Fire Department specifications. Chapter 6 of the Fire Protection Features.*
18. *Dead-end fire department access roads in excess of one hundred and fifty 150 feet long shall be provided with approved turn around provocations. Chapter 6 City Fire Protection Features. Marked turn-around areas must be sufficiently delineated to show the turn-around. The proposed locations at the A and D buildings is acceptable. Signage and/or stripping are required.*
19. *The fire department requires ATB or the final lift of asphalt be installed prior to combustibles on site. (IFC 501.4)*
20. *Submit two (2) sets of fire alarm and fire sprinkler system plans to the fire department for review and approval. (IFC 901.2)*

NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for enforcement action pursuant to OHMC 19.100. Complaints regarding a violation of the conditions of this permit should be filed with the City of Oak Harbor Development Services Department.

DATED this 6th day of October 2010.

Michael Bobbink
Michael Bobbink, Hearing Examiner

FRANKLIN MANOR PROJECT
Case No. SIT-10-02, PLN-10-04, PLN-10-06, VAR-10-02, VAR-10-03
Staff Report to Hearing Examiner
September 24, 2010

APPLICATION:

The application is to consider a planned residential development (PRD), site plan, landscape plan, and two administrative variances for a proposal to construct 158 units for multi-family apartment living on 5.57 acres. There will be four four-story buildings containing 33-44 units each. This will be a phased project. The existing buildings, mobile homes, septic tanks and well will either be removed or abandoned.

PRELIMINARY INFORMATION:

Applicant: Sean Hegstad, Haven Design Workshop, 907 Harris Ave. Ste 301, Bellingham, WA 98225

Property Owner: Windmill Court, LLC, 15015 Main Street Ste 203; Bellevue, WA 98007

Address of proposal: 1215 SW Swantown Avenue, Oak Harbor, WA 98277

Parcel Number: R13203-110-1730

Comprehensive Plan Designation: High Density Residential

Zoning Designation: R-4, Multi-Family Residential

Application Presented for Action:

Planned Residential Development (PLN-10-04, PLN -10-06)-Review Process IV
Site Plan Review (SIT-10-02) – Review Process IV
Administrative Variances (VAR-10-02, VAR-10-03)

Attachments:

- | | |
|-----------|--|
| Exhibit 1 | Site Plan SP1 dated 9/15/10 and Narrative dated 6/30/10 |
| Exhibit 2 | Aerial Photo of Site |
| Exhibit 3 | Site Plan Application Packet dated 4/15/10 |
| Exhibit 4 | Open Space Plan SP2 dated 9/15/10 |
| Exhibit 5 | Landscaping Plan L-1, L-2, L-3, L-4, L-5, L-6, and L-7 dated 9/15/10 |
| Exhibit 6 | Building Elevations A1 & A2 dated 8/24/10 and Simulations dated 6/30/10 |
| Exhibit 7 | Trash Enclosure & Compactor Details, Sign Detail, Playground Detail, and Lighting Details and Analysis |
| Exhibit 8 | Mitigated Determination of Nonsignificance dated 8/18/10 |

Exhibit 9	Administrative Variances dated 8/24/10
Exhibit 10	Public Comment Letters
Exhibit 11	Public Noticing Documents

BACKGROUND:

On December 7, 2007, a public hearing for a 152 unit condominium project was held before the Hearing Examiner for this property. The public hearing was left open to resolve questions related to the Transportation Impact Fee. This was a request on the part of the applicant, and staff expressed willingness to continue these discussions and bring the application back to the Hearing Examiner at a later date. The application did not return to the City and after 90 days a new site plan submittal was required for the project [OHMC 18.20.410(c)(i)].

On April 15, 2010 Mr. Sean Hegstad with Haven Design Workshop submitted an application for Site Plan and PRD approval for a 4 building, 158 unit apartment project on 5.57 acres. The application was determined to be technically complete on April 29, 2010. Staff met with the applicant on May 12th and June 1st to provide comments on the proposal. Three rounds of review by staff ensued including providing formal written comments on the project after the initial submittal and prior to the public hearing by the Hearing Examiner.

Review Process

The project application is both a Type IV Site Plan Review and a Type IV PRD application.

In accordance with OHMC Section 19.48.040(3)(c)(i), applications for Site Plan review of proposals greater than 100 units are considered to be Review Process IV actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, a recommendation by the Examiner to the City Council and a final decision by the City Council. After due and proper notice, the public hearing to consider SIT-10-02, PLN-10-04, PLN-10-06, VAR-10-02, VAR-10-03 has been scheduled for 10:00 am, or as soon as possible thereafter, on September 24, 2010.

According to OHMC 18.20.220(3), an application that involves two or more procedures that has the same highest numbered classification but are assigned different hearing bodies shall be heard by the Hearing Examiner and decided by the highest ranking decision maker, in this case, the City Council. The Site Plan application (Type IV, SIT-10-02), the PRD (Type IV PLN-10-04), the Landscape Plan (PLN-10-06), and the Administrative Variances VAR-10-02, VAR-10-03 are presented together for simultaneous review and decision. The Hearing Examiner may forward a recommendation to the City Council on all applications.

PROJECT DESCRIPTION

The proposed project will construct 158 multi-family apartment units on 5.57 acres. As the project is a PRD, the project incorporates open space (not required in a standard site plan); including a playground, a lawn bowling court, water features, and benches. There

are four buildings four stories in height with heightened architectural design and character reminiscent of the Pacific Northwest region. The project is also setting aside four (4) of the units as qualified affordable housing.

Access to the site is provided through the extension of a public street (SW Mulberry Place) which connects to SW Fort Nugent Avenue and SW Swantown Avenue. One entrance is provided to each side of the project from SW Mulberry Place. A bus stop for Island Transit will be provided along SW Swantown Avenue to serve the project and adjacent residents. Pedestrian connections are provided throughout the site by sidewalks along the parking lot areas, across SW Mulberry Place on a raised crosswalk, and sidewalks which extend north to SW Swantown Avenue and south to the Summer Wind multi-family development continuing on to SW Ft. Nugent Avenue.

Associated site improvements include 257 parking spaces (257 required) including 22 garages, parking lot and perimeter landscaping, and fencing along portions of the perimeter. The parking area may use pervious concrete to minimize stormwater impacts and rain gardens and a vault system are proposed for the site to collect and treat the stormwater. Street trees will be planted along the length of SW Mulberry Place and along SW Swantown Avenue. Garry Oak trees will also be incorporated into the site.

SITE GEOGRAPHY

The project covers a 5.57 acre parcel (Exhibit 2). The project site involves the removal of approximately 42 mobile homes from the Windmill Mobile Home Park, 34 of which as of April 1, 2010, were currently occupied. The site has been partially cleared for the installation of the mobile home park, although there are approximately 215 significant trees located throughout the site (measured by 12-inch or greater diameter at chest height), 49 of which will be retained (32 required) and several new trees will be planted throughout the site.

The property is zoned R-4, High Density Residential. The proposed use is a permitted use in this zoning district. Surrounding uses include apartments to the north, single family housing to the west, multi-family condominium units, single-family homes, and a childcare facility to the south, and retirement housing to the east. The site slopes significantly from east to west from the western edge of SW Swantown Avenue, and there are no known critical areas present. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Apartments	R-4, Multi-Family Residential
South:	Single & Multi-Family Residential, Childcare Facility	R-4, Multi-Family Residential
East:	Retirement Home	R-4, Multi-Family Residential
West:	Single-Family Residential	R-1, Single Family Residential

SEPA:

A SEPA checklist (SEP-10-05) was previously reviewed by City staff and a Mitigated Determination of Nonsignificance was issued on August 18, 2010.

LEGAL NOTICE:

The application was determined to be complete for processing on April 29, 2010. The City issued a Notice of Application that was advertised in the Whidbey News Times on May 8, 2010 with a 14-day comment period that closed on May 24, 2010. Letters went out to all property owners within a 300-foot radius of the project on May 5, 2010 and notice was posted on the subject property on May 7, 2010.

The Notice of Public Hearing was advertised in the Whidbey News Times on September 8th and letters to all property owners within a 300-foot radius of the project were mailed on September 3rd and notice was posted on the subject property on September 10, 2010 (Exhibit 11). The public hearing to consider the project is scheduled for September 24, 2010 at 10:00 a.m.

PUBLIC COMMENTS:

The City received five comment letters (Exhibit 10) pertaining to the site plan and PRD applications. Two of the comment letters were unresponsive of the project due to concerns (in general) regarding high-rise development of the site and the displacement of existing residents. One comment letter recommended a bus pullout along Swantown Avenue to serve the population of the project and the surrounding area. Another comment letter asked questions regarding the height of the buildings and phasing for the project. The final comment letter had concerns of redeveloping the site as the resident enjoys living in a low impact development.

SITE PLAN TYPE IV REVIEW

The sections that follow describe various aspects of the proposal and cite the technical studies used to support the proposed site design and mitigating conditions.

Transportation Concurrency, Access and Circulation

Franklin Manor proposes two major vehicular ingress and egress points for the site. The main access to the site will be from the extended SW Mulberry Place. The newly created SW Mulberry Place features traffic calming measures including narrowing of the vehicular way to 24 feet wide with landscaped areas and a raised crosswalk that also functions as a speed hump, requiring drivers to reduce their speeds as they travel through the development.

With respect to transportation concurrency, the applicant submitted an up-to-date technical memorandum accounting for the new number of proposed units (158) in conjunction with original Traffic Impact Analysis completed by Gibson Traffic Consultants (GTC) in January 2007. This memorandum revealed a trip generation of 55 new peak PM hour trips (34 inbound/21 outbound). These documents have been reviewed by City Engineering staff and a Certificate of Concurrency was issued on September 13, 2010.

The 2007 traffic analysis recommended the installation of a four-way stop at the intersection of SW Swantown Avenue and SW Heller Street. In October of 2007 the City completed a restriping project at this intersection (along SW Heller Street) from a through/left lane and dedicated right turn to a dedicated left with a through/right lane per GTC recommendations to mitigate a drop in the Level of Service resulting from the Fort Nugent Park Phase II project. As such, the 'existing' conditions listed in the Franklin Manor Traffic Analysis have since changed, and the Engineering staff has determined that the improvements recently completed at this location may also mitigate additional traffic produced from this project.

In the updated technical memorandum, GTC noted that recent daily traffic counts combined with historic counts show negative or zero traffic growth in the study area. The LOS analysis performed in the 2007 traffic study is based on the higher 2005 PM peak hour traffic counts and represents the worst case scenario. Based on this information, GTC concluded that an updated Level of Service analysis for the proposed site plan would not be necessary as there is not an additional impact of the 10 PM peak-hour trips. However, the applicant will be required to pay a transportation impact fee of \$907 per residential unit (minus the 42 existing mobile homes) to mitigate the impact of the trips to/from the 158 units.

Building and Site Design

Building and site design for the proposed Franklin Manor project must meet the standards provided in the City of Oak Harbor's Design Guidelines & Regulations approved by the City Council on April 18, 2006. This document is intended to augment the regulations built into the zoning code toward a goal of encouraging excellence in design for new construction and major remodels. The guidelines encompass site planning, pedestrian access, vehicular access and parking, building design, landscape integration and overall aesthetics of the site. As a PRD, the standards provided in the Planned Residential Development section of the City's municipal code also apply (OHMC 19.31).

As presented for review and action by the Hearing Examiner, the proposed Franklin Manor design is consistent with these guidelines and the PRD section of the code as reviewed in more detail below in this report. Each of the four buildings within the Franklin Manor development will be similar in overall design, with slight variations in size between Buildings A & B and Buildings C & D due to the number of units proposed. Solid exteriors will be broken by various windows addressing units on all floors, railings and walkways, variations in building materials such as hardiplank siding and shingles, cedar rail and posts, and white trim accents around doors and windows. Horizontal planes are distinguished by vertical elements. The building elevations meet the Design Guidelines & Regulations in addition to the heightened architectural design required by the PRD.

Landscaping along the perimeters and within the parking lot areas will help soften the appearance of the parking areas, and concentrations of trees and shrubs along SW Swantown Avenue buffer the parking area closer to the street (Exhibit 5).

Access for both vehicles and pedestrians has been well considered, and there are direct and distinct connections both within the site and connecting to surrounding properties and streets. Pedestrians may walk through the site on sidewalks or across the site on a marked walkway. An ADA accessible ramp and stairs will lead from the site to the Island Transit bus stop along Swantown Avenue. A raised crosswalk has been provided on SW Mulberry Place. Improvements along SW Swantown Avenue will include the planting of street trees and shrubs, a three foot high fence, and the replacement of any cracked or damaged sidewalk causing hazardous pedestrian use. Improvements to SW Mulberry Place frontage will also provide improved pedestrian facilities and a complete street section.

Utilities and Stormwater

Per the Oak Harbor Municipal Code, the proposed Franklin Manor PRD will be connected to public utilities and meet the requirements for treatment and detention of stormwater. The Engineering Department is in the process of working with the applicant to approve the preliminary stormwater report. More detailed utility plans will be provided during the Civil Plan review process.

Phasing

The applicant intends to build the eastern half of the site including Buildings C and D first while keeping the mobile homes intact on the western half. The public street will be built at the same time as that of the first phase. The second phase includes construction of Buildings A and B.

Site Plan Review Criteria

The Hearing Examiner will consider whether the proposed site plan application submitted by Haven Design Workshop for Franklin Manor is consistent with Chapter 19.48 of the Oak Harbor Municipal Code. Approval criteria are listed below to provide a frame of reference for the applicant in developing a site and for the decision-maker in reviewing an application, but they are not intended to be inflexible standards or to discourage creativity and innovation.

The site plan review criteria include the following per OHMC 19.48.050:

1. Consistency as determined under Chapter 18.20 OHMC [the permit process];

Staff finds the Franklin Manor PRD & Site Plan to be consistent with OHMC 18.20. The Site Plan has been processed as a Type IV Site Plan as it is a multi-family residential development over 100 units. Proper public notice has been issued for the Site Plan application and all associated applications, including the PRD and SEPA.

2. Mitigation of impacts to surrounding properties and uses;

Proper screening will be in place for adjacent single family lots to the west and the multi-family lots (currently used as a childcare facility) to the south. Screening shall

include the installation of a 6 foot sight-obscuring wood fence along the western and southern property line and a 3 foot fifty percent open fence along SW Swantown Avenue. The project is most visible along SW Swantown Avenue and is complementary to other multifamily residential development in the area (Summer Wind, Regency on Whidbey). To ensure compatibility with neighboring land uses the PRD section of the OHMC requires that a 20 foot building setback applies to the perimeter of the project to reduce impacts on neighboring development. The exterior boundary setbacks have been increased to 25 feet along all boundaries.

3. Mitigation of environmental impacts of the proposed site plan to the site;

The site will retain 23% of the significant trees on site. A total of 15% are required as a minimum by Title 19.46 (Landscaping) in the OHMC. In addition to the 49 retained trees (32 required), several new trees will be planted throughout the site.

Additionally, the existing on-site septic systems (some of which are failing) will be vacated per Island County Department of Health standards. The SEPA Environmental Checklist submitted by the applicant and the resulting MDNS issued by the City list several mitigation measures for the site (Exhibit 8).

4. Conservation of area-wide property values;

This property is zoned R-4 or multi-family residential which is designated as a high-density use in the Comprehensive Plan. The proposal is a use permitted outright in the zoning district and was planned for in the Comprehensive Plan therefore no decrease in property values is anticipated. Additionally, the proposal will add more units than currently exist on the property so it is anticipated that the assessed taxable value of the property will increase.

5. Safety and efficiency of vehicle and pedestrian circulation;

Staff believes pedestrian and vehicle circulation should be safe and efficient both on site and along the new street frontage. Frontage improvements will include new sidewalk and planter strips along the narrowed SW Mulberry Place, in addition to repair for cracked or uneven sidewalks causing a trip-hazard on the existing SW Swantown Avenue. The project will also include a raised crosswalk for safe pedestrian crossing over SW Mulberry Place while also functioning as a traffic calming measure. Human scaled lighting at entrances and lighting at the vehicular access points will be downward directing and are required not to direct glare onto neighboring properties.

6. Provision of adequate light and air;

The Franklin Manor PRD & Site Plan provides several active open space areas on either side of SW Mulberry Place for pedestrian use (see also the Open Space section below in this report). The buildings have an increased setback from all property lines

due to the additional story on each building, and the buildings are separated sufficiently from one another. Staff believes the Site Plan provides adequate light and air.

7. Mitigation of noise, odors and other harmful or unhealthy conditions;

Two trash compactors and associated recycling containers will be fully enclosed, gated, and screened from the associated buildings. Staff believes the site will not produce unhealthy conditions on the site or onto adjacent properties.

8. Availability of public services and facilities to accommodate the proposed use;

Signage or striping will be required in the fire truck turn-around areas. Otherwise staff has found public services and facilities able to serve the use.

9. Prevention of neighborhood deterioration and blight;

Staff finds the redevelopment of the site should not create neighborhood deterioration.

Additional site plan review criteria include the following per OHMC 19.48.037:

1. Consistency with the Comprehensive Plan;

The proposed use is consistent with the land use designation (high density residential) in the Comprehensive Plan for the property.

2. Consistency with Title 19, the Zoning Code;

The proposed use is a permitted use in the R-4 zoning district. The density of the proposed project exceeds that of the zoning district however the increase in density is allowable if the applicant meets the requirements for a density bonus under the PRD code.

3. Consistency with Title 20, the Environmental Code;

No critical areas exist on the site. A Mitigated Determination of Nonsignificance was issued on August 18, 2010. Therefore, the proposal is consistent with Title 20 of the OHMC.

4. Consistency with Public Services [Title 8 (fire protection), Title 12 (surface water management), Title 13 (water supply), Title 14 (sewage capacity) and Titles 11 and 17 (streets and sidewalks)];

The proposed development contains adequate fire access and turnaround space and

all of its buildings will have automatic building sprinkler systems installed. The development is required to hook up to city water and sewer and the use of rain gardens and infiltration systems for stormwater treatment and detention is proposed. A new public street SW Mulberry Place will be constructed in order to serve the site and connect SW Swantown Avenue to SW Fort Nugent Avenue. The proposal contains sidewalks along the length of SW Mulberry Place and SW Swantown Avenue. Additionally, a multitude of internal sidewalks and pedestrian connections serve the site. The proposed use has been designed to consider all of the standards for public services and is consistent with this criterion.

5. Consistency with Existing Public Facilities and Services;

The proposed project is incorporating a new public street, a transit bus stop, stormwater facilities, and open space in order to not adversely impact other public facilities and services. Consistency with this criterion will be achieved by the above and the mitigation of potential impacts to public facilities and services through either the SEPA conditions of approval or in the recommended conditions of approval at the end of this report.

6. Consistency with a Phasing Plan.

The project will be phased. Consistency with this criterion will be achieved through the recommended conditions of approval.

In the view of the staff, the project as described above and in the attached exhibits, in combination with the conditions as proposed below, will meet in full the criteria established for approval of the Franklin Manor PRD Site Plan.

As a PRD, the site incorporates increased open space, affordable housing units, and enhanced architectural features. The analysis of the PRD provisions is detailed in the following sections.

PLANNED RESIDENTIAL DEVELOPMENT

The proposed project utilizes the planned residential development (PRD) provisions in OHMC 19.31. The purpose of the PRD is to obtain higher quality site and architectural design by encouraging the design of more complete and sustainable neighborhood environments consistent with Oak Harbor's Comprehensive Plan.

Chapter 19.31 of the OHMC addresses the review standards and requirements for the PRD review. Chapter 19.48 (Site Plan) and the Design Guidelines & Regulations discusses the review standards and requirements for Type IV Site Plans. Chapter 19.46 addresses the review standards and requirements for the landscaping plans to be reviewed in conjunction with the site plan. Note that some overlap exists between these sections given the nature of the development proposal and review process.

The unique aspect of the PRD process is that it includes requirements for open space,

allows for variations in lot sizes and street standards, and requires architectural drawings demonstrating the character of the proposed development and demonstration of superior design components such as landscaping and reduction of impervious surfacing materials.

PRD Review Criteria

The Applicant has submitted for the PRD be reviewed concurrently with the Site Plan as allowed by OHMC 18.20.360(1). All submittal requirements for the PRD review (OHMC 19.31.180) have been included in the attached plans. An approval of the PRD will require that development shall conform in all major respects with these submitted plans. The Hearing Examiner's review and action on PRD applications shall be based on the following criteria numbered 1 through 7 (OHMC 19.31.170):

1. Aside from the specific regulations, requirements or standards proposed to be varied, the project otherwise meets the requirements of the Oak Harbor Municipal Code.

The proposal meets the requirements of the OHMC, including those related to open space, density, access to the development, permitted variation in requirements and off-street parking. The applicant will be signing an easement agreeable to the City to establish the new public right-of-way (SW Mulberry Place) prior to civil plan approval. A 50' street section is being used with sidewalks and planting areas on both sides of the street.

The applicant is seeking the following density bonuses based upon OHMC 19.31.090:

- a. Additional open space—1 percent (1%) increase in density for each one percent (1%) increase in open space over the minimum required (10%) under OHMC 19.31.100. Open space design must conform to the requirements of 19.31.110 and 19.31.120 OHMC. The applicant is providing an additional 13.5% of open space beyond the required 10%.
- b. Provisions for qualified affordable housing units as defined in 19.08.695 or lots dedicated for use in affordable housing projects—For every one (1) unit of affordable housing provided, five (5) additional units of market-rate housing are allowed - up to a 30 percent (30%) increase. The applicant is proposing four (4) units as qualified affordable housing.

Bonus densities are intended to provide the incentive to encourage the development of affordable housing, provide additional public amenities or preserve valuable natural or cultural resources and features.

Open Space

Title 19.31.100 requires 10% of the gross area dedicated towards Common Open Space. The gross area of the site is 5.57 acres (or 242,629 sq ft). The applicant has calculated the useable open space to be approximately 57,117 square feet (24,262 sq ft required). Therefore total open space is 23.5% for the site or 13.5% beyond the minimum of 10%.

The open space must be split between active and passive open space and meet the minimum size requirements for active open space per OHMC 19.31.110. No more than 50% of the required open space shall be passive and a minimum of 50% of the required open space shall be active. Active open space must also contain all of the amenities listed in OHMC 19.31.110(2), be visible and accessible to users, and have pedestrian connections to both sides of a residential block.

The active open space features proposed for this project include a leisure park with a rock and water feature and lawn bowling court between Buildings A and B in addition to a playground area between Buildings C & D. All other open space shown on the plans is passive open space and includes the yards and common space for the units. Approximately 13,338 sq ft is in active open space and the remainder or 10,924 sq ft is in passive open space. Staff finds the applicant has adequately met the open space density bonus criteria as the plans shows an excess of 13.5% open space beyond the required 10% and all of the standards for open space have been met.

Qualified Affordable Housing

The applicant is proposing four (4) qualified affordable housing units in exchange for a density bonus. The units must meet the definitions of qualified affordable housing per OHMC 19.08.695 and RCW 43.185A.010(1). The continued affordability of the units must be secured through registration of restrictive covenants on title, or other permanent measure.

For every one (1) unit of affordable housing provided, five (5) additional units of market-rate housing are allowed. The R-4 zoning district has a maximum of 22 units per acre. Therefore, with this proposal, the applicant is proposing four units multiplied by five or twenty (20) additional market rate units. However, the total density bonus cannot exceed thirty percent of the maximum base density. In this case, the applicant is asking to combine the open space and affordable housing unit bonuses, which when added together, equal 33.5% thereby exceeding the 30%. Therefore, the proposal may only be approved for a 30% density bonus.

The application is requesting a 29% density increase from 122 units (the maximum allowed in the R-4 zoning district) to 158 units. The applicant may receive 20% from the provision of qualified affordable housing and 13.5% for the increase in open space above the minimum of 10% for a maximum total density bonus of 30%. The applicant is choosing to not use the remainder 1% of the density bonus as it would only equate to one additional unit and the buildings plans for the site are fairly established.

Staff finds that in order to adequately meet the qualified affordable housing density bonus criteria the applicant must register a restrictive covenant other permanent measure prior to issuance of a building permit for the project.

2. Critical areas should be preserved and incorporated into the open space of the PRD.

Buffer averaging and buffer enhancements shall qualify as preservation if such is recommended in an approved critical areas report.

There are no critical areas on site. This criterion is not applicable to this application.

3. If smaller lot sizes and dimensions or decreased setbacks are proposed from what is required by the underlying zoning, buildings on these lots must meet requirements (a) to (c) below or requirement (d), or requirement (e):
 - a. Garage walls facing the street must be no closer than the wall containing the main entrance, or to the edge of a covered porch or deck if provided.
 - b. A garage door wall which faces the street must not be more than one-half (1/2) of the façade width.
 - c. The main entrance must be prominent, easily visible and directly accessible from the street frontage.
 - d. No two (2) adjacent buildings on the same side of the street may have the same front setback. Setbacks must alternate from building to building. Minimum front setback variation must be two feet (2') or greater.
 - e. Residential buildings are accessed from an alley at the rear of the lots.

Smaller lots sizes and decreased setbacks are not proposed for this development. This criterion is not applicable to this application.

4. If non-residential uses are included in the PRD, such uses shall be easily accessible to pedestrians meaning that primary building entrances are oriented to the street and setback no more than ten feet (10') from the property line or a six-foot (6') wide pedestrian path is included connecting the nearest public sidewalk to the primary entrance of the secondary use.

All uses proposed in this PRD are residential uses. This criterion is not applicable to this application.

5. Ten percent (10%) common open space is provided which complies with sections 19.31.110 through 19.31.130 OHMC.

The proposal meets and exceeds the 10% common open space requirement. Please see the *Open Space* section above.

6. The PRD shall comply with all of the following adopted standards:
 - a. The requirements of Title 21 Subdivisions. Variations from the requirements in Title 21 may be requested and reviewed as part of the PRD application. Other than the specific standards being varied from PRDs must meet all applicable standards of Title 21, including the general design standards (Chapter 21.50) and the residential design standards (Chapter 21.60).
 - b. The standards and requirements of Chapter 19.31 Planned Residential Developments. If there is a conflict between the standards of this chapter and the standards in Title 21, the standards in this chapter shall take precedence.

- c. The Oak Harbor Comprehensive Plan policies.
- d. The Design Guidelines and Regulations, if applicable.
- c. All other standards adopted by the City of Oak Harbor, including engineering details and drawings.

- a. There will be no subdivision of the land as a result of this proposal. Therefore, this criterion is not applicable to this application.

- b. Staff has reviewed the application for conformance with Chapter 19.31 Planned Residential Developments. The proposal largely conforms to that chapter however there are several outstanding items; they are included in this report as conditions of approval. In addition, the Hearing Examiner and City Council shall base their review on upon the criteria listed in this report.

- c. The site has a Comprehensive Plan Land Use designation of High Density Residential and a zoning designation of High Density Residential, as do the parcels to the south, east and north. The proposed use is listed as a permitted use in the R-4 zoning district. The parcels to the west are developed single family residences in the R-1 zoning district. Given the design character and density, the use of street trees and traffic calming measures, and the fencing and screening around the perimeter including landscaping, the proposal is viewed as being compatible with surrounding land uses or future uses.

- d. The Design Regulations and Guidelines are applicable to this project. The street pattern and design, the building layout, and the orientation of the open space create a compatible design character with neighboring uses, both existing and future. Increased landscaping, screening, and pedestrian connections are also a result of the applicant complying with the Design Regulations and Guidelines.

- e. The proposal will comply with all other adopted applicable standards including engineering details and drawing as a condition of approval. More detailed utility plans will be provided during the Civil Plan review process.

7. Applicants must meet either subsection (a) or (b) below:

- a. Enhanced design which includes one (1) or more of the following on each building within the development:

- (i) A variety of exterior building materials such as brick, stucco, stone, and wood used as primary siding or as accent materials on front facades or,

- (ii) Building articulation (offsetting walls, inclusion of windows, changes in material types) on side and rear walls of buildings or,

- (iii) Side or rear loaded garages or,

- (iv) Other applicant proposed building design enhancements.

- b. Optional site design elements which includes one (1) or more of the following:
- (i) Low impact development stormwater techniques are employed on the site.
 - (ii) Ten percent (10%) or more of units within the development are "qualified affordable housing" as defined by 19.08.695.
 - (iii) Inclusion of a mix of residential and non-residential uses within the development.
 - (iv) Fifteen percent (15%) or more of the gross area is open space.
 - (v) The project will not only preserve, but enhance or rehabilitate the functions and values of a critical area of the site, such as significant woodlands, wildlife habitats, streams or wetlands, subject to the recommendations in an approved critical areas report.

The proposal satisfies both requirements a(ii) and b(iv) above by the following:

- The elevations for the buildings incorporate a variety of articulation on all sides of the buildings. There are offset walls on every side of the buildings as well as numerous windows and railings for unit balconies. The materials used include a mix of stone, hardiplank siding and shingles, and cedar rails (see Exhibit 6).
- The project is providing 23.5% open space in a mix of active and passive form. This exceeds the 15% requirement above. (Please see the *Open Space* section above).

Staff finds that the proposal meets the purpose of the PRD district and the associated Hearing Examiner and City Council review criteria for approval of the PRD (OHMC 19.31).

ADMINISTRATIVE VARIANCES

The applicant has applied for two administrative variances. The first variance is a five percent (5%) increase in the maximum allowed building height of 35 feet from the zoning district and is being processed under the provisions of OHMC 19.66.090 (Administrative Variances). The second administrative variance is a request to vary from some of the Design Regulations and Guidelines (DRG) under the provisions of Section 6 of the DRG document. Staff has interpreted the provisions of Section 6 of the DRG to mean that an administrative variance from the DRG is subject to the same review criteria as those listed in 19.66.090(3).

Building Height

1. The applicant applied for an administrative variance for a 5% increase in building height. The maximum building height in the R-4 zoning district is 35 feet. A 5% increase in building height sets the maximum at 36.75 feet. Staff has calculated the building height as defined by OHMC 19.08.115. The building height was calculated by taking the building height shown on each of the building elevations then the ground floor elevation and the average natural grade were factored in. Increasing the building height does not allow an

increase in the number of dwelling units for this project nor does it create detriment to the public health, safety and welfare or injury to nearby property or improvements, thus staff found it consistent with the provisions of OHMC 19.66.090. The proposed building heights in combination with the 5% administrative variance meet the requirements of the Oak Harbor Municipal Code. Staff recommends that this administrative variance be approved.

Design Regulations and Guidelines

2. The applicant applied for a second administrative variance for locating Building D away from the front of the property due to the location of an existing sewer line. The applicant included a figure labeled Option B (Exhibit 9) illustrating how the site would look if Building D was located along the front setback as required by Section 1.i.4 of the DRG. The Option B site plan demonstrates a better use of building space, parking space, and open space given the unique shape of the parcel. However putting the building in that location impedes access to the sewer, thus it is not possible to locate the building at the front property line. The sewer line services the property adjacent to the south of the subject property (The Children's Academy). Any future maintenance work to the sewer line would create a major inconvenience to both the Children's Academy and Building D residents. Therefore, the applicant is requesting an administrative variance to the following regulations contained in the DRGs:
 - a. 1.i.4 - Buildings shall be placed at the front setback line.
 - b. 1.i.2 - Orient buildings, entrances, windows and activities to face the street.
 - c. 1.i.12 - Buildings should be designed for the city context and directed to the street not toward the neighbor or parking areas.
 - d. 1.iv.5 - Parking for cars or garage doors should not front the street as much as practicable; as well, unenclosed parking areas shall not be located closer to the street than the front edge of the building, or between the building and the street.

Each design regulation listed above relates to the building location on the site. The applicant is asking to vary from these regulations due to the location of the existing sewer line. The existence of a sewer line across the property that serves the adjacent property to the south serves as a special circumstance that is particular to this parcel in terms of location that prevents the applicant from following the requirements of the design guidelines. The proposed Building D location otherwise meets the DRG. In addition, the applicant is better meeting the DRGs by including open space with a playground, 3 foot fencing, and buffer landscaping between Swantown Avenue and the parking area for Building D. Staff recommends that this variance be approved subject to the following conditions:

1. The administrative variance from the Design Guidelines and Regulations 1.i.4, 1.i.2, 1.i.12, and 1.iv.5 shall only apply to Building D.

