



Memorandum

Date: July 15, 2009

To: Chris Kerr, Acting Planning Director

From: Tom Soppe, Associate Planner

Subject: PUD-09-01/SUB-09-01/WAP-09-02 Suncrest PUD

This memo addresses issues raised at the last public hearing related to the proposed conservation area. Also attached to this memo is new staff and citizen input received since the June 17 hearing as well as two new proposed Conditions of approval (Numbers **16** and **17**) for the PC to consider.

CONSERVATION AREA

The allegation has been made that representatives of the project's property owner promised to dedicate the drainageway and transition area to the city at the Step 2 Annexation hearing held for this and other properties on February 11, 2008. Staff has viewed this hearing on the video of the February 11, 2008 City Council meeting. No one testified as a representative of the property owner of 19650 Suncrest Drive or as a representative of this property owner. Matt Sprague of SFA Design Group, who was representing this property owner, was called up to testify as he had apparently filled out a testimony form. He declined the opportunity to testify. Therefore, staff concludes no promise regarding dedication of land to the city was made at the February 11, 2008 hearing.

However, staff also has watched the video of the City Council meeting of November 26, 2007, which was the Step 1 Annexation hearing for the project property. At this hearing Ben Altman of SFA Design Group, representing the annexation applicant, stated in his testimony regarding the drainageway transition area, "we would anticipate that through your new ordinance Chapter 32, that would be dedicated to the city as open space at the time any development occurs on the site." Later in his rebuttal Mr. Altman stated, "Under Chapter 32 (the drainageway and transition area) would wind up being dedicated to the city as permanent open space."

These are apparently the statements that are being referenced by those claiming that the promise of dedication to the city was made. It appears to staff upon watching and rewatching these segments of the video that Mr. Altman was not technically making a promise as much as anticipating what he thought would be required by Chapter 32, which does state a preference for dedication over easements. There is not a legally valid reason to hold Mr. Altman's statements accountable for any voters assuming that the drainageway and transition area would be dedicated in perpetuity to the city upon development. It was stated by councilors and staff many times in both hearings that the annexation hearings and subsequent annexation vote would only determine whether the property was annexed into the city, and would not determine the outcome or nature of an eventual development application for the property after annexation. There were no conditions on the annexation regarding the potential dedication of the drainageway transition area on site. The ballot measure and Council resolutions make no mention of land dedication. In any case - what anyone may or may not have promised during an earlier application does not affect whether the current application meets the appropriate CDC criteria.

Staff still recommends approval of the project (with the conservation easement rather than land dedication) because it meets the CDC criteria of chapters 24, 32, and 85.

CONDITIONS OF APPROVAL

Staff proposes two new conditions in addition to the 15 proposed conditions as presented at the June 17 hearing. One condition would ensure the applicant preserves and best protects the health of the laurel hedge separating the subject property from 1810 Carriage Way. Matthew and Daria Knowles (the owners and residents of 1810 Carriage Way) testified verbally about this hedge and discussed it in their Power Point presentation. They cited its location on or near the property line and its importance in maintaining privacy between the subject property and their own. Staff does not recommend the realignment of the shared driveway as it is appropriate to keep the proposed driveway in alignment with Gallery Way across the street, and staff and the applicant believe the hedge can be protected upon the construction of the driveway as proposed. Staff proposes a condition which reads, **“The applicant shall preserve the laurel hedge along the border of the subject property and 1810 Carriage Way, and shall protect the health and root systems as best as possible throughout the construction process.”**

CDC 32.050(F) states, “F. Roads, driveways, utilities, or passive use recreation facilities may be built in and across water resource areas when no other practical alternative exists... Full mitigation and revegetation is required, with the applicant to submit a mitigation plan pursuant to CDC Section 32.070...” The applicant’s submitted plans currently show the outfall and dissipation facilities of the stormwater treatment system being placed slightly within the transition area line within Tract B. This is acceptable (per 32.050[K]) to have a stormwater treatment facility that extends up to 25 feet into the transition area, and because Chapter 32 also demands that the treated storm water from the site drain to Fern Creek. However, per the provisions of (F) above a revegetation plan would have to be submitted for the area that will be temporarily disturbed to install the pipe, even though the area appears to only consist of several square feet in size, unless the proposal is modified to place these facilities outside the transition area boundary. The applicant and staff have agreed that the outfall and dissipation facilities shall be moved slightly west (uphill) so no disturbance occurs in the transition area, and so no revegetation plan is needed for the transition area. This move still allows for treated stormwater to properly drain to Fern Creek on site. Therefore staff proposes another additional condition of approval reading **“The stormwater treatment facility’s outfall and dissipation facilities shall be placed outside the water resource transition area boundary, so there will be no development disturbance within the transition area.”**

