



CITY OF LACEY
Community & Economic Development Department
420 College St SE
Lacey WA 98503
(360) 491-5642

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

RESIDENTIAL DESIGN REVIEW APPLICATION

Type of Project: Single Family Duplex or Triplex Multi Family
 Accessory Dwelling Unit (ADU) Townhouse

OWNER NAME: SCHNEIDER HOMES, INC.

MAILING ADDRESS: 6510 SOUTHCENTER BLVD, STE 1

CITY, STATE, ZIP: TUKWILA, WA 98188

TELEPHONE: 206-248-2471

APPLICANT NAME*: ROGER H NEWELL, AIA, CONTACT: NEAL THOMPSON

MAILING ADDRESS: 1102 19TH AVE E

CITY, STATE, ZIP: SEATTLE, WA 98112

TELEPHONE: 206-322-1192, NEAL@RHNEWELLAIA.COM

* The applicant is the person whom staff will contact regarding the application, and to whom all notices and reports shall be sent, unless otherwise stipulated by the applicant.

Street Address (if unaddressed provide subdivision name, parcel number or the City of Lacey Planning project number):

2910 HICKS LAKE ROAD SE (AKA 2712 HAZELWOOD LN SE); PROJECT # 21-81

ASSESSOR'S TAX PARCEL NUMBER/LOT NUMBER: 11828111100

SUBDIVISION NAME (IF APPLICABLE): NA

I/We are the owner(s) or contract purchaser(s) of the property involved in this application and the foregoing statements and answers contained in this application are true and correct to the best of my/our knowledge.

Signed: 

Date: 10-28-2022



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA. 98503
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LMC 14.23.080 DESIGN CRITERIA FOR MULTI-FAMILY PROJECTS, CONDOMINIUMS AND TOWNHOUSES

INTENT:

- To provide an attractive development that is complementary to the existing neighborhood.
- To address the functional components of design in the context of the needs of future residents and surrounding neighbors.

DESIGN APPLICATION CHECKLIST

The following materials must be submitted with your application. This checklist is to assist you in submitting a complete application. Please do not turn in your application until ALL ITEMS HAVE BEEN COMPLETED. If you have any questions, please contact the Department of Community Development at: 491-5642

GENERAL:

1. Application
2. Design Review Fee
3. Completed Design Review Supplemental
4. All items requested within the Supplement Application Form

PLANS (in addition to items requested in the supplemental application):

1. Site plan. An approved Site Plan with approval stamp is required containing the following information:
 - Scale and north arrow;
 - Address of site;
 - Vicinity map showing location of site and surrounding landmarks;
 - Property dimensions and names of adjacent roads;
 - Existing and finished grades at 2-foot contours;
 - Location and dimensions of existing and proposed structures with appropriate setbacks, parking dimensions, and driveways. Also, include ingress and egress patterns through the site with directional arrows.
 - Location of all trees on-site;
 - Location, dimensions and nature of any proposed easements or dedications;
 - Location, dimensions, and description of common open space and recreation areas.
2. Landscape Plan. The landscape plan shall contain the following information:
 - Existing vegetation to be retained.

- Proposed vegetative materials to be placed on-site. The type, size, number and spacing on plantings must be illustrated. Soil and planting instructions should be indicated as well.
 - Irrigation system serving all installed landscaping (typically requires a separate sheet).
 - Both landscaping and irrigation plans must be stamped by a licensed landscape architect or nursery person.
3. Elevations. Complete elevations (of all sides of all buildings) of all proposed construction and related elevations of existing structures (if any) are required containing the following information:
- Dimensioned elevations of building drawn at 1/8" – 1' or a comparable scale. Elevations should show the type of exterior materials.
 - Color and material finishes for exterior building and accessory structures;
 - Location and elevations of exterior lighting for building and parking areas.
 - Perspective drawings, photographs, color renderings or other graphics which accurately represent your proposed project.
4. Section Profiles. Two (2) Section Profiles through the site are required containing the following information:
- Scale;
 - Building(s);
 - Landscaping against the building when installed;
 - Lighting fixtures and standards;
 - Signs.

DESIGN CRITERIA SUPPLEMENTAL: FOR MULTI-FAMILY PROJECTS, CONDOMINIUMS AND TOWNHOUSES

The following criteria will be used to evaluate the design of your project. Carefully review the criteria and respond to each criterion (if appropriate), and describe how your plans and elevations meet the criteria. If the space provided for response is insufficient, attach additional pages to this form.