2. The applicant shall comply with all other Design Regulations & Guidelines.

RECOMMENDED ACTION:

The decision of the Hearing Examiner shall be in the form of a recommendation to the City Council. Staff recommends that the examiner forward a recommendation of approval to the City Council for SIT-07-00001, PLN-07-00001 and PLN-07-00002, subject to the following conditions:

1. Approval of the Site Plan requires general conformance to the submitted exhibits. These exhibits include: Site Plan Sheets SPI & SP-2 dated 8/24/10, Landscape Plans L-1, L-2, L-3, L-4, L-5, L-6, and L-7 dated 8/24/10; and Building Elevations A1 and A2 dated 8/24/10. Minor modifications may be permitted subject to approval by the City of Oak Harbor (OHMC 19.48.090).
2. All of the mitigation measures identified in the Applicant's SEPA checklist as dated June 18, 2010 and all mitigation measures listed in the MDNS issued August 18, 2010 shall be implemented.
3. Transportation Concurrency fees must be paid at the time of issuance of building permits (OHMC 3.63.065). Forty-two mobile home units shall be subtracted from the 158 new units for a total payment of \$105,212. The transportation impact fee credit for existing units shall only be applied for the actual number of existing mobile home units removed at the time of the issuance of each building permit.
4. Neighborhood and Community Park Impact Fees shall be paid at the time of issuance of the building permit (per unit) (OHMC 3.63.030).
5. The administrative variance from the Design Guidelines and Regulations 1.i.4, 1.i.2, 1.i.12, and 1.iv.5 shall only apply to Building D.
6. All septic systems must be removed or terminated according to Island County Department of Health Standards. If the well is to be abandoned, it must be done per State Department of Ecology requirements. If it is not to be abandoned, well setback radii need to be observed.
7. The right-of-way easement for SW Mulberry Place must be signed by the applicant prior to civil plan approval [19.48.037(4)(f)].
8. All easements described in the application materials must be written, approved by the City and recorded prior to occupancy of the first permitted building [19.48.037(4)(f)]. Bill of sale paperwork for public improvements must be completed as part of the ownership transference process prior to occupancy.
9. All public and private improvements will need to be completed during Phase I as

shown on the plan before a certificate of occupancy may be issued (OHMC 19.90.020). This includes, frontage improvements to SW Mulberry Place and SW Swantown Avenue, landscaping for Phase I, parking for Buildings C & D, Fire Department access and turn-around, fire hydrant, pedestrian connection to the street, and compactor installation. Exposed soils in Phase II or in any other exposed areas on-site must be stabilized according to Best Management Practices of the DOE Stormwater Manual.

10. Project phasing shall be clearly indicated on the civil engineering plans and shall include a sequence of construction work including but not limited to: clearing and grading, utility installation and connections, road construction, implementation of any wellhead protection requirements per Federal, State, and County regulations, well abandonment, septic abandonment, and building construction. [OHMC 19.48.037(6)].
11. All landscaping shall be irrigated [OHMC 19.46.040(7)]. An irrigation plan shall be submitted prior to civil plan approval.
12. All project (i.e. Franklin Manor) signs will require a sign permit [19.48.035(2)(h)].
13. The stormwater system and utility coordination for the Project shall be subject to the DOE Technical Manual, to Best Management Practices, and shall be subject to review and approval by the City (OHMC 12.30.310).
14. Submittal of mylar "as-built" drawings stamped and signed by the project engineer is required prior to acceptance of public improvements. A maintenance surety of no less than 10% of the final construction costs for all public improvements is required prior to occupancy (OHMC 19.90.030).
15. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided through-out all buildings with a Group R fire area. IFC 903.2.7
16. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. IFC 508.1
17. Fire hydrants shall be installed as per fire flow and spacing requirements specified for the type of development and in accordance with the Fire Department specifications. Chapter 6 of the Fire Protection Features.
18. Dead-end fire department access roads in excess of one hundred and fifty 150 feet long shall be provided with approved turn around provocations. Chapter 6 City Fire Protection Features. Marked turn-around areas must be sufficiently delineated to show the turn-around. The proposed locations at the A and D

buildings is acceptable. Signage and/or stripping are required.

19. The fire department requires ATB or the final lift of asphalt be installed prior to combustibles on site. (IFC 501.4)
20. Submit two (2) sets of fire alarm and fire sprinkler system plans to the fire department for review and approval. (IFC 901.2)

JUN 30 2010

CITY OF OAK HARBOR
Development Services Department

FRANKLIN MANOR – MULTI-FAMILY PROJECT

PROJECT DESIGN NARRATIVE

Revised June 29, 2010

The site for Franklin Manor is currently an ageing manufactured housing development called Windmill Court. In addition the site contains other older out buildings and a house. All existing buildings, septic tanks, and wells will be removed or abandoned. There are many large evergreen trees on the site and as many as reasonable will be kept. The remaining areas are all grass and invasive vegetation. An extensive landscape plan has been provided and all planting will be low maintenance and not require irrigation beyond the initial year to insure plant success.

The proposed development for 1215 Swantown Avenue is for a 158 unit multi-family project. There are four buildings and they contain between 35-44 units each. The buildings will be four stories tall and will have 5-6 garages on the ground level and an elevator for each building. The client intends to build this project in phases and Phase 1 will include the continuation of SW Mulberry Pl. through the site and Building "C". The extension of SW Mulberry Pl. for this project will become a dedicated ROW to the City of Oak Harbor after the completion and final approval of the road and buildings "C" & "D". The design style of the buildings will contain Northwest accents. We are using varying heights and a variety of cantilevers and recessed decks to help soften the scale of the overall project. The use of the "L" shaped building footprint helps reduce the scale and forms a stronger connection to the site.

The site plan contains many features that help strengthen the overall scheme of the project. The buildings help form areas that allow many of the interior trees to remain and enhance the overall feel of the spaces. A majority of the units have

been oriented to take advantage of the views to the park or desirable off-site amenities. There will be the use of water at the leisure park to help mask the sound of vehicle traffic from the proposed street that passes through the project. The second people space is left as an open yard to allow the residence to use this area in less structured ways. There will be a combined use of retaining walls and grading to allow for the taller buildings to better blend into the site from the street levels. The buildings will look like three- and-a-half story buildings along Swanton Avenue.

Even with the inherent difficulty on this site, we have strived to meet or exceed all applicable requirements of the Oak Harbor municipal code. In order to help mitigate the effects of our buildings on adjacent buildings we increased the side setbacks to twenty-five feet at all locations. The project will greatly increase local property values as well as provide additional transportation amenities. In addition we have selected to add 4 affordable units to increase our unit density and this will also help fulfill a need for affordable housing in the region.

Overall it was the goal of this project to maximize the visual character of the buildings and landscape. The units will be rented as apartments to meet the needs of a variety of income levels. We hope that through building placement, shape and design that this project will not only enhance the area but also give Oak Harbor a model project that the citizens can point to with pride.



PROJECT SITE



March 26, 2010

Included in this packet are the following:

- Application Forms
 - Pre-Application
 - Parcel Summary Report
 - Preliminary Plat
 - Site Plan Review (IV)
 - Design Review Checklist
 - Civil Plan
 - Grading
 - Transportation Concurrency
 - Critical Areas Identification

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Development Services Department

Project Design Narrative

Project Summary

Height Variance w/ Associated Clarifications

SEPA

Architectural Cover Sheet & Site Plans (C1, C2)

Architectural Elevations & Floor Plans

Civil Plans and Details

Landscape Plans & Detail

Building Height Variance (Administrative)

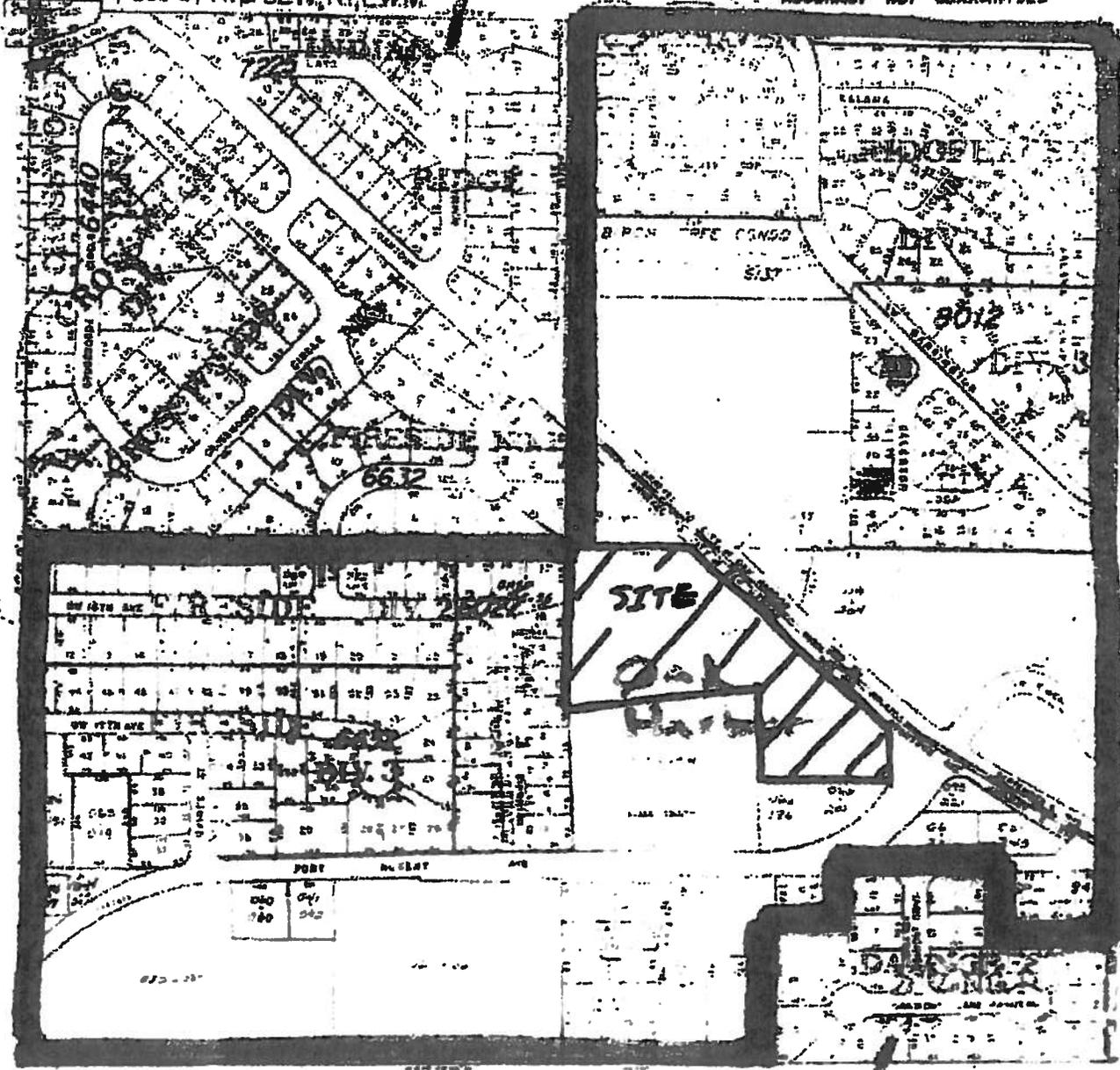
Stormwater Report

Traffic Impact Study

Mailing List and Map

SW 1/4, Sec 3, Twp 32 N, R1, E/W.M

DO NOT USE AS A LEGAL DOCUMENT
ACCURACY NOT GUARANTEED



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Development Services Department

This map was adopted by
Ordinance C-24-07, PLU-005-02
Signed by the BIC 4/15/10

25

Windmill Court, LLC

15015 Main Street, Suite 203
Bellevue, WA 98007

April 2, 2010

City of Oak Harbor-Planning Department
c/o Lisa Bebee-Permit Coordinator
865 SE Barrington Drive
Oak Harbor, WA 98277

RECEIVED
APR 12 2010
CITY OF OAK HARBOR
Development Services Department

Dear Lisa Bebee:

This letter is to confirm that I have given Sean Hegstad of Haven Design Workshop and Todd Lapinsky of Credo Construction permission to submit Franklin Manor, located at 1215 SW Swantown Ave., Oak Harbor, WA 98277. By doing this, I understand that they will be representing my interest in this project and will address concerns that will have an affect on this on this project.

Sincerely,



Nat Franklin
Manager/Windmill Court LLC

ms Printed: 7/12/2006
 ms Printec: 9:28:48 AM
 p://www.islandcounty.net
 assessor@islandcounty.net

Island County Assessors Office

Parcel Summary Report

PO Box 4000 Coupeville, WA 98239

North: (360) 676-7303
 South: (360) 321-5111
 Camano: (360) 629-4622
 Fax: (360) 240-5565

Account ID: **84390**
 Parcel Number: **R13203-110-1730**

Location Address: **1215 SWANTOWN AVE**

Owner Name and Address:
WINDMILL COURT LLC
5015 MAIN STREET SUITE 203
SELLEVUE, WA 98007

Value	Current	Previous
Land	\$714,420	\$714,420
Structures	\$51,970	\$49,405
Other Features	\$90,187	\$90,520
Total Market	\$856,577	\$854,345
Total Assessed	\$856,577	\$854,345
Taxable	\$856,577	\$854,345
New Const	\$0	\$0

Area Zoning: **.59**
 Sale Date: **3/29/2006**
 Map #: **80**
 Exemption:

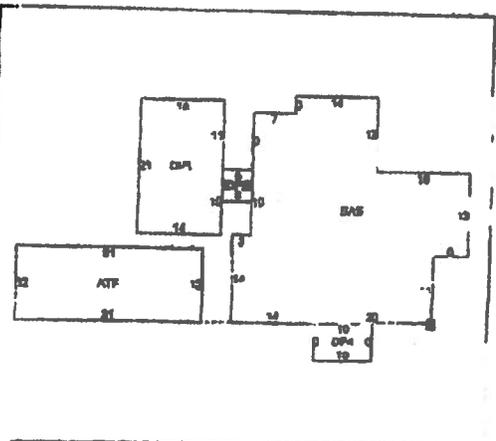
Legal Description
 S 1/2 SE SW 1/4 CR SE SW 1/4 S 330' E 492' S 229' E 327.5' N TO SLN RD NWLY ALG RD TO NLN SE SW W 332.2' TPB ALSO
 S 1/2 NW CR SE SW 1/4 S 330' TPB S 20' SWLY TO 88' S OF TPB N 85' TO TPB EX PT TO IS CO FOR RD FR 078-1950, 091-1940
 109-1500 & 117-1690 WINDMILL MOBILE HOME COURT

Acq Date	Sale Price	Qual	Affidavit #	Auditor File #	Sold To
09/2006	\$2,378,000	Q	61363	4168971	WINDMILL COURT LLC
09/2005	\$0	U	60087	4168960	WALDEN FAMILY LLC
1/1993	\$0	U	65590	8801680	STEPHEN M WALDEN
1/1991	\$30,000	U	64509	9101344	STEPHEN M WALDEN
	\$0		0	0	STEPHEN M WALDEN

Tax Year	Taxed	Due
2006	\$7,731.66	\$3,895.83
2005	\$7,906.06	\$0.00
2004	\$7,307.36	\$0.00
2003	\$6,622.22	\$0.00

Unit Type	Description	Units
LT1 REC - Sq. Feet		243000
2	FIREPL SGL	1
UR	GARAGE WD	1272
4S	MOBILE HOME SPACE	44
T1	10K GALLON TANK	10000
IM	PUMP HOUSE	106
6	PLUMB S FX	1
1	UTILITY WD	144

Element Description
 Foundation CONCRETE
 Floor struct WOOD W/SUBFLOOR
 Floor cover CARPET/MNYL 60-40
 Ext wall/cvr WOOD SIDING
 Ceiling DRYWALL PAINTED
 Roof tr/cvr CJ ASPHALT
 Roof slope 8" IN 12"
 Int fin sh DRYWALL PAINT
 Heatng PHA GAS
 Coolng
 Electrical ROMAX
 Insulation CEILING ONLY



Bedrooms: 2
 Baths: 1.0
 Cases: 2
 Quality: E
 Year built: 1903

Area Type	Square Feet	Cost/Square Feet
BAS	1085	N/A
ATF	372	N/A
OP1	294	N/A
OP2	28	N/A
OP4	60	N/A

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APR 15 2010

CITY OF OAK HARBOR
 Development Services Department



**CITY OF OAK HARBOR
Development Services Department**

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**Preliminary
Application Form**

APR 1 2010

CITY OF OAK HARBOR
Development Services Department

Project Name: FRANKLIN MANOR

Description of Proposal:
ISR UNIT (4 BLDG) MULTI FAMILY PROJECT

APPLICANT NAME/CONTACT PERSON (or legal representative): <u>SEAN HEGTAD</u> <u>HAVEN DESIGN WORKSHOP</u>	Address: <u>907 MARSH AVE., #301</u> <u>BELLINGHAM, WA 98225</u>
E-mail Address: <u>SEAN@HAVEN-DW.COM</u>	Phone and Fax: <u>360)527-2840 F.360)527-2848</u>
PROPERTY OWNER NAME (list multiple owners on a separate sheet): <u>WENDY BELL COURT LLC</u>	Address: <u>15015 MAIN ST, SUITE 203</u> <u>BELLEVUE, WA 98007</u>
E-mail Address:	Phone and Fax: <u>425)746-2313, 425-746-6595</u>
ENGINEER/SURVEYOR: <u>DOUG CAMPBELL</u> <u>APC ENGINEERS</u>	Address: <u>1401 ASTOR ST.</u> <u>BELLINGHAM, WA 98225</u>
E-mail Address: <u>APCENGINEERS@NAS.COM</u>	Phone and Fax: <u>360)671-1146 F)360)671-1169</u>
PROJECT SITE INFORMATION (address/location): <u>1215 SW SWANTOWN AVE.</u> <u>OAK HARBOR, WA 98277</u>	Comp. Plan Designation:
Zoning: <u>MULTI-RES.</u>	Parcel Number(s): <u>R 12203-110-1730</u>
Legal Description (attach separate sheet): <u>-SEE ATTACHED</u>	Acresage of Original Parcel(s): <u>5.57</u>
Section/Township/Range:	Number of Lots: <u>1 CURRENT 2 FUTURE</u>

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

[Signature]
Authorized Signature

3.26.10

Date



CITY OF OAK HARBOR
Development Services Department

Site Plan
Application Form

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 APR 1 2010

Project Name: **FRANKLIN MANOR**

CITY OF OAK HARBOR
 Development Services Department

Description of Proposal: **158 UNIT (+ BLDG.) MULTIFAMILY PROJECT**

APPLICANT NAME/CONTACT PERSON (or legal representative): SEAN HEGSTAD HAVEN DESIGN WORKSHOP	Address: 907 HARRIS AVE, SUITE 301 BELLEVUE, WA 98005
E-mail Address: SEAN@HAVEN-DW.COM	Phone and Fax: 360.527.2840 F. 360.527.2844
PROPERTY OWNER NAME (list multiple owners on a separate sheet): WINDMILL COURT LLC	Address: 15015 MASH ST, SUITE 203 BELLEVUE, WA 98007
E-mail Address:	Phone and Fax: 425.746.2313 F. 425.746.6595
ENGINEER/SURVEYOR: DOUG CAMPBELL APC ENGINEERS	Address: 1401 ASTOR ST. BELLEVUE, WA 98005
E-mail Address: APCENGINEER@NAE.COM	Phone and Fax: 360.671.1146 F. 360.671.1169
PROJECT SITE INFORMATION (address/location): 1215 SW SWANTOWN AVE. OAK HARBOR, WA 98277	Comp. Plan Designation: HIGH DENSITY RESIDENTIAL
Zoning: MULTI-RES.	Parcel Number(s): R13203-110-1730
Legal Description (attach separate sheet): -SEE ATTACHED	Acreage of Original Parcel(s): 5.57 ACRES
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units: 158 UNITS

AUTHORIZATION:

The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property. In addition the undersigned hereby certifies that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Sean Hegstad
 Authorized Signature

5.21.09
 Date



**CITY OF OAK HARBOR
Development Services Department**

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**Subdivisions
Civil Plan Review Form**

APR 2010

CITY OF OAK HARBOR
Development Services Department

Subdivision Name: **FRANKLIN MANOR**

Division:

APPLICANT NAME/CONTACT PERSON (or legal representative): SEAN McGRAD HAUEN DESIGN WORKS INC	Address: 907 HARVEST AVE, SUITE 301, BELLINGHAM, WA
E-mail Address: SEAN@HAUEN-DW.COM	Phone and Fax: 360) 527-2940 F. 360) 527-2544
PROPERTY OWNER NAME (list multiple owners on a separate sheet): WINDMILL COURT LLC	Address: 15015 MAIN ST., SUITE 203 BELLEVUE, WA 98007
E-mail Address:	Phone and Fax:
ENGINEER/SURVEYOR: DOUG CAMPBELL APC ENGINEERS	Address: 1401 ASTOR ST. BELLINGHAM, WA 98225
E-mail Address: APCENGINEERS@NAS.COM	Phone and Fax: 360) 671-1146 F. 360) 671-1169
PROJECT SITE INFORMATION (address/location): 1215 SW SWANTOWN AVE. OAK HARBOR, WA 98277	
Zoning: MULTI-RES.	Parcel Number(s): R 13203-110-1730
Number of Lots: 1 CURRENT AND 4 FUTURE	Acreage of Original Parcel(s): 5.57

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

[Handwritten Signature]

3.26.10

Authorized Signature

Date



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Development Services Department

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Grading
Application Form

CITY OF OAK HARBOR
Development Services Department

Submittal requirements are to provide City staff with description of all ground disturbing activity such as cutting and filling. For excavation and fill on the same site, the fee shall be based on the volume of excavation or fill, whichever is greater per OHMC 3.64.535. Submit at time of Civil Plan review (4 copies).

Project name: **FRANKLIN MANOR**

APPLICANT NAME/CONTACT PERSON (or legal representative): SEAN HESTAD HAVEN-DESIGN WORKSHOP	Address: 907 HARRIS AVE, 301 BELLINGHAM, WA 98225
E-mail Address: SEAN@HAVEN-DW.COM	Phone and Fax: (360)527-2840 F.(360)527-2844
PROPERTY OWNER NAME (list multiple owners on a separate sheet): WINDMILL COURT LLC	Address: 15015 MASH ST, SUITE 203 BELLEVAUE, WA 98007
E-mail Address:	Phone and Fax: (425)746-2313 F.(425)746-6595
ENGINEER/SURVEYOR: APC Engineers	Address: 1401 Astor Street Bellingham, WA 98225
E-mail Address: office@apcengineers.com	Phone and Fax: 360-671-1146
PROJECT SITE INFORMATION (address/location): 1215 SW SWANTOWN AVE OAK HARBOR, WA 98277	Parcel Number(s): R13203-110-1730
Legal Description (attach separate sheet): SEE ATTACHED	Acreeage of Original Parcel(s): 5.53 ACRES
Total cubic yards cut: +/- 15,000 CY	
Total cubic yards fill: +/- 8,500 CY	
Total cubic yards removed from site: +/- 6,500 CY	

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

[Handwritten Signature]
Authorized Signature

3.25.10
Date



**CITY OF OAK HARBOR
Development Services Department**

**Transportation Concurrency
Application Form**

RECEIVED

Project Name: **FRANKLIN MANOR**

2010

Description of Proposal: **158 UNIT (4 BLDG.) MULTI-FAMILY PROJECT**

CITY OF OAK HARBOR
Development Services Department

APPLICANT NAME/CONTACT PERSON (or legal representative): SEAN HEGSTAD HAVEN DESIGN WORKSHOP	Address: 907 HARRIS AVE. SUITE 301. BELLINGHAM, WA 98225
E-mail Address: SEAN@HAVEN-DW.COM	Phone and Fax: (360) 527-2840 (360) 527-2944
PROPERTY OWNER NAME (list multiple owners on a separate sheet): WENDWELL COURT LLC	Address: 1515 MAIN ST., SUITE 203 BELLEVUE, WA 98007
E-mail Address:	Phone and Fax: (425) 746-2313 F. (425) 746-6595
LICENSED TRAFFIC ENGINEER: EDWARD KOLTONOWSKI GIBSON TRAFFIC CONSULTANTS	Address: 2802 WETMORE AVE. SUITE 220 EVERETT, WA 98201
E-mail Address:	Phone and Fax: (425) 839-8266 F. (425) 258-2922
PROJECT SITE INFORMATION (address/location): 1215 S. SUNDOWN AVE OAK HARBOR, WA 98277	Number of Lots: 1 CURRENTLY - 2 FUTURE
Total Length of Private Streets: 1,244'	Total Length of Public Streets: 350'
Zoning: MULTI RES.	Existing Property Use (Residential/Commercial): RESIDENTIAL
Legal Description (attach separate sheet): SEE ATTACHED	Parcel Number(s): R12203-110-1730
Section/Township/Range:	Size of Property (sq.ft./acres): 5.57 ACRES

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Seaford

 Authorized Signature

3.26.10

 Date



CITY OF OAK HARBOR
Development Services Department

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Critical Area Identification Form

Project Name (if applicable): FRANKLIN MANOR

Associated Application(s):
SITE PLAN, SHORT PLAT

Brief Description of Proposal: 158 UNIT MULTI-FAMILY DEVELOPMENT, 4 STORY, 33244 WEST BUILDING (4 BUILDINGS TOTAL) W/ARBISC ROAD THROUGH MIDDLE OF PROJECT, 4 PHASE CONSTRUCTION PROJECT.

APPLICANT NAME/CONTACT PERSON (or legal representative): <u>SEAN HEGSTAD</u> <u>HAVEN DESIGN WORKSHOP</u>	Address: <u>907 HARRIS AVE, SUITE 301</u> <u>BELLINGHAM, WA 98225</u>
E-mail Address: <u>SEAN@HAVEN-DW.COM</u>	Phone and Fax: <u>360-527-2840 F 527-2844</u>
PROPERTY OWNER NAME (list multiple owners on a separate sheet): <u>WENDMEL COURT LLC</u>	Address: <u>15015 MAIN ST, SUITE 203</u> <u>BELLEVUE, WA 98007</u>
E-mail Address:	Phone and Fax: <u>425-746-2313 F 425-746-6595</u>

AUTHORIZATION:
The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Sean Hegstad
Authorized Signature

5.22.09
Date

Staff use only below this line			Critical Area Report Needed?
Yes	No		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Wetland	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fish and Wildlife Habitat Conservation Area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Geologically Sensitive Area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Frequently Flooded Area	_____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Critical Aquifer Recharge Area	_____

\\city1\Public\planning\Permit Coordinator\Permit Applications\Development Services Permits & Handouts\Critical Area Identification Form.doc
REV: 1/2/07

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CITY OF OAK HARBOR
Development & Requirements Department

DESIGN REVIEW CHECKLIST

This checklist is intended to help you, as the applicant, achieve the goals and requirements of the Design Review with the City of Oak Harbor. The checklist is a supplement to the Design Guidelines. Please refer to the Design Guidelines when completing this checklist. A completed checklist is required by the City at time of application submittal.

PROJECT INFORMATION

Project: FRANKLIN MANOR Proponent: WINDMILL COURT LLC.
Representative: SEAN HEGTAD Location: 1215 SWANTOWN AVE.
Comp. Plan Designation: HI DENS. RES. Zoning: R-4 MULTI-FAMILY
Project Description: 158 UNIT MULTI-FAMILY DEVELOPMENT, 4 STORY, 33'-0" BLDG. (4 BUILDINGS) W/ PUBLIC ROAD THROUGH MIDDLE REQ., 4 PHASE CONSTRUCTION PROJECT.

Site Data:
Site Area: 242,629 SF 5.57 square ft./acres Building Area: 207,292 square ft. 56,938 SF BLDG. COVERAGE
Parking Required: 257 Parking Provided: 260

DESIGN GUIDELINES

Instructions: Not all Design Guidelines will apply to your project. Applicability is based on the zoning for the project site and the size of the project. In the space prior to the Guideline number place a check mark if it applies and an "NA" if it is not necessary for your project to meet this regulation.

I. Site Planning

A. Relationship to Street Frontage

	I.A.1	CBD	Provides pedestrian oriented street frontage and amenities.
X	I.A.2	All zones except CBD & I	Provides pedestrian access and attractive street edge.

B. Side Yard Compatibility

X	I.B.1	All zones	Minimize visibility and impacts of service areas.
---	-------	-----------	---

C. Multiple Buildings/Large Lot Developments

X	I.C.1	All zones	If over 5 acres, incorporates measures to mitigate visual, access and other impacts.
X	I.C.2	All zones	Integrates the proposal into the existing area and provides pedestrian oriented focus.

D. Sitting Service Areas

X	I.D.1	All zones except CBD	Provides measures to reduce impacts of service areas and mechanical equipment.
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E. Biofiltration Swales

	I.E.1	All zones except CBD	Integrates stormwater facilities into site layout and provides screening.
--	-------	----------------------	---

F. Parking Area Reduction

X	I.F.1	All zones	Features to reduce parking area.
---	-------	-----------	----------------------------------

II. Pedestrian Access

A. General Pedestrian Access Requirements

X	II.A.1	All zones	Pedestrian access provided from main street.
X	II.A.2	All zones	Pedestrian access complies with ADA requirements.
X	II.A.3	All zones	Adequate lighting for entries, walkways and parking lots.
X	II.A.4	All zones	Integrated internal pedestrian circulation provided.
X	II.A.5	All zones	Internal circulation connects to public sidewalk and adjacent developments.

B. On-Site Pedestrian Circulation

X	II.B.1	All zones	Paved pathway (at least 60" wide) from main entry to public sidewalks.
X	II.B.2	All zones	Provide delineated pathways through parking lots.
X	II.B.3	All zones except RO, I & PF	Provide pathways to all entries.

C. Sidewalk Widths

	II.C.1	CBD	Provide 12' sidewalk on pedestrian oriented streets.
X	II.C.2	All zones	Provide minimum required sidewalk width on site if ROW is not available. (Page 27 of Design Guidelines)
X	II.C.3	All zones	Provide minimum required sidewalk width on new streets (Page 28 of Design Guidelines)

D. Pedestrian Amenities

X	II.D.1	CBD	Provide weather protection.
X	II.D.2	CBD	Provide pedestrian friendly building façade.

E. Pedestrian Paths to Adjacent uses and Transit Facilities

X	II.E.1	All zones	Provide pathways to the entries to all buildings, adjacent developments, transit stops and sidewalks.
X	II.E.2	All zones	No impediments to pedestrian travel along pathways.
X	II.E.3	All zones	Provides safe and well lit pedestrian and bike paths.
X	II.E.4	All zones	Provides bike and pedestrian paths that connect to local paths and adjacent developments.
X	II.E.5	All zones	Integrates transit amenities and stops into project and adjacent site improvements.

X	II.E.6	All zones	Pedestrian paths from transit stops through commercial areas to residential areas within 1,200 feet.
---	--------	-----------	--

F. Pedestrian Areas at Building Entries

X	II.F.1	All zones	Building entries enhanced. (See page 33 Design Guidelines)
---	--------	-----------	--

G. Pedestrian Activity Areas and Plazas

X	II.G.1	All zones	Pedestrian oriented spaces at key locations.
---	--------	-----------	--

III. Vehicular Access and Parking

A. Access Roads

X	III.A.1	All zones except CBD	Access roads for developments with more than one street frontage.
---	---------	----------------------	---

B. Incentives to Reduce Number of Surface Parking

X	III.B.1	All zones	Joint/shared parking provided?
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	III.B.2	All zones except I	Structure or underground parking provided?
--	---------	--------------------	--

C. Parking Entrances and Driveways

X	III.C.1	All zones	Driveway impacts minimized?
---	---------	-----------	-----------------------------

IV. Building Design

A. Human Scale

X	IV.A.1	All zones except C-4, PBP, PIP & I	Project Incorporates human scale building elements?
---	--------	------------------------------------	---

B. Scale

X	IV.B.1	All zones	Reduced building scale features provided?
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C. Building Corners

X	IV.C.1	All zones except PBP, PIP & I	Building corners accentuated at street intersections?
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D. Building Detail

X	IV.D.1	CBD	Architecturally enhanced building façade.
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E. Materials

	IV.E.1	CBD	Retain existing façade features.
--	--------	-----	----------------------------------

X	IV.E.2	All zones	Meets requirements for building materials? (Design guidelines, page 54)
---	--------	-----------	---

F. Blank Walls

X	IV.F.1	All zones except PBP, PIP & I	Are blank wall within 50' of ROW treated? YES
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G. Mechanical Equipment and Service Areas

X	IV.G.1	All zones except I	Is equipment and services areas screened?
---	--------	--------------------	---

X	IV.G.1	All zones except I	Are utility apparatus and meters screened?
---	--------	--------------------	--

V. Landscape Integration

A. Landscape Concept

X	V.A.1	All zones	Is there an overall landscape concept?
---	-------	-----------	--

B. Parking Lot Landscape

X	V.B.1	All zones	Landscaping used to screen and enhance parking areas?
---	-------	-----------	---

C. Retention of Significant Trees

X	V.C.1	All zones	Significant trees retained?
---	-------	-----------	-----------------------------

**CRITICAL AREAS REVIEW
FOR
1215 SWANTOWN AVE
OAK HARBOR, WA**



Prepared for:

**Credo Construction, Inc.
Bellingham, WA
360-647-1904**

Prepared by:

**Northwest Wetlands Consulting, LLC
1214 Xenia Street
Bellingham, WA 98229
360-510-1605**

JUNE 2006

RECEIVED
APR 15 2010
CITY OF OAK HARBOR
Development Services Department

I. SUMMARY

A site review was conducted at 1214 Swantown Ave, Oak Harbor, Island County, Washington on June 15, 2006 for feasibility and review of critical areas in the preplanning stages for development of a condominium project at this site. This report is prepared at the request of the applicant, Credo Construction, Inc. The review is conducted by Katrina Jackson of Northwest Wetlands Consulting.

II. SITE DESCRIPTION

Parcel #: R13203-110-1730

Key: 484390

Acreage: 5.58 acres irregular shaped parcel

Topography: Gently sloped. Elevation range approximately 135-140 feet. Not indicated on City Critical Area Slope mapping.

Current Land Use: Windmill Court Mobile Home Park

Setting: Urbanized

III. ENVIRONMENT

No locally listed species of importance, endangered, threatened, sensitive, candidate species listed by WDFW could be found on this site. Neither rare plant species nor high quality ecosystems listed by Washington State Department of Ecology in the Natural Heritage Program under Ch 79.70RCW are indicated. No State Priority Habitat as identified by WDFW is indicated on this site.