One of the attachments to this memo is an email to Planning staff from Engineering staff regarding parking on Suncrest Drive. The email discusses how parking is permitted will be allowed on both sides of Suncrest Drive along the frontage of this project, as the street pavement will be wide enough for parking on both sides and there is no required bike lane here per the Transportation System Plan (TSP).

Upon the addition of the aforementioned two conditions, the currently proposed conditions of approval are as follows:

1. Tract A and the stormwater facility in Tract A shall be private, and the applicant shall enter into a maintenance agreement with the City for the facility. The stormwater line under the private street shall be private.
2. A 20-foot wide trail easement extending north-to-south through the site shall be provided on the final plat within Tract B, east of Fern Creek. The exact location of the easement shall be determined cooperatively between the applicant and the City.

3. The applicant shall mitigate for the loss of the 5 trees determined to be significant by the City Arborist that are proposed for removal. These shall be mitigated for on an inch per inch basis per 55.100(B)(2)(f), preferably on site. The City Arborist shall determine preferred on-site locations. If on site mitigation is not possible for all mitigation planting, the applicant shall work with the Parks and Recreation Department to mitigate at an appropriate city-owned site. Street trees shall not count towards the mitigation required in this condition.
4. Applicant shall underground all new and existing utilities.
5. Houses on lots 1-3 shall have front facades oriented to Suncrest Drive.
6. Turning radii on the private street/shared driveway turnaround shall be at least 25 feet.
7. Applicant shall be responsible for funding waterline upsizing along his frontage. The upsizing requirement is a Capital Improvement Project in the 2008 Water System Master Plan and SDC eligible at 56%. It shall be the City's option whether to contract directly for the improvement or have the developer contract for the work. If the City decides to upsize a greater length of water line replacement than the site frontage, the applicant will still only be responsible for funding the portion along the site frontage.
8. The private street/shared driveway shall be built to City street structural standards.
9. The applicant shall commission a lighting study of the project's frontage, and provide this to the Engineering Department who will use it to determine the street lighting needed to meet the City's lighting standards. If needed the applicant will install street lights to meet City lighting standards.
10. The applicant shall perform fire flow tests , install hydrants, and install "No Parking" signs to the satisfaction of TVFR.
11. Prior to recording of the subdivision plat, the applicant shall remove all Himalayan Blackberry, Garlic Mustard and English Ivy on the ground within proposed Tract B.
12. The front yard setbacks of lots 1-3 shall be those of the underlying base zone R-10, which is 20 feet (15 to porch) as measured from the front property line after the 10 foot ROW dedication.
13. The applicant shall provide 5-foot utility easement along the front and rear of each lot in areas not already covered by the proposed utility easements overlaid on the proposed private street.
14. A conservation easement shall be placed on the final plat on the entirety of Tract B.
15. The street trees shall be planted between the sidewalk and the street. The City arborist shall approve the proposed tree species.
16. **The applicant shall preserve the laurel hedge along the border of the subject property and 1810 Carriage Way, and shall protect the health and root systems as best as possible throughout the construction process.**

- 17. The stormwater treatment facility's outfall and dissipation facilities shall be placed outside the water resource transition area boundary, so there will be no development disturbance within the transition area.**

Attached is all Correspondence received since the last Planning Commission meeting.

P:/generalp/memos08-09/PC Memo PUD-09-01 step 2 annexation hearing video

Soppe, Tom

From: Le, Khoi
Sent: Tuesday, July 07, 2009 12:04 PM
To: Soppe, Tom
Subject: Suncrest Drive 6 Lot Subdivision

Tom,

Followings are my comments in regards to the parking issue along the frontage of the 6-Lot Subdivision on Suncrest Drive:

The minimum roadway pavement width requirement for a Collector, Neighborhood Route, or Local Residential without bike lane is 18' wide.

