

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION**  
**STAFF REPORT TO THE PLANNING COMMISSION**

**GENERAL INFORMATION:**

PROPOSAL NAME: Columbia Park Trail Apartments, Building Height Increase Request

LOCATION: 1154 Columbia Park Trail

APPLICANT: Tim Allred, Alder Street Design on behalf of World Builders LLC

FILE NO.: M2023-113

DESCRIPTION: Requesting a building height increase in the Waterfront [WF] zone, as provided for in Footnote 12 of RMC 23.22.040

PROJECT TYPE: Miscellaneous – Planning Commission Authorization

HEARING DATE: September 27, 2023

REPORT BY: Matthew Howie, Senior Planner

RECOMMENDED ACTION: Approval

## Vicinity Map

Item: 1154 Columbi Park Trail Height Request  
Applicant: Tim Allred, Alder St. Designs  
File #: M2023-113

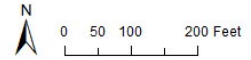


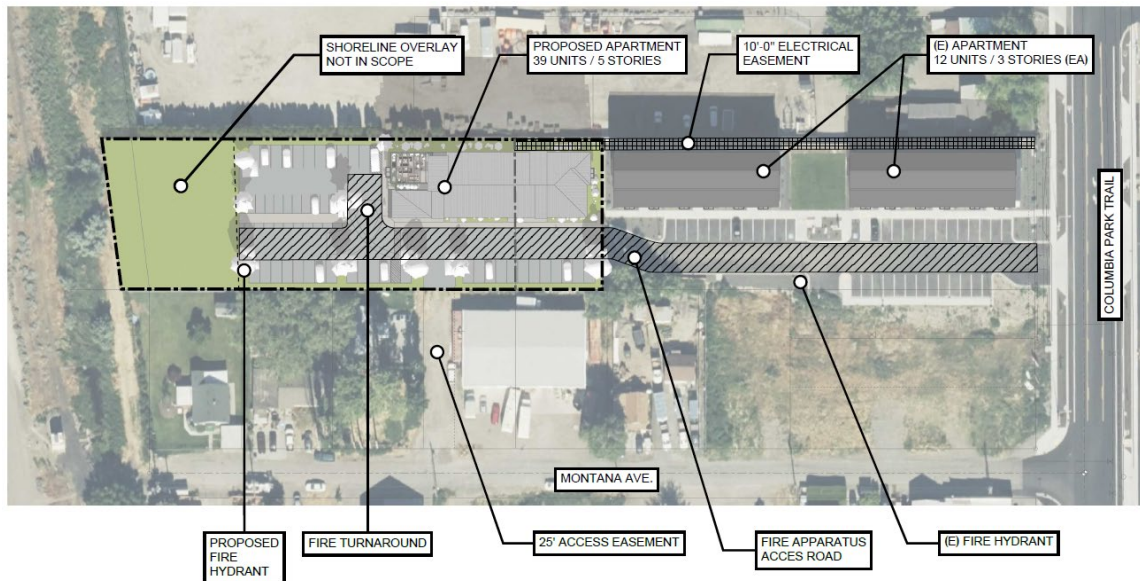
Figure 1 - Vicinity Map



Figure 2 - Aerial Perspective

### **DESCRIPTION OF PROPOSAL**

On August 16, 2023, Tim Allred on behalf of Alder Street Design, LLC, and World Builders, LLC., submitted a building height increase request on behalf of their proposed project at 1154 Columbia Park Trail. The project site is approximately 0.93 acres in size and is located in a Waterfront [WF] zone, 170 feet east of Montana Avenue and 460 feet north of the Columbia Park Trail centerline, as shown in Figure 1. The Applicant is seeking a final riverfront expansion to their larger (existing) housing complex site. More specifically, this request is to accommodate a mix of uses proposed within the otherwise traditional apartment building, to include ground-floor commercial and a rooftop deck. These amenities would both be open to the public. The applicant is requesting that the Planning Commission authorize a building height increase to accommodate the new facility, which they indicate needs to be a total of 65 feet. Most of the proposed roofline would benefit from the height increase.



**Figure 3 – Overall Site Plan**

### **REASON FOR REQUEST**

Per RMC 23.22.040, Footnote 12, in the Waterfront land use district:

All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet, unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

**SUPPLEMENTARY INFORMATION**

Note that this proposal will be exceeding the requested 55-foot height limit in places. [See Figure 4 for more height information.] However, exceeding the traditional height limitations within any given land use district is allowed per RMC 23.38.080(A):

A. Towers, gables, penthouses, scenery, lofts, cupolas, water tanks, similar structures and mechanical appurtenances may be erected on a building to a height greater than the limit established in any primary district.

1. No such exception shall cover more than 15 percent of the total building footprint.
2. No such exception shall be used for other than a use incidental or accessory to the main use.
3. No such exception shall exceed the building height limit by more than 25 percent.

*Planning Staff have reviewed the proposal and identified that it exceeds 55 feet in height with less than 15% of its total roof area (satisfying RMC 23.38.080(A)(1)), that the exceeded height is for incidental or accessory use, such as a rooftop deck, stairwell, and elevator shaft (satisfying RMC 23.38.080(A)(2)), and, that the proposed exceeded height is less than 25% of the overall district's height limitation (satisfying RMC 23.38.080(A)(3)).*



**Figure 4 – Roof Plane Analysis**

### **SITE DESCRIPTION & ADJACENT LAND USES**

The site is currently a vacant, graded lot with a temporary emergency vehicle turnaround to the south and limited vegetation to the north, setback over 400 feet from Columbia Park Trail to the south, and behind, existing apartments at 1148 and 1156 Columbia Park Trail. With overhead aerials showing the turnaround and vegetation, the site takes on the appearance of an exclamation point within rectilinear parcel boundaries, roughly 125 feet wide (east to west) and 330 feet long (north to south).

The site is graded at roughly 358 feet above mean sea level, dropping off around 5 feet to the north, east, and west towards the edge of the parcel boundaries. The area will be accessed from a primary connection through the sister apartment drive aisles south towards Columbia Park Trail and a secondary point of ingress/egress will come via an access easement to Montana Avenue to the west.

The northern boundary is 200 feet south of the Columbia River. The western boundary is roughly 130 feet from and parallel to Montana Avenue. The southern boundary of the site is 460 feet from Columbia Park Trail. The eastern boundary is immediately adjacent to storage lots associated with 1166, 1170, 1212, and 1218 Columbia Park Trail.

### **CURRENT LAND USE DESIGNATION, ZONING, AND USES:**

**North:** Natural Open Space [NOS], trail and berming  
**East:** Waterfront [WF], heavy-commercial storage lots  
**South:** Waterfront [WF], multi-story apartments  
**West:** Waterfront [WF], single-family housing, warehousing

### **COMPREHENSIVE PLAN**

As illustrated in Figure 5 (following page), Richland's Comprehensive Plan designates the site as Waterfront.

As defined in the Richland Comprehensive Plan Supporting Analysis:

The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City's vision and that incorporates public access recreational features and attractive and high quality development.