1. Site Design and Parking (LMC14.23.080A).

- A. Building Location and Orientation: All residential buildings must be oriented toward streets, interior private roadways, or common open space and not parking lots or adjacent properties. Specifically:
- 1) Pedestrian building entries shall face the street and be clearly visible from the street.
 - 2) Building entries that face onto a common open space oriented towards the street are acceptable
 - 3) Building shall provided windows that face the street

Response:

THE NORTH AND SOUTH BUILDINGS FORM A COMMON OPEN SPACE THAT IS ACCESSED BY ROAD A THAT CROSSES THE SITE FROM EAST TO WEST AND CONNECTS THE PROJECT TO HICKS LAKE RD SE. THERE ARE UNITS WITH LIVING ROOMS, BEDROOMS, AND DECKS THAT FACE HICKS LAKE RD.

B. Parking (surface and garage)

- 1) Surface parking lots shall be located to the side or rear of buildings, and may not be located adjacent to street corners.
- 2) Parking garages (individual and shared parking garages): garages must not dominate the streetscape; must be designed to complement not subordinate the pedestrian entry.
- 3) Building containing above grade structured parking shall screen such parking area with landscaped berms or incorporated contextual architectural elements that complement adjacent buildings. Upper level parking garages must use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Response: THERE ARE 10 SURFACE PARKING STALLS FOR THE NORTH BUILDING AND 10 FOR THE SOUTH BUILDING LOCATED IN THE COURTYARD BETWEEN THE TWO BUILDINGS. THESE STALLS ARE NOT VISIBLE FROM HICKS LAKE ROAD. THERE ARE AN ADDITIONAL 45 SURFACE STALLS EAST OF THE NORTH AND SOUTH BUILDINGS THAT ARE NOT SEEN FROM HICKS LAKE RD. 220 STALLS ARE PROVIDED BELOW GRADE BENEATH THE NORTH AND SOUTH BUILDINGS.

2. Vehicular Access and Connectivity

- A. Minimize vehicular access points by providing shared driveways
- B. Separate parking spaces from major drives. Circulation patterns should be clear.
- C. Coordinate circulation drives and staging areas to accommodate routes needed by fire and refuse collection, delivery vehicles, etc.
- D. A bus pullout and shelter may be required by Intercity Transit or the North Thurston School District. The shelter shall meet the guidelines of Intercity Transit and the Development Guidelines.
- E. The needs of individuals with disabilities should be considered.

Response: A. THERE IS ONE MAIN ENTRY TO THE SITE FROM HICKS LAKE RD. HAZELWOOD LANE PROVIDES ACCESS TO THE SINGLE FAMILY HOMES EAST OF THE SITE.
B. 77% OF PARKING IS PROVIDED AT THE BASEMENT PARKING GARAGE AWAY FROM THE ACCESS ROADS. C. ROAD A (EAST-WEST) AND ROAD B (NORTH-SOUTH) ARE THE ONLY TWO ACCESS ROADS.
D. BARGHAUSEN CONSULTING ENGINEERS IS IN CONTACT WITH INTERCITY TRANSIT AND NORTH THURSTON SCHOOL DISTRICT REGARDING STREET IMPROVEMENTS TO HICKS LAKE RD SE.
E. BARRIER-FREE PARKING IS PROVIDED AT THE ENTRY COURTYARD PARKING NEAR BUILDING ENTRIES AND ADJACENT TO ELEVATOR LOBBIES IN THE BASEMENT PARKING GARAGE.

3. Pedestrian Access and Amenities.

- A. An on-site pedestrian circulation system meeting the following standards shall be provided.
 - Straight line pathways between dwelling units and the street are required. Exceptions may be allowed where steep slopes prevent a direct connection or where an indirect route would enhance the design. If using an exception, explain:

The pedestrian circulation system shall connect all main entrances. For buildings fronting the street the sidewalk may be used to meet the standard. For multi-family developments, pedestrian connections to other areas of the site (open space, parking areas, recreational areas etc.) are required.

External stairways are prohibited. The director may allow exceptions for external stairways or walkways located in, or facing interior courtyards provided they do not compromise visual access from dwelling units.