The current existing condition along the frontage of the project shows an 18' wide pavement in front of the project and a 22' wide pavement on the opposite side. There is no parking restrict along Suncrest Drive starting from Hidden Spring to Valley View Drive with exception of a few spots where there is ditches along the roadway or the width of the roadway is narrow down to less than 18'.

There currently is also no bike lane on the same stretch that I mentioned above. I also checked against the City TSP and there is also no indication that bike lane is required along Suncrest Drive maybe due steep hills.

To conclude this issue, in my opinion, if the roadway pavement width along the project frontage and as well as on the opposite side is equal or greater than 18' wide, parking will not be an issue.

On another note, having parking along the street may help to slow down traffic in this area as you may have noticed that there is speed bumps installed along Suncrest Drive to slow the traffic.

Please let me know if you have any additional questions regarding parking issue.

Thanks,

Khoi

Soppe, Tom

From: Soppe, Tom
Sent: Thursday, July 02, 2009 9:17 AM
To: 'michael gokey'
Subject: RE: drawings

I made a site visit; it appears there is a laurel and a holly behind lot 27 that aren't on the tree map; I assume this is because they are being considered bushes.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: michael gokey [mailto: [REDACTED]]
Sent: Thursday, July 02, 2009 7:40 AM
To: Soppe, Tom
Subject: RE: drawings (rec'd 7-2-09)

Tom

Does anyone from the City go out to the site to look and verify the tree locations or guesstimate the correct number of trees? There seems to be a lot of trees missing on their drawing 2/7 up in the northwest corner behind lot #27. Also how can you tell what trees are going to be replaced after they cut down all the trees? I couldn't find a legend that would let anyone know which trees will remain, cut or replaced. The code does say any tree 6" or larger at chest height must be replaced, right?

Mike Gokey

Subject: RE: drawings
Date: Wed, 1 Jul 2009 09:39:03 -0700
From: tsoppe@westlinnoregon.gov
To: mgokey [REDACTED]

The easiest way for you to access things electronically is actually to go to the project page on line:

<http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>

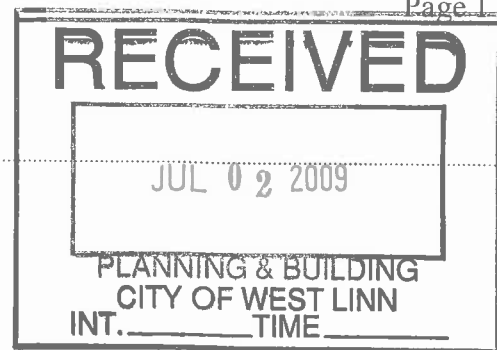
Go on this page to the pdf link "Applicant's Revised Submittal (second revision)" which I think should have everything you need, and all other links to material related to the project are there too.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: michael gokey [mailto: [REDACTED]]
Sent: Wednesday, July 01, 2009 9:22 AM
To: Soppe, Tom
Subject: re:drawings

Soppe, Tom

From: Soppe, Tom
Sent: Thursday, July 02, 2009 8:45 AM
To: 'michael gokey'
Subject: RE: drawings



Mr. Gokey,

The City Arborist's tree map is in the staff report on page 92. This reflects the results of his site visit where he looks at every tree (every tree in the area of the site proposed for development, in this case) and determines which is significant. Only the 5 were determined to be significant in the area proposed for development, but the tree canopy that encompasses both sides of the creek corridor is also significant. As per our normal M.O., he has used a copy of the applicant's tree map and made his own markings on it. Normally he would mark on the map that there are trees not shown on the map, as you say there might be in the northwest corner. He hasn't put any such markings on this map, and he is out of the office for a few weeks so I can't verify anything with him. But I will go back to the site as soon as I get a chance and see for myself.

55.100(B)(2) in the Community Development Code contains the regulations on trees as they relate to development projects. This section requires 20% of the Type III and IV land (relatively level land, etc.) in a project to be set aside for significant tree preservation, and requires all significant trees to be protected in Type I and II lands (steeper lands, etc.).

This project protects all trees on the Type I and II lands. Over 20% of the Type III and IV lands are covered with tree canopy that will be preserved, as over 20% of the Type III and IV lands are in tree canopied areas of the conservation Tract B, mainly east of Fern Creek. Therefore the applicant's proposal actually the Community Development Code requirements without even keeping or mitigating for any significant or insignificant trees in the area proposed for development. However, since all significant trees provide aesthetic and environmental value, staff proposes the condition 3 (which goes beyond code requirements) requiring 1 inch to 1 inch mitigation for the 5 trees in the area proposed for development which are determined to be significant. If the City Arborist determines a tree to be not significant, for any reason, the CDC actually does not protect it regardless of its size.