### **Applicable Goals & Policies**

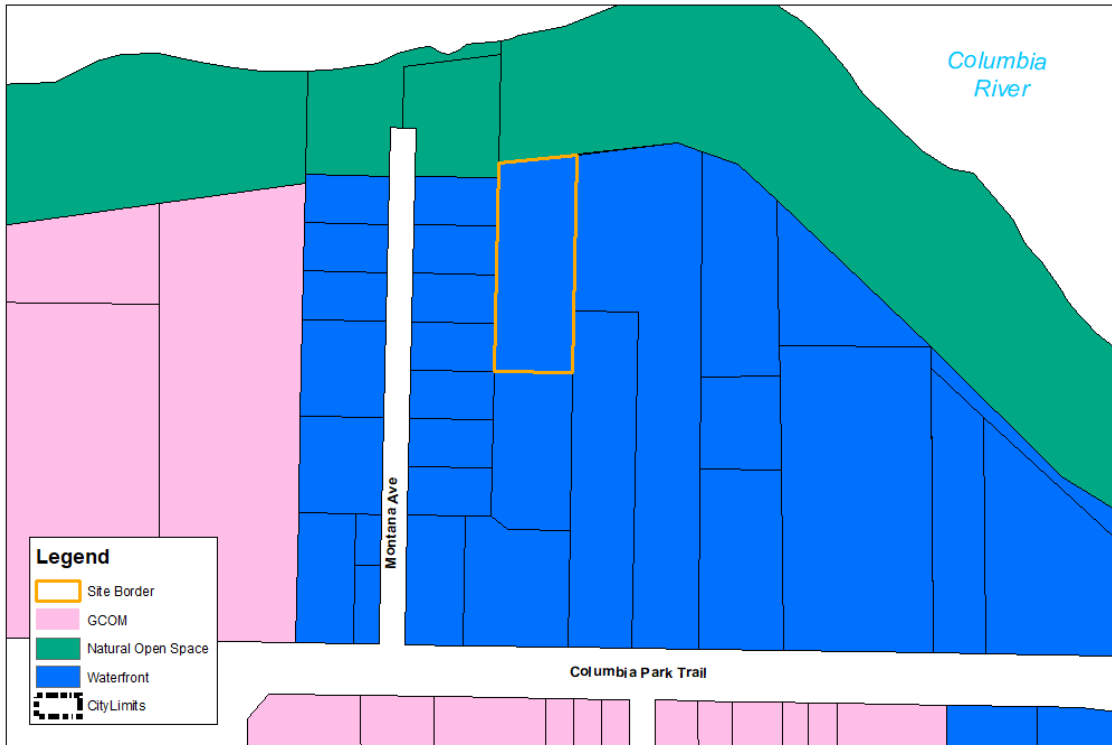
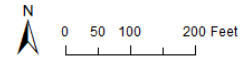
Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject review.

*Community Goal 1:* Ensure and enhance the continuing sense of a livable and sustainable community in Richland.

*Community Goal 2:* Create a vibrant, progressive, and physically, socially, economically, and culturally diverse community providing choices of jobs, housing, and recreational opportunities to its residents of all ages.

## Land Use Map

Item: 1154 Columbi Park Trail Height Request  
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**Figure 5 – Comprehensive Plan Land Use Map**

*Community Goal 5:* Encourage the identification, preservation, and restoration of the City's open space and natural areas to maintain habitat, provide opportunities for residents to connect with nature, and meet educational, health, and outdoor recreational needs with associated economic opportunities to the community.

*Economic Development Goal 6:* Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

*Policy 6:* Expand the range of options for housing in areas planned for higher density development.

*Policy 7:* Support development of higher density housing.

*Land Use Goal 3:* Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

*Policy 3:* Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

*Land Use Goal 5:* Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

*Policy 1:* Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

*Policy 2:* Promote pedestrian and bicycle circulation throughout the community by connecting with the infrastructure and the City's network of parks and trail system.

*Land Use Goal 8:* Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

*Policy 3:* At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP.

*Housing Element Goal 5:* Ensure compatibility of new residential developments with established neighborhoods and the community.

*Policy 1:* Maintain quality design and landscaping in the new developments.

*Transportation Element Goal 3:* Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

*Policy 1:* Support increased use of transit, bicycling, and pedestrian travel.

*Policy 4:* Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

## ZONING

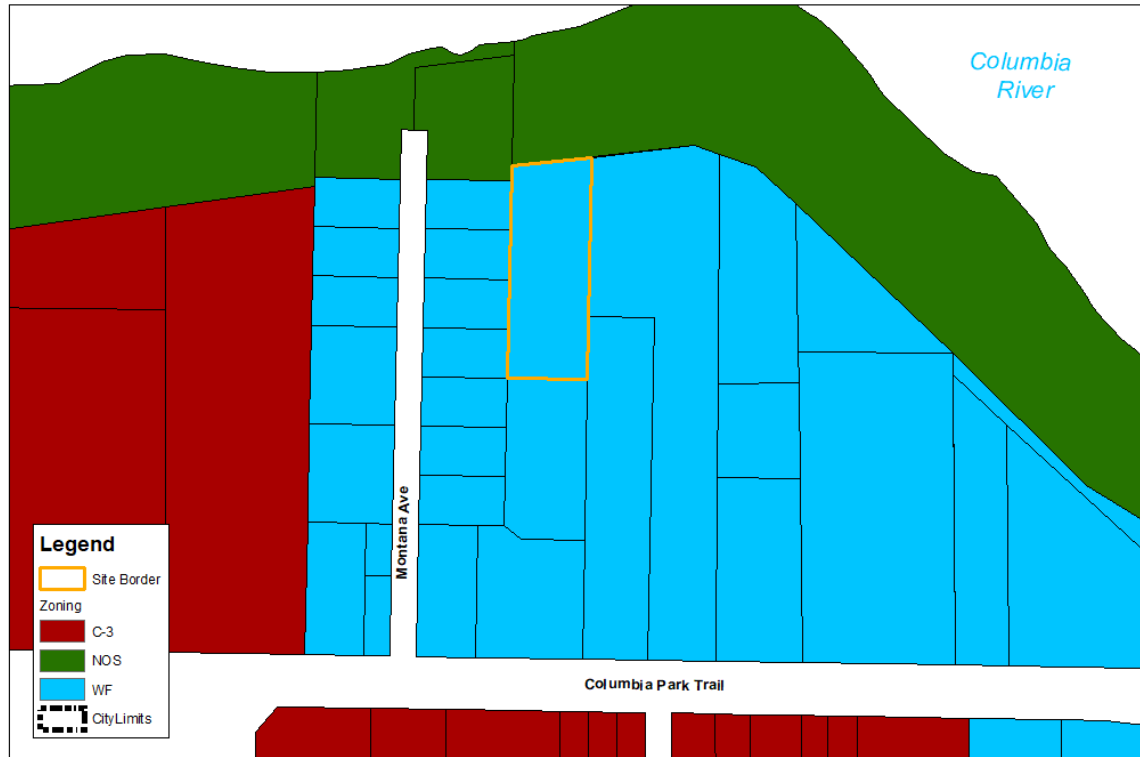
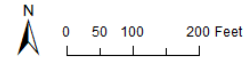
As illustrated in Figure 6 (following page), Richland's Comprehensive Plan designates the site as Waterfront.

As defined in Richland Municipal Code 23.22.010(E):

The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title 26, Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

## Zoning Map

Item: 1154 Columbi Park Trail Height Request  
Applicant: Tim Allred, Alder St. Designs  
File #: M2023-113



**Figure 6 – Zoning Maps**

### **STAFF ANALYSIS**

As provided earlier, per RMC 23.22.040, Footnote 12:

All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet, unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.

This Footnote sets out a three-prong test that the project must pass in order to be granted a height increase:

1. *Does the proposed building fall within the jurisdictional limits of the Shoreline Management Act and, therefore, the height limitations of the Shoreline Master Program [RMC Title 26]?*



No. As demonstrated in Figure 3 (in green) the building has been purposely sited outside the Shoreline jurisdiction.

2. *Is the proposed building aesthetically pleasing in relation to other buildings and features in the vicinity?*

Yes, suitably pleasing. The proposed building is appropriately proportioned and modulated to invite patrons to its first-floor commercial space, guests to its rooftop deck area, and sanctity to its full-time residents. The building has visual interest and tasteful flourishes that match up with its predecessors to the south, closer to Columbia Park Trail, but that are also slightly more appealing and distinctive than the average Tri-City apartment structure. Though everyone's taste may not deem the proposed building as especially handsome, it by no means should be considered an outright blight on a nearby area dominated by bare-dirt storage lots. Reference Figures 2 and 4.

