

**Point Roberts Beach Club**  
**May 29, 2007**

**Introduction**

Point Roberts Beach Club is a 103 lot cluster subdivision located on approximately 103 acres. The property is located south of APA Road and bordered on the west by Paul's Road. The site is currently zoned TZ Transition R5A/RR1 and the comprehensive plan designation is Resort Recreational Subdivision.

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**Site Design and Conditions**

The site was designed to mimic the existing site contours, allowing the roads throughout the site to be constructed with minimal cuts and fills. The lots were laid out per Whatcom County Code Section 20.37.253 "A cluster subdivision with public water and a permanent open space reserve area" which allows for 1 dwelling unit per acre, 12,500 S.F. minimum lots size, 30' lot width at the street line, 60' lot width at the building line and 100' minimum mean depth. Because this project is a cluster subdivision, Whatcom County Code 20.37.305 and 20.37.310 were also utilized. This code specifies that the site needs to maintain 50% of the parent parcels as open space, each cluster can be made up of no more than 10 lots and clusters containing two or more lots of less than one acre shall be separated by at least 80 feet.

The existing topography of the site slopes to the southwest towards the Gulf of Georgia with slopes ranging from approximately 5% to 10%. A steep bluff runs from west to east near the southern boundary of the site and ranges between 80' to 100' in height. According to a geotechnical report prepared by Golder Associates, a site investigation revealed that there was one occupied residence in the southeast corner and three abandoned residences that have since been demolished. The northern half of the site is covered with evergreen trees, deciduous trees, and underbrush. The central portion of the site is mainly clear of trees and is vegetated with tall grasses. The southern portion of the site is also vegetated with tall grasses and features some evergreen and deciduous trees along the top of the bluff.

Golder Associates examined the subsurface conditions of the site and developed geotechnical recommendations for the proposed development. The recommendations are summarized in their geotechnical report dated June 28, 2006. The report generalizes on-site soils to consist of up to three feet of topsoil below which native soils consist of up to 6' of outwash underlain by glaciomarine subtidal deposits and till.

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## **Low Impact Development**

Considerable measures were taken in the design of this development to minimize alterations of the site's natural topography and hydrology. Such measures are becoming more prevalent in modern developments and are the basis of a new style of civil design that is commonly referred to as Low Impact Development (LID).

A primary principle of LID design is the conservation and use of on-site native soil and vegetation for stormwater management. The roads and lots have been strategically located based on this principle. By preserving a large percentage of forested and other vegetated areas, on-site flow volumes will be smaller and will reach their discharge point over a longer period of time.

Bioretention swales are also used to slow down stormwater runoff. Instead of standard storm drain pipes, roadside bio-retention swales have been designed to collect and convey stormwater runoff. All grading and clearing has been limited to the roadway corridors. This measure will limit alterations to the natural topography and preserve the hydrologic functionality of the existing terrain. Furthermore, by limiting the clearing limits to the roadway corridors the sediment yield from construction will be minimal. Aside from the environmentally friendly qualities of LID, an added benefit of this style of design is its aesthetic appeal. The goal of creating a rural atmosphere for this resort community has been effectively accomplished by incorporating LID elements into the design.

Following are a list of LID features incorporated into the project:

- Roads were designed to match existing grade as much as possible.
- Stormwater is collected in roadside bioretention swales to treat runoff and to reduce drainage infrastructure.
- In order to reduce impervious surfaces, no curb, gutter or sidewalk is proposed for the development.
- The first phase of the development is restricted to roadway and utility construction to avoid mass clearing and grading.
- Fifty percent (50%) of the site is reserved as undisturbed open space.
- Homes will share a common (dual) driveway to reduce impervious areas. Impervious paving for the driveways is under consideration at this time.
- Homes are clustered to reduce the amount of site disturbance.
- The site design reflects efforts to save existing trees and other native vegetation.
- Homeowners will be encouraged to minimize lot clearing and grading during the construction of their homes.
- Stormwater infiltration will be carefully managed to maximize water quality treatment/runoff control and to minimize adverse impacts to the existing steep slopes along the southern boundary of the site.

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## **Storm Drainage**

The main access road (Road A) runs from north to south and divides the site into two drainage basins. Stormwater runoff will be collected in roadside swales along Road B to the west side of Road A (West Basin) and along Road C to the east side of Road A (East Basin). Each basin's series of roadside swales will convey stormwater runoff to two points near the top of the southern bluff. At these points, the swales will, respectively, tie into a 24-inch HDPE pipe, which will convey flows to the base of the slope and into the Gulf of Georgia. The design of the energy dissipater for each pipe will be coordinated with Whatcom County, the Department of the Fish and Wildlife, and the Army Corp of Engineers.

Roof drains and footing drains from Lots 20-32 will be tight-lined to the HDPE for the West Basin to avoid destabilizing the existing bluff. Similarly, the roof drains and footing drains for the Community Center and Lots 34-45 will also be tight-lined to the HDPE for the East Basin.

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## **Shoreline**

The shoreline of the Point Roberts Beach Club has been designated "Natural" per Title 23, Appendix 'D' (Dated 1/8/98) of the Shoreline Management Program. Appendix 'D' has been included in this submittal binder as Figure 5. The current site plan shows a 200' setback from the ordinary high water mark. The lots have been excluded from the 200' shoreline setback.

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## **Traffic**

The Traffic Impact Analysis prepared by The Transpo Group (March 2007) evaluated the traffic impacts associated with the proposed Point Roberts Beach Club Development. The following is a brief summary of the reports findings and conclusions:

- The proposed project would include the construction of 103 single-family residential dwelling units. The project would generate a total of 986 new daily vehicle trips with 104 of these expected to occur during the PM peak hour (66 entering and 38 exiting).
- The traffic operations analysis indicates that all movements at the study area intersections would operate at an acceptable level of service (LOS B or better) with the development of the project. Even if baseline traffic volumes were doubled, all intersections would operate at LOS C or better and meet the County's rural LOS standard.

- It is recommended that the existing traffic control at A.P.A. Road/Boundary Bay Road be modified to northbound and southbound stop control when the south leg is added as part of the project.
- Three quarter frontage improvements to A.P.A and Paul's Road would be required. Improvements would follow the rural minor collector and rural local access road cross-sections shown in *Whatcom County Standard Drawing 505.B-3 and 505.B-1, respectively.*

The results of the analysis suggest that the proposed Point Roberts Beach Club project would have minimal traffic impacts to the surrounding study area. It should also be taken into consideration that this study was completed analyzing the development as if all 103 homes were constructed at the same time and all homes were occupied. This development is a resort community and it is likely there will be weekday when less than 10% of the homes are occupied with residents.

### **Archeological Survey**

An Archeological Survey has been completed for the site, the Survey did not find any historical or sensitive sites on the property. A copy of the report has been included in Section III Tab O of this binder.

### **Utilities and Services**

The homes on site will be served by the following utilities and services

Utility/Service	Provider
Water	Point Roberts Water and Sewer District
Sewer	Private Septic System
Electricity	Puget Sound Energy
Phone	South Whidbey Telecommunications
School District	Blaine School District
Fire Department	Whatcom County Fire District #5