On the map I directed you to in my last email, (it doesn't come across well in the online version) there is an "x" over every tree within the circular lines that go around groups of trees or individual trees. The x regards trees planned for removal, so all of the trees circled individually or in these groups are the ones planned for removal. The paper version demonstrates this better and you are always welcome to come in and see that and get a copy.

Again, feel free to ask any more questions that may come up. Thanks,

Tom Soppe
 Associate Planner
 City of West Linn
 22500 Salamo Road
 West Linn, OR 97068

From: michael gokey [mailto: [REDACTED]]
Sent: Thursday, July 02, 2009 7:40 AM
To: Soppe, Tom
Subject: RE: drawings

← rec'd 7-2-09

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<http://westlinnoregon.gov/planning/19650-suncrest-drive-6-lot-pud>

Go on this page to the pdf link "Applicant's Revised Submittal (second revision)" which I think should have everything you need, and all other links to material related to the project are there too.

Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068

From: michael gokey [REDACTED]
Sent: Wednesday, July 01, 2009 9:22 AM
To: Soppe, Tom
Subject: re:drawings

Rec'd July 1

Dear Mr. Soppe

Could you email me a complete set of drawings for 19650 Suncrest. I am especially interested in the drawings that shows which trees they need to replace as well as the drawing that shows the encroachment of the retention/detention basis and outflow lines.

Mike Gokey

Public Records Law Disclosure

This e-mail is a public record of the City of West Linn and is subject to public disclosure unless exempt from disclosure under Oregon Public Records Law. This email is subject to the State Retention Schedule.

Soppe, Tom

From: Kerr, Chris
Sent: Monday, June 29, 2009 1:51 PM
To: Soppe, Tom
Cc: Zak, Teresa
Subject: FW: LUBA and the Holiday Inn

Attachments: CC memo - pre-app notes 6-26-09.doc



CC memo - pre-app
notes 6-26-0...

Tom - please add this go into the Suncrest file for inclusion in the PC's package

Chris Kerr
mailto:ckerr@westlinnoregon.gov
Interim Director of Planning
22500 Salamo Rd, Box 1000
West Linn, OR, 97068
P: (503) 723-2538
F: (503) 656-4106
Web: <http://westlinnoregon.gov>

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public. -----Original Message-----

From: Kerr, Chris
Sent: Monday, June 29, 2009 9:54 AM
To: Jordan, Chris
Subject: FW: LUBA and the Holiday Inn

Final memo regarding the comments below.

Chris K.

-----Original Message-----

From: Galle, Patti
Sent: Wednesday, June 24, 2009 11:29 AM
To: Jordan, Chris; Kovash, John
Cc: City Council; Kerr, Chris; Bill Monahan
Subject: RE: LUBA and the Holiday Inn

There are serious issues here. I just talked with Karie Oakes and she was very concerned that on the Suncrest property the applicant went in and changed the pre-app minutes. First, the system to be able to do this needs to be looked at and fortunately, we have the city's minutes to dispute the applicants changed minutes. This is a serious issue as it was the citizen who brought this issue up. The PC did not recognize that this had happened and they were very concerned, however, if they had read their packet it would have raised the question.

It is important that pre-app minutes are accurate, especially in this case. We need to thoroughly examine documents prior to public meetings to know exactly what we have in front of us. Also, to be able to let the public know we are aware of the issue and how we are going to resolve it. In this case, if the applicants pre-app minutes were used, the issue of the dedication of land would have been removed.

Patti Galle
Mayor, City of West Linn, Oregon



Memorandum

To: Chris Jordan, City Manager

From: Chris Kerr, Acting Planning Director

Date: June 29, 2009

Subject: Pre-application summary notes for Suncrest PUD

This is being written to address a citizen's concerns brought directly to the attention of the Mayor regarding the pre-application ("preapp") notes for the Suncrest PUD application under review by the Planning Commission (PC). Respectfully, I believe this is a minor issue that has not adversely impacted the review of this project in any way. Below are some clarifying details (of course, I'm happy to discuss this in person or at a CC meeting as well). I am forwarding this to the PC and will include it into the record for this application as well.