Additionally, while the surrounding Richland Wye neighborhood has no monolithic aesthetic (if anything, its lack of uniformity in uses, setbacks, and development intensities is its predominant characteristic), this proposal is more in-line with the applicable goals and policies (as included earlier) of the Comprehensive Plan, which seeks to take advantage of the nearby highway access, public/active transportation amenities along Columbia Park Trail, and the proximity to the Columbia River, with increased residential and mixed-use densities. Notably, this project complements the Comprehensive Plan policy directed exclusively at the waterfront area through Land Use Goal 8, Policy 3, which reads, "At designated Waterfront land use locations, encourage an active mix of commercial, residential, and marine uses as allowed in the SMP." In other words, this proposal may not be totally in keeping with its surroundings, it is much more in keeping with the goals and policies for this area espoused by the Comprehensive Plan.

3. *Is the proposed building located a sufficient distance from the Columbia River to avoid creating a visual barrier?*

To provide context on the meaning of "visual barrier", Staff have interpreted the Code as being concerned about new structures interrupting old sight lines and view corridors from locations west (or in this case, south) of the Columbia River. The concern is that for residences further upland and away from the River, increasing heights at the river will forever interrupt their long-appreciated views of the water. The Applicant has not performed a viewshed analysis with their submitted materials, and Staff will concede that it is possible some Kennewick and Richland residences will lose a small percentage of their river view. However, this project attempts to at least minimize the interruption of views from Columbia Park Trail by being relatively narrow east-to-west and aligned with the two existing apartments looking due north from Columbia Park Trail. For context, again, reference Figure 3.

As written, the maximum height limits within NOS, PPF, and WF zones (which occupy the large majority zoning districts along the riverfront) capture this view-related concern by limiting heights to 55 feet and Staff

believe that this height limitation will be sufficient to protect established views, in large. Note, however, that as WF and UNIV districts are modified to have increased, or no limitation in height, this particular method of protection for upland viewsheds will be undermined.

Finally, as was subject of the Supplementary Information section, this building is proposing to exceed the 55-foot height otherwise established by Code as is permissible through 23.38.080(A). Planning Staff have ensured that the requirements of that Code section have been satisfied. Rather than further expressing non-conformance, Staff believes this additional height increase captures the inherent potential of placing a mixed-use building here rather than a strictly residential apartment structure. Furthermore, since the building proposes studio apartments rather than luxury units, it is providing a more-affordable housing option with greater amenities than are currently being offered in most studio-apartment buildings under review here in Richland.

#### **STAFF CONCLUSION**

Setting aside the subject and considerations of this request briefly, Planning contends that this is the kind of development sought not only by the Comprehensive Plan and Title 23, but also captures the inherent interest and potential of this area.

#### **FINDINGS AND CONCLUSIONS**

Staff has completed its review of the height increase request for Alder Street Design (M2023-113) and recommends approval of the request subject to the use being compatible with the underlying zoning and surrounding uses based on the following:

1. The site has complementary uses in the surrounding area.
2. The proposed mixed-use building has contemporary and complementary design elements that reflect the patterns of nearby existing buildings.
3. The entire development will benefit from approval and will serve as a meaningful complement to nearby apartments.
4. The proposed site is approximately 200 feet south of the Columbia River and is aligned to reduce its impact on the streetside viewshed.
5. The proposed building is outside of the limits of the Shoreline jurisdiction.
6. The proposal exceeds and follows the denoted height limitations in the Waterfront land use district via provisions afforded to it by RMC 23.38.080(A).
7. The applicant is Alder Street Design, LLC.
8. The site is in the Waterfront [WF] zone.
9. Building permits will be required for this building, along with other development on the property, and appropriately conditioned in future Staff development review.
10. Applicant provided a narrative and drawings associated with this request. (See Exhibits, 1 and 2, respectively, for this documentation.)
11. Public notification requirements were followed. (See Exhibit 3 for related documentation.) No comments from the public or Staff were received.

#### **RECOMMENDATION**

Planning Staff recommend approval of the height increase allowance prescribed by Richland Municipal Code [RMC] 23.22.040, Footnote 12.

**EXHIBIT LIST**

1. Applicant Narrative
2. Applicant Renderings, Plans and Analysis
3. Public Notification



# Exhibit I

## Applicant Narrative

# COLUMBIA PARK TRAIL APARTMENTS

PHASE II

World Builders, LLC



- Height Exception Request -





August 16<sup>th</sup>, 2023

## 1154 Columbia Park Trail - Narrative

### Project Team:

Development Team:

World Builders, LLC

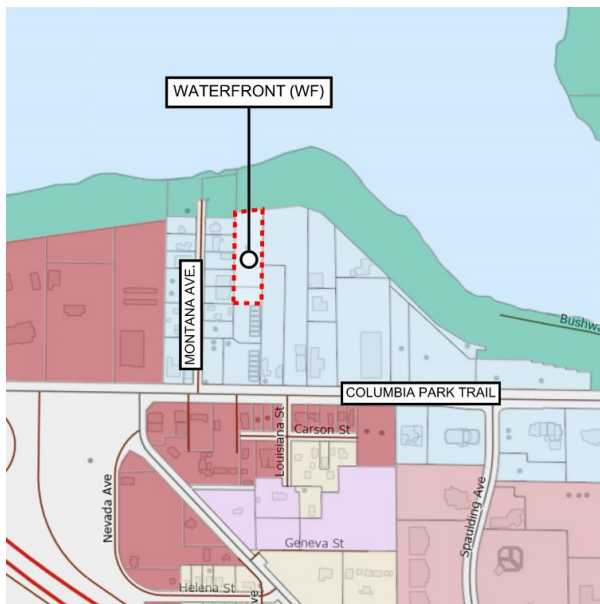
Lionell Singleton | Houston Lillard

Architect:

Alder St. Design, LLC

Tim Allred

### ZONING:



Parcel Number: 58060  
Legal Description: Section 30, Township 9, North Range 29  
Zoning: Waterfront (WF) Commercial  
Site Area: 40,572 SF  
Proposed Uses: R-2, A-2

**Zoning Requirements: Waterfront (WF)**

Permitted Uses:

- Delicatessen
- Drinking Establishment
- Restaurant/Lounge
- Restaurant/Sit Down
- Wineries – Tasting Room
- Apartment, Condominium (3 or more units)

Development Standards:

Minimum Lot Area:	None
Max Density:	1:1,000 SF
Minimum Lot Width:	30 Feet
Setbacks:	
Front:	40 Feet from Centerline of ROW
Side:	40 Feet from Centerline of ROW
	0 Feet, 5 Feet for Parking
Rear:	0 Feet, 5 Feet for Parking
Max Building Height:	35 / 55 Feet
Minimum Dwelling Unit Size:	500 SF
Parking Requirements:	
Multi-Family Studio:	1 per Dwelling
Restaurant/Tavern:	1 per 100 SF
Roof Deck:	1 per 250 SF
Bike Parking:	5 min w/ 1 per 30 parking spaces
Loading (10 x 25):	1 space

**Project Description:**

The proposed project is a 5-story apartment building approximately 40,400 SF and comprised of studio apartment units. The project is targeting 39 dwelling units and will be requesting the 55’ height allowance in order to achieve this density and promote views of the riverfront. The building will include a ground floor commercial space, roof deck, fitness center, and common areas. Parking is provided at a 1:1 ratio for the studio apartments, 1:100 SF for the commercial use, and 1:250 SF for the common area roof deck. The project proposes to utilize compact parking up to 25% of the total provided, and motorcycle parking counting towards the parking requirement at a 3:1 ratio.