- Provide screening to provide a buffer and physical separation between pedestrian and vehicle access areas and windows of residential units. Acceptable treatments include: landscaped beds that separate the pathway from the building façade featuring windows, and/or site windows to maximize privacy while allowing for surveillance from the dwelling unit. For example; raise ground floor units three or more feet above the level of the walkway.
- Pedestrian walkways should be defined by Type II or Type III landscaping.
- Signage shall be provided to identify pedestrian/bicycle routes.
- Grades shall be minimized to allow ease of access for pedestrians and persons with disabilities.

Response: WALKS ON BOTH SIDES OF ROAD A AND THE EAST SIDE OF ROAD B CONNECT ALL 3 RESIDENTIAL BUILDINGS, THE REC BUILDING, AND HICKS LAKE SHORELINE WITH HICKS LAKE ROAD. PEDESTRIAN WALKS ARE SEPARATED FROM ROADS BY A 5" VERTICAL CURB. WALKS ARE SEPARATED FROM UNITS BY LANDSCAPING PER SHEET L2. WALKS AT ROAD A BETWEEN GRIDS 12 -16 ARE AT 5.5% GRADE AND BETWEEN GRIDS 20-23 ARE AT 7.7% GRADE. ALL OTHER WALKS ARE CLOSE TO LEVEL GRADE.

B. Materials Standards for Pathways

- 1) The pedestrian circulation system shall be hard surfaced and a minimum of five feet wide.
- 2) The pedestrian circulation system shall be clearly defined and designed to be separated from driveways and parking and loading area through the use of raised curbs, elevation changes, bollards, landscaping, different paving materials, and/or other similar method. Striping does not meet this requirement.
- 3) The pedestrian circulation system may be within an auto travel lane if the auto lane provides access to sixteen or fewer parking spaces and the entire auto travel lane is surfaced with paving blocks, bricks, or other special paving as approved by the director. Trees and other landscaping elements shall be integrated into the design of a shared auto/pedestrian court.

Response: SIDEWALKS ON HICKS LAKE RD ARE 5 FT WIDE. WALKS ON SITE ARE 4 FT IN WIDTH. ALL WALKS ARE CONCRETE AND ARE SEPARATED FROM VEHICLES BY RAISED CURBS. THE ONLY PARKING WITHOUT SIDEWALKS ARE 12 STALLS AT THE EAST SIDE OF THE NORTH BUILDING AND 11 STALLS ON THE EAST SIDE OF THE SOUTH BUILDING.

C. Bicycle racks. Bike racks shall be located near recreational facilities and apartment buildings, and shall be screened by Type II landscaping.

Response: A DEDICATED, SECURE BIKE ROOM IS PROVIDED FOR THE TENANTS IN THE PARKING GARAGE BETWEEN THE NORTH AND SOUTH BUILDINGS.

D. Covered entrance. Public entrances must provide weather protection at least thirty-six square feet with a minimum depth of six feet (weather protection for the primary entries of individual ground-level residential units may be reduced to a minimum depth of four feet and twelve square feet in area).

Response: ENTRIES TO THE NORTH AND SOUTH BUILDINGS PROVIDE 96 SF (8' X 12') OF COVERED ENTRY IN FRONT OF A VESTIBULE AND FOYER. THE EAST BUILDING HAS 110 SF OF COVERED ENTRY (NOT INCLUDING THE COVERED STAIRS).

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- E. Common open space. Multi-family uses shall provide 20% of the gross site area for common open space. The following shall qualify for various types of allowable open spaces:

Publicly accessible open space consistent with the requirements of Chapter 15.12.120 may be used to meet 100 % of the open space requirements.

Common open space designed primarily for the use of the residents of the development may be used to qualify for up to 50% of the required open space area. Open space must meet the requirements of LMC 14.23.080(C)(6)(b1-9)

Natural areas: Retention of existing natural areas with mature trees may count towards 50% of the required common open space area provided the area is located outside of the minimum required setback and buildings are configured to use the natural area as an amenity.

Describe how the common open space requirement has been satisfied

within the proposed development: SEE SHEET A101 FOR THE OPEN SPACE PLAN. COMMON OPEN SPACE PROVIDED IS 55,017 SF, NATURAL AREA (SHORELINE) PROVIDED IS 13,557 SF, AND PRIVATE OPEN SPACE PROVIDED IS 10,846 SF FOR A TOTAL OF 79,420 SF. THIS REPRESENTS $79,420 / 216,975 = 36\%$ OF THE SITE.