Soils: Sand and gravelly loam textures are indicated by the NRCS mapping survey as Hf—Hoypus gravelly loamy sand, 5 to 15 percent slopes.

Wb—Whidbey Island gravelly sandy loam, 5 to 15 percent slopes.

Wetlands: None indicated on site by visual reconnaissance. USGS topographic survey indicates Waterloo Marsh is approximately 0.85 miles southwest of the site. National Wetland Inventory does not indicate any wetlands within close proximity to the site.

Shoreline: The shoreline of Oak Harbor is indicated approximately 0.75 southeast of the site. Site is divided from shoreline and shoreline buffers by almost fully development commercial and residential land use and paved roads.

Vegetation: Douglas fir trees (pruned for light and view), lawn grass, and ornamental shrubs around mobiles. A small wooded triangular area is indicated to the north offsite. All other surrounding areas appear fully developed.

No Garry Oak (*Quercus garryana*) stands or individuals could be found on the site.

Wildlife: Urban birds and small mammals adapted to urbanized environment likely.

Critical Areas Buffer: By review of site and areas in close proximity of site based upon visual observation, wetland mapping provided by the City of Oak Harbor, NWI, Department of Natural Resources stream mapping, Island County Shoreline Mapping system we conclude that no regulated stream, shoreline, or wetland buffers encroach into this site.

Other Aquatic Resources: No regulated lakes or ponds are indicated on this site or in close proximity. Site is not within 300' of a stream or Marine Fish and Wildlife Habitat Conservation Area.

IV. REGULATORY ISSUES

City of Oak Harbor Municipal Code indicates that an environment checklist may be required, except a checklist is not needed if the city and applicant agree an EIS (Environment Impact Statement), SEPA compliance has been completed, or SEPA compliance has been initiated by another agency. City of Oak Harbor is the lead agency for SEPA review for this site.

City may require a Fish and Habitat review for this property unless City has adequate information about surrounding recently developed areas to determine status for this property. If a review is required, City will inform the applicant as a result of the pre-application meeting along with any other critical areas requirements.

Critical Areas Mapping Review conducted June 19, 2006 by phone conversation with City Planning shows that this site has no locally mapped wetlands, is not within a high Aquifer Recharge Area, is not indicated for steep slopes, and no fish bearing streams are indicated on site.

The City of Oak Harbor Municipal Code 20.28.020 states that any trees that are 12" or more in diameter measured four feet above existing grade shall be located by survey. The provision in the code states that 15 percent of "significant trees" shall remain on site. These trees may be included within the open space requirement or left remaining in any location on the site for compliance.

V. CONCLUSION

Local jurisdictional information available at the time of this study provided by City Planning CAO mapping and resources provided by federal or state agencies related to critical areas do not indicate that any critical areas exist on this site. If required further review of habitat of eagles within 800 feet of the site or great blue heron within 1000 feet of the site may be conducted. Due to the highly urbanized setting the results will most likely produce no significant issues for development of this property based upon habitat.

LIMITATIONS

This report is based upon information collected in the field and obtained from manuals and publications produced by Federal, State, and Local agencies pertaining to the process of wetland delineation and is a preliminary review. Conclusions are the professional opinion of the authors subject to approval by appropriate agencies. Agencies may require additional habitat information as part of the permit approval process.

20.28.020 Critical areas report.

All single-family residential development within 100 feet of a designated geologically sensitive area and all commercial, industrial, or multifamily developments within 200 feet of a designated geologically sensitive area shall be considered "adjacent" to the geologically sensitive area and required to submit a critical areas report, as described in this section. The director shall approve the critical areas report only if it demonstrates that the proposed development will not increase the risk of harm to public safety or neighboring properties or critical areas. To determine if a critical areas report is required on slopes between 15 and 39 percent, the director may require the applicant to provide a letter prepared by a certified geologist or engineer that determines whether springs or ground water seepage is present on the subject slope.

(1) **Geotechnical Analysis.** Except as provided in subsections (2) and (3) of this section, all development proposals within or adjacent to a designated geologically sensitive area shall submit a site assessment, geotechnical report, grading and erosion control plan and landscape/revegetation plan. This analysis shall contain the following information:

(a) **Site Assessment.** Along with the standard site plan requirements, the following information shall be provided for the subject property, prepared by a licensed land surveyor:

(i) **Topography map at two-foot contour intervals for the entire site, including abutting public rights-of-way, private roads, or access easements;**

(ii) **Location of all significant trees;**

(iii) **Location of all manmade drainage structures or features including pipes, drains, catch basins, drainage structures, culverts, and underdrain pipes;**

(iv) **Location of all frequently flooded areas, as defined in Chapter 1731, OHMC, and all other critical areas, as defined in this title, including: oak trees, wetlands, fish and wildlife habitat conservation areas, critical aquifer recharge areas, and geologically sensitive areas;**

(v) **Location of all existing site improvements and the amount of existing impervious surface area; and**

(vi) **Location of all utilities, both above and below ground.**

The site plan shall also include a vicinity map, showing the location of the property in relationship to surrounding lots and other critical areas

20.02.020 Definitions

59) "Significant tree" means a healthy evergreen or deciduous tree 12 inches or more in diameter measured four feet above existing grade.

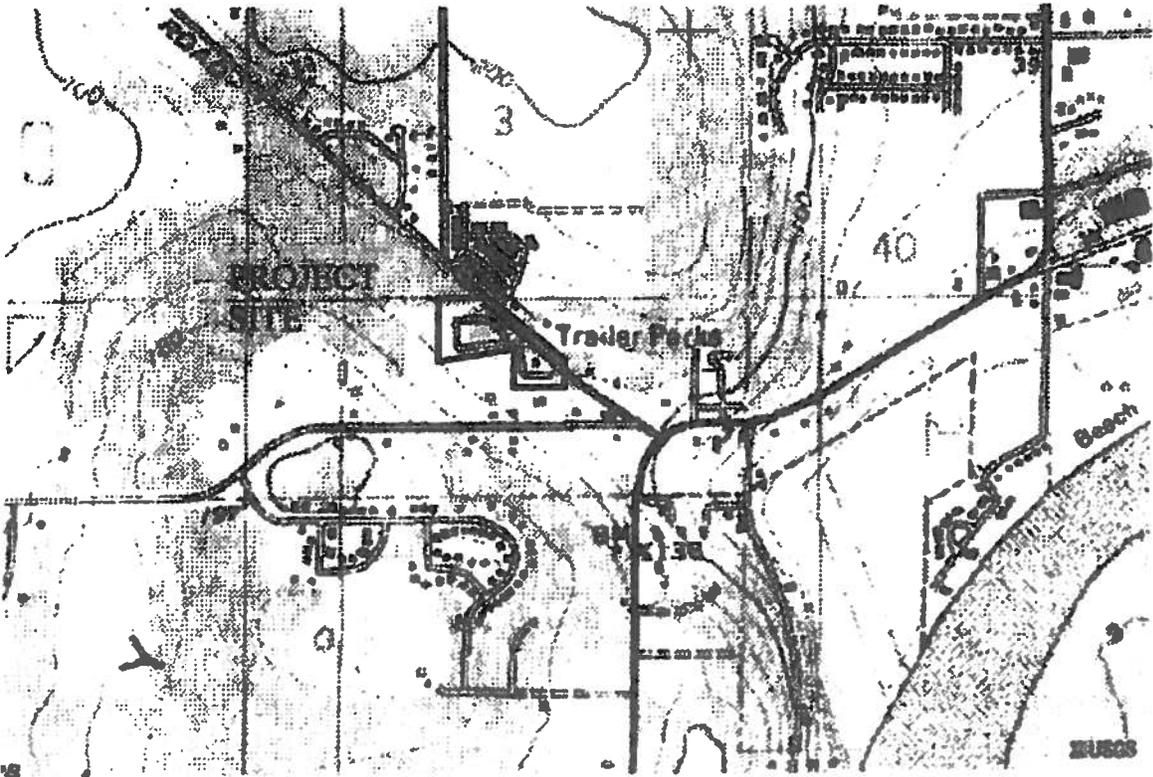
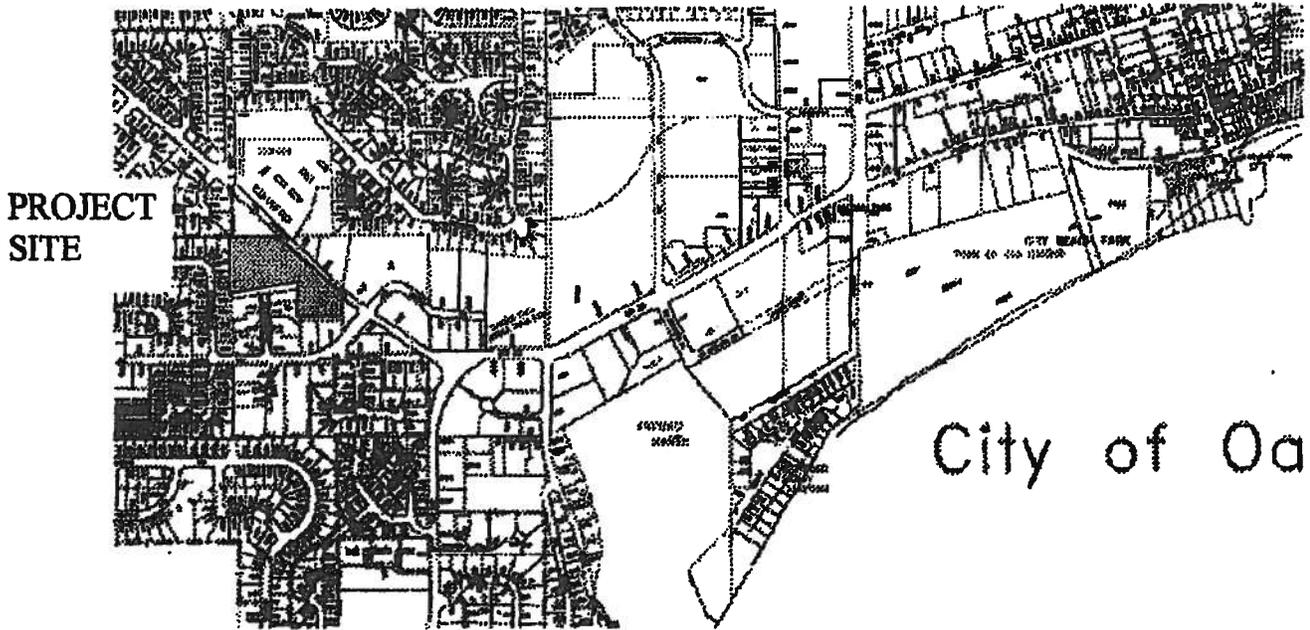
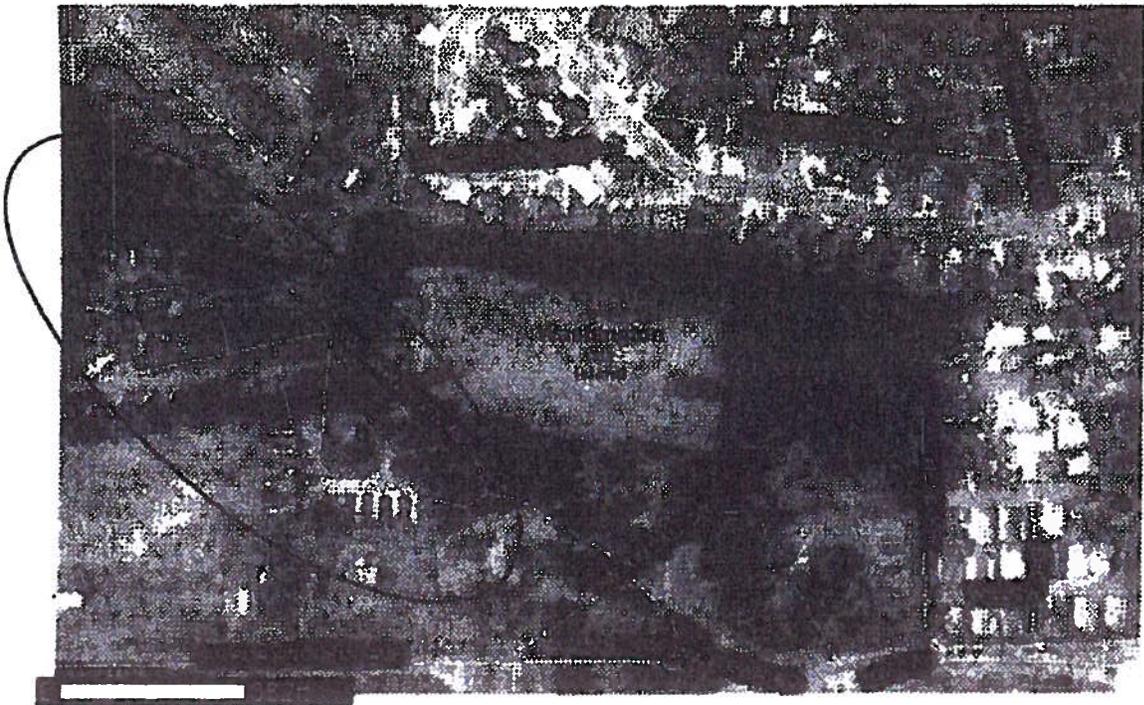


Figure 2. USGS TOPO — 1215 Swantown Ave. Oak Harbor, WA



Map Unit Symbol	Map Unit Name
Hf	Boypa gravelly loamy sand 5 to 15 percent slopes
Wb	Whidbey gravelly sandy loam 5 to 15 percent slopes

Figure 3. NRCS SOILS SURVEY —1215 Swantown Ave Oak Harbor, WA



Figure 4 NATIONAL WETLAND INVENTORY —1215 Swantown Ave. Oak Harbor, WA

R13203-139-1440

FRANKLIN MANOR 1215 SWANTOWN AVE. OAK HARBOR, WASHINGTON PARCEL # R13203-110-1730

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807 MARPLE AVE.
SUITE 201
DALLAS, TEXAS 75201
(972) 857-2640
www.itnza.com

EASEMENT NOTES

- CASCADE NATURAL GAS BLANKET EASEMENT, PER AFN 241188.
- PUCET POWER & LIGHT BLANKET EASEMENT, PER AFN 358568.
- 10 FOOT SEWERABILITY EASEMENT TO CITY OF OAK HARBOR, PER AFN 4082281. LOCATION UNDETERMINED.

UTILITY NOTES

- ALL SEPTIC SYSTEMS ARE REQUIRED TO BE ABANDONED PER COUNTY HEALTH DEPARTMENT STANDARDS.
- ALL WELLS TO BE ABANDONED PER STATE DEPARTMENT OF ECOLOGY REGULATIONS.
- REFER TO CHL DRAWINGS FOR EXACT LOCATIONS FOR ALL SITE UTILITIES AND GRADING ISSUES.

GENERAL NOTES

- ALL PARKING AND ACCESS TO BE SHARED MUTUALLY WITH ALL TENANTS OF FRANKLIN MANOR.

HAVEN SITE PLAN SYMBOL SCHEDULE

SYMBOL	DESCRIPTION
(Symbol)	EXISTING TREES
(Symbol)	TREES TO BE REMOVED
(Symbol)	NEW TREE - SEE LANDSCAPE PLAN
(Symbol)	EXISTING GRADE LINE
(Symbol)	NEW PRIVACY FENCE
(Symbol)	COMPACT PARKING SPACE
(Symbol)	POLE HYDRANT
(Symbol)	OPEN SPACE AREA
(Symbol)	LANDSCAPED AREA
(Symbol)	RAIN GARDEN AREA
(Symbol)	EXISTING LIGHT POLE
(Symbol)	NEW LIGHT POLE
(Symbol)	NEW PRODUCTION LIGHT (CONCRETE LIGHT AT 0'-0" AFF.)
(Symbol)	NEW SERVICE LIGHT
(Symbol)	NEW FLUORESCENT LIGHT
(Symbol)	EDGE OF FRONT OF WAY
(Symbol)	TRASH CAN
(Symbol)	BIOME

NOTE: ALL PARKING SPACES MARKED WITH A "C" NEED THE BOUND COMPACT PAINTED ON EACH SPACE.

- ALL SEPTIC TANKS, DRAINFIELDS, PIEL TANKS BELLS TO BE REMOVED AND BACK FILLED WITH 1/2" OF THE BUILDING.
- ALL LANDSCAPING IN CITY ROW WILL BE THE CLIENTS RESPONSIBILITY TO MAINTAIN INCLUDING IRRIGATION.
- 32 SIGNIFICANT TREES AND THE PIN TO BE REMAINED IN CLUSTER ON SITE, THE PROPOSED HARDEN TO BE REMAINED IN 48 TREES.
- ONLY THE PERSONS WHO HAVE ACCESS TO THE GARAGE WILL BE ALLOWED TO USE THE HARD LANDSCAPED PARKING SPACE.

PROJECT SUMMARY - 08-11-10

PLAN SHEET 08-095
LOCAL JURISDICTION IS BY THE CITY OF OAK HARBOR. THE CITY ENGINEER SHALL REVIEW ALL PLANS TO BE SUBMITTED TO THE CITY OF OAK HARBOR. THE CITY ENGINEER SHALL REVIEW ALL PLANS TO BE SUBMITTED TO THE CITY OF OAK HARBOR. THE CITY ENGINEER SHALL REVIEW ALL PLANS TO BE SUBMITTED TO THE CITY OF OAK HARBOR.

CONSTRUCTION PHASES AND SEQUENCING
PHASE 1 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 2 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 3 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 4 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 5 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

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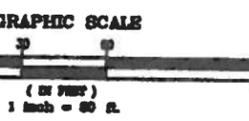
PHASE 8 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 9 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

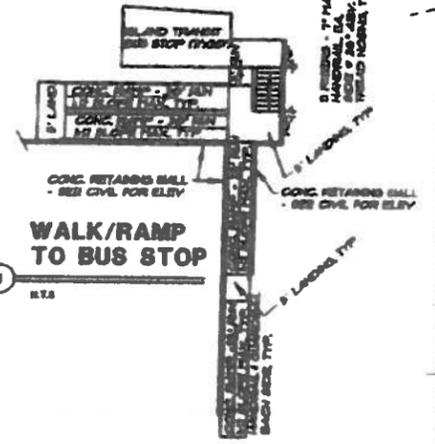
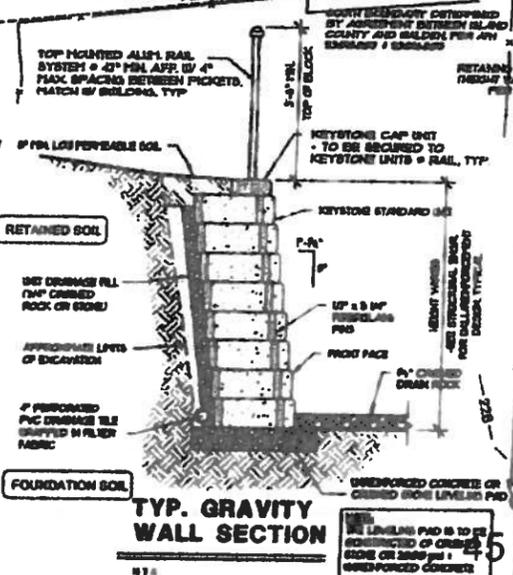
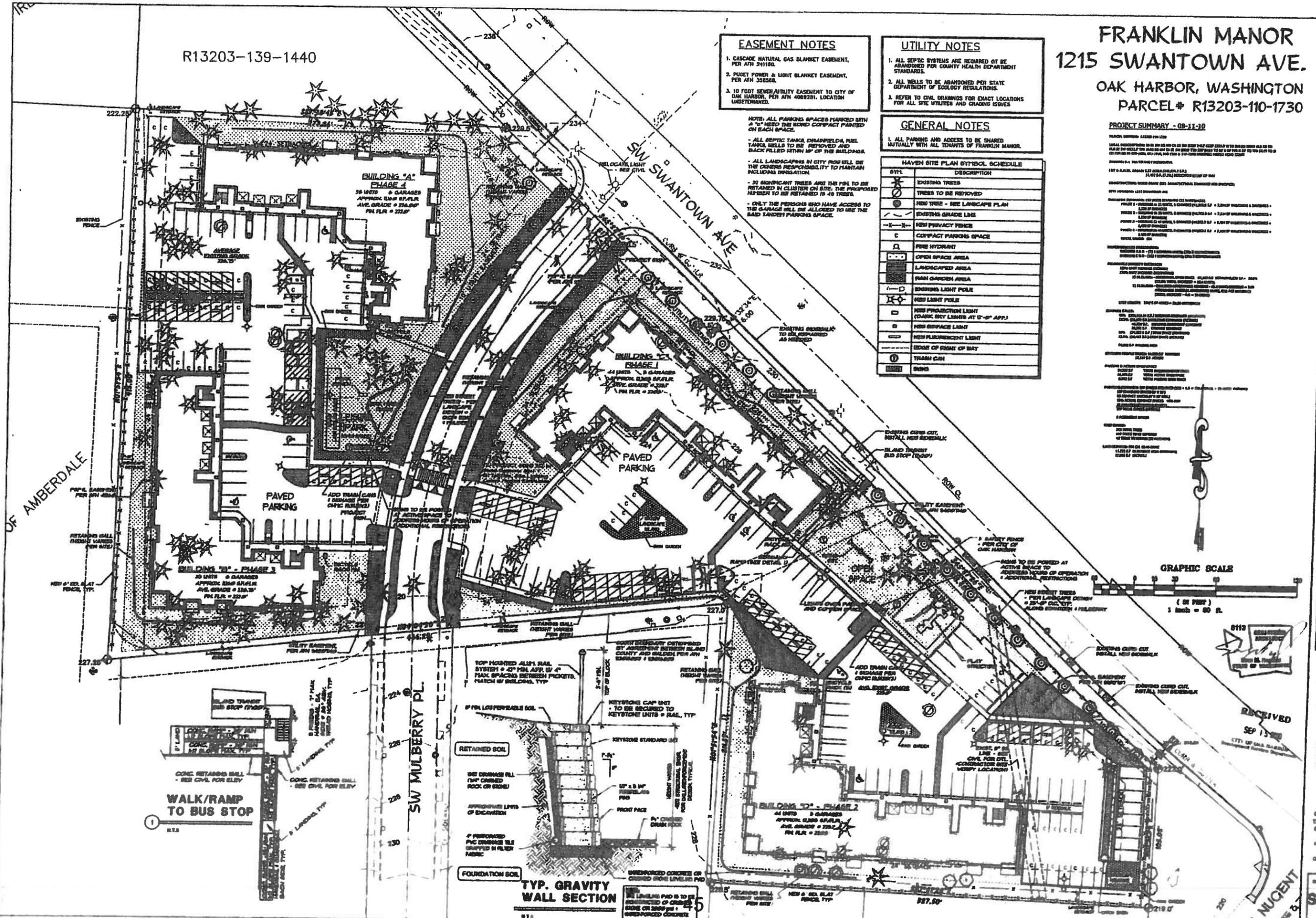
PHASE 10 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 11 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.

PHASE 12 - EXISTING AS-BUILT, EXISTING UTILITIES, EXISTING GRADE, EXISTING TREES, EXISTING FENCES, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES, EXISTING PAVED PARKING, EXISTING OPEN SPACE, EXISTING LANDSCAPED AREA, EXISTING RAIN GARDEN AREA, EXISTING PRIVACY FENCE, EXISTING LIGHT POLES, EXISTING TRASH CANS, EXISTING BIOMES.



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PLANNING DEPARTMENT



FRANKLIN MANOR
OPEN SPACE, TREE, LIGHTING & LANDSCAPE PLAN



DRAWN
TRACY K. / SEAN H.
DATE
08-07-10
SCALE
AS NOTED
CHECKED
J.A.K.
SHEET
SP2



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
PAUL GEORGE
CERTIFICATE NO. 941



Cascade Design Group
P.O. Box 5938
Bellingham, WA 98227
360-716-2119
www.cascadedesigngroup.com

Paul George
Landscape Architect

Franklin Manor
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Oak Harbor, WA

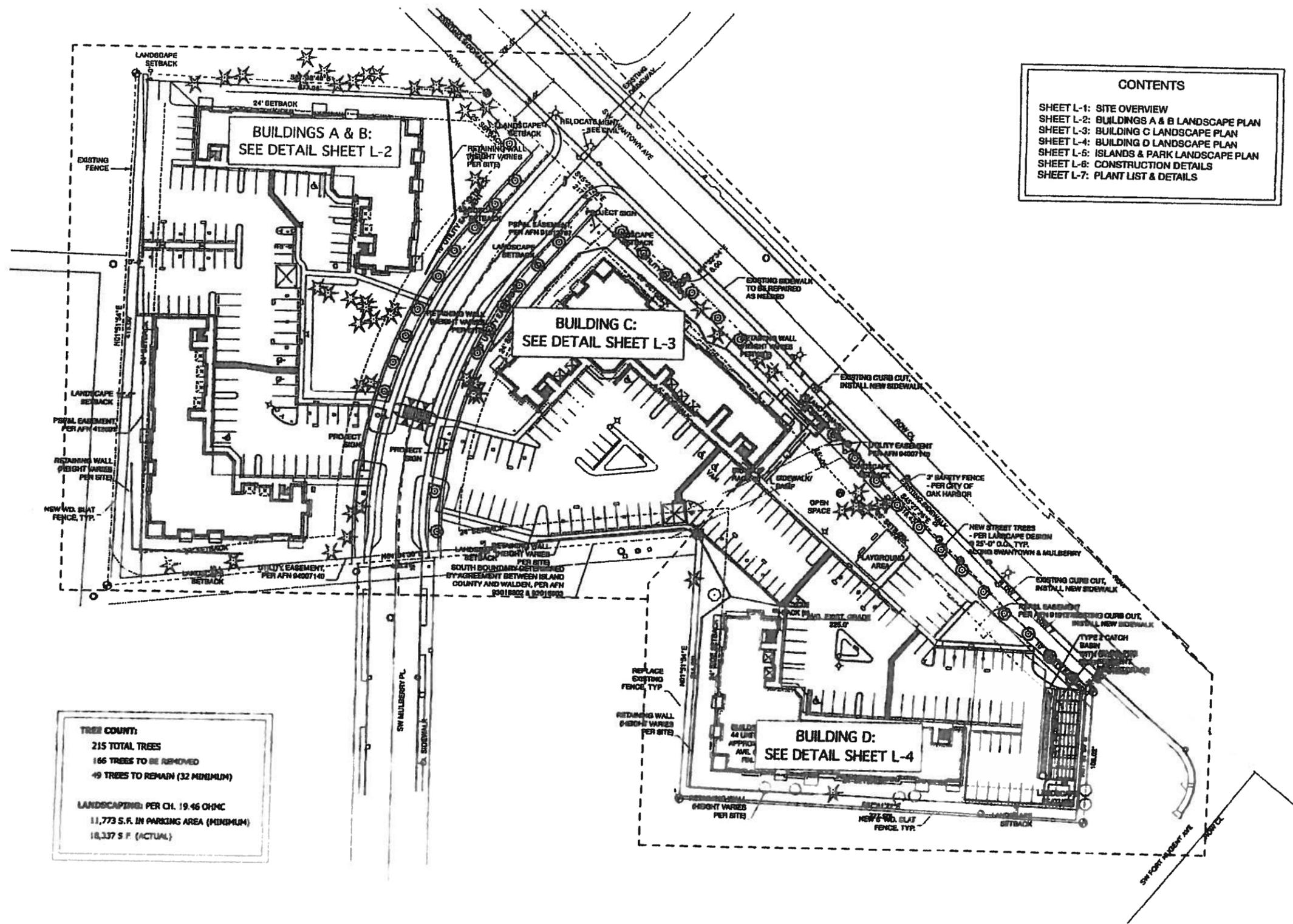
REVISIONS
December 20, 2006
January 2, 2007
September 28, 2007
August 18, 2010
September 13, 2010
DATE: October 25, 2006



L-1

EXHIBIT 1-5

CONTENTS
SHEET L-1: SITE OVERVIEW
SHEET L-2: BUILDINGS A & B LANDSCAPE PLAN
SHEET L-3: BUILDING C LANDSCAPE PLAN
SHEET L-4: BUILDING D LANDSCAPE PLAN
SHEET L-5: ISLANDS & PARK LANDSCAPE PLAN
SHEET L-6: CONSTRUCTION DETAILS
SHEET L-7: PLANT LIST & DETAILS

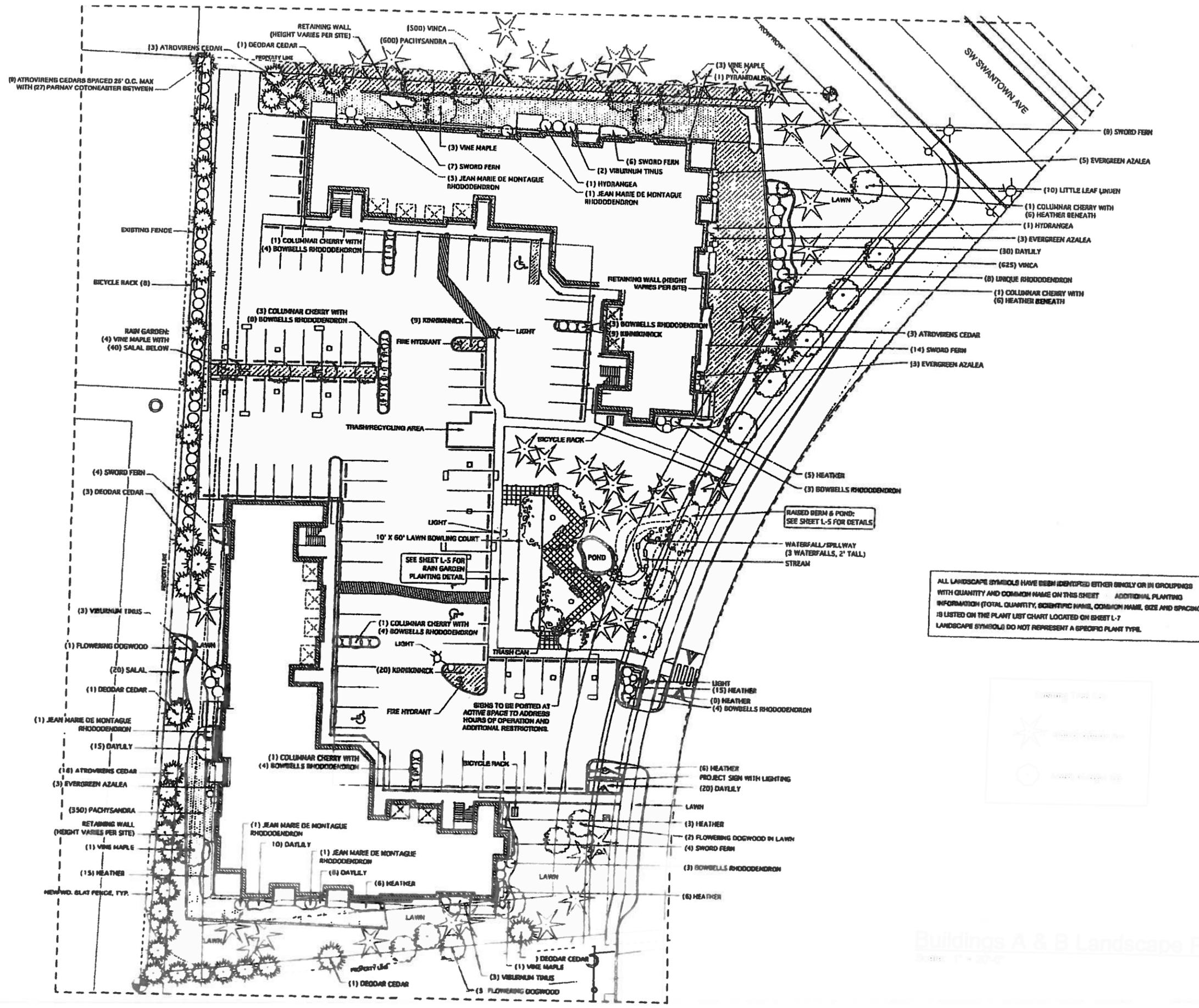


TREE COUNT:
215 TOTAL TREES
166 TREES TO BE REMOVED
49 TREES TO REMAIN (32 MINIMUM)

LANDSCAPING PER CH. 19.46 OHNC
11,773 S.F. IN PARKING AREA (MINIMUM)
18,337 S.F. (ACTUAL)

Site Overview
Scale: 1" = 40'-0"

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ALL LANDSCAPE SYMBOLS HAVE BEEN IDENTIFIED EITHER INDIVIDUALLY OR IN GROUPINGS WITH QUANTITY AND COMMON NAME ON THIS SHEET. ADDITIONAL PLANTING INFORMATION (TOTAL QUANTITY, SCIENTIFIC NAME, COMMON NAME, SIZE AND SPACING) IS LISTED ON THE PLANT LIST CHART LOCATED ON SHEET L-7. LANDSCAPE SYMBOLS DO NOT REPRESENT A SPECIFIC PLANT TYPE.