The Studio Apartment units will comprise a variety of configurations allowing for a wide range of potential tenants. Studio sizes range from 504 SF to 816 SF. Approximately 1/2 of the units will have access to private outdoor space, and all units will have access to ground floor fitness & lobby, as well as 5<sup>th</sup> floor indoor common area and 6<sup>th</sup> floor roof deck.

**Height Exception Criteria:**

Section 23.22.040, footnote 12...*based upon review of the structure and a finding that the proposed building is aesthetically pleasing in relation to the buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.*

The design and development team contends the project will meet the height exception criteria as stated in Section 23.22.040 of the Richland Municipal Code through building placement, material selection, building appearance, and programmatic elements designed to enrich the waterfront experience.

Placement

The proposed building location is at the southernmost end of the project site, with a proposed property line adjustment to allow for the building position to be an additional 70' further south. By selecting this location, the project leaves as much distance as possible between the building and the Columbia River, minimizing the visual impact to avoid creating a visual barrier. Parking is placed to the north of the building, which further preserves view opportunities should adjacent properties choose to develop in the future. By keeping the building to the eastern side of the property, in line with the adjacent residential buildings to the south, we preserve as much of the view corridor as possible from the residential units' outdoor decks and balconies as they look north.

Material Selection

The project will use high quality materials consisting of fiber cement board and panel, architectural metal panel (painted and wood grain appearance), metal panel roofing, storefront glazing systems, vinyl windows, along with trim and accent materials. These materials will complement and relate to adjacent residential projects to the south, creating a 'campus' feel to the site.

Building Appearance

The building has been designed to complement the adjacent residential structures, while remaining unique with an orientation to the river. Similar material selection has been used to maintain continuity, while still allowing for variation in building appearance. The building massing has been designed to break down the scale of the height and length of the project, creating visual interest on each of the facades. Additional variation can be found at the roof line, where a variety of forms and heights provide additional interest.

Programmatic Elements

Through the additional height request, and studio-based building design, the project is able to approach the waterfront's upper density threshold. By maximizing the opportunity for residential units along the waterfront, we hope to further activate the neighborhood bike paths, parks, and shoreline; along with helping to support the proposed and future commercial opportunities. The project includes a



boutique commercial space on the ground floor, connected to the residential lobby to promote community interaction. Residents and patrons of the commercial space will have access to the 6<sup>th</sup> floor roof deck, promoting views of the Columbia River and Bateman Island. The additional height further allows the project to provide more common area along the ground floor including additional bike storage & fitness. It is a goal of the project to encourage and promote bike transportation, and a hope that the adjacent residential units could have access to and utilize the project's fitness center.

Thank you for your consideration,  
Alder St. Design

**Attachments:**

1154 Columbia Park Trail Apartments Phase II\_Height Request Packet 08.16.2023r





## Exhibit II

# Applicant Renderings, Plans and Analysis

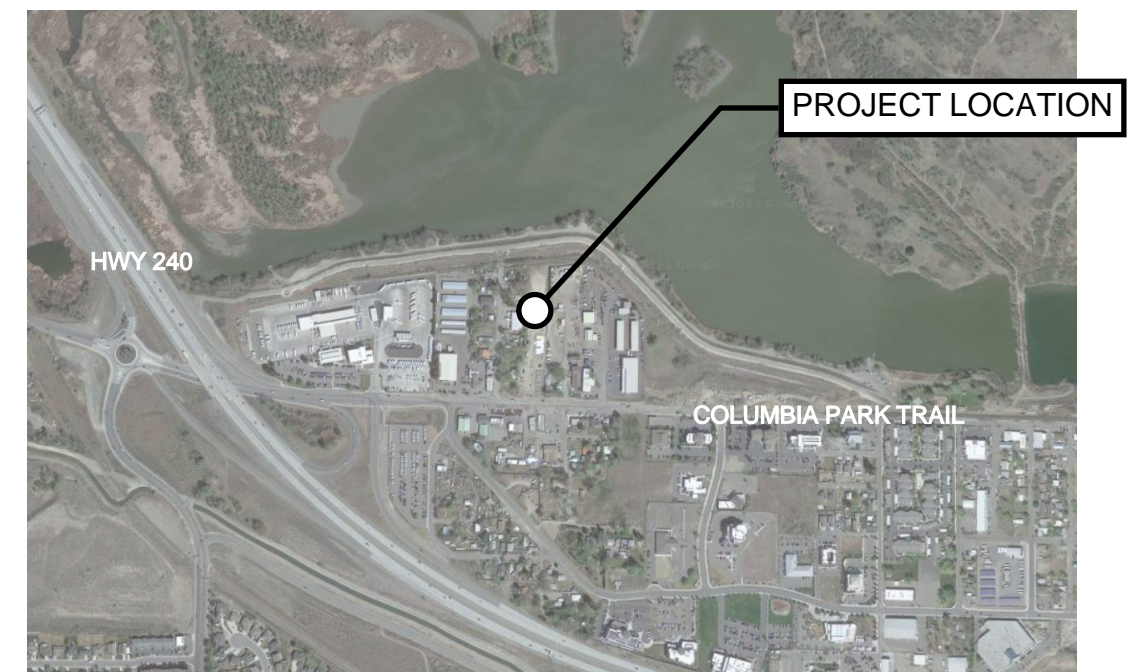
# COLUMBIA PARK TRAIL APARTMENTS PHASE II



ENTRY PERSPECTIVE - NW CORNER

## PROJECT INFORMATION

SITE LOCATION:	1154 COLUMBIA PARK TRAIL
ZONING:	WATERFRONT (WF) COMMERCIAL
SITE AREA:	40,572 SF
BUILDING AREA:	40,400 SF
UNIT COUNT:	39
UNIT MIX	
STUDIO S.1 (504 SF):	8
STUDIO S.2 (672 SF):	18
STUDIO S.3 (739 SF):	4
STUDIO S.4 (816 SF):	9
PARKING COUNT	
STANDARD (9 X 20):	36
COMPACT (7.5 X 15):	10
MOTORCYCLE (4 X 8):	10 (3:1)
LOADING (10 X 25):	1
BIKES	
- SHORT TERM:	10
- LONG TERM:	20