There are no pre-application 'minutes' - the planner that attends the meeting prepares a summary of his notes from the meeting and provides them to those that attended and this 'meeting summary' is placed on the website. Contrary to assertions placed into the record by a citizen, Staff writes the meeting summary notes from the preapp meeting that is held. The applicant did not alter the preapp notes.

Keep in mind, our review of land use applications is based on the formal application and the plans submitted with it as required by the CDC. The preapp notes are not part of the submittal requirements or approval criteria for any application. Applicant's often have more than one preapp meeting with very different plans (hence very different comments) and these make many of the issues raised at the preapp meeting moot. Plans submitted and discussed at the time of the preapp are not the same as those formally submitted, the process is designed this way. *

The applicant is not required to submit the preapp notes with their formal application, but some attach them with their application (as this applicant did).

Discussions at the pre-app and the summary notes that we provide are not necessarily binding on the future application that has yet to be submitted. Meeting for a preapp is not a development approval. This is because there is no application yet to review. For example, in this case, the pre-app notes don't mention anything about the need or requirements for a WRA - that does not mean that they would not be required to submit one when they formally apply.

We strongly encourage potential applicants to take the comments they received and amend their plans to address CDC/engineering/traffic/utility/environmental/neighborhood issues

that are discussed at the meeting - THEN they submit their plans with their application. This results in better designs and clearer accordance with the CDC and Comprehensive Plan.

Preapp notes are not made part of the formal file of record and we don't include them in our report - unless someone places them there - (again, because the preapp comments are never based on the plans that are ultimately submitted for review and approval).

The reason 'two' sets of meeting notes exist for this project: On the day of the preapp meeting last year, the planner prepared preliminary pre-app notes ahead of the meeting and handed them out for everyone. The preliminary preapp notes serve as an important tool by the planner to identify for everyone at the meeting the issues that may be important to a future application. It also serves as a useful 'pseudo-agenda' for the meeting. Then, after the meeting the planner creates a final set of meeting notes that include any new comments or discussions raised at the meeting. These are the meeting notes that are distributed to everyone after the meeting, placed on the website, and into the preapp file. The prepp file is then closed. This has been the practice in the City for many years and I'm not aware of it ever being a problem previously.

In this case, when the applicant submitted their formal application, months later, they included the summary notes that were handed out by the planner at the meeting, instead of the final version that was prepared and distributed by the planner after the meeting. The fact that that they are not the final staff notes is irrelevant to this application. But, in an effort to avoid any future misunderstandings, I will have Staff stamp "draft" on any notes that are drafted ahead of the meeting.

I am happy to discuss any of this in greater detail as necessary.

****Some important background on the pre-application process:***

Staff holds pre-application meetings with applicants to review the plans, at the earliest stage possible (prior to their preparation of drawings, engineering plans, etc.) to provide them with development issues, code requirements that may/or may not be applicable, and recommendations/improvements to the plan. These are noticed public meetings. Comments from the public, and their suggestions, comments/complaints are discussed as well. The meetings are relatively informal discussions that allow all sides to identify problems, and offer potential solutions. The value of these meetings in producing higher quality development cannot be overstated. Often times, the applicant is still completing their due-diligence on a property and they use the pre-app meeting to get feedback from staff before proceeding. We often have different applicants submit possible plans and hold preapp's for different development proposals on the same site.

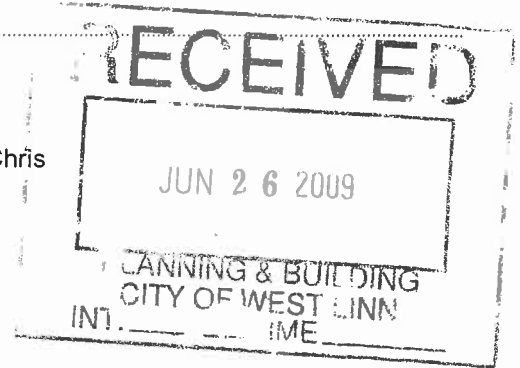
All pre-app meeting summary notes have the following comment written on the top in large italicized, bold lettering:

"The following is a summary of the meeting discussion provided to you from staff meeting notes.....These comments are PRELIMINARY in nature."