Buildings A & B Landscape Plan



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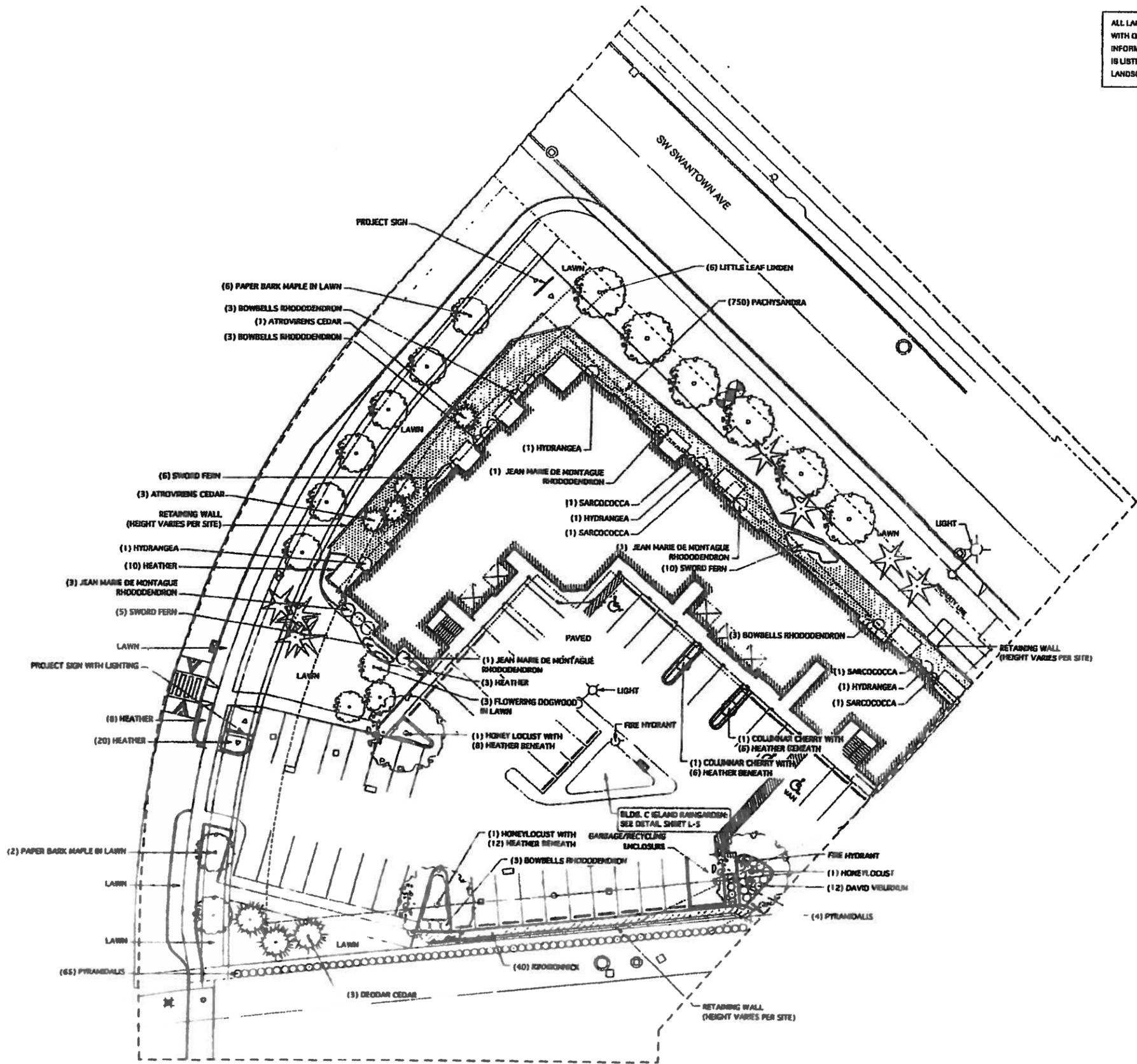
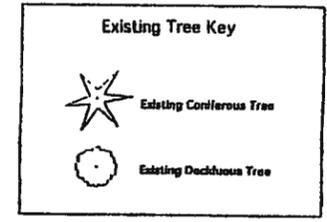
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L-2

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Building C Landscape Plan
Scale: 1" = 20'-0"

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September 13, 2010
DATE: October 26, 2008



L-3



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
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CERTIFICATE NO. 011



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L-4

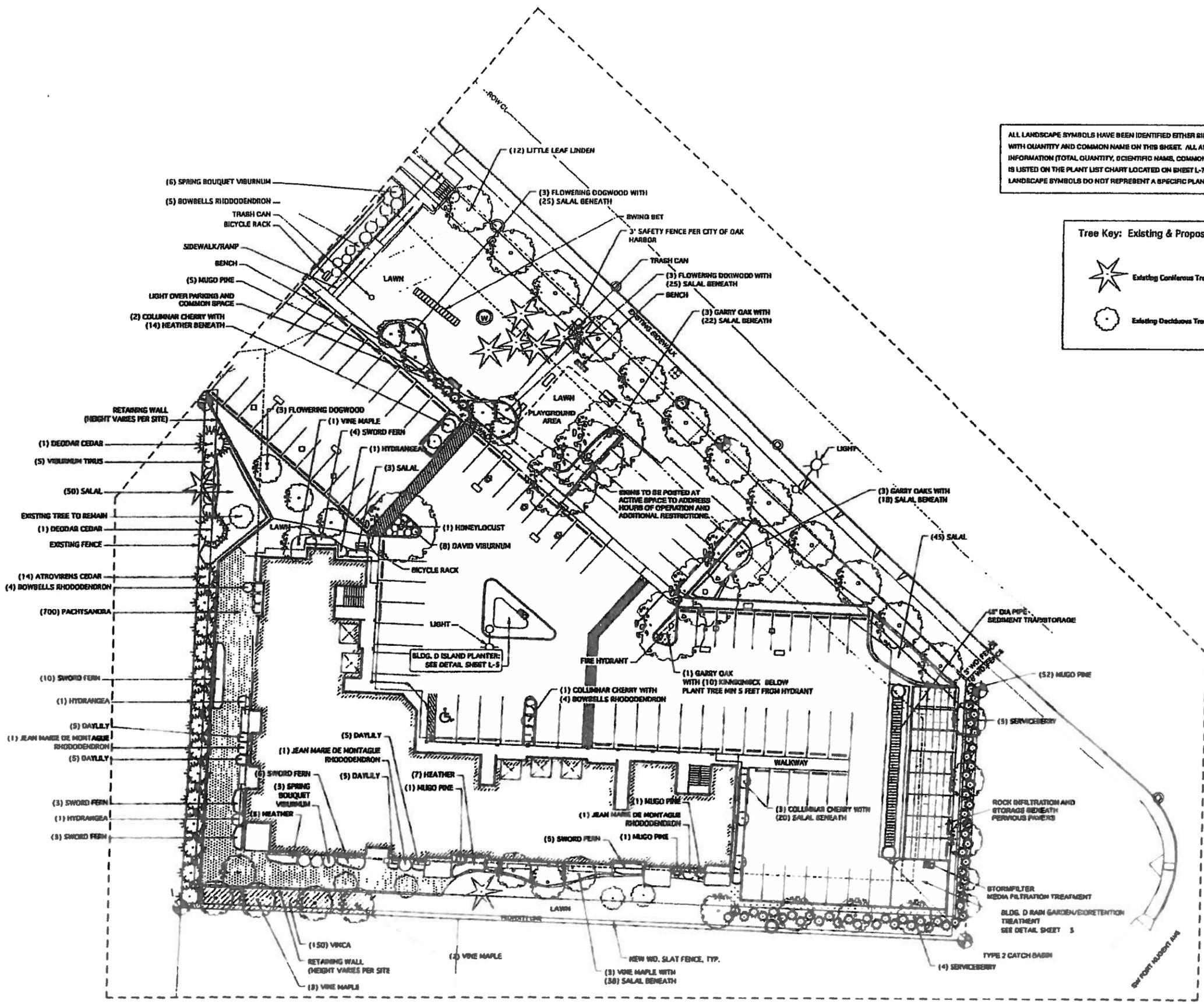
EXHIBIT 1-5

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Tree Key: Existing & Proposed

Existing Coniferous Tree

Existing Deciduous Tree



Building D Landscape Plan
Scale: 1" = 20'-0"



STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
PAUL GEORGE
LICENSE NO. 91



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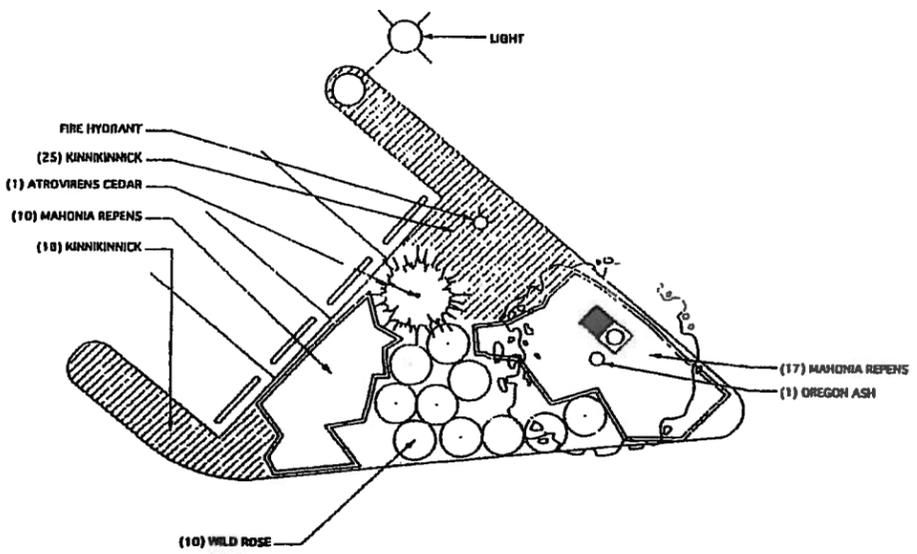
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REVISIONS

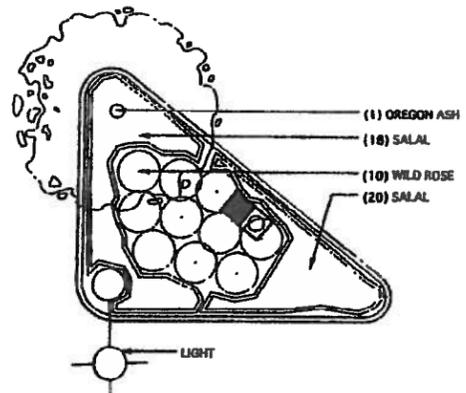
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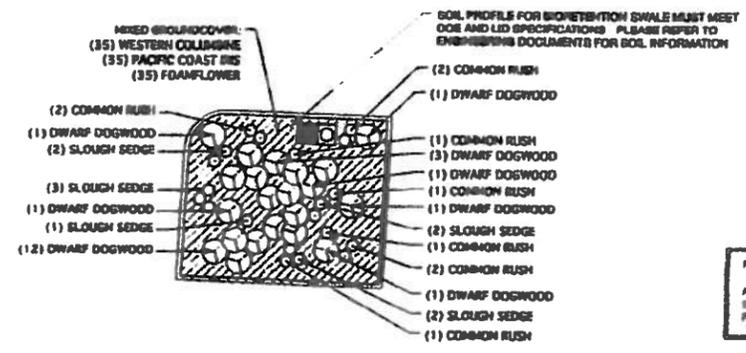
L-5



Building C Rain Garden
Scale: 1/8" = 1'-0"

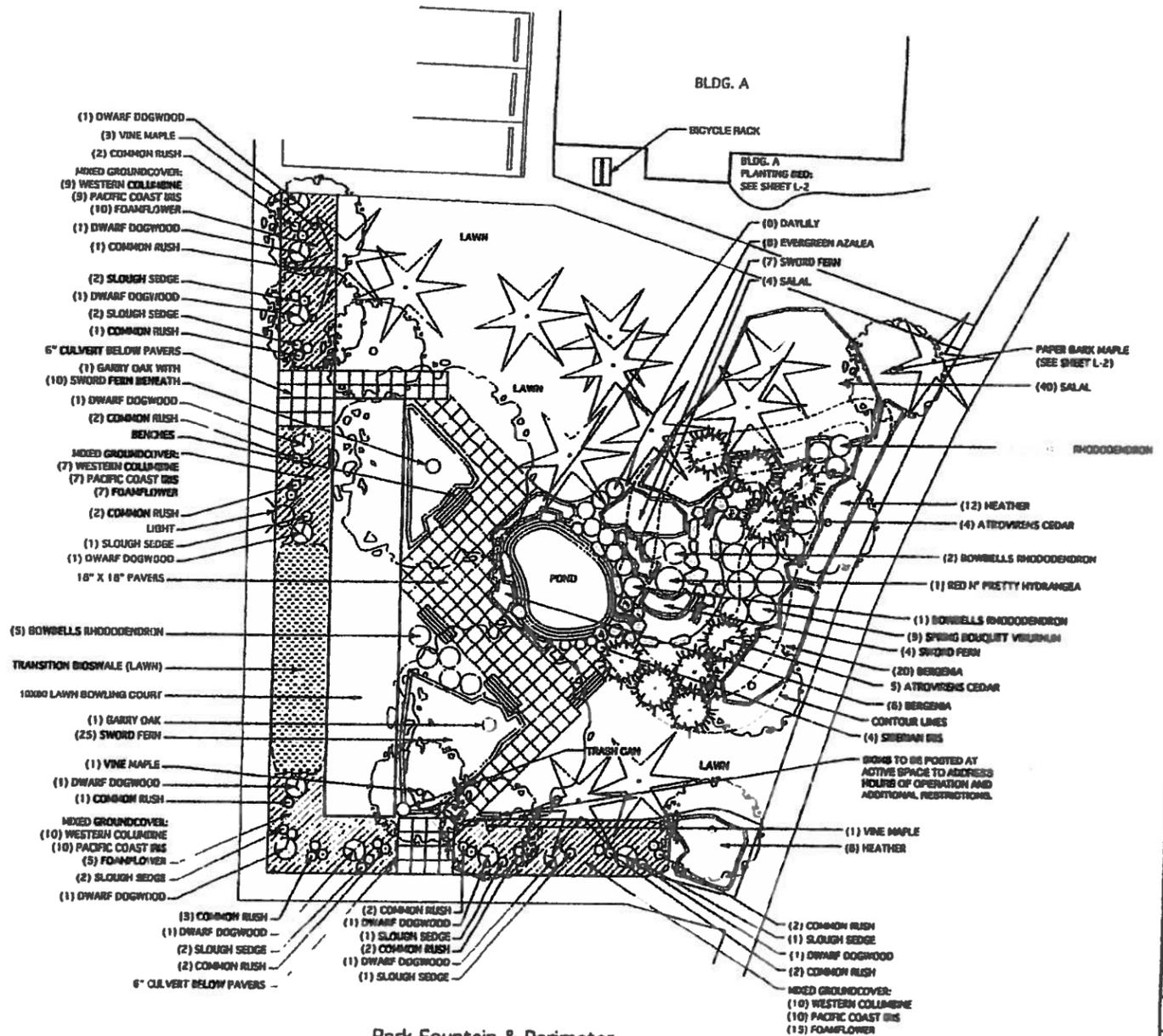


Building D Rain Garden
Scale: 1/8" = 1'-0"



Building D Rain Garden
Scale: 1" = 10'-0"

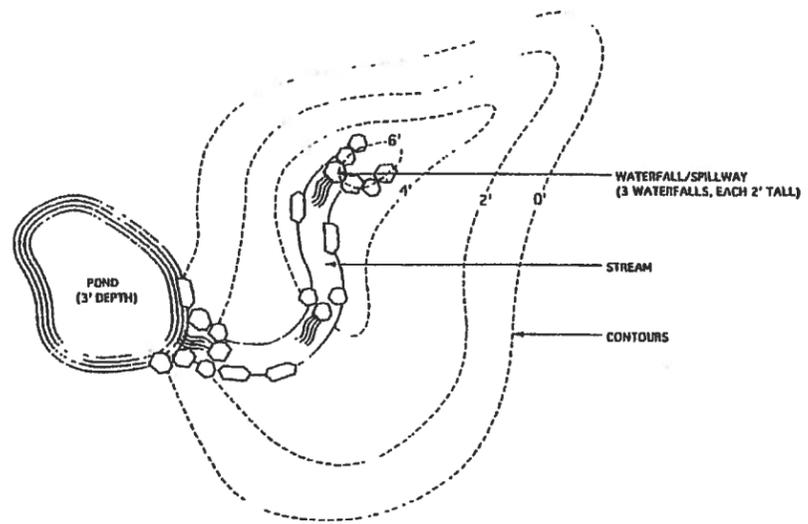
RAIN GARDEN NOTES:
ALL RAIN GARDEN PLANT SPECIES MEET ODS GUIDELINES FOR SUITABILITY FOR ZONES 1 & 2 AREAS BOTH SEASONALLY DRY WITH PERIODIC WATER IRRIGATION.



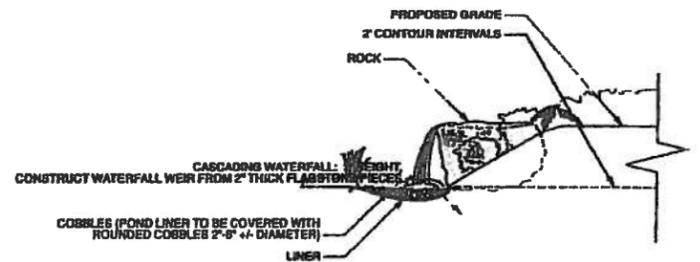
Park Fountain & Perimeter
Rain Garden Planting Plans
Scale: 1" = 10'-0"

Islands & Park Landscape Plans
Scale: As Indicated

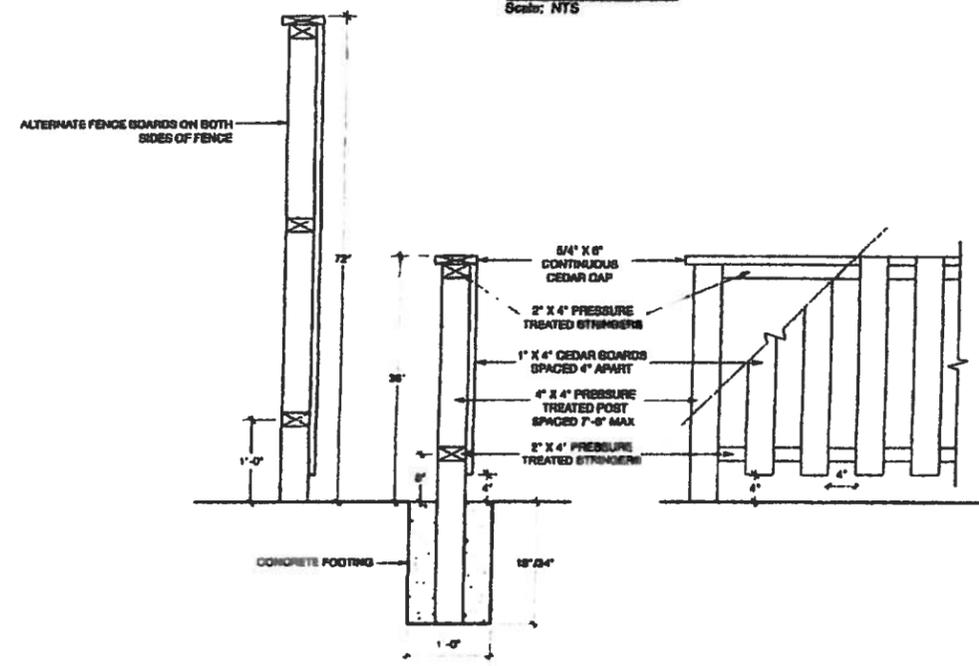
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Stream & Pond Layout Detail
Scale: 1/8" = 1'-0"



Waterfall Section
Scale: NTS



3' & 6' Fence Details
Scale: 1" = 1'-0"

THE FOLLOWING INFORMATION IS PROVIDED FOR THE WATER FEATURE CONTRACTOR AS A GUIDELINE.

Water Feature Impoundment Calculations

	Pond 1	Pond 2	Total
Pond Length	5.0	18.0	23.0
Pond Width	3.5	15	18.5
Pond Avg. Depth	1.4	2	
Streambed LF/10'	5	20.00	
Boulder coefficient to Gravel Coefficient	5	20.00	
2"-4" Cobble Coef/10'	5	20.00	
Number of Poles	5	20	46 #18 EPDM
Pond Liner Cost per sq. ft.	5	0.45	48 #18 EPDM
Stream Liner Cost - 1417' x 10'			

Water Feature Turnover Calculations

General: Minimum turnover based on total volume circulated times
Assumptions: Every 2 hours at 24 hours of run time per day
Makeup water based on 4 hrs 28 lpm per day
Losses calculated at worst case, .75" surface area per week
plus wind drift and absorption under 4% of total

Water Feature Design Point Turnover Rate	Water Flow	Flow Rate	Min. Gals. Per Min.	Total Gals. Per Min.	Gal./min. Gals.
Water Flow	8100.00	2854.270	42.00	88.77	00.16

Water Feature Estimated Losses in Gallons

Est. Evap. Loss	Est. Wind Loss	Estimated Max. Loss	Estimated 24 Hr. Loss
837.00	21072.40	21909.40	80.00

Water Feature Req'd. Make-up Water

Quantity	Est. Losses	Total Req'd. Make-up
837.00	21909.40	22746.40

Water Feature Fill Time

Water Flow	Fill Time	Est. Losses
8100.00	42.00	22746.40

Total Dynamic Head Calculations

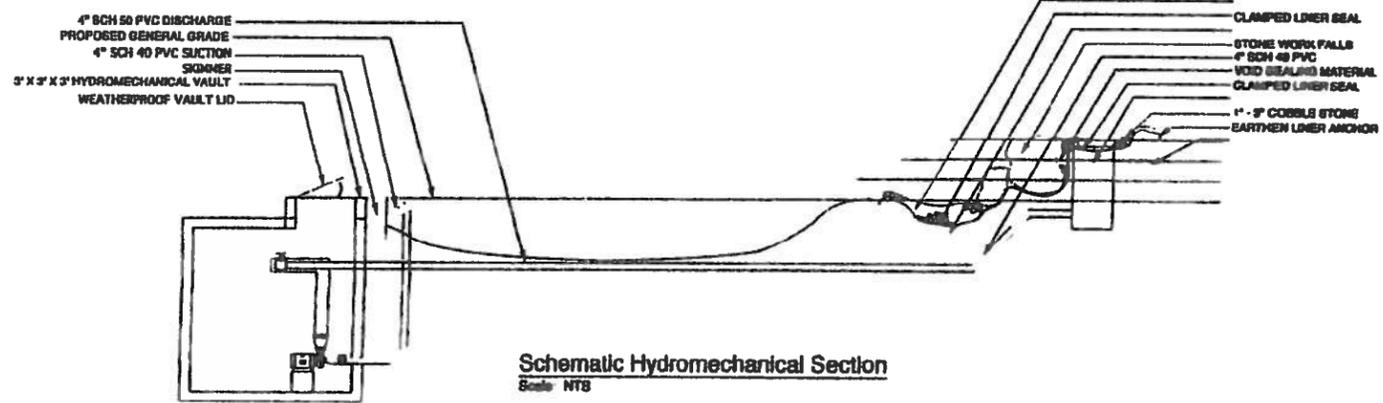
Water Feature Pump Specifications:
Based on: 120 GPM @ 60.00 FL at Head
118 Wts. - 1 Pk - 1120 RPM
2" NPT Discharge
Double mechanical seal with Viton o-rings

TDR	0.00
WFS	0.00
Short cut head	23.00
Efficiency	1
Approx. Lower Pond Water Elev	12.00
Approx. Pump suction coefficient	0.50
Approx. Static Head	2.00
Approx. Suction losses	0.00
Approx. Max. elevation loss	0.00
Req'd. Nozzle head	0.00
Approx. Hydr. Mechanical losses	2.00
Safety Factor	1.50
Total	28.50

Estimated Annual Electric Costs

1 Hp	2000	2005	2010	Cost	Cost	Cost
1 Hp	140.00	11.70	0.00	0.00	2.45	0.00

Note: Based on Electric Market 2008 Prices and recent energy trends
Calculated on 10 hours of operation per day



Schematic Hydromechanical Section
Scale: NTS

SITE FURNISHINGS

BENCH SPECIFICATIONS:
COLORSTONE BENCH (QTY. 7)
PART #CSBCH-09
CEDAR RECYCLED BOARDS; COCOA BROWN CONCRETE LEGS
WWW.COLORSTONECONCRETE.COM

RETAINING WALL SPECIFICATIONS:
ALLAN BLOCK CLASSIC
SANDSTONE COLOR
WWW.ALLANBLOCK.COM

PAVER SPECIFICATIONS:
ABBOTSFORD HYDROPRESSED SLABS (10' X 10')
STYLE: SATURNA
COLOR: TAN
WWW.PAVINGSTONES.COM

Construction Details
Scale: As Indicated



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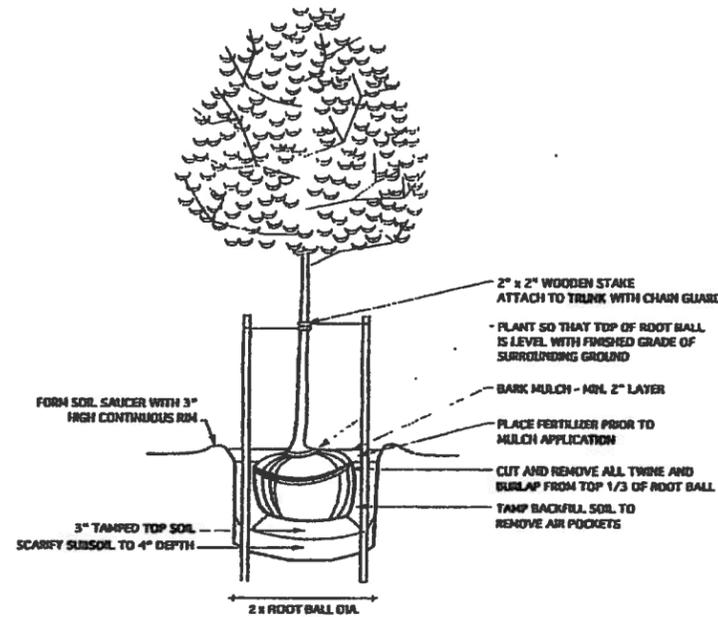
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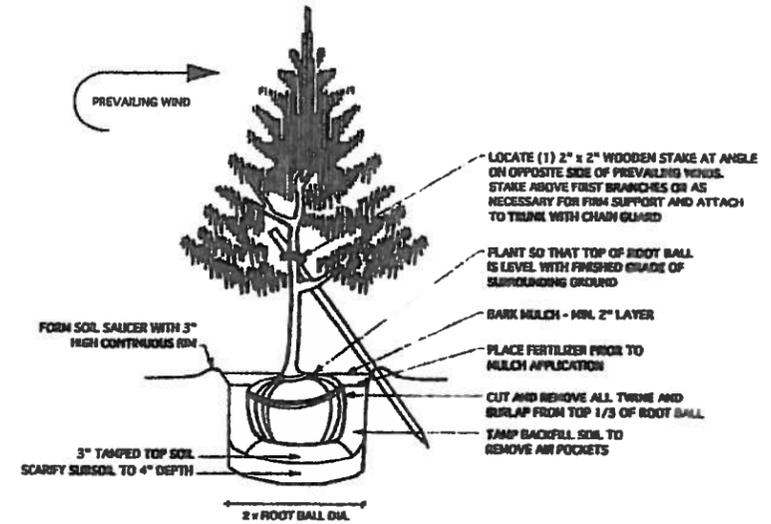
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PLANT LIST

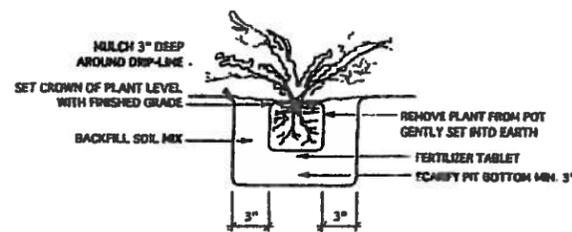
QTY.	SCIENTIFIC NAME	COMMON NAME	SIZE & SPACING
TREES			
7	<i>Amelanchier alabrica</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	3" caliper, 25' o.c.
14	<i>Prunus pennsylvanica</i> 'Amazonia'	Amazonspree Coturnier Flowering Cherry	3" caliper
26	<i>Acer circinatum</i>	Vine Maple	7'-8" Multi-Stem, 12' o.c.
18	<i>Acer griseum</i>	Paper Bark Maple	3" caliper, 25' o.c.
18	<i>Camus kousa</i> 'Setoni'	Pink Japanese Dogwood	3" caliper
8	<i>Quercus garryana</i>	Garry Oak	3" caliper
50	<i>Thuja plicata</i> 'Atrovirens'	Atrovirens Cedar	8'-10' tall, 12' o.c.
70	<i>Thuja occidentalis</i> 'Pyramidalis'	Pyramidal Arborvitae	5'-6' B&B, 3' o.c.
18	<i>Tilia cordata</i>	Little Leaf Linden	3" caliper, 25' o.c.
12	<i>Cedrus deodara</i>	Deodar Cedar	8'-10' tall, 15' o.c.
2	<i>Fraxinus latifolia</i>	Oregon Ash	3" caliper
SHRUBS			
26	<i>Viburnum nitidum</i> 'Compactum'	Spring Bouquet Viburnum	2 gal. container or equivalent, 4' o.c.
8	<i>Azalea</i> 'Henderson'	Henderson Evergreen Azalea	5 gal. container or equivalent, 3' o.c., varieties mixed in beds
7	<i>Azalea</i> 'Mt. Everest'	Mt. Everest Evergreen Azalea	5 gal. container or equivalent, 3' o.c., varieties mixed in beds
7	<i>Azalea</i> 'Purple Splendor'	Purple Splendor Evergreen Azalea	5 gal. container or equivalent, 3' o.c., varieties mixed in beds
10	<i>Hydrangea macrophylla</i> 'Mariesii'	Red 'N' Fruity Hydrangea	5 gal. container or equivalent
72	<i>Erica carnea</i> 'Kramer's Red'	Kramer's Red Heather	2 gal. container, 3' o.c., varieties mixed in beds
72	<i>Erica carnea</i> 'Mediteranean Pink'	Mediterranean Pink Heather	2 gal. container, 3' o.c., varieties mixed in beds
69	<i>Erica carnea</i> 'Mediterranean White'	Mediterranean White Heather	2 gal. container, 3' o.c., varieties mixed in beds
77	<i>Rhododendron</i> 'Snowball'	Snowball Rhododendron	5 gal. container or equivalent, 4' o.c.
27	<i>Coloniastrum</i> 'Penny'	Penny Coloniastrum	5 gal. container or equivalent, 5' o.c.
16	<i>Rhododendron</i> 'Jean Marie de Montague'	Jean Marie de Montague Rhododendron	5 gal. container or equivalent, 5' o.c.
8	<i>Rhododendron</i> 'Uniflorum'	Uniflorum Rhododendron	5 gal. container or equivalent, 5' o.c.
31	<i>Viburnum dentatum</i>	David Viburnum	5 gal. container or equivalent, 3' o.c.
388	<i>Gaultheria phillyifolia</i>	Sand	2 gal. container or equivalent, 3' o.c.
60	<i>Pinus strobus</i> 'Parvula'	Dwarf Magna Pine	30"-35" B&B, 5' o.c.
32	<i>Camus arborescens</i> 'Kalmii'	Dwarf Dogwood	5 gal. container or equivalent, 10' o.c.
27	<i>Muhlenbergia rupestris</i>	Creeping Muhlenbergia	2 gal. container or equivalent, 3' o.c.
20	<i>Rosa pratincola</i>	Clustered Wild Rose	5 gal. container or equivalent, 4' o.c.
PERENNIALS			
152	<i>Polygonatum multiflorum</i>	Sword Fern	2 gal. container, 3' o.c.
39	<i>Juncus effusus</i>	Common Rush	2 gal. container, 2' o.c.
22	<i>Carex obovata</i>	SloUGH Sedge	2 gal. container, 2' o.c.
GROUNDCOVERS & PERENNIALS			
1275	<i>Vines minor</i> 'Aureo-purpurea'	Wine Periwinkle	2 gal. container, 2' o.c.
2400	<i>Pachysandra terminalis</i>	Japanese Spurge	2 gal. container, 2' o.c.
111	<i>Arctostaphylos uva-ursi</i> Wood's Compacta'	Wood's Compact Kinnikinnick	2 gal. container, 3' o.c.
11	<i>Hebe cordata</i>	Heart Leaf Hebe	2 gal. container, 2' o.c.
16	<i>Hebe x 'Stella D' Oro'</i>	Stella D' Oro Daylily	2 gal. container, 2' o.c., varieties mixed in beds
16	<i>Hebe x 'Anzac'</i>	Anzac Daylily	2 gal. container, 2' o.c., varieties mixed in beds
16	<i>Hebe x 'Little Skipper'</i>	Little Skipper Daylily	2 gal. container, 2' o.c., varieties mixed in beds
15	<i>Hebe x 'Pastel Pink'</i>	Pastel Pink Daylily	2 gal. container, 2' o.c., varieties mixed in beds
4	<i>Iris sibirica</i>	Siberian Iris	2 gal. container, 18" o.c.
75	<i>Aspidistra formosa</i>	Northern Columbine	2 gal. container, 2' o.c.
75	<i>Iris douglasiana</i>	Pacific Coast Iris	2 gal. container, 2' o.c.
89	<i>Thalictrum officinale</i>	Yarrowflower	2 gal. container, 3' o.c.