VICINITY MAP - NTS





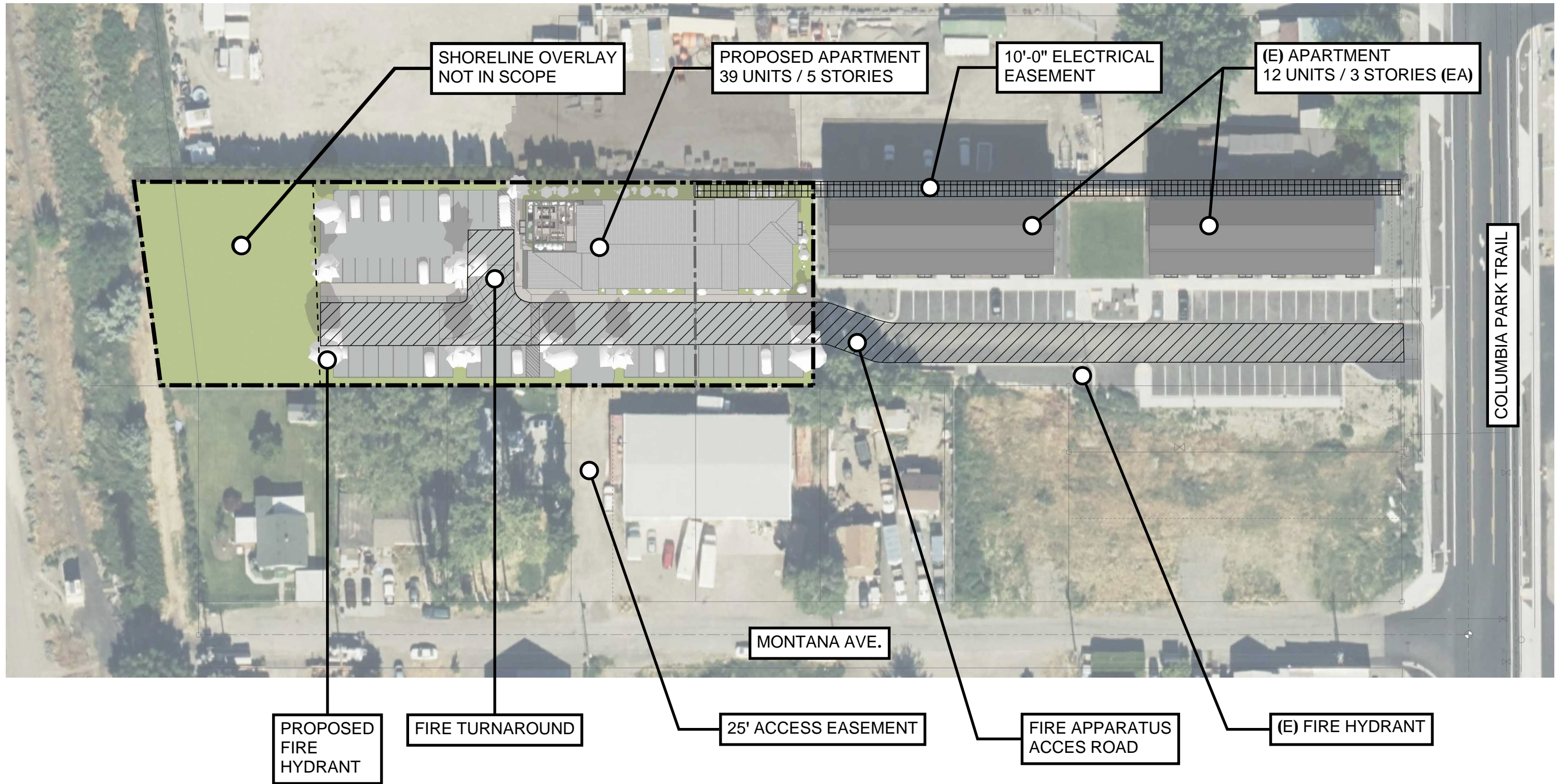
SHORELINE - FUTURE PHASE

PHASE II - PROJECT SCOPE

PHASE 1 - EXISTING RESIDENTIAL

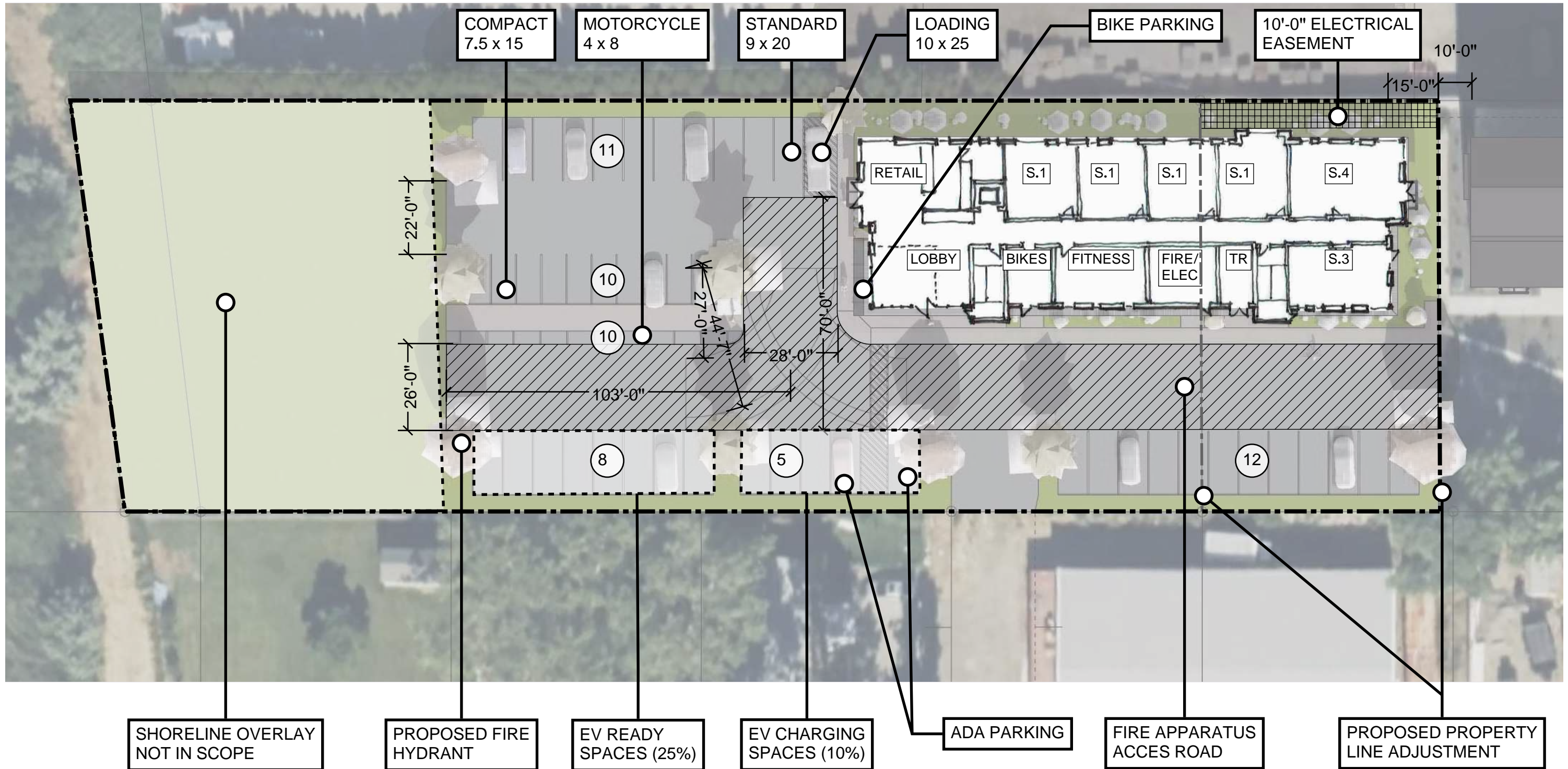