The notes go on to discuss potential issues that we have identified and were discussed at the meeting.

Soppe, Tom

From: Kirsten Vanloo [kirsten@emeriodesign.com]
Sent: Friday, June 26, 2009 2:56 PM
To: Soppe, Tom; 'Robinson, Michael C. (Perkins Coie)'; Kerr, Chris
Cc: Handris@aol.com
Subject: SunCrest Subdivision - PUD - Pre-app notes issue
Importance: High



Dear All:

Thursday morning, June 18th, 2009 I had a lengthy conversation with Tom Soppe at City of West Linn regarding the issue of two sets of slightly different pre-app conference notes. Tom and I reviewed the PROCESS of applying for a pre-app conference, staff preparation of a set of DRAFT pre-app conference notes prior to the meeting, and staff REVISION of those notes after the pre-app conference meeting. Tom Soppe concurred with the following scenario of events related to pre-app notes.

The pre-application conference request is submitted by the owner/applicant with a fee.

A date is set for the meeting – 2-3 weeks out from the request.

Planning department staff researches the property and the proposed project and prepares a set of PRE-APP NOTES prior to the meeting, based on the information in the application request form.

Copies of those notes are distributed to each participant of the pre-app meeting – these are considered the DRAFT notes, since additional information MAY be shared at the actual meeting.

Planning department often REVISES or annotates the DRAFT notes and creates a final ELECTRONIC copy of those notes for access on the WEB and for electronic distribution.

That set – the annotated set of notes – is considered the final set of pre-app conference notes.

In the case of this project – I was given the DRAFT set of notes at the pre-app meeting – and these notes listed Jeff Vanderdasson as an attendee and the project manager – since he had worked for ICON at the time I applied for the pre-app. Those DRAFT notes were the copy I included in the application package to prove that we had a pre-app conference – as required by the development code.

The FINAL copy of the pre-app notes was the version TOM SOPPE had on his computer (electronically) and the version that may have been accessible through the City WEB Site. The Final version had Mark Handris, and Eric Evans listed as attendees – since they came to the meeting with me. Jeff Vanderdasson did NOT attend the meeting since he no longer worked for ICON.

In both versions TOM SOPPE was the author, producer, note-taker, and editor of the document.

Kirsten Van Loo received and later filed the DRAFT version from the original distribution at the pre-app meeting in July 2008.

Please file/record this confirmation of my conversation with Tom Soppe in the project file and share it with all interested persons including the concerned citizens representing the various neighborhood organizations in West Linn.

It is suggested that the DRAFT set of notes and the FINAL set of notes be so identified with a “watermark” so further confusion is avoided.