20% OF THE SITE OR $216,975 \times 0.20 = 43,395$ SF IS REQUIRED. A CHILDREN'S PLAY AREA AND SPORT COURT ARE PROPOSED NEXT TO THE REC BUILDING.

- F. A minimum of 45 square feet of private open space per dwelling unit shall be provided. Private balconies, porches, decks, patios may satisfy this requirement. Semi private open space concepts designed to service specific blocks of units may qualify for up to 50% of the private open space. **Describe how the private open space requirement has been satisfied within the proposed**

development: EACH UNIT HAS A MINIMUM OF ONE PRIVATE DECK THAT IS A MINIMUM OF 32 SF.

1ST FLOOR DECKS AT THE NORTH AND SOUTH BUILDINGS HAVE PRIVATE PATIOS OR DECKS THAT ARE 55 TO 406 SF.

MOST DECKS AT THE 2ND-4TH FLOORS ARE 32 SF. THE SMALLER PRIVATE DECKS ARE COMPENSATED BY HAVING 68,574 SF OF COMMON OPEN SPACE WHICH IS $68,574 / 216,975 = 32\%$ OF THE SITE AREA.

4. **Architectural Character and Scale.** Proposal for multi-family developments shall comply with the below requirements.

- A. Articulation: All residential buildings and residential portions of mixed-use buildings shall include a minimum of three of the following articulation features at intervals of no more than 30-feet along all facades facing a street, internal access road, and common open space:

Repetition of distinctive window patterns

Provide vertical building modulation. The minimum depth and width of modulation is eighteen inches and four feet if tied to a change in color or building material and roofline, otherwise, minimum depth of modulation is ten feet and minimum width for each modulation is fifteen feet.

Horizontal modulation (upper level step-backs). To qualify, the minimum horizontal modulation shall be 5 feet.

Articulation of the buildings top, middle and bottom; typically including a distinctive ground floor or lower floor, and consistent articulation of middle floors and a distinctive roofline.

Change of roofline. The maximum length shall be 30 feet and comply with the following treatments:

- a) Flat roofs or facades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or one-tenth of the wall height (finish grade to top of wall).
- b) For gable, hipped, or shed roofs – a minimum slope of five feet vertical to twelve feet horizontal.
- c) Other roof forms may satisfy this standard if the individual segments of the roof with no change in slope of discontinuity are no more than 30 feet in width. **Describe how the proposed roof line meets this requirement:**

THE "POP-UP" ROOFS PROVIDE HIGH CEILINGS AT EACH UNIT'S LIVING ROOM. THE HIGH CEILING SPACE IS EXPRESSED WITH ADDITIONAL WINDOWS AND A LOW SLOPE ROOF WITH 30" EAVES THAT PROJECT OVER THE ADJACENT HIGH AND LOW PARAPETS. THESE 3 ELEMENTS PROVIDE 3 DIFFERENT ROOF HEIGHTS AND ARE FURTHER DEFINED BY SIDING COLOR AND MATERIAL: THE POP-UP ROOF HAS HORIZONTAL LAP SIDING IN BEIGE; THE HIGH PARAPET HAS HARDI PANELS IN WHITE; AND THE LOW PARAPET HAS VERTICAL METAL SIDING IN GRAY.

Change in building material or siding style. **Describe the building materials used and they accomplish the requirements:**

DARK BROWN HARDI PANELS IN A 2' X 2' GRID ARE TRIMMED WITH ALUMINUM HORIZONTAL AND VERTICAL REVEALS DEFINING THE BASE. WHITE HARDI PANELS AND GRAY VERTICAL SIDING EMPHASIZE THE PROJECTION AND RECESSION OF THE VERTICAL MODULATION. HORIZONTAL LAP SIDING AT THE LIVING ROOMS PROVIDE RESIDENTIAL CHARACTER.