AERIAL PERSPECTIVE - SW





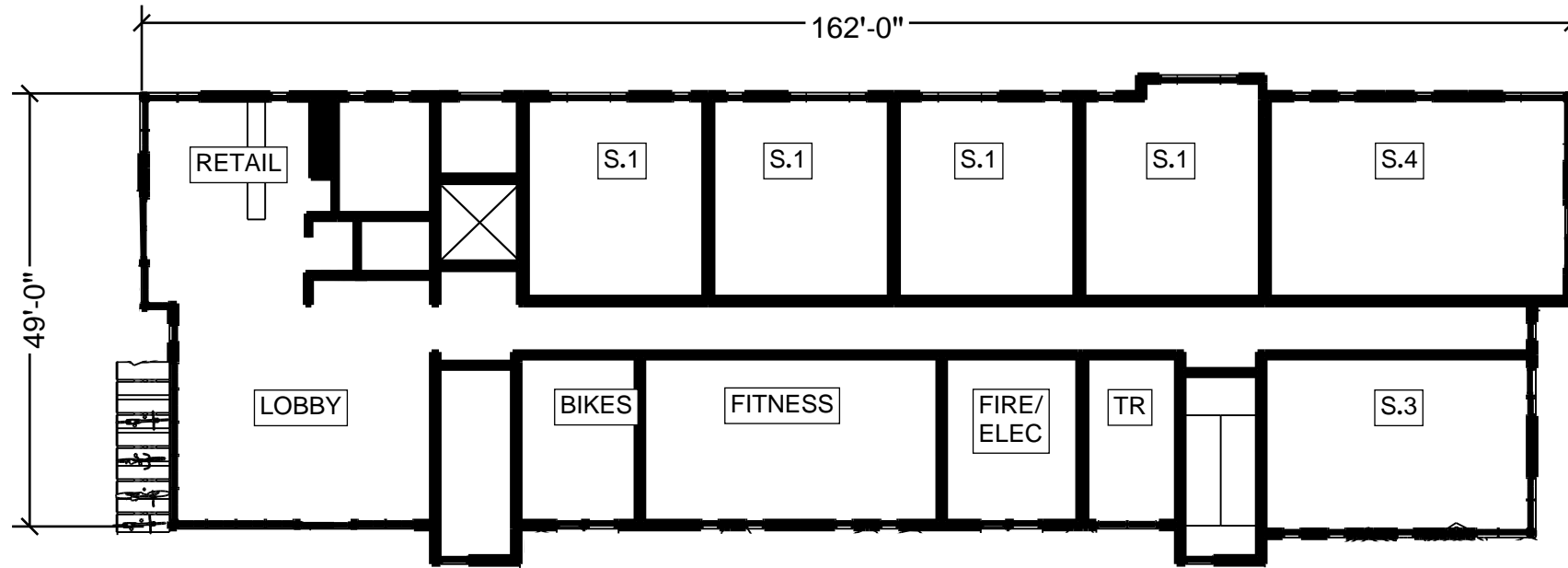
OVERALL SITE PLAN  
1" = 60'-0"



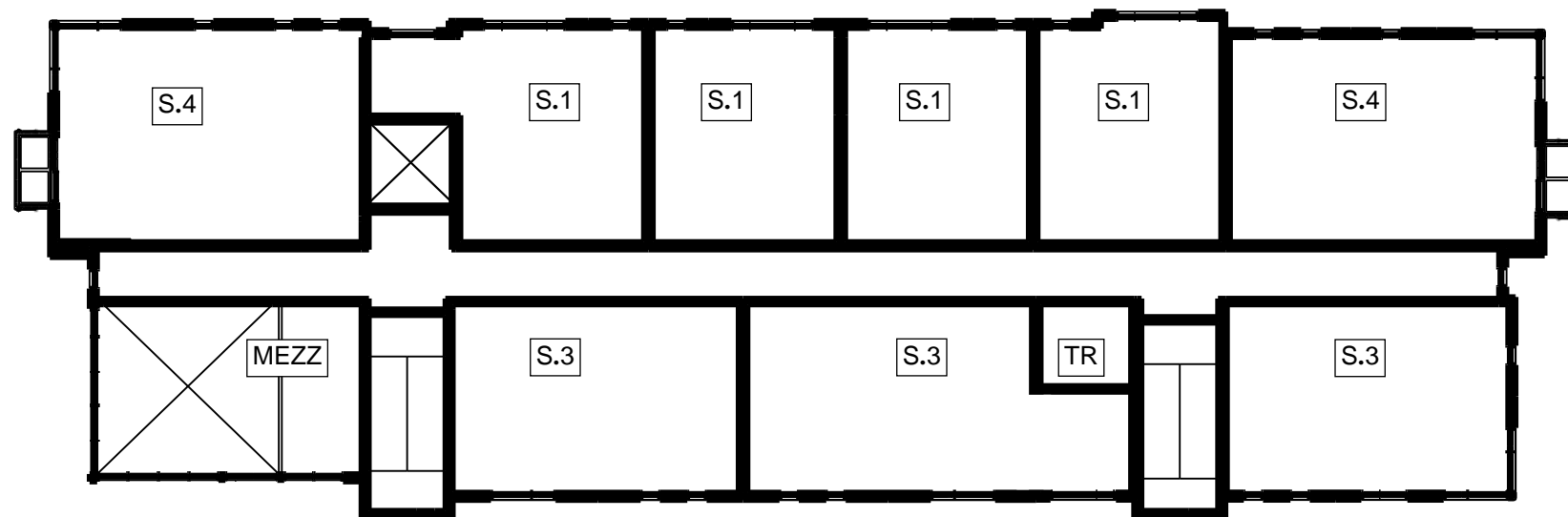


PROJECT SITE PLAN  
1" = 30'-0"