Local (very) Concerns Regarding Development on Suncrest

13


Map and Tax Lot

TL 2S 1E 23BD #6700

Site Location

19650 Suncrest Drive

Matthew P. Knowles, PhD
Owner, 1810 Carriage Way
6/17/09


6-17-09 hearing
Suncrest

Current Overhead View, 1810 Carriage Way and Suncrest site to be developed



*All line drawn dimensions are approximate

Current Overhead View, 1810 Carriage Way, zoom in, view of natural foliage

Natural, mature trees =
“...existing character and quality of West Linn”*

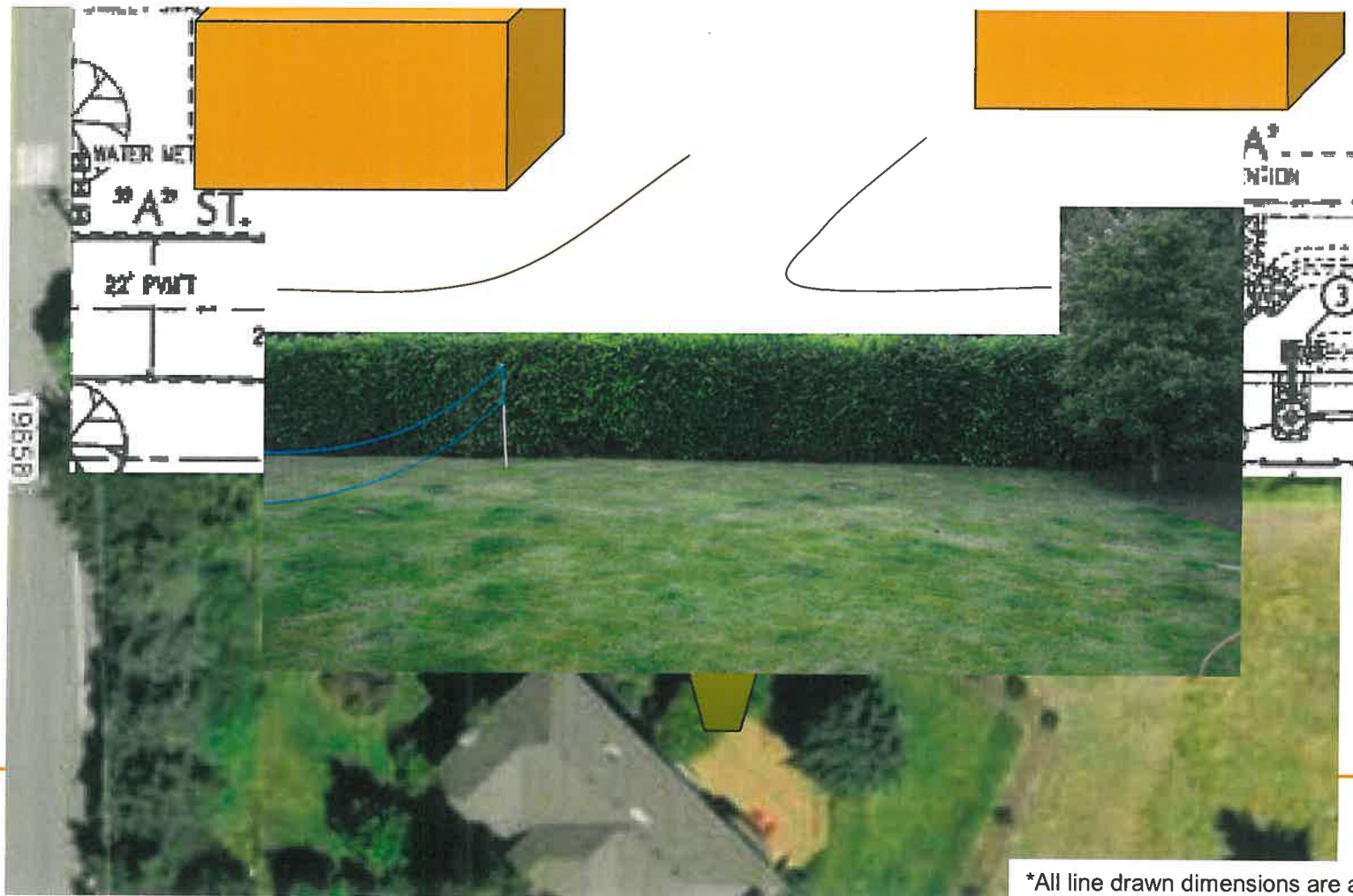
Laurel Hedge

Current view from back deck

*City Code, Section 1.020

Proposed Development View, 1810 Carriage Way, zoom in

Character destroyed, privacy compromised



*All line drawn dimensions are approximate

Proposed Development View, 1810 Carriage View from new development, privacy compromised