Alternative methods that effectively reduce the bulk and scale of the buildings and add visual interest. Color variations of the same façade alone are not sufficient to meet this requirement. **Describe:** _____

B. Facades of Large Buildings. Any building façade longer than one hundred twenty feet in width shall employ design techniques to limit the length on individual facades. Building shall use a combination of vertical and/or horizontal building modulation with a change in building materials or finishes a clear change in building articulation and/or fenestration techniques sufficient to meet the intent of the standards. **Describe how the building meets this requirement:**

AT THE NORTH BUILDING'S WEST FACADE (FACING HICKS LAKE RD) THE 177' FACADE IS BROKEN INTO 2 GROUPS OF 100 FT (GRIDS N-V) AND 77 FT (V-Y) WITH 34 FT DEEP MODULATION. THE NORTH FACADE'S 204 FT LENGTH IS DIVIDED INTO SEGMENTS 73 FT LONG (GRIDS 2-7), 53 FT (7-11), AND 73 FT (11-16) WITH 10 FT DEEP MODULATION. THE SOUTH FACADE IS BROKEN INTO A 67 FT LENGTH (GRIDS 1-4), THE 104 FT COURTYARD (4-12), AND A 67 FT SECTION (12-16). THE EAST BUILDING IS BROKEN INTO 3 SEGMENTS OF 52 FT WITH 18 FT MODULATION.

C. Diversity of Building Types. Architectural variety shall be used in multi-building developments. This may include alternating building materials, roof line treatments, building heights, building modulation, entry design, window treatment, color and/or other architectural treatments. **Describe how the proposed development provides for a diversity of building types:**

THE NORTH AND SOUTH BUILDING ARE FLIPPED SYMMETRICALLY TO CREATE AN INTERIOR COURTYARD SPACE,

THE EAST BUILDING IS A WALK-UP BUILDING CONSIDERABLY SMALLER IN SIZE THAN THE NORTH AND SOUTH BUILDINGS.
THE EAST BUILDING IS 3 STORIES VERSUS 4 STORIES FOR THE NORTH AND SOUTH. ALL 3 BUILDINGS USE SIMILAR MATERIALS
AND COLOR SCHEMES BUT EACH HAS A DIFFERENT COLOR OF DECK RAIL.

- D. **Roofline Standards.** Single purpose residential buildings shall provide a pitched roof with a minimum roof pitch of five feet vertical to twelve feet horizontal. Alternative roof designs will be considered, provided design elements are included to help the building and its roofline fit into the site's context. **Describe how the building(s) meet the roofline standards requirements:** SEE THE ROOFLINE DESCRIPTION IN 4.A.c ABOVE. THERE IS A CONTRAST BETWEEN THE HIGH POP-UP ROOFS WITH 30 INCH EAVES AND THE LOW AND HIGH PARAPETS. A 5:12 PITCHED ROOF ON THIS SIZE OF BUILDING WOULD CREATE A 14 FT HIGH ATTIC SPACE AT THE CENTER RIDGE. A 5:12 ROOF WOULD VISUALLY ADD ANOTHER STORY TO ALL THE BUILDINGS.
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5. **Building Details, Materials and Color.** Buildings shall incorporate details that are attractive at a pedestrian scale into building facades, promote the use of durable materials appropriate for residential use and shall use colors that complement those of nearby established neighborhoods and reduce the perceived scale of the building, by incorporating the below elements:

- A. **Details Toolbox.** All multi-family building shall be enhanced with appropriate details. Each of the types of details below are worth one point unless otherwise noted. The equivalent of four points must be achieved, a minimum of two elements must be included on the façade (**provide building elevations that identify the chosen elements**):

- Decorative porch designs with distinct design and use of materials;
- Decorative treatment of windows and doors; such as decorative molding/framing details around all ground floor windows and doors, bay windows, decorative glazing, or door designs, and/or unique window designs.
- Landscaped trellises; or other decorative element that incorporates landscaping near the building entry or entries.
- Decorative light fixtures with a diffuse visible light source, such as a globe or acorn that is non-glaring, or a decorative shade or mounting for each building entry on the façade.
- Brick or stonework covering more than ten percent of the façade (**two points**).
- Decorative building materials that add visual interest, including:
 - 1) Individualized patterns or continuous wood details. Decorative moldings, brackets, wave trim or lattice work.
 - 2) Decorative brick or stonework (may be in addition to the brick or stonework credits noted above if arranged in a decorative manner that adds visual interest to the façade).
 - 3) Other materials with decorative or textural qualities as approved by the director. **Architectural drawings and material samples must be submitted for approval.**
- Decorative roofline design, including multiple gables and/or dormers or other design that adds distinct visual interest, including decorative railings,

grill work, or terraced landscape beds integrated along the façade of the building.