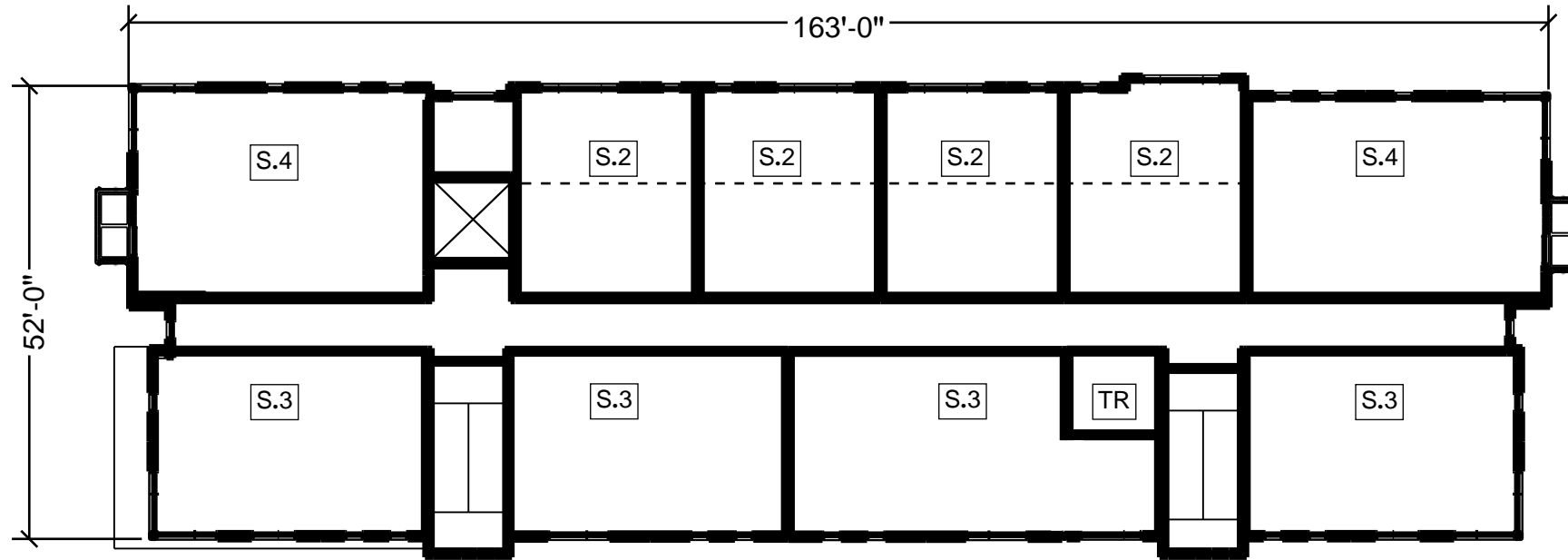
**FIRST FLOOR - 8,050 SF**



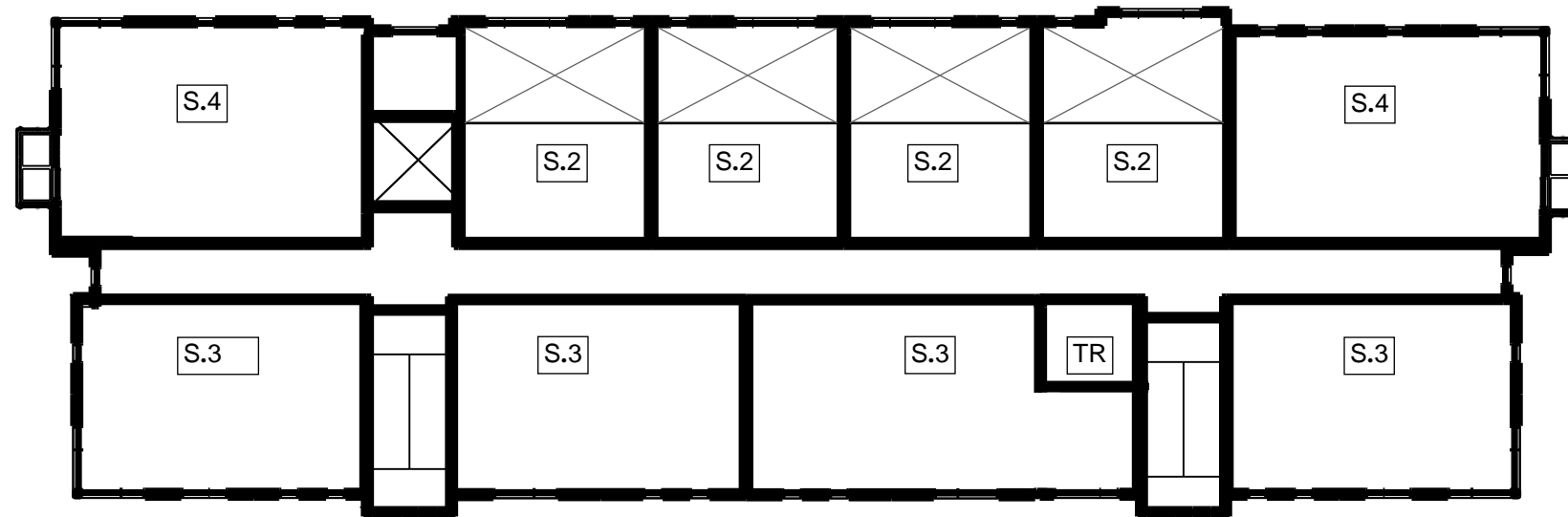
**SECOND FLOOR - 7,850 SF**

BUILDING FLOOR PLANS  
1" = 20'-0"





**THIRD FLOOR - 8,350 SF**

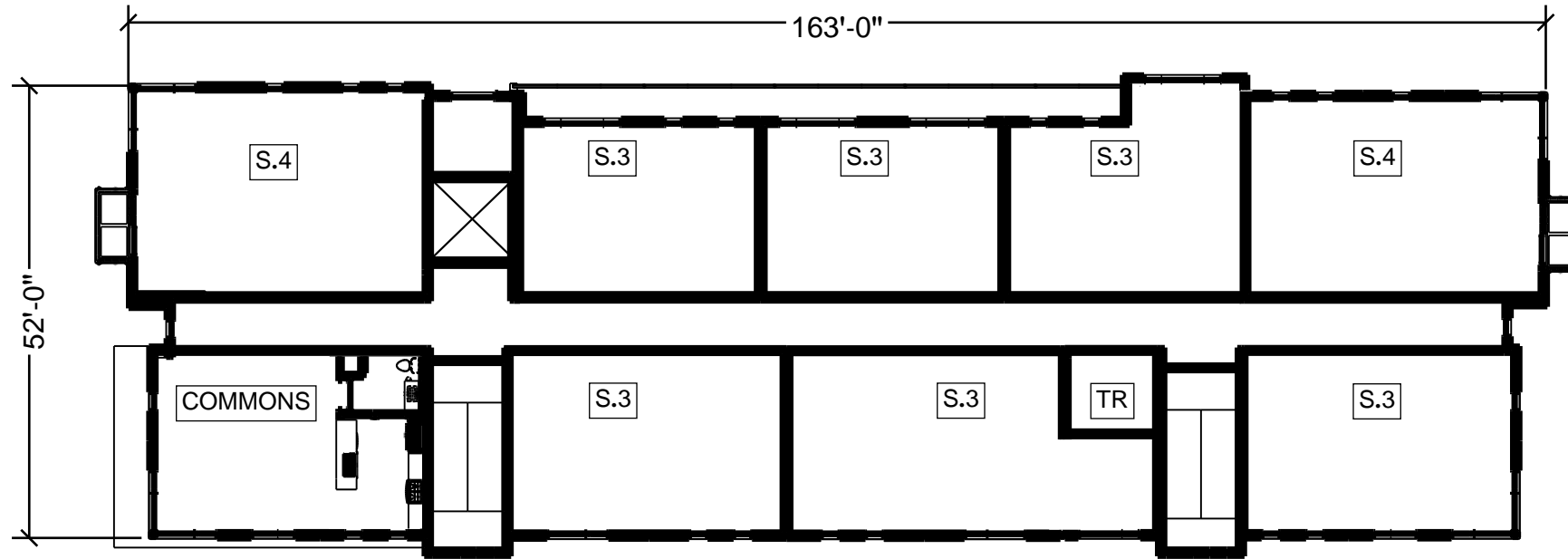


**FOURTH FLOOR - 7,450 SF**

BUILDING FLOOR PLANS  
1" = 20'-0"







**FIFTH FLOOR - 8,350 SF**



**ROOF DECK - 750 SF**

BUILDING FLOOR PLANS  
1" = 20'-0"





STANDING SEAM METAL ROOFING

FIBER CEMENT PANEL SIDING

METAL PANEL - 2" & 4" RIBS

METAL PANEL - WOOD GRAIN

VINYL WINDOW

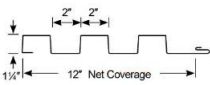
METAL PANEL - 4" & 10" RIBS

STOREFRONT SYSTEM

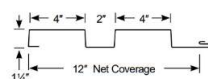
**WEST ELEVATION**  
1" = 16'-0"

**MATERIALS**

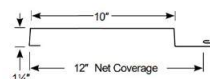
**AESPAN METAL PANEL PROFILES**



Cool Zinc Gray



Cool Matte Black



Cool Midnight Bronze



SpanSeam™ Metal Roofing



Cool Zinc Gray

**FIBER CEMENT PANEL**



HARDIE PANEL AND REVEAL SYSTEM

**DIZAL METAL PANEL**



HICKORY Natural





STANDING SEAM METAL ROOFING

FIBER CEMENT PANEL SIDING

METAL PANEL - 2" & 4" RIBS

METAL PANEL - WOOD GRAIN

VINYL WINDOW

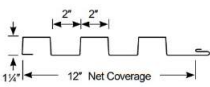
METAL PANEL - 4" & 10" RIBS

9'-6"  
9'-6"  
9'-6"  
9'-6"  
11'-6"

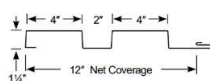
**EAST ELEVATION**  
1" = 16'-0"

**MATERIALS**

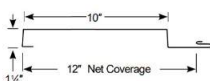
**AESPAN METAL PANEL PROFILES**



**Cool Zinc Gray**



**Cool Matte Black**



**Cool Midnight Bronze**



**SpanSeam™ Metal Roofing**



**Cool Zinc Gray**

**FIBER CEMENT PANEL**



**HARDIE PANEL AND REVEAL SYSTEM**

**DIZAL METAL PANEL**



**HICKORY Natural**





6TH FLOOR ROOF DECK

5TH FLOOR COMMON AREA

GROUND FLOOR COMMERCIAL

DOUBLE-HEIGHT LOBBY

PERSPECTIVE - NE CORNER





STUDIO UNIT - S.3

STUDIO UNIT - S.4

PEDESTRIAN CONNECTION FROM  
COLUMBIA PARK TRAIL

PHASE 1 APARTMENTS (EXISTING)