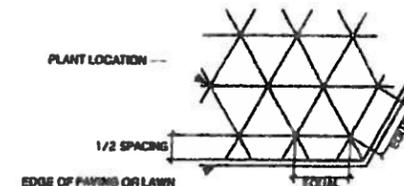
DECIDUOUS TREE PLANTING DETAIL
NTS



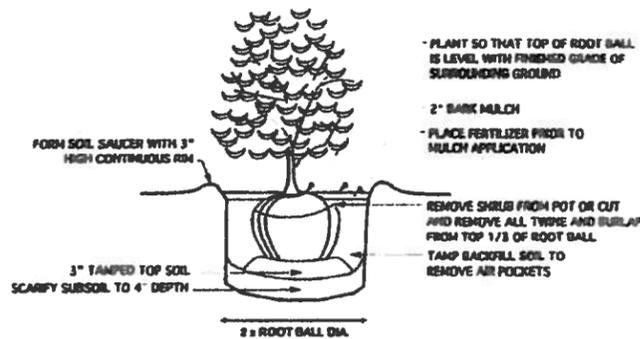
EVERGREEN TREE PLANTING DETAIL
NTS



GROUND COVER PLANTING DETAIL
NTS



TRIANGULAR SPACING DETAIL
NTS



SHRUB PLANTING DETAIL
NTS

TREE ROOT BARRIER NOTES:

ALL TREES WITHIN 5' OF PAVED AREAS (STREET TREES AND TREES ADJACENT TO WALKWAYS) WILL REQUIRE THE INSTALLATION OF ROOT BARRIER: DEEP ROOT 18" UNIVERSAL GUIDE U818-2 OR EQUIVALENT 4 PANELS FOR EACH TREE (CREATING A 4'x4' BOX) 18" DEEP. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.

NOTE FOR CONTRACTORS:

ALL PLANT MATERIAL MUST CONFORM TO A.M.L.A. (AMERICAN NURSERY AND LANDSCAPE ASSOCIATION) STANDARDS FOR BOTH PLANT SIZE AND FORM. ALL QUANTITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO INSTALLATION & ANY ALL DISCREPANCIES BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

IRRIGATION NOTES:

A 1" SERVICE LINE WILL BE PROVIDED FOR A LOW FLOW PRIMARY DRIP IRRIGATION SYSTEM THAT WILL BE PROVIDED TO INSURE 100% COVERAGE AND SUCCESSFUL ESTABLISHMENT OF ALL PLANTINGS. AN APPROVED BACKFLOW PREVENTER WILL BE REQUIRED AS PER CODE.

Plant List & Details
Scale: As Indicated

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STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
PAUL GEORGE
LICENSE NO. 041



Cascade Design Group
P.O. Box 6988
Bellingham, WA 98227
360-718-2119
cgroup@casadedesigngroup.com

Paul George
Landscape Architect

Franklin Manor
1215 Swantown Ave.
Oak Harbor, WA

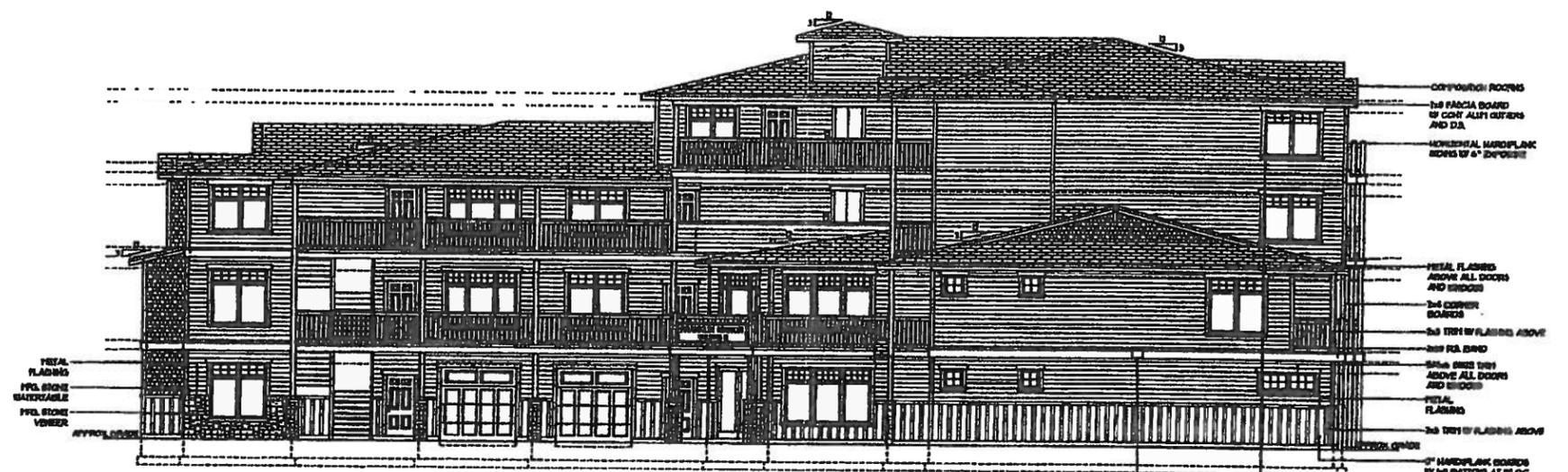
REVISIONS

December 20, 2008
January 2, 2007
September 28, 2007
August 18, 2010
September 13, 2010
DATE October 25, 2008

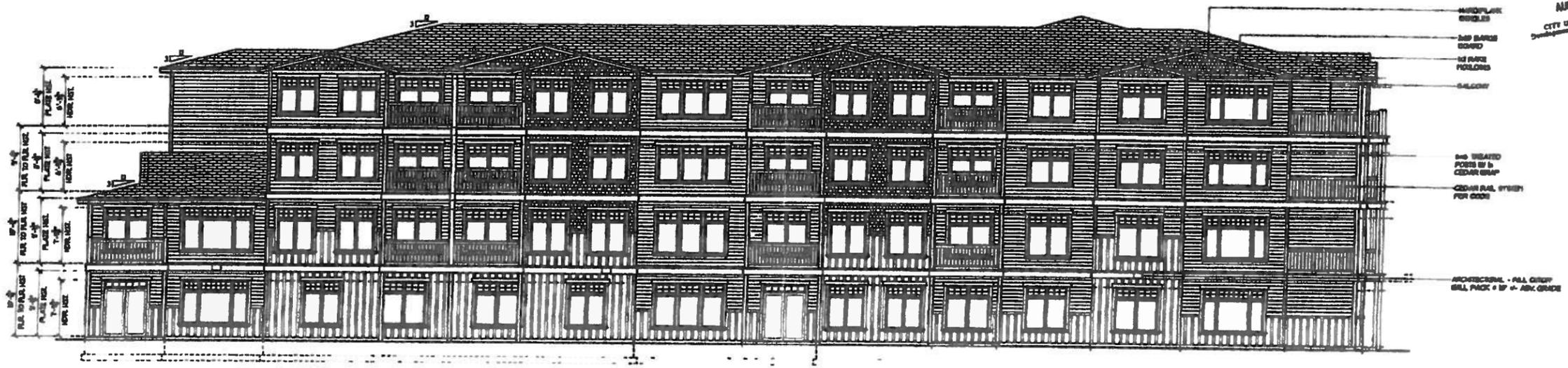
ZEM
 ARCHITECTS
 807 MARINE AVE
 SUITE 301
 BELLINGHAM WA
 98225
 (360) 837-2540
 www.zemarch.com

PLAN #
 08-039

FRANKLIN MANOR - BLDG. B
EXT. ELEVATIONS
OAK HARBOR, WA



RIGHT ELEVATION
 SCALE 1/8" = 1'-0"



REAR ELEVATION
 SCALE 1/8" = 1'-0"

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NO.	DATE	REVISIONS

DRAWN: J. KOWALA
 DATE: 08-23-08
 SCALE: AS NOTED
 CHECKED: J. KOWALA



A2

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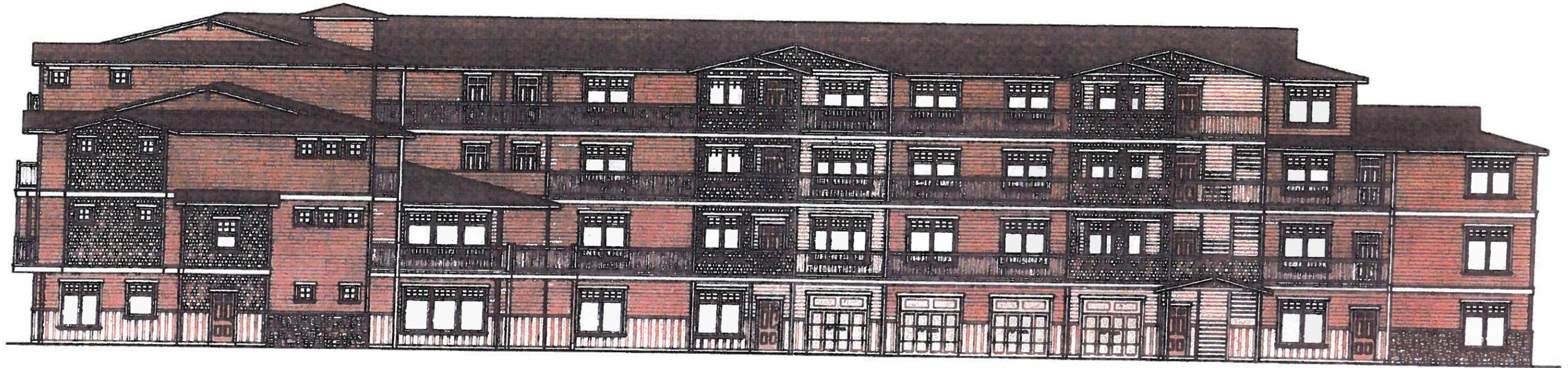
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FRONT ELEVATION



OPTION 4

Body 1: Warm Stone SW 7032

Body 2: Basket Beige SW 6143

Trim: Pure White SW 7005

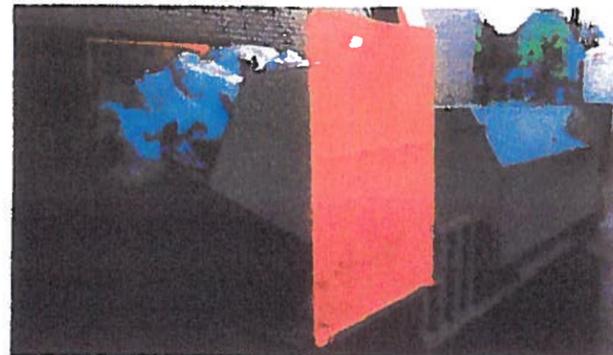
The digitized image approximates
as closely as possible the actual paint colors



RJ-250SC SERIES



Medical centers generally require a high degree of security and sanitation. The RJ-250SC provides both. Waste is safely stored out of reach of scavengers. Sanitary conditions are enhanced even further with the Marathon Ozone Odor Control System which destroys odor-producing bacteria by molecular reaction! At this medical center installation, cardboard is the main material processed for the purpose of recycling with a customized dock application and a 48 gallon cart dumper system installed.



This RJ-250SC, located at a hospital, is fed by a tipper on the dock and a conveyor system. The conveyor directs shredded "red bag" waste from a Marathon medical waste handling system. The self-contained compactor effectively solves spillage and leakage problems associated with conventional stationary compactors and containers.



Equipped with an integral ground level cart dumper system, this RJ-250SC is ideal for sprawling apartment complexes, shopping centers, parks, resorts and other applications where a centralized disposal system is needed. "Trainable" carts can be located in convenient locations throughout the facility and periodically towed to the compactor.

The compactor ram automatically retracts when cart is being lifted so that the full capacity of charge box is available for trash being dumped. Forks remain in "full dump" position for transit to and from landfill!

Authorized Distributor:



Selected to handle large volumes of office waste and food waste from a cafeteria, the RJ-250SC compliments this large, downtown building which houses the corporate headquarters of a major department store. The "through-the-wall" chute allows the compactor to be loaded from a second floor location providing both convenience and security.

RJ-250SC

RENTAL & LEASING PROGRAMS AVAILABLE

Visit our web site: www.MarathonEquipment.com



MARATHON EQUIPMENT COMPANY

P.O. Box 1798 • Vernal, AL 35682-1798 USA • (205) 695-9105 fax (205) 695-7250 1-800-633-6971

130 Hwy 339 • Yerington NV 89447 USA • (775) 463-4030 fax (775) 463-4531 1-800-624-6724

1102 Industrial Park Rd • Clearfield, PA 16830 USA • (814) 765-0200 fax (814) 765-2072 1-800-622-7062

Pictures in this literature are illustrative only. Specifications are subject to change without notice in order to accommodate improvements to the equipment. Certified in compliance with ANSI Regulation Z245.2, all OSHA standards, and certified under WASTEC's Stationary Compactor Certification Program. Products must be used with safe practice and in accordance with said regulations and standards.



MARATHON EQUIPMENT COMPANY

RJ-250 SC

Self-Contained Compactor with 15 to 39 Cubic Yard Capacity Container



RJ-250SC with optional doghouse hopper.

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RJ-250SC Features

- Great for high liquid waste
- Large 40 1/2" x 58" Feed Opening
- Full Door Seal with "P" Seal
- Bubble Gate with Auto Relatch and Double-Hinge Door
- Qwik Clean® Tank
- CYCON Life-Xtender® Cyclic Control System
- Signature Series Warranty
- Unit is **UL Listed**

WHY MARATHON IS THE PREFERRED CHOICE

Compare a Marathon RJ-250 with any other self-contained compactor on the market, and you'll quickly discover why Marathon is the preferred choice of discriminating buyers.

Components are selected for **longevity and minimum maintenance**, with special attention given to the selection of highly sensitive components. Stress engineering provides the optimum degree of structural integrity. Only the best materials are used. The highest standards of quality are observed in the manufacturing process. That's why you'll find Marathon Compactors "packing trash" long after other makes have failed!

The RJ-250 units are state-of-the-art in roll-off self-contained compactors featuring **oversized feed opening and expanded container storage capacity**. The RJ-250 Compactors are designed to store and transport your waste, prevent contamination of your work and public areas in accordance with public health department requirements, improve working conditions for your employees and reduce disposal costs.

Both the RJ-250SC and RJ-250HT Compactors can be customized with a variety of loading arrangements to suit your specific needs. The RJ-250HT is particularly well suited for security chute-fed and dock-fed applications where maneuvering space for the collection vehicle is limited. Unique to the RJ-250HT, the compactor is built into the same door through which the compacted refuse is later emptied. This eliminates the need for the additional space necessary for the time-consuming double "turn-around" maneuver required for conventional self-contained models.

Specifications:

Charge Box Capacity	1.7 cu yd	1.30 m ³
[Mfrs. Rating]	1.31 cu yd	1.00 m ³
[WASTEC Rating]	41" x 56" W	1041 mm x 1473 mm
Clear Top Opening		

Performance Characteristics:

Cycle Time	33 s	33 s
Total Normal Force	39 800 lb	177 kN
Total Maximum Force	49 500 lb	220 kN
Normal Ram Face Pressure	27.1 psi	189 kPa
Maximum Ram Face Pressure	33.7 psi	235 kPa
Ram Penetration	5.5"	140 mm

Electrical Equipment:

Electric Motor 3/60/230-460	10 hp	7.5 kW
Electric Control Voltage	120 VAC	120 VAC
Panel Box Assembly		
UL Rated	Key Operated	
All Circuits Fused - 3 Push Button Station/Start/Stop/Reverse		

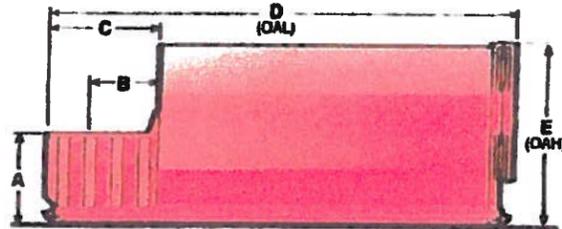
Hydraulic Equipment:

Hydraulic Pump	10 gpm	38 L/min
Normal Pressure	1850 psi	129 bar
Maximum Pressure	2300 psi	159 bar
Hydraulic Cylinders (2) - Bore	4"	102 mm
- Rod	2-1/2"	64 mm

RJ-250SC/RJ-250HT FEATURES:

- Exclusive 41" x 56" feed opening to handle large, bulky items!
- **Continuous feeding capability** - even while compactor is operating!
- Adaptable to special loading systems such as large capacity hoppers, security chutes or total enclosures.
- Total odor and pest control via Marathon's Ozone Odor Control option
- Easy loading from either ground or dock level.
- Over 24 tons of crushing force to reduce refuse to a fraction of its former size saving valuable space.
- Fits into same space as the pace-setting RJ-100SC Ultra! Extra length roll-off hoist is not required!
- Easy and fast installation! Installation costs are cut by half over conventional compaction systems.
- Fire hose connection provided on each unit.
- Factory testing to assure leakproof construction.
- **UL Listed.**

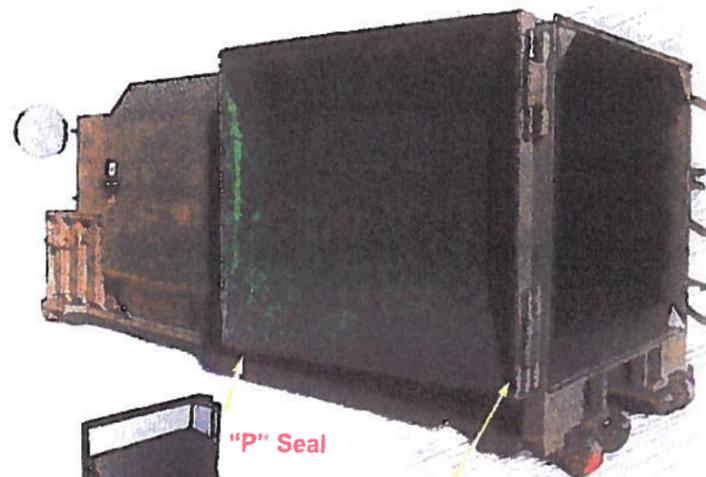
Signature Series Warranty Featuring 3 Years Structure 2 Years Components 6 Months Labor



Dimensions not shown: 6'-4-1/8" (2543mm) Overall Width
Ground Roller Widths: 61 7/8" (1569mm) Inside Rollers
67 3/8" (1712mm) Roller Centers
72 7/8" (1851mm) Outside Rollers

RJ-250SC	A	B	C	D*	E	LBS
15 cu yds	4'-0"	3'-7-1/4"	5'-7"	14'-3"	7'-6"	8,880
	1219mm	1099mm	1702mm	4521mm	2291mm	4018kg
20 cu yds	4'-0"	3'-7-1/4"	5'-7"	17'-4"	7'-6"	9,520
	1219mm	1099mm	1702mm	5496mm	2291mm	4318kg
25 cu yds	4'-0"	3'-7-1/4"	5'-7"	17'-10"	8'-8"	10,030
	1219mm	1099mm	1702mm	4521mm	2642mm	4560kg
30 cu yds	4'-0"	3'-7-1/4"	5'-7"	20'-5"	8'-8"	10820
	1219mm	1099mm	1702mm	6337mm	2642mm	4918kg
34 cu yds	4'-0"	3'-7-1/4"	5'-7"	22'-6"	8'-8"	11,130
	1219mm	1099mm	1702mm	7023mm	2291mm	5048kg
39 cu yds	4'-0"	3'-7-1/4"	5'-7"	24'-11-1/2"	8'-8"	11,790
	1219mm	1099mm	1702mm	7658mm	2291mm	5348kg
RJ-250HT	A	B	C	D*	E	LBS
25 cu yds	4'-1"	3'-7-1/4"	5'-7"	20'-9-1/2"	8'-6"	11,104
	1245mm	1099mm	1702mm	6337mm	2591mm	4173kg
29 cu yds	4'-1"	3'-7-1/4"	5'-7"	23'-1"	8'-6"	11,604
	1245mm	1099mm	1702mm	7039mm	2591mm	5254kg

* Overall height with hydraulic tailgate raised 18'-6" Hoist should be equipped with selector valve (1500 psi minimum) in order to control hydraulic tailgate
** Other lengths available. Call factory for details

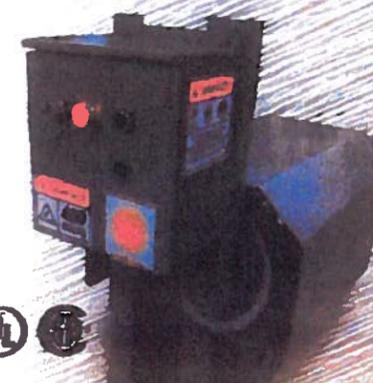


The "P" shaped Door Seal is specially designed for portable compaction/containers to provide a superior water tight closure. The mounting is engineered for quick and easy installation when replacement is necessary, requiring no field fitting, cutting or welding.

**Patented Double-Hinge with Bronze Bushing

Every RJ-250SC is tested for water tightness before leaving the factory. Liquid retention is assured by the incredible Double-Hinge! It creates uniform seal compression while eliminating seal "scrubbing" and damage so often encountered with competitive designs. The Double-Hinge also saves expensive driver and truck time because only one easy-to-operate ratchet makes it work.

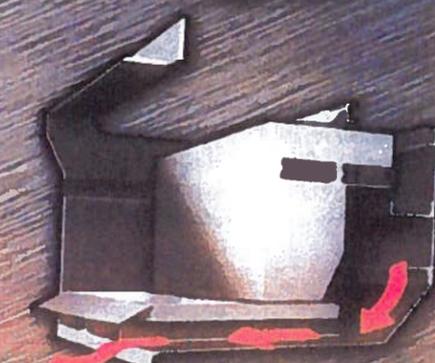
**U.S. Patent #474445



Superior to power pack mounted on the compactor, the Weather Power Pack remains free of damage caused by jolting during transit to and from disposal site and problems caused by severe dust conditions found at the landfill. There are no electrical connections to "main" and "break" - free choice to use hydraulic quick disconnects connect power unit to packing head. The Weather Cover for the Weather Power Pack is standard, as is the UL and CSA rated Power Box Assembly.



The optional discharge offers a totally enclosed charge box with extra large door opening (42" W x 40" H) and built-in lock.



The Double Clear Trench feature standard on all RJ-250SC and RJ-250HT Compaction Containers, allows any oil spillage which can occur during compaction to be collected and drained through the charge box base. The liquid is automatically discharged at the disposal site. In effect, during the compaction and the area behind the rear door. The 12" high, 750-gallon capacity sump area is designed to provide easy or hook access for roll-off drivers.

Marathon's Patented...

*CYCON Cyclic Control System Standard on all RJ-250SC and 250HT Compactors



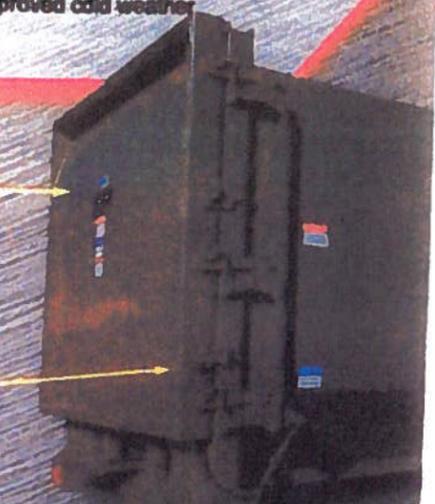
- Reliable, solid state circuitry eliminating all pressure and limit switches
- Extended cylinder and hose wear life - guaranteed by CYCON's no-shock cycle control
- Automatic "container full assurance system" - the ram dwells against the load at full pressure resulting in better compaction
- Smoother running, quieter operation
- Advanced hydraulic design allows the system to operate at minimum pressure levels except when actually packing solid waste
- More accurate Advanced Warning or Container Full options
- Dramatically improved cold weather performance

*U.S. Patent #4200049

Bubble Gate & Auto Retatch

The innovative "Bubble Gate" adds a full cubic yard to container capacity! Superior compaction rates result from its special curved shape! These two unique benefits reduce costs of disposal.

The ultimate in latch systems, Marathon's "Auto Retatch" eliminates the need to hold door while operating the latch ratchet. The design allows operator to use both hands on the ratchet.



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38-Gal. Dimension 500 Series Square Hinged Covered Top Heavy Gauge Steel Trash Receptacle with Liner -28"L x 26"W x 40"H
Made of heavy-gauge hot-dipped galvanized steel, this receptacle is powder coated to withstand years of exposure to the elements. Curved top allows water to run off.

5' H x 21-3/4" W disposal openings with 3" chutes encourage the insertion of litter. Rigid Plastic liner included. Two 12-gauge steel hinges are attached to the top of the body, which allows the top to open approx. 80°, permitting easy removal of the liner.

Four 12-gauge galvanized steel legs hold the receptacle 4" off the ground. Screw-in leg levelers accommodate for uneven surfaces. A built-in anchoring system (requires separate anchor kit) assists in secure placement.

Black Uni-Koat (powder coated) finish. Receptacle with black pleated panels available, see item 144-1861

Item #: 144-1858
Weight: 102 LB
Dimensions: 28" Sq. X 40"H
Warranty: 2 Year Limited Warranty



Our Price

\$719.00 / Each

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\$693.84 Each	6-9
\$683.05 Each	10+

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29-Gal. Aspen Series Square Hinged Covered Top Heavy Gauge Steel Receptacle
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144-1814
48-Gal. Aspen Series Square Hinged Covered Top Heavy Gauge Steel Receptacle
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\$932.00

Frequently Bought Together



144-1861
Anchoring Kits for Receptacles
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\$21.00



144-1859
38-Gal. Rigid Plastic Replacement Liner - 21 7/8" Sq. x 24 2/4" H
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48-Gal. Aspen Series Square Hinged Covered



144-1858
38-Gal. Aspen Series Square Covered Top Heavy Gauge Steel Receptacle

WO# 6430

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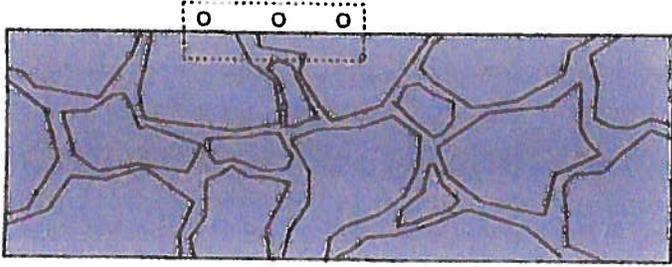
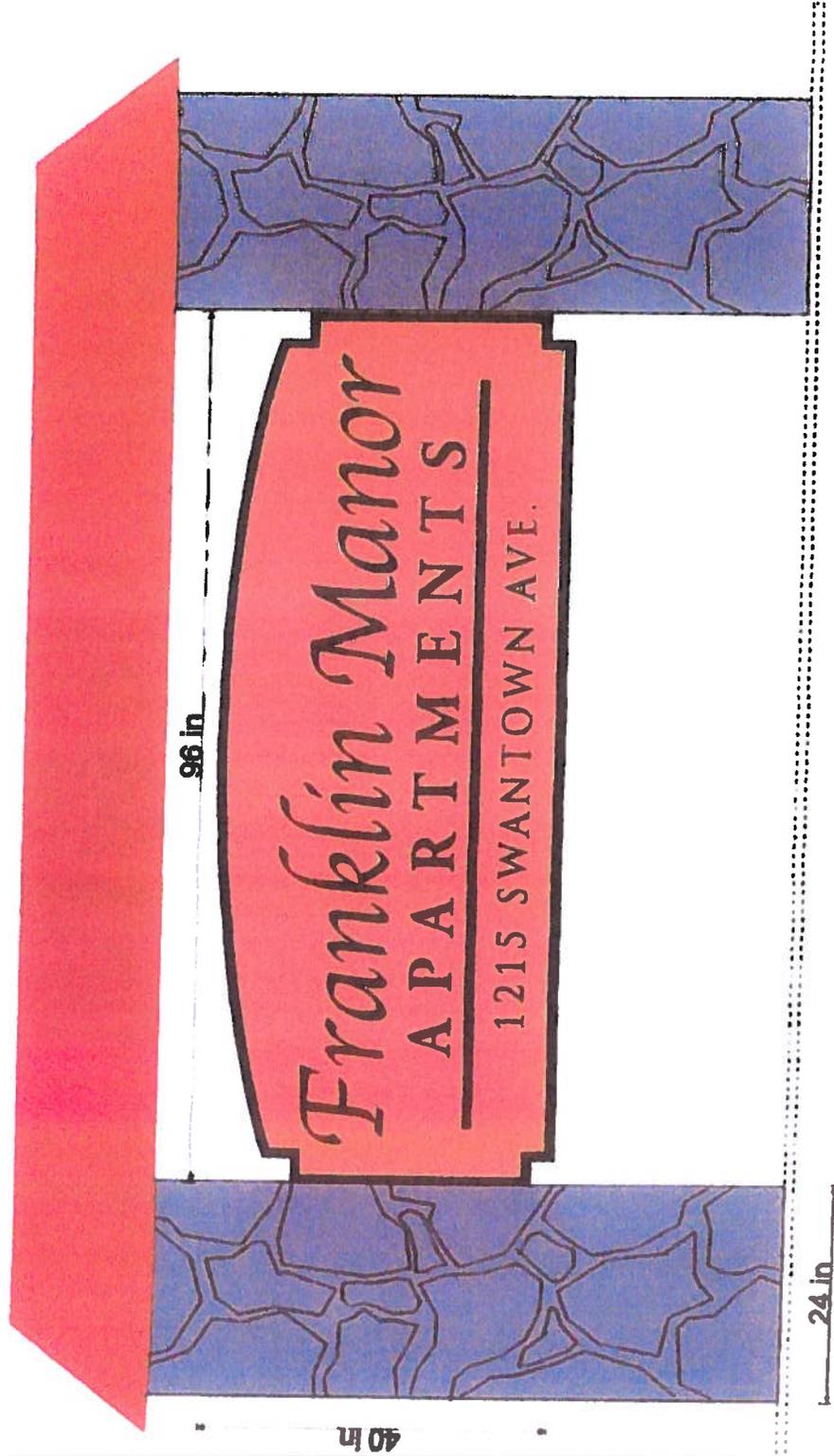
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40" x 96" Sandblast Sign--Qty 3

File Name

Size/Quantity

Note:



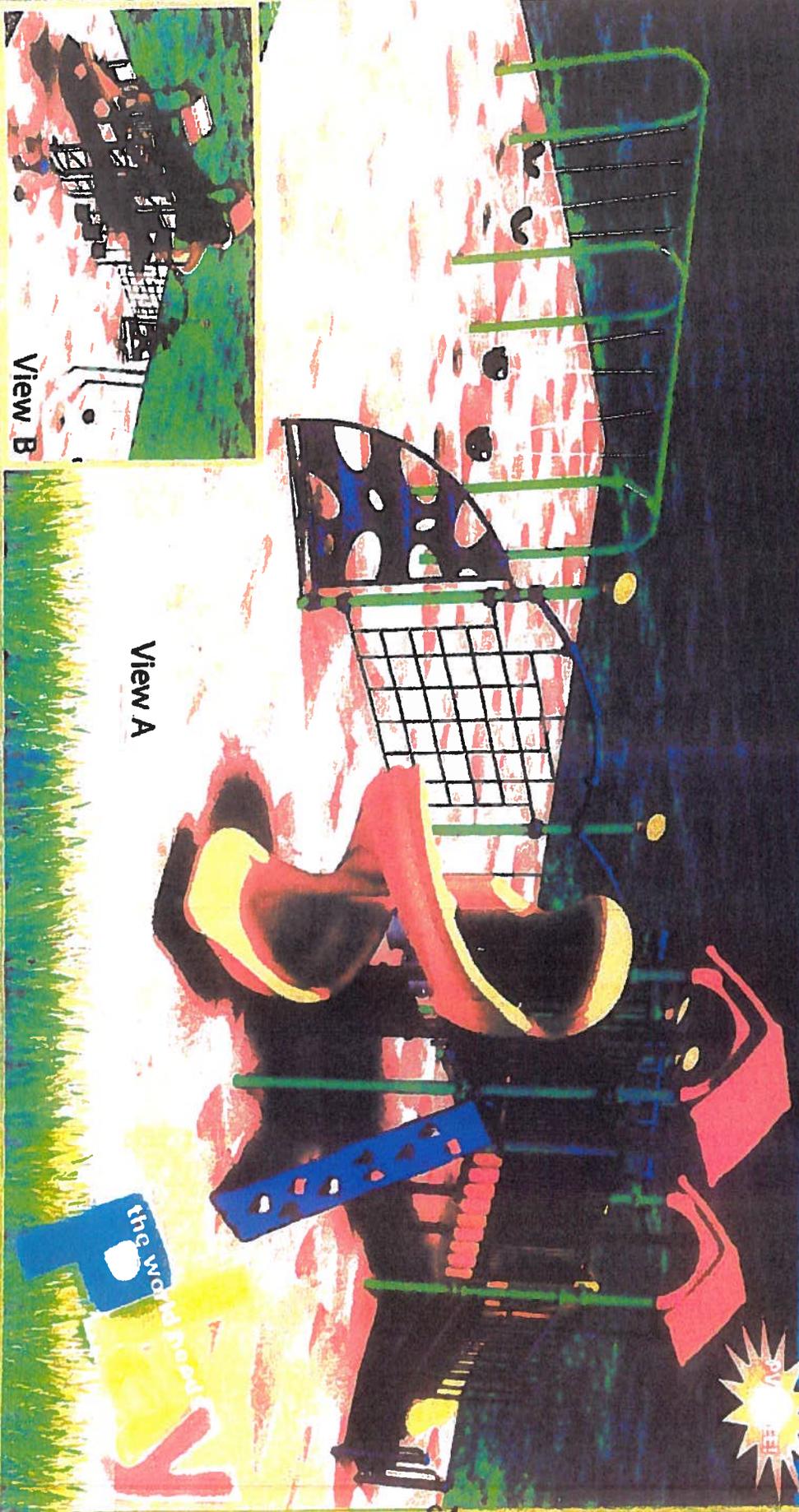
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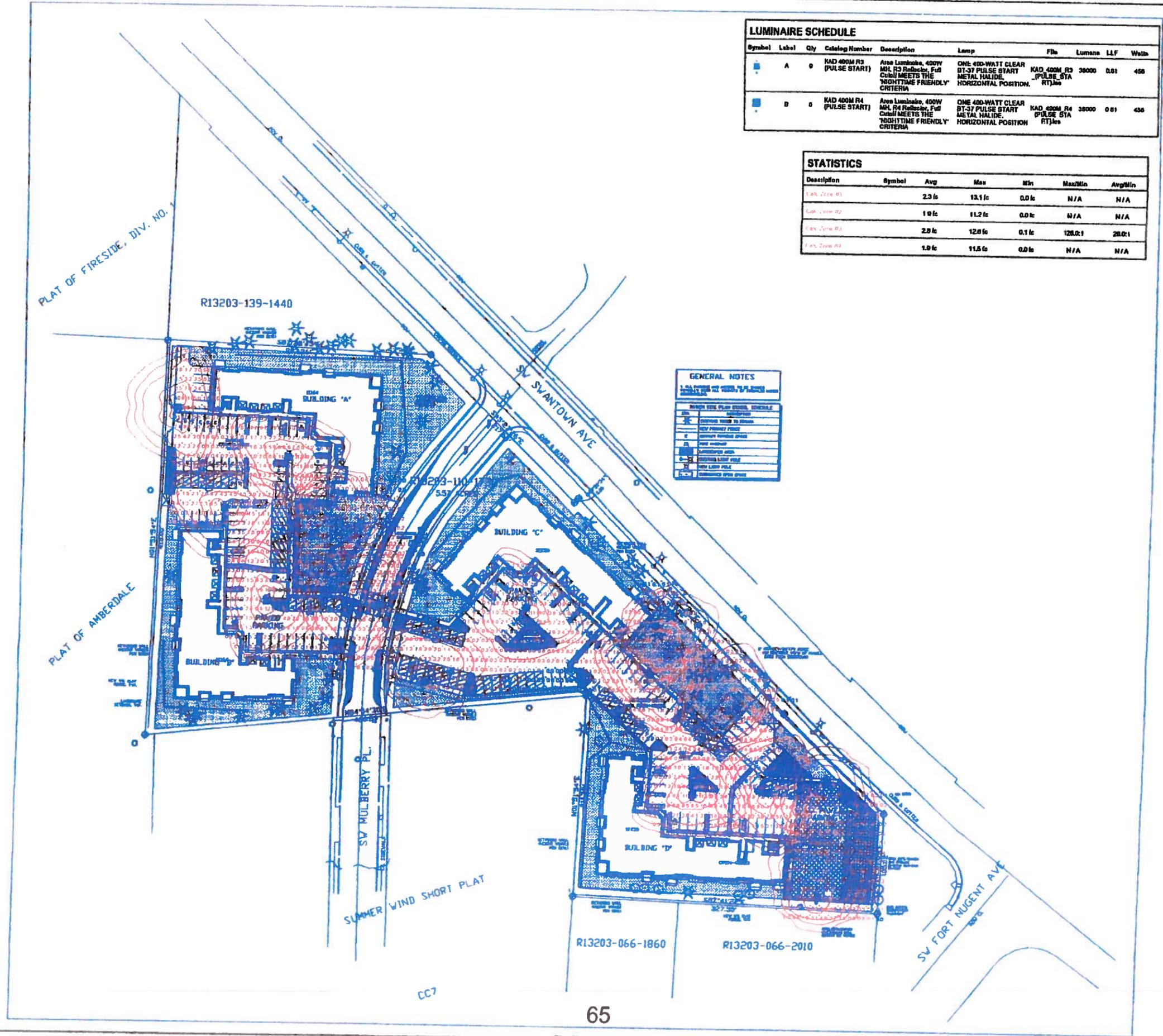
IHD 130-10A



View A



View B



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
A	KAD 400M R3 (PULSE START)	0		Area Luminaire, 400W MH, R3 Reflector, Full Cut-off MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE HORIZONTAL POSITION.	KAD 400M R3 (PULSE STA RT).doc	38000	0.81	450
B	KAD 400M R4 (PULSE START)	0		Area Luminaire, 400W MH, R4 Reflector, Full Cut-off MEETS THE 'NIGHTTIME FRIENDLY' CRITERIA	ONE 400-WATT CLEAR BT-37 PULSE START METAL HALIDE HORIZONTAL POSITION.	KAD 400M R4 (PULSE STA RT).doc	38000	0.81	450

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc. Zone #1		2.3 fc	13.1 fc	0.0 fc	N/A	N/A
Calc. Zone #2		1.0 fc	11.2 fc	0.0 fc	N/A	N/A
Calc. Zone #3		2.8 fc	12.0 fc	0.1 fc	120.0:1	28.0:1
Calc. Zone #4		1.8 fc	11.5 fc	0.0 fc	N/A	N/A

GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL BE AS SHOWN.
2. MATCH SIDE PLAN SYMBOLS, GENERALLY:
3. [Symbol] - [Symbol]
4. [Symbol] - [Symbol]
5. [Symbol] - [Symbol]
6. [Symbol] - [Symbol]
7. [Symbol] - [Symbol]
8. [Symbol] - [Symbol]
9. [Symbol] - [Symbol]
10. [Symbol] - [Symbol]



Franklin Manor
for
Hightech Electric

Designer
Jeff Anderson, LC
Date
Jul 6 2010
Scale
Drawing No.

CIMARRON SERIES

Cat. #	Approvals	
Job	<div style="text-align: center; border: 1px solid black; padding: 5px;"> RECEIVED AUG 24 2010 </div>	Type

SPAULDING LIGHTING

APPLICATIONS

- Area and site lighting.

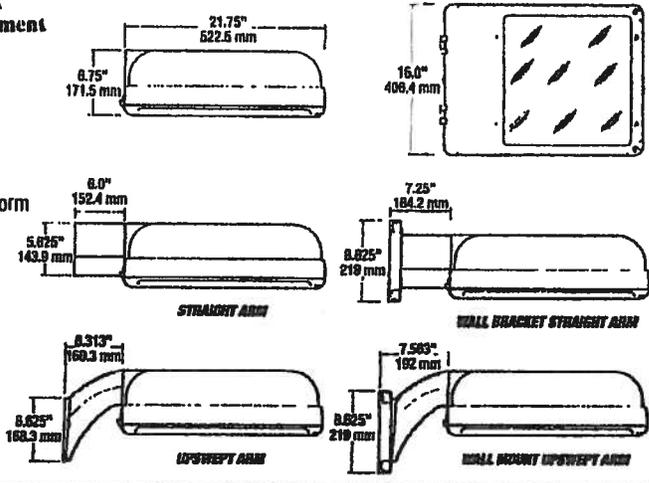
FEATURES

- Complements 'Southwest Series'
- IES Type II, III, V (square) and forward throw light distributions
- Flat lens design
- 100w to 400w lamps in HPS, and Pulse Start MH for design flexibility
- All distributions are field-rotatable
- Mounts on upswept, straight arms for poles or on wall bracket for a uniform project look
- 5 standard, 2 premium, and custom colors are available

LISTINGS/CERTIFICATIONS

- UL 1598 listed and CSA certified for outdoor use in wet locations.
- IDA fixture seal of approval.

CITY OF OAK HARBOR
Development Services Department



For more detail, see PSG page

EPA = 1.2 f² (single unit with arm)



ORDERING INFORMATION

ORDERING EXAMPLE

CR1 - A - P40 - H3P - F - Q - DB - L

Series Mount Wattage/Source Lamp Orientation/Distribution Lens Voltage Color Options

SERIES

CR1 Cimarron

MOUNT

- A** Arm Mount Construction (6" straight rigid arm included & acceptable for 90° configurations)
- AD** Decorative Arm Mount Const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
- WB** Wall Bracket Const. (includes Wall Bracket & 6" straight arm unless WBAD option is chosen which substitutes Decorative Upswept Arm)
- 0** No Arm or Wall Bracket (only order without arm or wall bracket when they are ordered as accessory)

WATTAGE/SOURCE

PULSE START METAL HALIDE	
P10	100W (ED-17 Med base)
P12	125W (ED-17 Med base)
P15	150W (ED-28 Mog base)
P17	150W (ED-28 Mog base)
P20	200W (T-15 Mog base)
P25	250W (ED-28 Mog base)
P32	320W (ED-28 Mog base)
P35	350W (ED-28 Mog base)
P40	400W (ED-28 Mog base)

HIGH PRESSURE SODIUM

S10	100W (ED-23 1/2 Mog base)
S15	150W (ED-23 1/2 Mog base)
S25	250W (ED-18 Mog base)
S40	400W (ED-18 Mog base)

LAMP ORIENTATION/DISTRIBUTION

- H2** Horizontal II - hydroformed
- H3** Horizontal III - hydroformed
- H3P** Horizontal III - Performance Series (Segmented)
- H4** Horizontal IV - multi-piece
- H4P** Horizontal IV - Performance Series (Segmented)
- H5** Horizontal V (square) - hydroformed
- H5P** Horizontal V - Performance Series (Segmented)

LENS

- F** Flat

VOLTAGE

- Q** Quad-Tap* - 120, 208, 240, 277V
- V** Five-Tap - 120, 208, 240, 277, 480V
- B** 480V
- T** Tri-Tap* - 120, 277, 347V
- E** 50 Hz 220/240V
- 0** No Ballast

* Factory wired for highest voltage unless otherwise specified.

COLOR

- DB** Dark Bronze
- BL** Black
- WH** White
- GR** Gray
- PS** Premium Silver
- RD** Red (premium color)
- FG** Forest Green (premium color)
- CC** Custom Color (consult factory)

OPTIONS

- WBAD** Substitutes Decorative Upswept Arm when WB wall bracket mounting is chosen
- RPA2** Round Pole Adapter (2 3/4" - 3 1/4")
- RPA3** Round Pole Adapter (3 1/4" - 3 3/4")
- RPA4** Round Pole Adapter (3 3/4" - 4 1/2")
- RPA5** Round Pole Adapter (5")
- RPA6** Round Pole Adapter (6")
- F1** Fusing - 120V
- F2** Fusing - 208V
- F3** Fusing - 240V
- F4** Fusing - 277V
- F5** Fusing - 480V
- F6** Fusing - 347V
- P1** Photo Button - 120V
- P2** Photo Button - 208V
- P3** Photo Button - 240V
- P4** Photo Button - 277V
- P5** Photo Button - 347V
- PR1** Photo Cell Receptacle - 120V
- PR2** Photo Cell Receptacle - 208V
- PR3** Photo Cell Receptacle - 240V
- PR4** Photo Cell Receptacle - 277V
- PR5** Photo Cell Receptacle - 480V
- PR6** Photo Cell Receptacle - 347V
- QZ** Quartz RS with lamp
- SS** Internal House Side Shield (available for H2, H3 & H4 distributions)
- VS** Polycarbonate Vandal Guard
- L** Lamp

SELECT UNITS ARE STOCKED FOR IMMEDIATE SHIPMENT.

ACCESSORIES

CIMARRON ACCESSORIES

CATALOG #	DESCRIPTION
ARM-CR-S-S-XX ^{1,2}	6" Rigid Straight Arm
ARM-CRD-S-S-XX ^{1,2}	6 1/2" Rigid Upswept Arm
ARM-CR-K-TA-XX'	Tenon Arm (single) adjustable
ARM-CR-TK-TA-XX'	Tenon Arm (double 180°) adjustable
ARM-CR-K-S-XX ^{1,2}	Adjustable Arm
CR1-PVG	Polycarbonate Vandal Guard
CR1-NS-23	Internal House Side Shield (H2 & H3 distributions)
CR1-NS-4	Internal House Side Shield (H4 distribution)
CR-RPA2-XX'	Round Pole Adapter for Straight Arm (2 3/4" - 3 1/4")
CR-RPA3-XX'	Round Pole Adapter for Straight Arm (3 1/4" - 3 3/4")
CR-RPA4-XX'	Round Pole Adapter for Straight Arm (3 3/4" - 4 1/4")
CR-RPA5-XX'	Round Pole Adapter for Straight Arm (5")
CR-RPA6-XX'	Round Pole Adapter for Straight Arm (6")
CRD-RPA2-XX'	Round Pole Adapter for Upswept Arm (2 3/4" - 3 1/4")
CRD-RPA3-XX'	Round Pole Adapter for Upswept Arm (3 1/4" - 3 3/4")
CRD-RPA4-XX'	Round Pole Adapter for Upswept Arm (3 3/4" - 4 1/4")
CRD-RPA5-XX'	Round Pole Adapter for Upswept Arm (5")
CRD-RPA6-XX'	Round Pole Adapter for Upswept Arm (6")
WB-CR-XX'	Wall Bracket
TPLB-XX'	Twin Parallel Luminaire Bracket
CR1-EHS-XX'	External 3 Sided Glare Shield (not rotatable)

¹ Replace XX with color choice, eg: DB for Dark Bronze
² When ordering poles, specify Pole Drill Pattern #2

TENON TOP POLE BRACKET ACCESSORIES (2 1/4" OD tenon) (RSS version requires 4" round pole adapter)

CATALOG #	DESCRIPTION
SEA-XX'	Square Pole Tenon Adapter (4 at 90 degrees)
RETA-XX'	Round Pole Tenon Adapter (4 at 90 degrees)
TEA-XX'	Hexagonal Pole Tenon Adapter (3 at 120 degrees)

¹ Replace XX with color choice, eg: DB for Dark Bronze

PHOTOCONTROL EQUIPMENT

CATALOG #	DESCRIPTION
PTL-1	Photocontrol - Twist-Lock Cell (120V)
PTL-8	Photocontrol - Twist-Lock Cell (120-277V)
PTL-9	Photocontrol - Twist-Lock Cell (480V)
PTL-6	Photocontrol - Twist-Lock Cell (347V)
PSC	Shorting Cap - Twist-Lock

SPECIFICATIONS

HOUSING Architecturally styled, one piece die-cast aluminum housing with nominal .125" wall thickness. Low profile design reduces the overall wind loading while providing a sleek, unobtrusive look which complements most building architectural styles.

DOOR Die-cast aluminum door hinges to housing and secures with two captive screws providing four points on contact ensuring a clean lens and optical assembly. Both the flat tempered glass and door are sealed with one-piece silicone gaskets.

OPTICS Multiple levels of photometric performance to be achieved via tiered optic offering ranging from fully segmented to hydroformed reflectors. All optical assemblies to field rotate in 90° increments. All distributions to be IES full cutoff classification. House side shielding available as either factory installed options or field installed accessories.

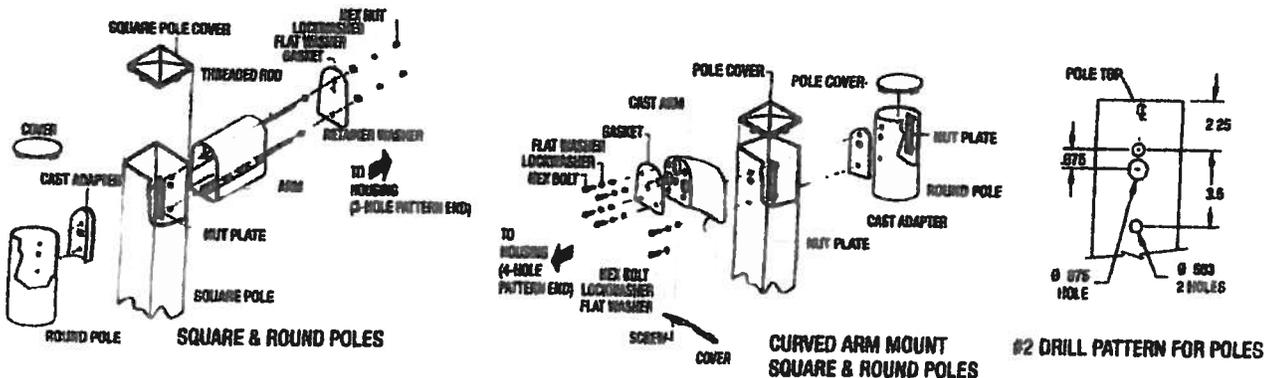
MOUNT Two arm designs are available providing maximum design flexibility. The die-cast aluminum arm offers a sleek upswept look while the extruded straight arm includes the housings contoured lines for continuity of style. A wall bracket and pole/tenon accessories are also available allowing easy mounting for virtually any application.

ELECTRICAL Energy efficient HID lamps up to 400 watts. Pulse rated porcelain sockets have spring loaded, nickel plated center contact. All units offer factory or field-installable photocell options and fusing.

BALLAST HPF ballast circuit, starting rated at -20 deg F (-40 deg F for HPS). Ballast and other electrical components mounted directly to housing for excellent heat dissipation and long life.

FINISH TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness. Prior to painting all luminaires and mounting accessories should be thoroughly cleaned with acid and alkaline cleaners followed by the application of a chromate conversion coating.

LISTING UL 1598 listed and CSA certified for outdoor wet location applications



Due to our continued efforts to improve our products, product specifications are subject to change without notice.



Spaulding Lighting • 701 Millennium Drive • Greenville, SC 29607 • PHONE: 864-678-1000
 For more information visit our web site: www.spauldinglighting.com

POLE OFFERING STEEL & ALUMINUM PRODUCTS

**SPAULDING
LIGHTING**

Spaulding Lighting's complete line of poles offer simple solutions for all your lighting needs from 8 to 60 feet in height. Pole applications include floodlighting, auto dealerships, commercial site lighting and roadways. Mounting configurations include tenon top, side mount, pad mount and open top designs to match any luminaire style.

Constructed with exacting standards both our aluminum and steel products meet strict guidelines for quality, strength and finish durability. Protecting your investment for years is our Lektrocote® powder paint, galvanized finish (steel poles only) or "satin" natural aluminum finish (aluminum poles only). From shaft cutting through finishing, quality control inspections are conducted throughout a highly automated process.

To ensure the finish is not damaged during shipment, all poles are protected with either cardboard or double wrapped foam/plastic.

STEEL PRODUCTS

Series	Construction	Shaft Sizes	Wall Thickness	Lengths
SSS	Square Straight Steel	4", 5", 6"	11 GA, 7 GA, 3 GA	10 - 40 ft
RSS	Round Straight Steel	3", 4", 4.5", 5", 6"	11 GA, 7 GA, 3 GA	8 - 30 ft
STS	Square Tapered Steel	5" - 9"	11 GA, 7 GA	20 - 50 ft
RTS	Round Tapered Steel	5" - 12"	11 GA, 7 GA	10 - 60 ft
SHS	Square Hinged Steel	4", 5", 6"	11 GA, 7 GA	20 - 40 ft

ALUMINUM PRODUCTS

Series	Construction	Shaft Size	Wall Thickness	Lengths
SSA	Square Straight Aluminum	4", 5", 6"	.125", .188", .250"	10 - 30 ft
RSA	Round Straight Aluminum	3", 4", 4.5", 5", 6"	.125", .188", .250"	8 - 30 ft
RTA	Round Tapered Aluminum	4" - 8"	.125", .188", .220", .250"	8 - 40 ft

For our most current product information and complete product details, please visit:

www.spauldinglighting.com

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

**SPAULDING
LIGHTING**

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For more information visit our web site: www.spauldinglighting.com



ENGINEERED PRODUCTS CO.

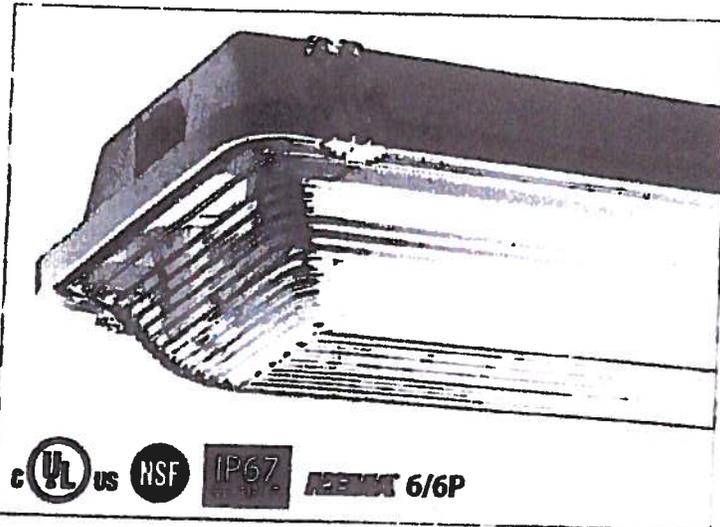
5401 Smetana Drive • Minnetonka, MN 55343
P 952.767.8780 / 800.336.1976 • F 952.767.8786 / 800.336.2801

Visit our Web Site at engproducts.com

LIGHTING PRODUCTS

GFF

Product Data Sheet



Typical Applications

- Food processing facilities
- Commercial kitchens
- Breweries
- Industrial facilities
- Livestock containment buildings
- Parking garages
- Under awnings
- Laundries
- Road tunnels
- Car washes
- Marinas
- Cold storage
- Cleanrooms
- Airports

Benefits

- Labor savings! Fast installation saves time and reduces labor cost.
- Reliable, durable, maintenance free performance!
- Long lasting fixture will not deteriorate under most hostile environments when it is installed according to factory procedures.
- 99% of all orders are shipped on time!

Features

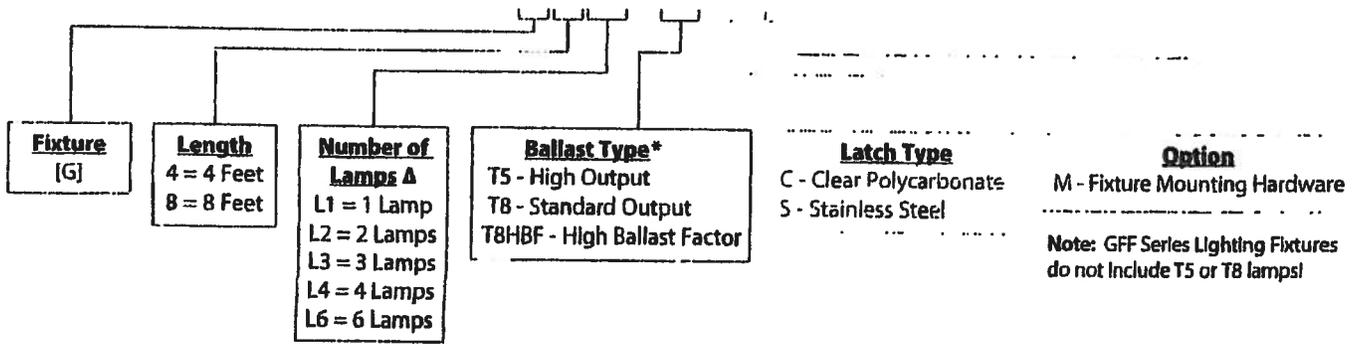
- Suitable for indoor or outdoor use.
- Multiple configurations available for T5 or T8 lamps in 4-Foot and 8-Foot lengths.
- Ingress Protection - NEMA 6P and IP67 rated dust and moisture resistant luminaire; suitable for use in wet locations where high-pressure wash-down is required.
- Certified and tested by NSF International to ANSI Standard 2.†
- Continuous "poured-in-place" closed cell polyurethane gasket completely seals the fixture from dust and moisture.
- Fixture Mounting Hardware allows the contractor to pre-install the mounting brackets to the mounting surface without drilling into the fixture housing.
- Tethered gear tray simplifies installation and power-to-ballast connection.
- Luminaire Disconnect - Enables the electrical contractor to easily and safely disconnect the incoming power and allow safe servicing of the GFF Series Fixtures and/or ballast with exposure to electrical shock.‡
- Impact resistant acrylic diffuser attaches to the fixture housing without tools.
- "Captive" Polycarbonate or Stainless Steel Cam Latches.
- Domestic Ballast Manufacturer.
- 100% factory tested before shipping. No contractor callbacks!
- Two (2) 1/2" trade size knockouts accommodate standard conduit fittings.

† NSF International is also recognized as the National Sanitation Foundation, a leader in product certification and standards development. The NSF mark (●) is your assurance that all GFF Series Lighting Fixtures have been tested and certified by one of the most respected independent certification companies in existence today. Products evaluated and certified by NSF International include bottled water, food equipment, home water treatment products, home appliances, plumbing and faucets, and even pool and spa components

‡ Complies with the 2008 NEC Article 410.130 (G) and CEC 30-308 (4) requirements for non-residential wiring of luminaires with ballasts

Ordering Example: G4L2T8CLM

G 4 L 2 - T 8 - C L M



Δ Lamps per Fixture (see illustration on the following page)

- 4-Foot GFF Light Fixture: Maximum of three (3) T5 or T8 lamps.
- 8-Foot GFF Light Fixture: Maximum of six (6) T5 or T8 lamps. **Note:** The 8-Foot fixture will **NOT** accommodate F96 lamps.

*** Minimum Starting Temperature**

- T5 GFF Light Fixture - High Output Ballast: -20°F / 29°C.
- T8 GFF Light Fixture - Standard Output Ballast: 0°F / 18°C.
- T8 GFF Light Fixture - High Ballast Factor (HBF): -20°F / 29°C.

Note: High Output (HO) lamps operate with a higher current, therefore, requiring ballasts to match the high output lamp designation and design. High Ballast Factor is a system operating a standard output lamp to a higher wattage and lumen performance within the standard lamp design.

Option - Fixture Mounting Hardware

M - Fixture Mounting Hardware: Maintain the NEMA 6P and IP67 Ingress Protection rating of the GFF Series Lighting Fixture by using the Fixture Mounting Hardware (FMH). The FMH eliminates drilling into the fixture housing and allows the contractor to pre-install the mounting brackets to the mounting surface.

The Fixture Mounting Hardware includes two (2) stainless steel mounting brackets and two (2) bail hangers. Use the bail hangers for chain or cable hanging installations.

Note: When specified, the Fixture Mounting Hardware is packaged with your GFF Series Lighting Fixture order.

Recommended Lamp Types and Wattage Size

- T5 Lamps: For High Output (HO) T5 F54 lamps **only**.
- T8 Lamps: For standard output T8 F32 lamps **only**. T8 High Output (HO) lamps cannot be used with this fixture.

Warning: VHO Lamps **must never be used** under any circumstances or you will damage the GFF Series Lighting Fixture.

Accessories

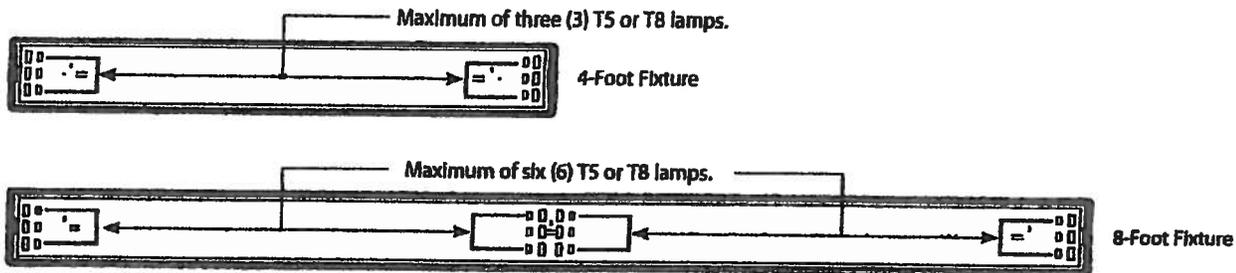
CATALOG No.	UPC No.	DESCRIPTION	STANDARD PACKAGE	STD. PKG. SHIP WT. (LB.)
GFF-D4	14253	Replacement Acrylic Diffuser for 4-Foot GFF Series Lighting Fixture	5/ Carton	10
GFF-D8	14254	Replacement Acrylic Diffuser for 8-Foot GFF Series Lighting Fixture	5/ Carton	21
GFF-L4C	14249	Replacement Polycarbonate Latches for 4-Foot GFF Series Lighting Fixture	8/ Pkg.	1
GFF-L4SS	14250	Replacement Stainless Steel Latches for 4-Foot GFF Series Lighting Fixture	8/ Pkg.	1
GFF-L8C	14251	Replacement Polycarbonate Latches for 8-Foot GFF Series Lighting Fixture	14/ Pkg.	1
GFF-L8SS	14252	Replacement Stainless Steel Latches for 8-Foot GFF Series Lighting Fixture	14/ Pkg.	1
GFF-MH	14248	GFF Series Lighting Fixture Mounting Hardware Kit	2/ Pkg.	1
GFF-TPS-C	14255	Tamper Resistant Stainless Screws for Polycarbonate Latches	100/ Pkg.	1
GFF-TPS-S	14256	Tamper Resistant Stainless Screws for Stainless Steel Latches	100/ Pkg.	1
JC14B/100B	10205	#14 AWG Jack Chain, 100-Feet per Box	1/ Carton	5
DL3B/100B	10211	#14 AWG Bright Double Loop Chain, 100-Feet per Box	1/ Carton	5

Specifications

- UL Listed and approved for use in wet locations.
- Meets the requirements of the 2008 NEC, Article 410.10 (A) and (B).
- * NEMA 6P and IP67 rated as a water resistant luminaire; protected against dust and strong jets of water.
- Meets the requirements of NSF ANSI Standard 2.
- Universal Operating voltage: 120/277V @ 60 Hz.
- Shipping Weight (approximate): 4-Foot GFF Light Fixture - 11 lbs. (4.98 kg); 8-Foot GFF Light Fixture - 19 lbs. (8.61 kg).

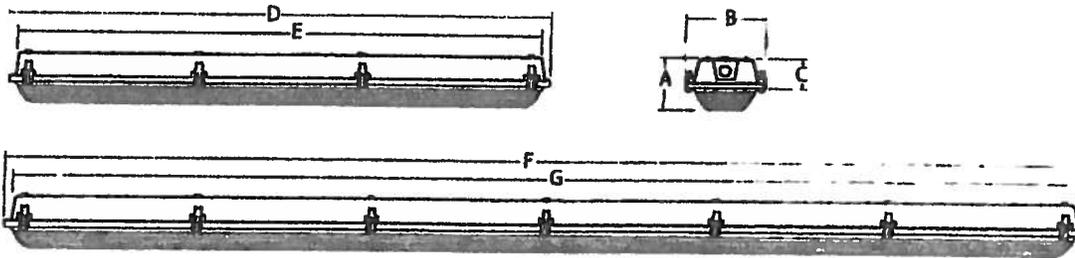
* Note: The GFF Series Lighting Fixtures are manufactured for either indoor or outdoor use and provides a degree of protection against the ingress of solid foreign objects (i.e., dust), the ingress of water (i.e., hose directed water and the entry of water during prolonged submersion at a limited depth), protection against corrosion, and will be undamaged by the external formation of ice on the fixture.

Lamps per Fixture.



Note: Top down view of 4-Foot and 8-Foot GFF Series Lighting Fixture Gear Tray.

A	B	C	D	E	F	G
4.25"	6.812"	2.25"	51.7"	49.7"	100.0"	98.0"



Note: Dimensions E and G reference the 1/2" trade size knockouts on each end of the fixture.

Warranty

Engineered Products Company warrants that the GFF Series Lighting Fixtures sold and delivered to the Buyer are free from defects in quality, workmanship and material under normal use from the date of delivery for a period of one (1) year. The ballast warranty is five (5) years and is limited to the original or first end-user purchaser only. Contact the ballast manufacturer directly for more specific information.

Engineered Products Company
 5401 Smetana Drive • Minnetonka, MN 55343
 P 952.767.8780 / 800.336.1976 • F 952.767.8786 / 800.336.2801

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E02-070-001 C1 (08/09 SP)

Model Number: TL-110-PL-84-120/277

Approvals:

Accessories:

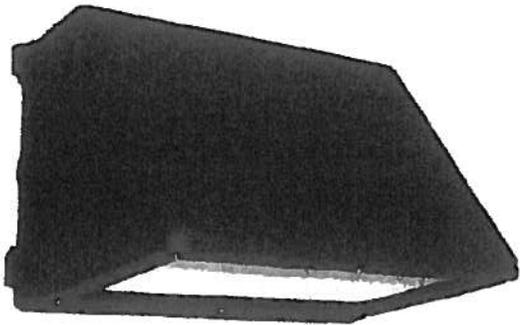
Type:

Job:

PRODUCT SPECIFICATIONS

CONSTRUCTION

The Trace-lite TL110 Series features a durable, die-cast aluminum enclosure with an architectural bronze powder coated finish. Enclosure is fully sealed and gasketed, and is Wet Location Listed for outdoor use. Enclosure and hardware are corrosion resistant. The TL110 features an internal, anodized aluminum reflector which provides ideal light distribution, and the lamp(s) are protected by a high-impact, heat resistant tempered glass lens.