Decorative balcony design, such as distinctive railings.

Decorative paint schemes.

Other detailing work that adds visual interest to the building as approved by the director.

Total points for above elements

B. Windows. All multi-family buildings are subject to the below requirements:

- 1) A minimum of fifteen percent of the façade of the building must be transparent. The façade of the building is measured from the base of the wall to the start of the roofline, and any other vertical walls facing the street, except for gabled portions of the façade not containing livable floor area. Garages facing the street shall count as part of the façade.
- 2) Windows facing the street should indicate floor levels and should not occur between floors. Exceptions may be granted for stairwells.
- 3) Techniques to recess or project individual windows above the ground floor at least two inches from the façade, or shall incorporate window trim at least four inches in width that features color that contrasts with the base building color. Exceptions will be considered by the Director where buildings employ other distinctive win

Describe how the buildings in the proposed development will meet the above window related requirements:

1) THE NORTH BUILDING, WEST FACADE, HAS 33% GLAZING (2546 SF GLAZING/ 7568 SF WALL) VIEWED FROM HICKS LAKE ROAD SE. THE SOUTH BUILDING IS IDENTICAL. 2) WINDOWS FACING THE STREET ARE ALIGNED WITH THE FLOOR LEVELS. 3) WINDOW TRIM IS PROVIDED AT THE POP-UP FACADE BETWEEN THE SLIDING GLASS DOOR, CLERESTORY WINDOWS AND THE CORNER WINDOWS. THE 6-0 X 6-6 WINDOWS HAVE AN EXTRA HORIZONTAL TRANSOM CREATING A 2 OVER 2.

C. Exterior Materials. Describe the selected exterior materials and how the building(s) in the proposed development are consistent with the below criteria:

- 1) Traditional materials consistent with local and regional architectural styles are encouraged (horizontal wood siding and brick).
- 2) Stucco and other troweled finished should be trimmed in masonry or wood.
- 3) Mirrored glass and exposed concrete block (except for foundation/crawl space walls where not visible from the street) are prohibited.
- 4) T-111 siding and other plywood types of siding (board and batten is an exception) shall not be used.

Response: HORIZONTAL LAP SIDING IS PROVIDED AT THE LIVING ROOM STACKS WITH THE HIGH, POP-UP ROOFS. CEMENTITIOUS PANELS WILL HAVE A FINE SAND TEXTURE AND ARE TRIMMED WITH HORIZONTAL AND VERTICAL ALUMINUM REVEALS. THERE IS NO MIRRORED GLASS, CONCRETE BLOCK, OR T-111 PROPOSED FOR THIS PROJECT.

D. Colors. Describe the overall color scheme for the proposed building(s) and how it conforms to the below criteria.

- 1) Continuity of colors and materials should be considered, particularly for infill projects that require a special sensitivity for preservation of existing

neighborhood character. Colors and materials should complement and act as an amenity to the neighborhood.

- 2) The overall color scheme and materials used should create the appearance of reducing the building prominence and complementing the natural environment.
- 3) Innovative usage of colors and materials shall be encouraged in areas devoid of existing development.

Response: 1) THE BUILDINGS UTILIZE A NEUTRAL COLOR PALETTE (DARK GRAY, BROWN, BEIGE AND WHITE). STACKS OF LIVING ROOMS USE "UTTERLY BEIGE" COMBINED WITH HORIZONTAL LAP SIDING AND ROOF EAVES TO CREATE THE MOST DISTINCTLY RESIDENTIAL SECTION OF THE BUILDING. 2) ALTERNATING DARK GRAY AND WHITE HELP ELEVATIONS TO RECEDE AND PROJECT. THIS EMPHASIS OF THE VERTICAL MODULATION BREAKS UP THE BUILDING INTO SMALLER SECTIONS. 3) THE DETAILED USE OF "SURF GREEN" AT THE NORTH DECK RAIL AND "CAPE VERDE" FOR THE SOUTH GIVES A SEPARATE IDENTITY TO EACH BUILDING USING COLORS WITH A WATER THEME. "GARRET GRAY" (DARK BROWN) CREATES A BASE FOR THE BUILDING.