PERSPECTIVE - SW CORNER





ROOF A  
 AREA: 1,952 SF  
 HEIGHT: 52'-6"

ROOF A  
 AREA: 675 SF  
 HEIGHT: 54'-6"

ROOF C  
 AREA: 4,046 SF  
 HEIGHT: 52'-6"

ROOF D  
 AREA: 254 SF  
 HEIGHT: 65'-8"

ROOF E  
 AREA: 245 SF  
 HEIGHT: 52'-6"

ROOF F  
 AREA: 832 SF  
 HEIGHT: 61'-8"

ROOF G  
 AREA: 946 SF  
 HEIGHT: 54'-6"

TOTAL ROOF AREA: 8,950 SF  
 AREA ABOVE 55'-0" = 1,331 SF  
 $0.15 \times 8,950 = 1,342.5$  SF

$1,331 < 1,342.5$ , OKAY

HEIGHT DIAGRAM - ROOF AREAS





PERSPECTIVE - ROOF DECK





# Exhibit III

## Public Notification





## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING (M2023-113)

**Notice:** Tim Allred with Alder Street Design LLC, on behalf of World Builders LLC, has submitted a request to the Planning Commission to allow for a building height of 55 feet tall in the Waterfront (WF) zone district. The site is generally located approximately 450 feet north of Columbia Park trail, and 150 feet east of Montana Avenue, behind the apartments located at 1148 Columbia Park Trail, this parcel is specifically known as parcel number APN 130992000009000.

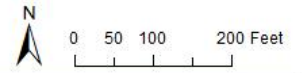
A public hearing on the proposed site height deviation will be held before the Planning Commission on Wednesday, September 27, 2023 at 6:00 PM within the City Council Chambers located at 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing.

**Public Comment:** Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, September 19th, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

# Vicinity Map

Item: 1154 Columbi Park Trail Height Request  
Applicant: Tim Allred, Alder St. Designs  
File #: M2023-113




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**AFFIDAVIT OF MAILING**

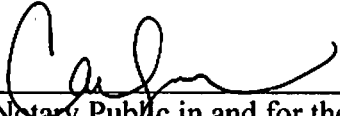
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

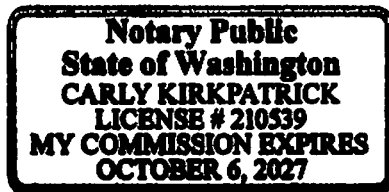
COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

- 1. I am an employee in the Planning & Development Department for the City of Richland.
- 2. On the 6th day of September, 2023, I mailed a copy of the attached NOTICE OF PUBLIC HEARING FOR A HEIGHT INCREASE REQUEST TO THE RICHLAND PLANNING COMMISSION (M2023-113) to the attached list of individuals via regular USPS or email on the date indicated above. The Richland Planning Commission will conduct a public hearing at 6:00 p.m. on Wednesday, September 27, 2023.

  
Signed: Kirsten Recker

SIGNED AND SWORN to before me this 6th day of September 2023 by Kirsten Recker.

  
Notary Public in and for the State of Washington,

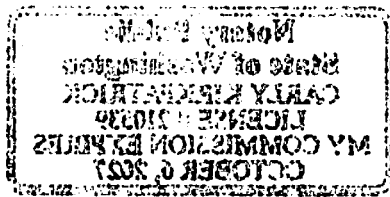


Carly Kirkpatrick  
Print Name  
Residing at Benton County  
My appointment expires: Oct. 6, 2027

AFFIDAVIT OF MAILING - 1  
Notice of Closed Record Hearing attached.  
Address list attached.

*[Faint, illegible text, likely bleed-through from the reverse side of the page]*

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**AFFIDAVIT OF POSTING**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:


1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.

2. On the 6<sup>th</sup> day of September, 2023, I posted the attached NOTICE OF PUBLIC HEARING, File Number M2023-113 (1154 Columbia Park Trail height request) in the following location:

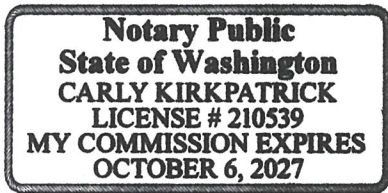
Near the terminus of the drive aisle, along the eastern edge of the aisle located at 1156 Columbia Park Trail. (Parcel # 130992000010001), Richland WA.

  
Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 6<sup>th</sup> day of September, 2023, by Kyle Hendricks.

  
Signature of Notary

Carly Kirkpatrick  
Printed Name



Notary Public in and for the State of Washington,  
Residing in Benton County  
My appointment expires: Oct. 7, 2027



Beaufort Gazette  
 Belleville News-Democrat  
 Bellingham Herald  
 Bradenton Herald  
 Centre Daily Times  
 Charlotte Observer  
 Columbus Ledger-Enquirer  
 Fresno Bee

The Herald - Rock Hill  
 Herald Sun - Durham  
 Idaho Statesman  
 Island Packet  
 Kansas City Star  
 Lexington Herald-Leader  
 Merced Sun-Star  
 Miami Herald

el Nuevo Herald - Miami  
 Modesto Bee  
 Raleigh News & Observer  
 The Olympian  
 Sacramento Bee  
 Fort Worth Star-Telegram  
 The State - Columbia  
 Sun Herald - Biloxi

Sun News - Myrtle Beach  
 The News Tribune Tacoma  
 The Telegraph - Macon  
 San Luis Obispo Tribune  
 Tri-City Herald  
 Wichita Eagle

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	464931	Print Legal Ad-IPL01390160 - IPL0139016	M2023-113	\$175.01	1	59 L

**Attention:** Jennifer Anderson

CITY OF RICHLAND/LEGALS  
 625 SWIFT BLVD. MS-05  
 RICHLAND, WA 99352

janderson@ci.richland.wa.us

**CITY OF RICHLAND  
 NOTICE OF APPLICATION,  
 PUBLIC HEARING**

**Notice:** Tim Allred with Alder Street Design LLC, on behalf of World Builders LLC, has submitted a request to the Planning Commission to allow for a building height of 55 feet tall in the Waterfront (WF) zone district. The site is generally located approximately 450 feet north of Columbia Park Trail and 150 feet east of Montana Avenue, behind the apartments located at 1148 Columbia Park Trail. This parcel is specifically known as parcel number APN 13099200009000.

The Richland Planning Commission will conduct a public hearing on the proposed site height deviation on **Wednesday, September 27, 2023 at or after 6:00 p.m.** in the Council Chambers, Richland City Hall, 625 Swift Boulevard, Richland, WA 99352. All interested parties are invited to attend and present testimony at the public hearing.

**Public Comment:** Any person desiring to express their views or to be notified of any decision pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to khendricks@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 19, 2023, to be incorporated into the staff report. Comments received after that date will be entered into the record at the meeting.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulations Administration and Title 23 Zoning. Appeal procedures of decisions related to the above-referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above-referenced address with questions related to the available appeal process.

Date Published: Sunday, September 10, 2023  
 IPL0139016  
 Sep 10 2023

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Stefani Beard, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 09/10/2023, and ending on 09/10/2023 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

09/10/23

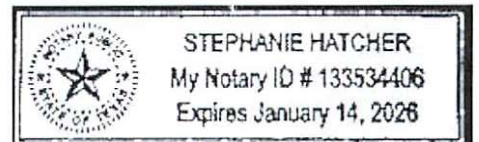
*Stefani Beard*

(Signature of Legals Clerk)

Sworn to and subscribed before me this 11th day of September in the year of 2023

*Stephanie Hatcher*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
 Legal document please do not destroy!