

Program

47° North is comprised into three main developed areas and around 50% open space at full buildout. The main developed areas of the site would be broken into the following areas: RV resort, Adventure Center, and residential community. A total of 1,384 units will be comprised of RV/Glamping, single family residential, multifamily residential, and affordable housing.

RV

The RV resort would feature a maximum of 700 units sites located across approximately 279 acres. The resort would feature traditional pull-through and back-in RV sites, as well as various forms of glamping. Glamping is defined in the industry as a style of camping with resort-type amenities; units may include yurts, safari tents, and cabins; and it is typically more luxurious than “traditional” style camping. Integrated throughout the resort would be passive and active recreation amenities, that could include a mix of parks, playground, trails, sport courts, dog parks, indoor and outdoor exercise facilities, and outdoor gathering space. Various amenity building would be included in the development, which could include some of the following clubhouse, fitness/spa, recreation/game center, guest retail, registration, meeting space, food and beverage, and other similar uses. Vertical structures would be design in a Pacific Northwest style that is reflective of the surrounding area and the environment.

Residential

The residential community component of the development would include 3 main categories of housing: single family, multi-family, and affordable housing. The single-family residential units would be manufactured or modular housing on approximately 5,000 to 7,000-sq. ft. unplotted lots with a net density of between 5-6 du/acre. Multifamily housing would consist of single story and/or multi-story units. The single-story units would be positioned with 3 units on an 8,000-sq. ft. lot, where each of the three units would be available individually. Multi-story units would consist of multiple apartments ranging in size from 1 to 3-bedroom units, in a structure 2-3 stories in height. These multi-family building would not exceed 50’ in height. Included in the residential community would be amenities for the residents of the development to utilize. These amenities could include: 1-2 clubhouses, pool and spas, sport courts, parks, trails, meeting space, and other similar uses. All residential structures will be in a contemporary style with multiple single-family home elevations and floor plans.

Adventure Center

A 6.0-acre adventure center that would be open to residents and guests of the development, as well as to the general public for a fee, would be located along Bullfrog Road. The Adventure Center could include amenities such as the following: miniature golf course, outdoor laser tag, a ropes challenge course, water recreation, a registration building, and parking.

Trails and Parks

An approximately 6-mile long network of trails and sidewalks would be provided throughout the site, including hiking/biking, equestrian, and golf cart paths. These trails would generally be located around the periphery of the proposed development, and would connect to on-site development, as well as to existing off-site trails in several locations (e.g., to the trails in Suncadia to the north, the Coal Mines Trail to the northeast, and the Horse Park to the south) All trails constructed by Sun Communities in the development and open space areas onsite would be owned and maintained by Sun Communities. Trails or specific courses that are permitted and approved in the Managed Open Space areas will be maintained by the Washington State Horse Park.

Roads and Utilities

All roads, utilities, and infrastructure constructed in the development would be owned and maintained by Sun Communities.

Landscaping

The landscaping would generally consist of natural, local, and drought tolerant plants, including hydroseed mixes that could include wildflowers. The open space areas would generally remain in their natural form. A 100-foot natural buffer would be preserved adjacent to the RV resort along Bullfrog Road. In some cases, compatible species would be planted in open space areas to provide additional screening. A land stewardship plan (LSP) would be adopted and implemented, to ensure the long-term health of the designated open space areas. The LSP would include provisions for “fire wising” (e.g., thinning small trees, cutting limbs, raking debris and other fuel-reduction techniques) and outline the different management zones with provisions for maintaining wildlife habitat. Comprehensive landscape and irrigation plans will be submitted to the city for review and approval prior to construction of each phase.

Lighting

Roads and structures within the developed areas are proposed to have minimal nighttime lighting. Use of natural construction materials, non-reflecting surfaces, and vegetative buffers would help reduce or control light/glare impacts further. Residential lighting would be reduced or controlled through implementation of architectural design guidelines that would specify down-lighting and shaded fixtures for exterior lighting. In addition, a “dark sky” lighting plan would be adopted and implemented to reduce glare from common areas (i.e., streets and parking areas). Street lighting design, including in the RV resort, would conform to the principles of preserving dark skies while providing lighting levels appropriate for roadway safety and security. Streetlights would be located at intersections, pedestrian trail crossings, and other locations where needed. Alternative luminary styles would be considered during project design.

Solid Waste and Recycling

The City of Cle Elum does not have curbside recycling at this time. Residences in the area self-haul recycling to transfer stations and this would be encouraged in the development similarly.

Solid waste collection in the site vicinity is presently provided by Waste Management of Ellensburg. Wastes are hauled to the Cle Elum Transfer Station prior to transport to the Ryegrass Land Fill for final disposal.

The methods and points of connection will vary by type of use and accommodation. The principal arrangements are likely to be as follows:

Accommodation/Area	Collection Responsibility	Collection Point
Single family residential	Residents	Curb-side pickup by Waste Management
Multi-family residential	Residents	Central dumpsters
Amenity and Adventure Centers, Commercial Development, and RV park areas	Operators/tenants	Central dumpsters

Yard waste disposal by residents will be by curb-side pickup by Waste Management, or self-haul to an allowable transfer station. Yard waste disposal for commercial operators/tenants will be the responsibility of their commercial landscape services.