



Syndicate Smith LLC
819 Front St. Suite 2A
Leavenworth, WA 98826
toddsmith@syndicatesmith.com
509-670-3130
www.syndicatesmith.com

LEAVENWORTH ADVENTURE PARK Conditional Use Application Narrative

City of Leavenworth,

Thank you for the opportunity to submit Conditional Use Permit and Variance applications for the Leavenworth Adventure Park. The project team has truly appreciated the city's accessibility as an information resource and process guide as we have compiled our application materials.

Project Introduction & Requested Use

The Leavenworth Adventure Park will be a year-round, environmentally sensitive, family activity park featuring an Alpine Coaster and other adventure attractions. It is modeled after many European and North American mountain adventure parks.

The park will be located at the intersection of Icicle Road and Highway 2 on a recently annexed commercial property of 10.11 acres. Located within the Leavenworth Municipal Code zoning designation of "Tourist Commercial" the park use is required to undergo a Conditional Use Permit (CUP) Application process to determine conditions of this proposed use. The proposed use is "Amusement Enterprise", under Leavenworth Municipal Code section 18.44.030. The CUP process and stipulations are described in Leavenworth Municipal Code section 18.52.

Project Team

The project development team has undergone a comprehensive process to establish the feasibility of the site to accommodate the use as an adventure park. This has included the establishment of design potentials, overall pros-and-cons, and the engagement of independent consultants that examined environmental and other impacts. The project team consists of:

- Owner/Developer/Agent: D.R. Moffett and Associates, Inc. (Dave Moffett)
- Project Manager: John Sutherland
- Architect: Syndicate Smith LLC (Todd Smith)
- Civil engineer: RH2 Engineers (Erik Howe)
- Geotechnical Engineer: RH2 Engineers (Adam Neff)
- Environmental Consultants: Grette and Associates (Ryan Walker)
- Traffic Consultants: RBT Consultants (William Reynolds)
- Cultural Assessment: Cultural Resource Consultants (Margaret Berger)
- Electrical: Chelan County PUD

All indicators have proven favorable, but the CUP is necessary to complete the final purchase of the property.



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CUP and Variance Application Exhibits

Exhibits have been prepared outlining items investigated on site in support of the anticipated use of the project.

- City of Leavenworth CUP & Setback Variance Application
- Exhibit_01: SEPA checklist
- Exhibit_02: Site Plan Package
- Exhibit_03: Project description PDF with activity information – *Please note that, with the exception of the Alpine Coaster and Eurobungy Trampoline, none of the activities has been designed for the Leavenworth site. Other activities are included for information only, and if added, will be designed to meet city code.*
- Exhibit_04: Environmental Reports
- Exhibit_05: Geotechnical Report
- Exhibit_06: Cultural Resources Report
- Exhibit_07: Traffic Impact Analysis
- Exhibit_08: Electrical Statement

All exhibits presented are a means to establish data and information pertinent to impacts presented by this use.

Conclusion

Although this is a change to the current state of the property, it is our conclusion that the project will satisfy the intent of the zoning, and that impacts are minimal and not adverse to the environment in which it rests, and the community-at-large. We believe that the Leavenworth Adventure Park will be a net benefit to the site and City of Leavenworth. Thank you for your consideration.

Sincerely,
Todd Smith, Architect (AIA)