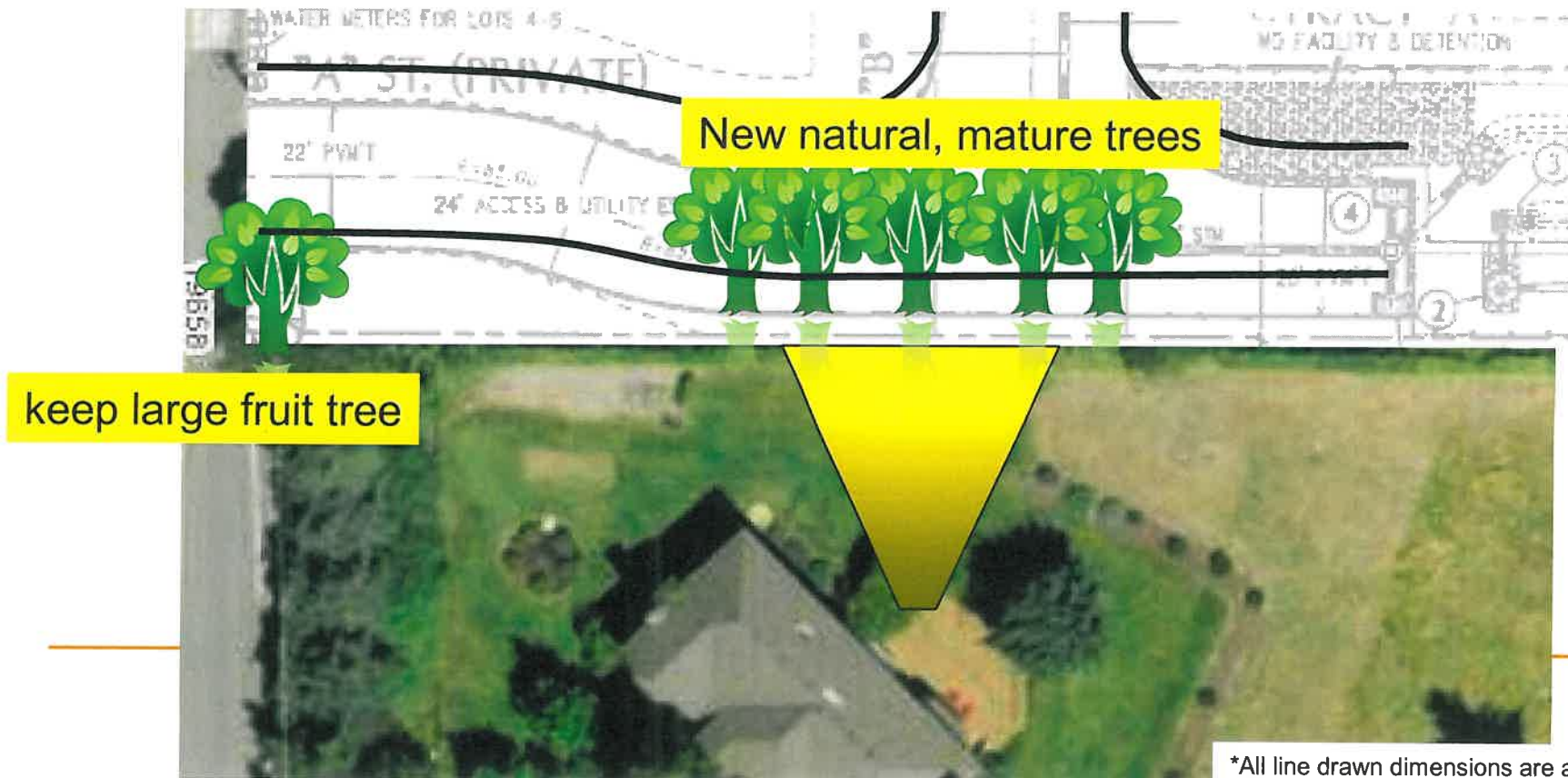


*All line drawn dimensions are approximate

Request to maintain natural environment,
value of current home—

Trees at boundary, road offset slightly to
accommodate privacy foliage

18



Proposed Development View, 1810 Carriage
 New trees → View from new homes
 privacy maintained, value maintained =
 “appropriate transition”



“...appropriate transitions shall be provided that are deferential or sympathetic to existing development.” City Code: Section 24.100.4

*All line drawn dimensions are approximate

Summary

- Maintain property value for current home owners and deliver enhanced value to future West Linn home owners in proposed development
 - ❑ Natural beauty (isn't this one big reason we all live here?)
 - ❑ Privacy (unique quality of life)
- How?
 - ❑ ***Preserve health of laurel hedge between 1810 Carriage Way and new development***
 - ❑ ***Keep large fruit tree at SW corner of new development***
 - ❑ ***Shift private street slightly to accommodate new tree placement by developer to maintain value of both residential locations***
 - ❑ ***Require treated windows on new homes to mitigate privacy issues***

Appendix: Relevant City Code References

■ Section 24.100

□ Approval Criteria

- 4.The PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions shall be provided that are deferential or sympathetic to existing development.

■ Section 54.010

□ Purpose

- The purpose of this section is to provide for the design, selection, installation, and maintenance of landscaping. The landscaping is intended to provide an attractive natural balance to built areas, to reduce runoff, to provide shade, to screen or buffer uses, and to frame or compliment views.

Thank you for your
consideration

Current Overhead View, 1810 Carriage Way and Suncrest site to be developed and parcel at

