

Carpenter Apartments – Agency No. 22-07
Project Narrative

The Carpenter Apartment project is a 3 building, 78-unit garden style apartment project on 4.97 acres zoned Moderate Density Residential. The project will also include a small community clubhouse for the enjoyment of the residents. The project site is located at 6511 Carpenter Road SE in Lacey. The project proposes 137 parking stalls made up of a combination of standard stalls, compact stalls, EV stalls and ADA accessible stalls.

Topography on the site slopes from north to south with elevations ranging from 180 feet at the north end of the site adjacent to 155 and the south end of the site. The proposed development is clustered on the northwestern half of the parcel.

A total of 1.44 acres of open space is provided for the project. The open space areas are a combination of common open space, private and semi-private open space and a tree tract located at the southeast corner of the property. The common and semi-private open spaces will be improved for a variety of recreational purposes. A network of trails and sidewalks will meander throughout the planned/interconnected open spaces. The open space areas will be provided with amenities for both passive and active recreational opportunities for the residents the apartment complex.

The project will be accessed at the northwest corner of the site with a gated private entrance operated by a remote kiosk. The access way will include a turnaround area for driver that inadvertently turn into the driveway that do not have gate access. A second access point from Carpenter Road for emergency vehicles only is proposed at the east end of the site. The emergency vehicle access will include removable bollards.

The project will be served by City of Lacey sanitary sewer and water. Building sewer lines will be tapped into existing City mains on Carpenter Road and along the west boundary of the site. The City's water system will be looped via a new 8" watermain from the existing system in Carpenter Road through the site to an existing 8" watermain located along the western boundary of the site.

Refuse and recycling will be provided via a screened single collection point that will include a compactor.

Several technical reports have been prepared in support of the planned design, including the following, Geotechnical Report, Stormwater Report, Hydrologic Report, Forestry Report, Topographic Survey and Transportation Generation Worksheet.

As permitted by Lacey Municipal Code, LMC 16.80.060, the applicant is proposing to pursue the alternative landscape option for this project to address two specific areas of the project site.

- A. A small portion of the west boundary is not proposed to have the prescriptive 8' Type II perimeter landscape buffer due to the footprint needed for the access driveway turnaround area.
- B. A small portion of the east boundary is not proposed to have the prescriptive 8' Type II perimeter landscape buffer behind the community clubhouse building.

The criteria for approval of an alternative landscape option and the applicant responses are as follows:

1. The proposed landscaping implements portions of an urban forestry program or plan duly adopted by the city council.

Applicant response: The project is preserving significant trees along the south, southwestern and southeastern portion of the site, including a dedicated tree tract. The preservation of significant trees on the project site implements the City's urban forestry program and plan adopted by the Lacey City Council.

The preservation of existing trees along the boundaries of the site also promotes existing wildlife habitat and provide significant buffering for existing single-family land uses that border the project site.

2. The proposed landscaping represents an equal result that could not have been achieved by strictly following the requirements of this chapter; and

Applicant response: Due to existing topographic conditions, the development footprint for the project site is condensed (clustered). In addition, existing sanitary sewer facilities on the project site impact placement of buildings and facilities.

The reduction of the prescriptive landscape buffer requirements in the two small areas of the site will not result in an adverse impact on existing land uses. The property on the western portion of the site. where the private access lane is proposed, is currently vacant land. The property on the eastern side of the site is currently developed as a retirement home (Roo-Lan Gardens). The area north of the existing Roo-Lan building is undeveloped. In addition, there is a significant vegetative site screening buffer on the north end of the existing Roo-Lan Gardens building.

There are several areas on the Carpenter Apartment site that exceed the 8' prescriptive perimeter landscape buffer width outlined in City of Lacey Code and the site exceeds the City's minimum open space requirements.

The proposed landscape plan represents an equivalent result in meeting the intent of the City of Lacey landscape requirements.

3. The proposed landscaping complies with the stated purpose of this chapter.

Applicant response: Based on the analysis outlined in 1 and 2 above, the applicant believes that the proposed landscaping for the project complies with the statement of intent outlined in LMC 16.80.010.

A few the parking rows associated with the project are varying from the landscape island spacing outlined in LMC 16.80.050.E..2.b.6. This section of the code requires a landscape island be provided at a maximum spacing of every 7 parking stalls. The code allows the City's site plan review committee to approve a different configuration. The applicant's proposing to vary from the maximum parking lot landscape island spacing as follows:

Applicant response: Due to existing topographic conditions, the development footprint for the project site is condensed (clustered) and existing sanitary sewer facilities on the project site impact placement of buildings and facilities.

In addition, the City's electric vehicle parking stall ratio for new projects (10% of overall total) impacts the need to provide an adequate number of regular and compact parking spaces to serve the projects residents that do not have electric vehicles.

Because of the two unique physical constraints of the property (topography and sewer easements) and the desire to adequately serve the residents of the complex with parking, the applicant is requesting relief.

The purpose of the parking lot landscape requirement is to provide visual relief and shade in parking areas. The applicant believes the purpose of the code is being met as follows:

- 1. Most of the parking area is behind the building fronting Carpenter Road. This site configuration provides significant visual relief for passing motorists. The location of the building adjacent to the west property line and large expanse of open space provided on the south and east sides of the property similarly provide visual relief of the parking area from adjacent properties.*
- 2. The landscape design provides a substantial number of trees between the parking area and the looped trail system. This design will ultimately provide more overall tree canopy coverage of the parking area than would be provided following the landscape island spacing requirements outlined in the code.*