LAMPS & BALLASTS

Compact Fluorescent: 4-Pin Triple Tube lamps from 26 to 84 watts, utilizing a G24-q3 base with an electronic programmed start ballast rated for a minimum operating temperature of -20°C (-4°F) and 120/277VAC input.

High Pressure Sodium: B17 type lamps from 35 to 150 watts, utilizing a medium base, glazed porcelain socket pulse rated for 4KV with either a R-NPF or HX-HPF type ballast rated for a minimum operating temperature of -30°C (-22°F) and 120VAC, Double-tap (120/277VAC), Multi-tap (120/208/240/277VAC) or 480VAC input.

Metal Halide: BD17 type lamps from 70 to 100 watts, utilizing a medium base, glazed porcelain socket pulse rated for 4KV with an HX-HPF ballast rated for a minimum operating temperature of -30°C (-22°F) and Multi-tap (120/208/240/277VAC) or 480VAC input.

Pulse Start Metal Halide: BD17 type lamps from 150 watts, utilizing a medium base, glazed porcelain socket pulse rated for 4KV with a CWA ballast rated for a minimum operating temperature of -30°C (-22°F) and Multi-tap (120/208/240/277VAC) or 480VAC input.

The Trace-lite TL110 Series is an architectural, full cutoff wallpack that is ideal for parking areas, entrances, walkways, underpasses, loading docks, and recreation areas. Available with Compact Fluorescent, Metal Halide, Pulse Start Metal Halide or High Pressure Sodium lamps for any application.

WARRANTY

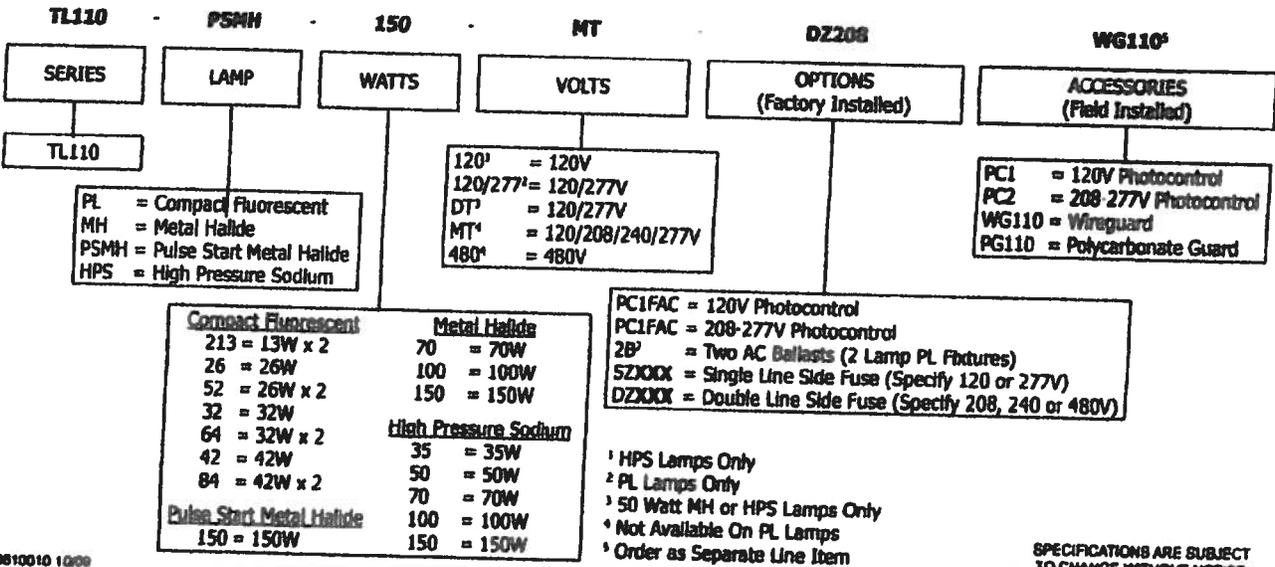
Any housing component that fails due to manufacturer's defect is guaranteed for two years from time of shipment. Ballasts, Capacitors, and Ignitors are warranted for one year from time of shipment. Warranty does not apply to damages caused by improper installation, abuse, fire or acts of God. Lamp is not covered by manufacturer's warranty.

INSTALLATION

The Trace-lite TL110 Series is ideal for mounting to any vertical surface and features a hinged design for easy access to internal components. Can be wired to a 4" junction box, or surface mounted using 1/2" NPS conduit entry points. The TL110 can be mounted in an inverted position, the unit is then only rated for damp locations.

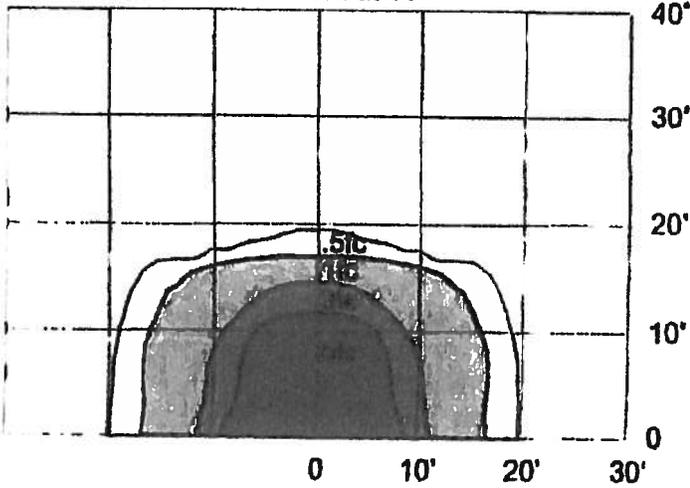


ORDERING INFORMATION

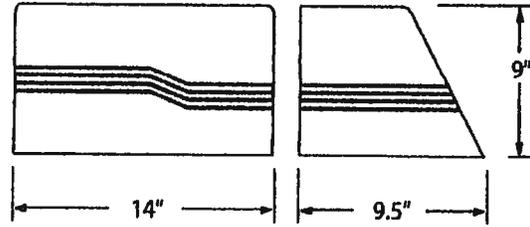


SAMPLE PHOTOMETRICS

TL110-PSMH-150 Mounted at 10'



DIMENSIONS



TL110 Approx. Weight: 12 lbs.

Footcandle Correction

Multiply factors times the footcandle values for changes in lamp type.

Lamps	26W PL	42W PL	50W MH	100W MH	100W HPS	150W HPS
Factor	.11	.20	.20	.56	.59	1.00



a division of **BARRON LIGHTING GROUP**
 1911 West Parkside Lane • Phoenix, AZ 85027
 (888) 533-3948 • (623) 580-3948 • Fax: (623) 580-8948
 www.trace-lite.com • www.barronltg.com

DESCRIPTION

The H572ICAT is designed for insulated ceilings and can be in direct contact with ceiling insulation. This AIRTITE™ housing design prevents airflow between attic and living areas and saves on both heating and air conditioning costs. The 26W electronic compact fluorescent ballast meets stringent Energy Star requirements including FCC Title 47 CFR part 18 for Consumer equipment. The H572ICAT offers a wide choice of trim types including reflector, lensed and wall wash trims. The H572ICAT is warranted for 2 years.

DESIGN FEATURES

A...Housing

Single wall aluminum housing. Openings are gasketed for AIRTITE installation. 7" housing height allows use in 2" x 8" joist construction. Housing adjusts for ceilings up to 1 3/8" thick. AIR-TITE ceiling-to-housing installation gasket included.

B...Plaster Frame

Includes regressed locking screw for hanger bars and cutouts for crimping hanger bars in position

C...Junction Box

- Listed for through branch circuit wiring
- Positioned to accommodate straight conduit runs
- Seven 1/2" trade size conduit knockouts with true pry-out slots
- Slide-N-Side™ connectors allow non-metallic sheathed cable to be installed without tools and without removing knockouts. Accepts a wider range of non-metallic sheathed cable - the standard cable types used in lighting for both U.S. and Canada.
 - Allows wiring connections to be made outside the junction box
 - Simply insert the cable directly into the trap after connections are made
- accommodates the following standard non-metallic sheathed cable types: (US) #14/2, #14/3, #12/2, #12/3 (Canada) #14/2, #14/3, #12/2

D...Bar Hangers

Bar Hanger Features include:

- Pre-installed nail easily installs in regular lumber, engineered lumber and laminated beams
- Safety and guidance system prevents snagging, ensures smooth straight nail penetration and allows bar hangers to be easily removed if necessary.
- Automatic levelling flange aligns the housing and lets you hold the housing in place with one hand while driving nails
- Housing can be positioned at any point within 24" joist span
- Score lines allow "toolless" shortening for 12" joists
- Bar hangers may be repositioned 90°
- Bar hangers do not need to be removed from frame for shortening
- Integral T-bar clips snaps onto T-bars - no additional clips required

E...Socket

G24q-3/GX24-3 socket for one 26W DTT - Double Twin Tube (Quad) or 26W TTT - Triple Twin Tube 4 pin lamp.

F...Lamp

Compact Fluorescent lamp (by others)
Generic 26Watt Lamp Designations
DTT-Double Twin Tube (Quad) (CFQ)
• CFQ26W/G24q 2700K
• CFQ26W/G24q 3000K

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

TTT-Triple Twin Tube (CFTR)

- CFTR26W/GX24q 2700K
- CFTR26W/GX24q 3000K
- 12,000 hour rated average life
- 82 CRI rated lamps provide excellent color and high visual comfort.
- Color temperature (warm to cool) options offer 2700K warm or 3000K medium-warm incandescent-like light.

G...Electronic Ballast

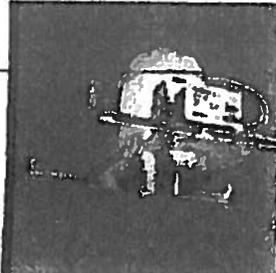
Thermally protected, fused, 120 volt electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting. End of lamp life protection is standard. Meets FCC EMI/RFI consumer level limits.

Labels

- UL/cUL Listed for Damp Location
- UL/cUL Listed wet location with select trims
- UL Listed for Direct Contact with insulation and combustible material
- UL/cUL listed for Feed Through

Compliance

- Meets State of California Title 24 High efficacy luminaire
- Washington State Energy Code
- New York State Energy Conservation Construction Code
- International Energy Conservation Code
- Energy Star Qualified
- Certified AIR-TITE under ASTM-E283



H572ICAT

5" Insulated Ceiling
Compact Fluorescent
AIR-TITE™ Recessed
Housing
26 Watt Compact
Fluorescent

5" TRIMS
FOR USE IN
INSULATED
CEILINGS

FOR DIRECT
CONTACT WITH
INSULATION

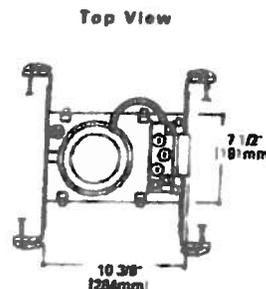
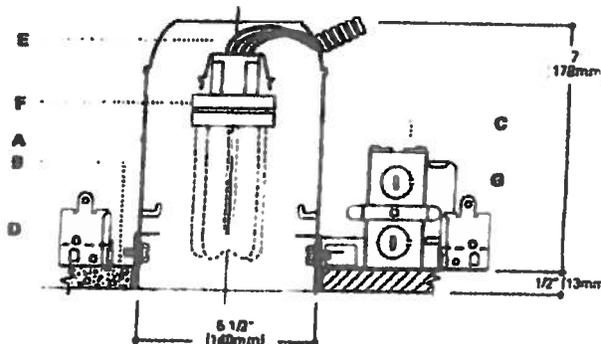
Lamp/Ballast Energy Data

Rated Lamp Watts: 26W
Voltage: 120V
Input Current: 0.23A
Input Power (ANSI Watts): 26W

airtite



AD0071 182
057



Ordering Information and 2 year warranty information on reverse

COOPER LIGHTING

TRIMS

ORDERING INFORMATION

SAMPLE NUMBER: H572ICAT50218C

Order housing, trim and accessories separately.

Housing
 H672ICAT=5" AIR-TITE Insulated Ceiling Energy Star 26W Housing

Trims

Accessories

Gasket Kit
 GA-ATH5-6PK=Spares Ceiling to Housing Gasket Kit, 6 pieces

2 YEAR LIMITED WARRANTY

Energy Star Labeled Recessed Lighting

Cooper Lighting (The Company) warrants this product ("the product") against defects in material or workmanship for a period of two years from date of original purchase, and agrees to repair or, at the company's option, replace a defective product without charge for either replacement parts or labor during such time. This does not include labor to remove or install fixtures.

This warranty is extended only to the original purchaser of the product. A purchaser receipt or other proof of date of original purchase acceptable to the Company is required before warranty performance shall be rendered.

This warranty only covers product failure due to defects in materials or workmanship which occurs in normal use. It does not cover the bulb or failure of product caused by accident, misuse, abuse, lack of reasonable care, alteration, or faulty installation, subjecting the product to any but the specified electrical service or any other failure not resulting from defects in materials or workmanship. Damage to the product caused by separately purchased, non-Company supplied components or bulbs, and corrosion or discoloration of components are not covered by this warranty.

There are no express warranties except as described above.

THE COMPANY SHALL NOT BE LIABLE FOR INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OF THE PRODUCT OR ARISING OUT OF ANY BREACH OF THIS WARRANTY. ALL IMPLIED WARRANTIES, IF ANY, INCLUDING IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE LIMITED IN DURATION TO THE DURATION OF THIS EXPRESS WARRANTY. Some states do not allow the exclusion or limitation of incidental or consequential damages, or limitations on how long an implied warranty lasts, so the above exclusions or limitations may not apply to you.

No other warranty, written or verbal, is authorized by the Company. This warranty gives you specific legal rights, and you may also have other rights which vary from state to state.

To obtain warranty service, please write to Cooper Lighting, 1121 Highway 74 South, Peachtree City Georgia 30269. Enclose product model number and problems you are experiencing, along with address and telephone number. You will then be contacted with a solution or a Return Goods Authorization number and full instructions for returning the product. All returned products must be accompanied by a Return Goods Authorization Number issued by the Company and must be returned freight prepaid. Any product received without a Return Goods Authorization Number from the Company will be refused.

Cooper Lighting is not responsible for merchandise damaged in transit. Repaired or replaced products shall be subject to the terms of this warranty and are inspected when packed. Evidence or concealed damage that is made in transit should be reported once to the carrier making the delivery and a claim filed with them.

REFLECTORS



Reflector with White Trim Ring and Torsion Springs
 26W DTT, 26W TTT compact Fluorescent
 5021SC=Specular Clear
 5021H=Haze Reflector
 5021RD=Residential Gold
 OD: 6-3/8" (165mm)

BAFFLES



Metal Baffle with White Trim Ring and Torsion Springs
 26W DTT, 26W TTT compact Fluorescent
 ERT513=Black Baffle
 ERT513TS=Black Baffle with Torsion Springs
 ERT513WHT=White Baffle
 ERT513WHTTS=White Baffle with Torsion Springs
 OD: 6-3/8" (165mm)



Collar Baffle with White Trim Ring and Torsion Springs
 26W DTT, 26W TTT compact Fluorescent
 5016P=Black Baffle, White Trim Ring
 5016W=White Baffle, White Trim Ring
 OD: 6-3/8" (165mm)

LENS



Frosted Glass Dome Shower Light with White Trim Ring and Torsion Springs
 26W TTT Compact Fluorescent ONLY
 5054FB=Shower Light - White Trim Ring
 5054SNB=Shower Light - Satin Nickel Trim Ring
 5054ACB=Shower Light - Antique Copper Trim Ring
 5054TBZB=Shower Light - Tuscan Bronze Trim Ring
 OD: 6-3/8" (165mm)



Alabaster Lens Shower Light with Reflector, White Trim Ring and Torsion Springs
 26W TTT Compact Fluorescent ONLY
 5051FB=Shower Light
 OD: 6-3/8" (165mm)



Fresnel Lens Shower Light with Reflector, White Trim Ring and Torsion Springs
 26W TTT Compact Fluorescent ONLY
 ERT522=Shower Light
 OD: 6-3/8" (165mm)

WALL WASH



Wall Wash with Baffle, White Trim Ring and Torsion Springs
 26W TTT Compact Fluorescent ONLY
 5030=Wall Wash with Black Baffle
 5030W=Wall Wash with White Baffle
 OD: 6-3/8" (165mm)

Note: Specifications and Dimensions subject to change without notice

Visit our web site at www.cooperlighting.com

Customer First Center 1121 Highway 74 South Peachtree City GA 30269 770 488 4800 FAX 770 488 4801
 Cooper Lighting 5925 McLaughlin Rd Mississauga Ontario Canada L5R 1B9 905 607 4000 FAX 905 668 7049



CITY OF OAK HARBOR
MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Franklin Manor PRD, a 158 unit multi-family project.

Proponent Sean Hegstad, Haven Design Workshop, 907 Harris Avenue, Suite 301, Bellingham, WA 98225

Location of proposal 1215 SW Swantown Avenue, Oak Harbor, WA. Parcel number R13203-110-1730.

Lead Agency City of Oak Harbor

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

X This mitigated DNS is issued under WAC 197-11-340(2), with a fourteen day comment period ending on September 1, 2010; provided there are no substantive comments submitted the MDNS will become final on that date. There will be a 15 day appeal period ending September 16, 2010.

MITIGATION MEASURES:

1. All of the mitigation measures identified in the Applicant's SEPA checklist dated June 18, 2010 shall be implemented.
2. The continued affordability of the proposed qualified affordable housing units must be secured through a permanent measure. The applicant shall propose a method to ensure this for City approval prior to the issuance of the first building permit.
3. The applicant or its contractor shall maintain a spill response plan for the purposes of addressing hazardous spills during construction.
4. If there are unforeseen impacts on tree retention areas adjacent to those being cleared for building lots and roadways, the Applicant shall prepare an alternative landscape and tree retention plan that provides procedures, design flexibility, and implementation necessary for addressing those impacts. This plan must be approved by the City prior to implementation.
5. As may be periodically required in response to changing site conditions, and as may be required by unforeseen impacts, the Applicant shall amend, correct, improve, or alter tree retention plans to ensure their effectiveness, including but not limited to: revegetation of areas; selective felling of trees; etcetera.

6. If any tree retention areas must be cleared due to potential for tree blow down or wind throw the following must be completed:
- a revegetation plan must be developed by the Applicant for approval by the City;
 - the plan must include a mix of tree plantings (at a maximum of 20 -25 ft spacing, dependant upon species as approved by the City) and shrubs and ground cover to cover the remaining areas.

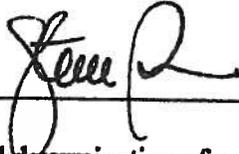
Responsible Official: Steve Powers, AICP

Position/Title: Development Services Director

Phone: (360) 279-4511

Address 865 SE Barrington Drive, Oak Harbor, WA 98277 Date August 18, 2010

Signature _____



This mitigated determination of nonsignificance shall be considered final unless subsequently modified by a major amendment to the proposed project or as a result of comments received by September 2, 2010. You may appeal this determination at Oak Harbor City Hall, 865 SE Barrington Drive, Oak Harbor, WA, 98277 within fifteen days of the date set out above, or no later than close of business September 17, 2010.



**CITY OF OAK HARBOR
Development Services Department**

RECEIVED

Application Form

APR 1 2010

CITY OF OAK HARBOR
Development Services Department

Project Name: FRANKLIN MANOR

Type of Application: HEIGHT VARIANCE

Description of Proposal:
5% ADMINISTRATIVE VARIANCE REQUEST

APPLICANT NAME/CONTACT PERSON (or legal representative): SEAN HEGSTAD MVEN DESIGN WORKSHOP	Address: 907 HARLES AVE, SUITE 301 BELLINGHAM, WA 98225
E-mail Address: SEAN@MVEN-DW.COM	Phone and Fax: 360-527-2840 360-527-2844
PROPERTY OWNER NAME (list multiple owners on a separate sheet): WINDMILL COURT LLC	Address: 15015 MASH ST SUITE 203 BELLEVUE, WA 98007
E-mail Address:	Phone and Fax: 425-748-2313 425-748-6595
ENGINEER/SURVEYOR: DONG CAMPBELL APC ENGINEERS	Address: 1401 ASTOR ST. BELLINGHAM, WA 98225
E-mail Address: DONG@APCENGINEERS.COM	Phone and Fax: 360-671-1146 360-671-1169
PROJECT SITE INFORMATION (address/location): 1215 SWANANTOWN AVE. OAK HARBOR, WA 98277	Comp. Plan Designation: HIGH DENSITY RESIDENTIAL
Zoning: MULTI-RES.	Parcel Number(s): R13203-110-1730
Legal Description (attach separate sheet): -SEE ATTACHED	Acreage of Original Parcel(s): 5.57
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units: 158

AUTHORIZATION:
The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Sean Hegstad
Authorized Signature

6.9.09
Date

RECEIVED

APR 13 2010

Conditions for qualifying for a Variance

CITY OF OAK HARBOR
Development Services Department

There are five criteria that must be met in order for a piece of property to qualify for a variance.

1. Are there any special conditions or circumstances that exist which are peculiar to the land such as size, shape, topography or location, that are not applicable to other lands in the same zoning district? Will the literal interpretation of the provisions of the Oak Harbor Municipal Code (OHMC) deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district?

DUE TO THE LOT SHAPE AND MORE IMPORTANTLY THE TOPOGRAPHY AT THE PROPERTY LINES HAVE A SIGNIFICANT SLOPE UP NEAR EXISTING ROADS. THE LITERAL INTERPRETATION WILL NOT ALLOW THE PROPERTY TO BE MAXIMIZED. THE PROJECT CAN ACHIEVE MAXIMUM DENSITY EVEN WITH A MAJOR ROAD THROUGH THE PROJECT.

2. Do the special conditions mentioned above result from actions of the applicant?

THE SITE CONTOURS AND ROAD REQUIREMENTS ARE BEYOND THE OWNERS CONTROL.

3. Will the granting of the variance amount to a rezone?

NO

4. Will the variance grant a special privilege to the subject property which is denied other lands in the same district?

NO

5. Will the granting of the variance be materially detrimental to the public welfare or injurious to the adjacent properties or improvements within the vicinity?

NO

June 3, 2009

Steve Powers
Director of Development Services
City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98227

Re: Franklin Manor – Administrative Variance Request
Location – 1215 Swantown Avenue – Oak Harbor, WA

RECEIVED
APR 17 2010
CITY OF OAK HARBOR
Development Services Department

Steve and City Staff:

The following is a request for variance for Franklin Manor, a condominium project that will be located along Swantown Avenue. We are requesting to increase allowable building height by five percent.

1. Site Plan – Building Site Plan

As stated within the Oak Harbor Design Regulations and Guidelines, "The basic principles of good site planning can be remembered with the acronym SAFE: Safe, Attractive, Fits the neighborhood, Efficient and useable."

SAFE: The proposed locations of the buildings allows for better visual control of lobby, other entries and parking areas. The increased building height does not create a less safe environment and actually increase safety with better spacing between buildings allowing better natural light and ventilation.

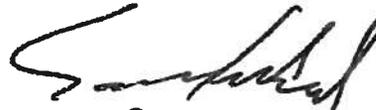
ATTRACTIVE: The proposed placement of buildings provides a more desirable experience for traffic passing by and for the residence. With the addition of a privacy fence/ wall along Swantown Avenue, the parked cars will be screened to reduce this potential undesirable effect. Much of the increased building height will be visually reduced due to the contours of the existing site. We were very careful to vary the building façade to better reduce the visual impact of the buildings.

FITS IN THE NEIGHBORHOOD: The buildings' style blends with the other multi-family housing in the area. The buildings will be lowered on the site to help reduce the appearance of height. There is a significant amount of variation in the building facades which further integrates as appropriate sense of scale with the surrounding buildings.

EFFICIENT ANDS USEABLE: The proposed building layout maximizes the useable space and parking areas/ By tucking the buildings towards the setbacks it allows for sufficient separation and adequate scaling of the buildings. As with any successful site plan careful attention to scale, spacing, open space, and parking is a must. Careful placement of trees, landscaping, and fencing/ walls also help to reduce the potential negative impacts. There are several items that significantly impact the site design that includes: site shape, new street through middle of site, street frontage locations, topography, and reduce space for building locations.

It is our belief that the building placement and building height provide many advantages to the local vicinity, the development and the client. We ask that you approve our variance requests based on the information provided and your professional experience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sean Hegstad', written in a cursive style.

Sean Hegstad
Architect

June 3, 2009

Re.: Franklin Manor – Height Increase Variance – Response
Location – 1215 Swantown Avenue – Oak Harbor, Washington

To Whom It May Concern:

1. Building height increase from Design Guidelines

We are asking for a five percent increase in building height above the Average Natural Grade Level. This increase is 36'-9" from the standard 35'-0" to the midpoint of the highest gable of the roof.

2. Narrative:

Due to the nature of this site and more specifically the steep banks along some sides of the property it allows the client to increase the building height to still stay within the required height and does not require a standard variance. It was the clients' desire to provide more residential units with the least impact on the site and the neighboring properties we feel that this has very closely met both the client's project requests and stayed within the intent of the design guidelines. I have discussed this issue with Claire, formally from your department and she noted that we have a strong argument for this administrative variance.

The project team, after much discussion with the City Staff, feels that this request is both reasonable and supportable and would really appreciate your support.

Sincerely,



Sean Hegstad
Architect



CITY OF OAK HARBOR
Development Services Department

Application Form

RECEIVED
APR 19 2010
 CITY OF OAK HARBOR
 Development Services Department

Project Name: FRANKLIN MANOR

Type(s) of Application: DESIGN REVIEW - PARKING LOCATION VARIANCE.

Description of Proposal:

APPLICANT NAME/CONTACT PERSON (or legal representative): <u>SEAN HEGSTAD</u> <u>HAVEN DESIGN WORKSHOP</u>	Address: <u>907 HARRIS AVE, #301</u> <u>BELLINGHAM, WA 98225</u>
E-mail Address: <u>SEAN@HAVEN-DW.COM</u>	Phone and Fax: <u>360)527-2840 360)527-2844</u>
PROPERTY OWNER NAME (list multiple owners on a separate sheet): <u>WINDMILL COURT LLC</u>	Address: <u>15015 MAIN ST, SUITE 203</u> <u>BELLEVUE, WA 98007</u>
E-mail Address:	Phone and Fax: <u>425)748-2313 425)746-6595</u>
ENGINEER/SURVEYOR: <u>DOUG CAMPBELL</u> <u>APC ENGINEERS</u>	Address: <u>1401 ASTOR ST.</u> <u>BELLINGHAM, WA 98225</u>
E-mail Address: <u>DOUG@APCENGINEERS.COM</u>	Phone and Fax: <u>360)671-1146 360)671-1169</u>
PROJECT SITE INFORMATION (address/location): <u>1215 SW SWANTOWN AVE.</u> <u>OAK HARBOR, WA - 98277</u>	Comp. Plan Designation: <u>HIGH DENSITY</u> <u>RESIDENTIAL</u>
Zoning: <u>MULTI-RES.</u>	Parcel Number(s): <u>R 13203-110-1730</u>
Legal Description (attach separate sheet): <u>- SEE ATTACHED</u>	Acreage of Original Parcel(s): <u>5.57</u>
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units: <u>158</u>

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

Authorized Signature

4.19.10

Date

Conditions for qualifying for a Variance

There are five criteria that must be met in order for a piece of property to qualify for a variance.

1. Are there any special conditions or circumstances that exist which are peculiar to the land such as size, shape, topography or location, that are not applicable to other lands in the same zoning district? Will the literal interpretation of the provisions of the Oak Harbor Municipal Code (OHMC) deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district?

THE SHAPE OF THE LOT STRONGLY DICTATES THE PLACEMENT OF THE BUILDINGS AND PARKING. WE HAVE TRIED TO SEED THE PARKING AS MUCH AS POSSIBLE W/BUILDINGS AND WE HAVE PLACED A FENCE AND SOME LANDSCAPING TO HELP REDUCE THE AFFECT OF PARKED CARS.

2. Do the special conditions mentioned above result from actions of the applicant?

NO

3. Will the granting of the variance amount to a rezone?

NO

4. Will the variance grant a special privilege to the subject property which is denied other lands in the same district?

NO

5. Will the granting of the variance be materially detrimental to the public welfare or injurious to the adjacent properties or improvements within the vicinity?

NO

RECEIVED

APR 19 2010

**CITY OF OAK HARBOR
Development Services Department**

RECEIVED

AUG 24 2010

**CITY OF OAK HARBOR
Development Services Department**

August 23, 2010

Re: Franklin Manor – Administrative Variance Request – Building “D” Location
Location: 1215 Swantown Avenue, Oak Harbor, Washington

To Whom It May Concern:

The following is a request for variance for Franklin Manor, an apartment project that will be located along SW Swantown Avenue. We are requesting to place Building “D” as indicated on Site Plan SP1 for Final Site Plan PRD Approval.

1. Site Plan – Building Site Plan

As stated within the Oak Harbor Design Regulations and Guidelines, “The basic principles of good site planning can be remembered with the acronym SAFE: Safe, Attractive, Fits the neighborhood, Efficient and useable.”

SAFE: The proposed location of building “D” allows for better visibility of lobby, other entries, and parking areas. The alternate building location, that was once explored, would make for a continuous wall “barrier” of structures that extends nearly 400 feet, and creates a narrow corridor of approximately 70 feet between buildings.

ATTRACTIVE: The proposed placement of buildings provides a more desirable view of the complex for passers-by and for future residents. With the addition of a 3-foot “privacy” fence along SW Swantown Avenue, the parked cars will be partially screened to reduce any potential undesirable effect.

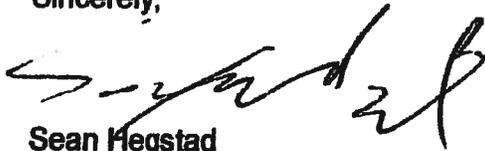
FITS IN THE NEIGHBORHOOD: The project’s style blends with the other multi-family housing in the area. The buildings will be lowered on the site to help reduce the appearance of height. There is a significant amount of variation in the building facades, which further integrates an appropriate sense of scale.

EFFICIENT AND USEABLE: The proposed building layout maximizes the usable space and parking areas throughout the site. Tucking the buildings toward the setbacks allows for sufficient separation and adequate scaling of the buildings. As with any successful site plan, careful attention to scale, spacing, open space, and parking are all critical factors. Careful

placement of trees, landscaping, play equipment and fencing will help reduce any potential negative impacts of the parking area. Several items significantly inform this site design: site shape, new street through middle of site, street frontage locations, and topography. These factors all necessitate a reduction of space and optimal building locations, requiring a creative approach to this site design.

It is our belief that placing building "D" along Swantown Avenue would have several negative effects on the overall site design. We ask that you approve our variance request based on the information provided and your professional experience and understanding.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Hegstad", written over a light blue horizontal line.

Sean Hegstad
Architect, LEED AP

RECEIVED

AUG 24 2010

**CITY OF OAK HARBOR
Development Services Department**

August 23, 2010

Re: Franklin Manor – Site Plan Variance – Response
Location: 1215 SW Swantown Ave., Oak Harbor, Washington

To Whom It May Concern:

The following is a request for variance for Franklin Manor, an apartment project that will be located along SW Swantown Avenue. We are requesting to place Building "D" as indicated on Site Plan SP1 for Final Site Plan PRD Approval.

1. Variance Requested from Design Guidelines and Regulations:

- a. Buildings shall be placed at the front setback line (1.i.4).
- b. Orient buildings, entrances windows and activities to face the street (1.i.2).
- c. Buildings should be designed for the city context and directed to the street not toward the neighbor or parking areas (1.i.12).
- d. Parking for cars or garage doors should not front the street as much as practicable (1.iv.5).

2. Narrative In Regard to the Above List:

- a. The main reasons for the location of Building "D" are the property shape and site orientation. Given the narrow point at the SE corner of the site, and the required public street through the middle of the site, the buildings would be forced to the outer extents of the property unless variance is granted. This placement does not require a re-zone, it will grant no special privileges, and will not be detrimental to the public, property, or improvements within the vicinity.
- b. As stated in the variance request, placing the building along Swantown Avenue would create an excessively long façade, with two buildings creating a 400 foot stretch of buildings with a small 70 feet separation between the two, four story buildings.
- c. The other three buildings maximize the street frontage as a much as possible given the shape of the lot and the public road that is required through the center of the property.
- d. The placement of Building "D" and its associated parking and garages are located well away from SW Swanton Ave. The parking and play areas are 6 feet below SW Swantown Ave., and are further separated from the Avenue by a 3-foot fence.

3. Site Plan Explanation

In addition to the Proposed Site Plan, we are submitting a copy of a Site Plan, "Option B," which illustrates how the site would look if the Variance is not

approved. In our opinion, the Requested Variance will best serve the overall look and feel of this project. "Option B" shows how the site would appear and how other site requirements would be affected if Building "D" were to be placed along the SW Swantown Avenue front setback. "Option B" would negatively affect the open space, parking, visibility, site appeal, etc. We feel that comparing our Proposed Site Plan with the one illustrated in "Option B" will help to clarify the complex issues affecting this site.

Thank your for your consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Hegstad". The signature is fluid and cursive, with a large loop at the end.

Sean Hegstad
Architect, LEED AP

RECEIVED

MAY 17 2010

CITY OF OAK HARBOR
Development Services Department

May 12, 2010

Re: 1215 SW Swantown Ave, Oak Harbor, WA (Windmill Court)

To Whom It May Concern:

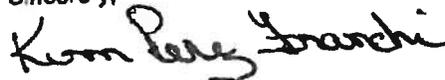
I currently reside in unit #45 at Windmill Court, and am not supportive of the proposal to tear down the park..

I have been a resident here since April 2010. My daughter and I moved here after being homeless for several months. Finding us a home here at Windmill Court was such a blessing. Though here for just a short time, we are extremely happy here. The manager's efforts here are extremely obvious, as it is a wonderfully peaceful place to live. Tearing down this park would leave not just us, but many other residents and employees homeless. As a single parent, this is not something I want my young daughter to experience again.

There are few places left in Oak Harbor where you can live and feel like you are with nature. Oak Harbor has been overrun with growth and population over the last ten years, and is quickly losing it's appeal regarding natural beauty. There are so few places remaining where squirrels, birds, and other wildlife creatures can settle into trees and green areas. Tearing down Windmill Court would displace not only the people who reside here, but also the animals that do as well.

There are not enough words in the English vocabulary to describe my d'sappointment with the owners of Windmill Court, and the City of Oak Harbor regarding this proposal. Removing this park and building city like structures, is a bad decision. If I wanted to live in a big city type of environment, I would move to Seattle.

Sincerely,



Klim Perez Franchi
Windmill Court #45

Kristin Marie Senter
1215 SW Swantown Avenue, #23
Oak Harbor, WA 98277

RECEIVED

MAY 17 2010

May 13, 2010 CITY OF OAK HARBOR
Development Services Department

City of Oak Harbor
Development Services Department
865 SE Barrington Drive
Oak Harbor, WA 98277

Re: Franklin Manor Project Application
Project location: 1215 SW Swantown Ave, parcel #R13203-110-1730

Dear City of Oak Harbor:

I am writing in disapproval of the above-referenced application.

There are numerous reasons for this but I will say the most significant of which would be that I feel that this proposal, if carried out, would be a detriment and a grave injustice to this particular piece of land and to the community at large.

In my opinion, Oak Harbor is a relatively quiet, peaceful community when held up against neighboring communities of the world we live in; and many, if not all Oak Harbor residents, desire to live here for that very reason. This is not a place where we should encourage the building of high rises from out-of-town city dwelling landowners trying to score a few extra dollars without care or concern for the state of this community. I would venture to suppose they won't be writing anymore articles in the Smithsonian or National Geographic about what a wonderful place to live this is, if we allow this, other projects like this, or worse, to go forward.

This is a beautiful green piece of land here and it sickens me to think it shall soon be all paved over with concrete and asphalt.

Before moving to this specific location myself, I had driven by many a time eyeing the place and saying to myself, "some day I'd like to live there". And that is because of the untouched landscape of grass and trees and the beauty of it all. Whether or not I resided here, I still would feel exactly the same way for I would be quite rightly horrified to drive by at another time and see parking lots and high rise buildings in it's place.

One letter from one concerned citizen may not make much of a difference in whether or not this action goes forward, but it's my first step in bringing to your attention that this is not a desirable endeavor and I will be proceeding to bring that more clearly to your attention through soliciting the voice of others of the same opinion as we attempt to rally through this. We were all very much blindsided by the public notice going up the other day in light of the fact that I speak to the property manager almost daily. I am not saying that the law requires it, but I am inclined to believe her when she says that she too was not aware or informed of these plans. We all just found out about it when the sign went up at the entrance.

Cordially,



Kristin M. Senter



Island Transit

P.O. Box 1735 Coupeville, WA 98239

Phone: (360) 678-7771
(360) 321-6688

Fax: (360) 678-4353

www.islandtransit.org
info@islandtransit.org
vanpool@islandtransit.org

RECEIVED

MAY 17 2010

**CITY OF OAK HARBOR
Development Services Department**

May 17, 2010

Lisa Bebee, Development Services Coordinator
City of Oak Harbor
865 SE Barrington Dr.
Oak Harbor, WA. 98277

RE: Bus Pullout Request Franklin Manor PRD Project

Dear Lisa,

During this phase of the Franklin Manor PRD Project we recommend a bus pullout be incorporated for the south side of Swantown Street. Bus pullouts have always been a vital element to our public transportation system. They not only provide a safe comfortable place to enter and exit the bus, they also encourage the use of alternative transportation. Once these 158 units for multi-family living are constructed, the increase in the number of families will create a large influx of bus riders for Island Transit.

There is heavy traffic on Swantown Street. A bus pullout would not only keep the traffic flow intact it would provide a safe environment for riders and non-riders alike.

Thank you for your assistance and cooperation in this matter.

If you have any questions, please contact me at 678-7771, 1-800-240-8747, or e-mail.
Daniel@islandtransit.org.

Sincerely,

Roy W. Daniel
Operations Supervisor
Island Transit

RECEIVED

MAY 24 2010

**CITY OF OAK HARBOR
Development Services Department**

To:
City of Oak Harbor
Development Service Department
865 SE Barrington Drive
Oak Harbor, WA 98277

Subject:
Franklin Manor PRD Project
1215 SW Swantown Avenue
Parcel: R13203-110-1730

Questions:

- Once complete, will Franklin Manor have the tallest buildings in Oak Harbor?
- Is there a building height restriction in the City of Oak Harbor?
- When will the phased in project plan start and end?

Request Notice of Decision for:
Parcel R13203-110-1730
Sight Plan SIT-10-02
Transportation Concurrency TRC-10-05
Landscape Plan PLN-10-06

From:
Jeff and Donna Sperry
2112 Fireside Lane
Oak Harbor, WA 98277

MAY 24 2010

CITY OF OAK HARBOR
Development Services Department

Whidbey Classified • Wednesday, May 10, 2006

PETTY JOHN
2005
COUNCIL
#44
LIVING A LOW IMPACT
DEVELOPER
UN

MAY 24 2010

GALS

NOTICE TO CREDITORS

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY
Matter of the estate of **WILLIAM RICE**, deceased.
NO. 05-4-00089-4
PROBATE NOTICE TO CREDITORS
RCW 11.40.030

Personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent at the time the decedent died would be barred unless otherwise applicable statute of limitations, present the claim in a timely manner as provided by RCW 11.40.070 by filing with the court or mailing to the personal representative or the personal representative's attorney the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of (1) thirty days after the date of the personal representative served or mailed notice to the creditor provided under RCW 40.02(3); or (2) four months after the date of publication of this notice. If the claim is presented within this time frame, the claim is not barred, except otherwise provided by RCW 11.40.051 and 40.060. This bar is not applicable to claims against both the decedent's probate and non-probate assets.
DATE OF FIRST PUBLICATION: APRIL 2006
PERSONAL REPRESENTATIVE:
WILLIAM RICE
ATTORNEY FOR PERSONAL REPRESENTATIVE:
WILLIAM RICE
1000 Harbor, WA 98298
Office Box 889
Oak Harbor, WA 98298
LEGAL NO.: 4226
Published: Whidbey News-Times, South Whidbey Record, May 3, 2006

youth organizations. The Committee determined that the most effective course of action for the City would be to directly engage the service providers to help identify, the strengths and weaknesses of current services and ways they could be supported.

Scope of Work
It is expected that the consultant will meet with youth service providers servicing the City of Oak Harbor and interview them about their programs, contact information and needs and obtain copies of all data their organization possesses on youth in the community. From this, a full picture of what youth services are currently available and what providers need or want from the City and a full collection of data relating to youth in the community will be developed.

Specific tasks to be performed by the consultant will include:
Compile existing data from all of the various studies associated with local youth services and needs assessments. This information will include but is not limited to Healthy Youth Surveys prepared by the State of Washington, and studies and assessments prepared for the Island County Health Department and for the various youth service providers in the community.

Obtain information and input from existing youth service providers regarding studies and assessments they have completed, their existing programs and their needs;
Meet with both the existing Youth Council and Youth Advisory Board to obtain their perspective regarding youth programs and the needs of youth in the community;

Develop a "master" list of service gaps from the compiled data;
Consult with the youth service providers, the Youth Council and Youth Advisory Board to prioritize identified service gaps.
Present findings and prioritized list to City Council;
Create a data base of the various research which will serve as a

base and contact people of two nonprofit organizations who have been your clients during the past 36 months, whom we can call on as references;

Interviews with finalists will be held during the week of May 29, 2006.
LEGAL NO.: 4258
Published: Whidbey News-Times, South Whidbey Record, May 6, 10, 2006

NOTICE OF APPLICATION

ISLAND COUNTY NOTICE OF APPLICATION with SEPA

Island County has received the following applications for review. For each of the following applications, Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. Agencies, tribes and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. The public comment period as described below may be the only opportunity to comment on the environmental impacts of the following proposals.

File Number: 189/09
ENV

Applicant: Island County Nodous Wood Control Board

Notice of Application: May 10, 2006

Description of Proposal: Apply herbicides for control of Class B noxious weed species, Egeria densa. Application will occur within the aquatic shoreline designation. Location: Lone Lake Staff Contact: Matt Kukuk

File Number: 028/06
SHE

Applicant: William & Susan Goodman
Notice of Application: May 10, 2006

Description of Proposal: Emergency repair consisting of a 50-foot extension to the existing bulkhead for protection of the existing single-family residence, within the Shoreline Residential

zoning classification. Application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner. A copy of the final threshold determination(s) may be obtained upon request.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on May 24, 2006

Comments may be mailed to Island County Planning & Community Development, P.O. Box 5000, Coupeville, WA 98239; personally delivered to 6th & Main Street, Coupeville; or sent by facsimile to (360) 679-7306. Comments should be as specific as possible.

ADDITIONAL INFORMATION: A copy of the final threshold determination is available upon written request. To request notice of hearings, or receive a copy of the decision or final threshold determination, mail written request to the before mentioned address. For information on appeal procedures, or any additional information, contact Island County Planning & Community Development by mail, in person, or by phone at (360) 679-7339, 321-5111, or 629-4522.
LEGAL NO.: 4264
Published: Whidbey News-Times, South Whidbey Record, May 10, 2006

NOTICE OF APPLICATION

ISLAND COUNTY NOTICE OF APPLICATION with SEPA

Island County has received the following applications for review. For each of the following applications, Island County has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS). The optional DNS process established by WAC 197-11-355 is being used. Agencies, tribes and the public are encouraged to review and comment on the proposed project

logging road within a category A wetland and buffer, and upgrade an existing culvert that crosses a type-5 stream to provide access to the building site
Location: R23028-052-2010, Classic Rd & Hwy 525, Greenbank
Staff Contact: John Bertrand

The proposal may include mitigation under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is required.

FILES AVAILABLE FOR REVIEW: The application files are available for inspection at no cost, and will be provided at the cost of reproduction in a timely manner. A copy of the final threshold determination(s) may be obtained upon request.

OPPORTUNITY FOR PUBLIC COMMENT: Your written comments on the project are requested. Comments on environmental impacts must be received by 4:30 p.m. on May 24, 2006. Comments may be mailed to Island County Planning & Community Development, P.O. Box 5000, Coupeville, WA 98239; personally delivered to 6th & Main Street, Coupeville; or sent by facsimile to (360) 679-7306. Comments should be as specific as possible.

ADDITIONAL INFORMATION: A copy of the final threshold determination is available upon written request. To request notice of hearings, or receive a copy of the decision or final threshold determination, mail written request to the before mentioned address. For information on appeal procedures, or any additional information, contact Island County Planning & Community Development by mail, in person, or by phone at (360) 679-7339, 321-5111, or 629-4522.
LEGAL NO.: 4265
Published: Whidbey News-Times, South Whidbey Record, May 10, 2006

LEGAL NOTICE

NU
The polling places for this election are:

- Location, Area, Code, District
- Aul, Oak Harbor Middle School, 160 SW 6th Ave., No. W1, 1, Comm. 3
- Dugwall, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 9, Comm. 3
- Hillcrest, Oak Harbor Middle School, 150 SW 6th Ave., No. W1, 13, Comm. 3
- Penn Cove, Mail Ballot Precinct, Oak H, 19, Comm. 1
- Scenic Heights, Mail Ballot Precinct, Oak H, 24, Comm. 2
- Silver Lake, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 25, Comm. 3
- Swantown, Oak Harbor Middle School, 150 SW 8th Ave., Oak H, 27, Comm. 2
- Westview, Monroe Landing Fire Station, 1160 Monroe Lndng Rd., Oak H, 34, Comm. 1
- Highland, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 35, Comm. 3
- Countrydale, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 26, Comm. 3
- Poinell, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 42, Comm. 2
- Soundview, Taylor Road Fire Station, 3440 Taylor Rd., No. W1, 42, Comm. 3
- Fort Nugent, Monroe Landing Fire Station, 1160 Monroe Lndng Rd., Oak H, 43, Comm. 2
- West Beach, Monroe Landing Fire Station, 1160 Monroe Lndng Rd., Oak H, 44, Comm. 2
- Oak Harbor 1, Mail Ballot Precinct, Oak H, 104, Comm. 2
- Oak Harbor 2, Mail Ballot Precinct, Oak H, 105, Comm. 2
- Oak Harbor 3, Mail Ballot Precinct, Oak H, 106, Comm. 2
- Oak Harbor 4, Mail Ballot Precinct, Oak H, 107, Comm. 2
- Oak Harbor 5, Oak Hrb. School Admin. Bldg. 350 S Oak Harbor St., Oak H, 108, Comm. 2
- Oak Harbor 6, Mail Ballot Precinct, Oak H, 109, Comm. 2
- Oak Harbor 7, Oak Hrb. School Admin. Bldg. 350 S Oak Harbor St., Oak H, 110, Comm. 2

time announced for closing who have not voted and desire to do so, they shall be allowed to vote. Dated this 29th Day of March 2006.
Suzanne Stohair
Island County Auditor & Ex-Officio Supervisor of Elections
LEGAL NO.: 4266
Published: Whidbey News-Times, South Whidbey Record, May 10, 2006

propose seal-and envelope notific. for SI 00006 Concou 00011 list and 1 PLN-0 the Cit Dawk Depar Bartng Harbor Lisa E Perm LEGA Publ News-Whidb 10, 2006

LEGAL HEADING

SUBHEAD
CALL FOR BID
Sealed proposals are hereby solicited for title reports on real property subject to tax foreclosure. Bids must be received by 3:00 p.m. on May 22, 2006 at the Office of the Island County Treasurer, 1 NE 7th St., Suite 111, PO Box 889, Coupeville, WA 98298. Specifications and bid forms may be obtained from the Island County Treasurer's office at (360) 679-7302
Island County Treasurer
LEGAL NO.: 4267
Published: Whidbey News-Times, South Whidbey Record, May 10, 13, 2006

Whid Conser solictit callon three i the W1 vault a Tom S 4313) akagpic of bid e tions. I June 2 LEGA Publ News-Whidb 10, 13,

NOTICE OF APPLICATION

APPLICATION:
SITE PLAN SIT-06-00006 - SUNRISE TOWNHOMES
APPLICATION: Transportation Concurrency TRC-06-00011 - Sunrise Townhomes
APPLICATION: SEPA checklist SEP-06-00009 - Sunrise Townhomes
APPLICATION: Landscape Plan PLN-06-00009 - Sunrise Townhomes
PROJECT PROPOSAL AND LOCATION
Site Plan SIT-06-00008 Transportation Concurrency TRC-06-00011, SEPA checklist SEP-06-00009 and Landscape Plan PLN-06-00009 are for the proposed new construction of 44 townhomes on 3.73 acres. Two of the buildings townhome buildings
EXHIBIT 1-10

propose seal-and envelope notific. for SI 00006 Concou 00011 list and 1 PLN-0 the Cit Dawk Depar Bartng Harbor Lisa E Perm LEGA Publ News-Whidb 10, 2006

COPELAND DEAL NEARS

As an example, the Copeland Lumber Yard parcel on NE 7th Avenue is reportedly under contract. This property has been offered for sale for more than five years and a local developer is now proposing a re-development of the entire property into a commercial or potentially mixed-use project. I also see that there are a number of recent commercial sales along Midway Boulevard and I understand that the Fiske vacant parcel at Midway and NE 4th Avenue is under contract.

It seems like there is only one large undeveloped commercial acreage parcel remaining in the local inventory along the prime SR 20 commercial corridor, between Midway Boulevard and Pioneer Way. Al Toth, a well-known local real estate broker and owner of Panorama Properties, has a 1.5 acre parcel on SR 20 for sale, which is situated across the street from McDonald's. Also, I see that John Chambers, of Coldwell Banker-Koetje Real Estate, recently brokered the sale of an 800 acre forested property in the Green-

HOUSING COOLS A BIT

On the residential front, there are continuing signs that the housing market is cooling. On a national level, the Commerce Department announced that new housing starts fell 5.6 percent in October from September's seasonally adjusted rate and were about 2 percent below year ago levels. Further, the government reported that the number of new residential building permits issued, which are a good leading indicator for housing construction, also fell steeply. Home sales activity across the country has also slowed as mortgage interest rates have continued their steady upward climb. Locally, it appears that the market has slowed somewhat from its previous torrid pace, but there are still many buyers looking for a home. In the last 60 days there were 100 home sales, and the 2005 average sale price rose slightly to \$245,549, according to Northwest Multiple Listing Service (NWMLS) data. The number of local home listings is up a bit, but far less than historical levels for this time of the year, while marketing time (i.e. DOM - for you previous readers) is holding steady at 58 days. I would expect the level of local home sales to experience some slowing as we enter this upcoming holiday season and winter. If history repeats itself, home sales will pick-up in the spring as long as the increase of interest rates remains at the Fed's declared "measured pace."

DEC 30 2005

the original design was too long

for past three years. A new room to provide more

for three years and it's Montana said. sp will allow him to offer as y and pilates and install an

on the other side of the ath more people to his club. in upeville Health and Fit (m) to 200 people. wbe able to say when con- be on the building until he d in the town.

and Internet access, it's a at al," said Marc Silvestri, aler's president and owner. information call 279-2210 line to www.localnet.

In the effort find heroes

the American Red Cross, County Chapter and event or Whidbey Island Bank to heroes of Island County. ations are at Whidbey Banks in Island County, Red Cross office in Oak r or online at at www. redcross.org. Information: 57-2096.

Beautiful gather- I not-for-profit- is such as birth- sary parties and on celebrated in , all to attendees' not discourage real character is y coming together- stories from my it barn gather- e back in their O's. While some y prefer that the I severe, and in

to cash a check
Charged just
to private land
No public access
to private land

Regarding the News-Times' February legal notice on Island County's Conservation Futures Program, I strongly question the inclusion of conserving open spaces as public access areas. Conservation districts promote conserving natural resources

HOLIDAYS

day and pick out your New "Whidbey Furniture has Instant Guest Rooms" in stock, prices starting at \$679!

date Dec 3 2005 Sat

in, Nylon, Cotton and Microfiber tys from contemporary

DEMOLITION BY NEGLECT MARCH 12 2010 WEL GARDEN PLOTS MARCH 3 2010 89 SLUGS 10th CONGRESSIONAL DISTRICT FEB 24 2010

EXAMINER MARCH 17 2010 P12 WED MARCH 17 2010 PSE GREEN POWER CHALLENGE GRANT

NOTICE OF TRUSTEE'S SALE RECEIVE HARRINGTON

scries water

Johnsons buys Nalley Company PAZ WNT did Dec 3 2005

LOW IMPACT DEVELOPMENT #44 WENDMILL COURT

not PAZ BRAC Relia Photo activity

WE ARE A LOW IMPACT DEVELOPMENT

#100 bills
annie; Mary Ellen
RAB



DEPARTMENT OF THE NAVY
COMMANDING OFFICER
NAVAL FACILITIES ENGINEERING COMMAND NW
1101 TAUTOG CIRCLE
SILVERDALE WASHINGTON 98315-1101

OFFICIAL BUSINESS

• NO ONE WOULD COME ONTO COUKT TO READ S.
• PUBLIC ACCESS /NOTICES WILL NOT BRING LETTERS, MOST THINK HWY 20, PRANSEN, 55 AN ABOVE. SWANTOWN, MULBERRY APTS AND CONDOS
• THE APPLICATION DOES NOT MAKE SENSE. SEPERATE AREAS, SEPTICS AND SUCCEEDED MAKING
• I DEVELOPED A MEMORIAL GARDEN
• I DEVELOPED A MEMORIAL GARDEN

TWO BOOKS!

- 1. KENFOLLETT PICTURE INSERT EAGLE SLEEPING PEROT. MICHAEL
- Windmill at strand
- Thomson / off island
- 2. The Lithomind solution

- THE APPLICATION DOES NOT MAKE SENSE. SEPERATE AREAS, SEPTICS AND SUCCEEDED MAKING
- LAND HAD TO BE STERILIZED. I TRIED TO BRING COMPOST SOIL
- TB / AIDS EXPOSURE FOR SURE. ~~HEALTH~~ ANTHRAX
- I TOOK TRAINING TO BE A GOOD STENART OF THE LAND AND POINTED OUT ANY HAZARDS BOTH SAFETY AND MEDICAL. HAM LICENSED.

- PARTY LEAVE TO KITE
- LOCUSTS GRASSHOPPER. HITTING WA. WOULD NOT WANT CONSTRUCTO SOIL.

Note:

BASE CO HAS

98278

AND

98072-77

zip RESPONSIBILITY

NOV 98277

THAT'S INDIVIDUAL.

- I WORKED WITH THE HEALTH DEPARTMENT, VETINARIANS, COMMISSARY, SQUADRONS, CORONOR, NAVY LEAGUE, CHAMBER, WIVES CLUBS, VETS, MANAGERS, (BUS ROUTE SO I DID NOT HAVE TO DRIVE AND PARK) WA
- I MADE MY CHIEF HUSBAND PROUD AS I HANDED OUT GLOVES, COATS, KEPT PETS, BOUGHT AN ANIMAL AND PEOPLE FOOD, PROVIDED SHELTER. PROVIDED REGNETY.
- RAB MEMBER
- TOLD HUSBAND TO BUY DIA INSTEAD OF PET FOOD. WE BOUGHT BOTH.

I COULD NOT HAVE BEEN NOR CAN I CONTINUE TO BE A GRANTFUL UNEMPLOYED PERSON. WITHOUT MY...
 HELPED WHEELCHAIR, BLIND, VITA, DELIVERED MEALS ON WHEELS.
 I COULD NOT HAVE BEEN NOR CAN I CONTINUE TO BE A GRANTFUL UNEMPLOYED PERSON. WITHOUT MY...
 ... T HAVE

FIRST CLASS

MS MARY ELLEN MOZES
1215 SE SWANTOWN AVENUE NO 44
OAK HARBOR WA 98277

MAY 14 2010
POST MARK

★ DIFFERENCE TO SIGN.

RECEIVED

MAY 24 2010

CITY OF OAK HARBOR
Development Services Department

**CERTIFICATION OF NOTIFICATION
OF PUBLIC HEARING**

I, Kathy Gifford, am the Development Services Administrative Assistant for the City of Oak Harbor. I certify under penalty of perjury under the laws of the State of Washington that:

1. On the 2nd day of September 2010, I provided written notice to the Whidbey News Times, via legal@whidbeynewsgroup.com regarding Hearing Examiner public hearing which is scheduled for the 24th day of September 2010; and

Signed this 7th day of September 2010, at Oak Harbor, Washington.



Print Name: Katherine Gifford

Title: Admin Assistant

**CERTIFICATION OF POSTING
PUBLIC HEARING NOTICES**

Oak Harbor Hearing Examiner
865 SE Barrington Drive
Oak Harbor, Washington 98277

I, Katherine Gifford, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

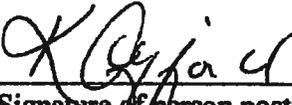
That on the 7th day of September, 2009, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

1&2) Oak Harbor City Hall
865 SE Barrington Drive
Oak Harbor, WA 98277

3) Library
1000 East Regatta Drive
Oak Harbor, WA 98277

advertising a public hearing for FRANKLIN MANOR – SIT-10-02, PLN-10-04, PLN-10-06, VAR-10-02, VAR-10-03
before the Oak Harbor Hearing Examiner on September 24, 2010

Executed this 7th day of September, 2010, in Oak Harbor, Washington.



(Signature of person posting)

**NOTICE OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER
HE #09-24-10**

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on Friday, September 24th at 10:00 a.m., or as soon thereafter as possible, to consider the following item:

FRANKLIN MANOR – SIT-10-02, PLN-10-04, PLN-10-06, VAR-10-02, VAR-10-03

The Hearing Examiner will consider a planned residential development (PRD), site plan, landscape plan, and two administrative variances for a proposal to construct 158 units for multi-family living on 5.57 acres. The project location is 1215 SW Swantown Avenue, parcel #R13203-110-1730. There will be four four-story buildings containing 33-44 units each. This will be a phased project. The existing buildings, mobile homes, septic tanks and well will either be removed or abandoned. The Hearing Examiner will make a final decision on this matter.

Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services at City Hall, or call (360) 279-4521.

All meetings of the Hearing Examiner are open to the public.

Published Whidbey News Times
September 8, 2010



September 3, 2010

**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER
HE #09-24-10**

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Summerwind Condos
31640 SR 20, Ste. 1
Oak Harbor, WA 98277

Joseph A. Andreacchio
1162 SW Fort Nugent Ave.
Oak Harbor, WA 98277

Oak Harbor Retirement Comm. L.L.C.
1040 SW Kimball Dr.
Oak Harbor, WA 98277

Summerwinds Ventures L.L.C.
31640 SR 20, Ste. 1
Oak Harbor, WA 98277

Todd A. & Judy K. Werner
1460 SW 16th Ave.
Oak Harbor, WA 98277

Ralph D. Lockwood
1691 SW Nienhuis St.
Oak Harbor, WA 98277

Dennis Faber
2052 SW Dillard Lane
Oak Harbor, WA 98277

Edgar R. Martinez
P.O. Box 2374
Oak Harbor, WA 98277

Ted E. Boesch
1675 Nienhuis St.
Oak Harbor, WA 98277

Joseph L. & Jean T. Wieman
1640 SW Nienhuis St.
Oak Harbor, WA 98277

Thuy N. Sayco
c/o Churchill Rentals
PO Box 1696
Oak Harbor, WA 98277

Serloyd L. Carter
1480 SW 16th Ave.
Oak Harbor, WA 98277

David A. Whittaker
5831 Goodland Ave
North Hollywood, CA 91607

Michael W. Wright
1279 SW Barrington Dr.
Oak Harbor, WA 98277

Cynthia L. & Arlene Gloria
1780 SW Nienhuis St.
Oak Harbor, WA 98277

Forrest I. Berry Jr.
1192 SW Fort Nugent Ave.
Oak Harbor, WA 98277

Milagros Cecilia Morris
1655 SW Nienhuis St.
Oak Harbor, WA 98277

Diann E. Duvenez
2122 Fireside Lane
Oak Harbor, WA 98277

Vinton Mac Hutton
14785 Manor. PL
Fontana, CA 92336

Craig & Sandra J. Devonshire
1625 SW Nienhuis St.
Oak Harbor, WA 98277

Eugene R. Koorn
1771 SW Nienhuis St.
Oak Harbor, WA 98277

James D. Lewis
1660 SW Nienhuis St.
Oak Harbor, WA 98277

Evan M. Hodges
23 Sai Pan CT.
Pensacola, FL 32506

Joybert D. Rivera
1725 SW Nienhuis St.
Oak Harbor, WA 98277

Kenneth W. Yakle
1684 SW Nienhuis St.
Oak Harbor, WA 98277

Jared W. Hyde
2118 Fireside Lane
Oak Harbor, WA 98277

Mark J. Kurtovich
2130 Fireside LN
Oak Harbor, WA 98277

James T. Grimshaw
241 SE O'Leary St.
Oak Harbor, WA 98277

Jefferey A. Sperry
2112 Fireside Lane
Oak Harbor, WA 98277

Dale F. Pollit
1515 SW 16th Ave.
Oak Harbor, WA 98277

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

Puget Sound Energy
P.O. Box 90868
Bellevue WA, 98009

Daniel T. & Mary E. Schief
2110 Fireside Lane
Oak Harbor, WA 98277

Yosemite Management Group
P.O. Box 650
El Portal, CA 95318

Waldron Construction Inc.
31640 State Route 20, Ste. 1
Oak Harbor, WA 98277

Edouard D. Richard
23171 Whistlewood Lane
California, MD 20619

Chas/Frederick L. Webster Sr.
3649 Lofberg St.
San Diego CA 92124

Jack E. & Patricia L. Christian
1624 Carlton Way
Oak Harbor, WA 98277

John M. Pendleton
1530 SW 17th Ave.
Oak Harbor, WA 98277

Ronald Wolfe
2722 Benton Place
Oak Harbor, WA 98277

Eugene R. Koorn
1771 SW Nienhuis St.
Oak Harbor, WA 98277

Denise M. Suarez
1520 SW 17th Ave.
Oak Harbor, WA 98277

Kim Perez Franchi
1215 SW Swantown Ave. #45
Oak Harbor, WA 98277

Colleen Johnson
P.O. Box 585
Oak Harbor, WA 98277-0585

Yosemite Management Group L.L.C.
4999 Highway 140
Mariposa, CA 95338

Kristin Marie Senter
1215 SW Swantown Ave. #23
Oak Harbor, WA 98277

Mary Ellen Mozes
1215 SW Swantown Ave. #44
Oak Harbor, WA 98277

STAPLES

102
label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

EXHIBIT 1-11

UI Account

File Edit Record Navigate Form Reports Format Job Help

Customers | History | Fees | Mail | Inventory and Routes | (groupings)

UI acct # [REDACTED] Service location: 1740 SW NIENHLIS ST OAK HARBOR WA 98277 Balance: 153.69 Group on account: 0.00

Name: CASSANDRA-MARIE JENKINS Status: [REDACTED] # accounts: 1

Role	Rate	First Name	Middle	Last Name	Suffix	Customer #
owner				SAYCO/CHURCHILL RENTAL		00125457
						0.00
						0.00

PO BOX 1696
OAK HARBOR WA 98277

(360) 675-0715

Parent: CASSANDRA-MARIE JENKINS [REDACTED] 00155909

Bill print Care of [REDACTED] On account: 0.00

Past due Address: 1740 SW NIENHLIS ST OAK HARBOR WA 98277 Balance due: 153.69

Shutoff Home phone: (360) 969-5650 Work phone: [REDACTED] Cash only:

Use autopay: No ABA #: [REDACTED] Prenote date: [REDACTED]

Acct type: [REDACTED] Acct #: [REDACTED] Link:

Customer type: [REDACTED]

GoldStandard [REDACTED] Record 27 of 27

UI Account

File Edit Record Navigate Form Reports Format Job Help

Customers | History | Fees | Mail | Inventory and Routes | (groupings)

UI acct # [REDACTED] Service location: 2020 N BRYANCT DR OAK HARBOR WA 98277 Balance: 130.01 Group on account: 0.00

Name: ELAINE FLORIAN Status: [REDACTED] # accounts: 1

Role	Rate	First Name	Middle	Last Name	Suffix	Customer #
owner		CHAS/FREDERICK		WEBSTER		00126021
						0.00
						0.00

2049 LOPEZ ST
SAN DIEGO CA 92124

(619) 640-9505

Parent: ELAINE FLORIAN [REDACTED] 00151694

Bill print Care of [REDACTED] On account: 0.00

Past due Address: 2020 N BRYANCT DR OAK HARBOR WA 98277 Balance due: 130.01

Shutoff Home phone: (360) 929-1285 Work phone: [REDACTED] Cash only:

Use autopay: No ABA #: [REDACTED] Prenote date: [REDACTED]

Acct type: [REDACTED] Acct #: [REDACTED] Link:

Customer type: [REDACTED]

GoldStandard [REDACTED] Record 6 of 6



September 3, 2010

Roy W. Daniel
Operations Supervisor
Island Transit

Re: Notice of Public Hearing and Response to Public Comment

Dear Mr. Daniel,

Thank you for your comments on the proposed project. Staff would like to inform you that a bus stop along the southern side of Swantown Road has been incorporated into the proposed plans. A bus stop rather than a bus pullout was recommended by city engineering staff due to the functional classification of Swantown Road.

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on Friday, September 24th at 10:00 a.m., or as soon thereafter as possible, to consider the following item:

FRANKLIN MANOR - SIT-10-02, PLN-10-04, PLN-10-06, VAR-10-02, VAR-10-03

The Hearing Examiner will consider a planned residential development (PRD), site plan, landscape plan, and two administrative variances for a proposal to construct 158 units for multi-family living on 5.57 acres. There will be 4 buildings containing 33-44 units in each. The buildings will be 4 stories and will have 5-6 garages on the ground level and an elevator in each building. The will be a phased project. The existing buildings, mobile homes, septic tanks and well will either be removed or abandoned. The project location is 1215 SW Swantown Avenue, parcel #R13203-110-1730. The Hearing Examiner will make a final decision on this matter.

Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services at City Hall, or call (360) 279-4521.

All meetings of the Hearing Examiner are open to the public.

Sincerely,


Melissa Sartorius, Associate Planner
City of Oak Harbor