6. Service Elements and Outdoor Storage.

- A. For all multi-family developments: Service elements shall be appropriately sited and screened according to LMC 14.23.080(F), and to minimize impact to residents and adjacent properties. **Provide a site plan that identifies the location of all service and storage elements, including refuse containers utility meters and other service elements. Describe the method used to minimize the impact of service and storage elements, the materials used for the required enclosure, and the landscaping used to provide additional screening.**

Response: THE REFUSE AND RECYCLING CONTAINERS ARE LOCATED IN ENCLOSED STRUCTURES AT THE SOUTHEAST AND NORTHEAST CORNERS OF THE NORTH AND SOUTH BUILDINGS (SEE A100 AND L2) THESE ARE CONCRETE STRUCTURES WITH CONCRETE LIDS AND 10-15 OF LANDSCAPING. ALL OTHER METER ROOMS ARE INSIDE THE NORTH AND SOUTH BUILDING STRUCTURE.

7. Privacy and relationship to adjacent sites.

- A. Adequate solar access for multi-family dwellings shall be provided along the side yard. Specific requirements include:
1. Buildings or portions of building containing dwelling unit whose solar access is only from the side of the building (facing towards the side property line) shall be set back from the property line a minimum of 15 feet.
 2. Transparent windows shall occupy no more than 10% of any façade within 15 feet of the side property line.
 3. Balconies or roof top decks within 15 horizontal feet of a side property line must utilize opaque guard rails to minimize privacy impacts to adjacent properties.

Describe how the above privacy standards are being met with the proposed development:

THE EAST BUILDING AND A SMALL PORTION OF THE NORTH BUILDING ARE WITHIN 15 FT OF THE NORTH PROPERTY LINE. HOWEVER, THE PROPERTY NORTH OF THE SITE IS WANSCHERS PARK. ANOTHER SMALL SECTION OF THE SOUTH ELEVATION, SOUTH BUILDING, IS WITHIN 15 FT OF THE SOUTH PROPERTY LINE BUT IS SEPARATED FROM DEVELOPMENT TO THE SOUTH BY HAZELWOOD LANE. THE SOUTH BUILDING HAS A 50 FT SETBACK FROM THE EAST PROPERTY LINE AND THE EXISTING SINGLE FAMILY HOMES ARE ANOTHER 100 FT PLUS TO THE EAST.

- B. Developments Adjacent to Single-Family Areas.

1. Extra attention shall be given to proposed multifamily development that are located adjacent to existing single-family development. This consideration shall ensure that proposed developments minimize impacts onto adjacent, lower density uses. Submitted proposals may be reviewed for the following items:
 - a) Clustering
 - b) Height
 - c) Landscaping, berms and fences
 - d) Setbacks
 - e) Number of units in building
 - f) Transition of units on proposed sites. Multi-family projects adjacent to single-family developments shall be reviewed concurrently with Chapter 16.20 for transition standards.
 - g) Landscaped buffers as required under Chapter 16.20 of the Lacey Municipal Code.
- 2) The development shall be designed to complement or improve the character of the neighborhood.
- 3) Sensitivity in regard to building setbacks, massing of structures, spacing between buildings, scale of buildings, façade proportions and building materials shall be observed when placing developments adjacent to single-family detached neighborhoods.

Describe how the proposed development meets the above criteria for developments adjacent to single family uses:

ALTHOUGH THE PROPERTY BETWEEN OUR SITE AND HICKS LAKE IS ZONED HIGH DENSITY RESIDENTIAL, THE PROPERTY CURRENTLY HAS 3 SINGLE FAMILY HOMES ON IT. THE SOUTH BUILDING IS SET BACK MORE THAN 50 FT TO THE PROPERTY LINES OF THESE SINGLE FAMILY LOTS. THE HOMES ARE AN ADDITIONAL 138-165 FT EAST OF THE SHARED PROPERTY LINE. A 10 FT TYPE II LANDSCAPE BUFFER AND 6 FT HIGH FENCE IS PROVIDED BETWEEN THE TWO PROPERTIES.

- C. Side and rear yard buffer requirements between multi-family and non-residential developments. Developments shall incorporate one or more of the following design options (check all selected design options):

Type I Landscaping (as defined in Section 16.80.050) a minimum of 10 feet deep along side and rear property lines where a strong visual buffer to the adjacent use is desired. A screening fence, up to six feet tall may be used in conjunction with the landscaping.

Type II or III Landscaping (as defined in Section 16.80.050) a minimum of 10 feet deep along side and rear property lines where a visual separation of uses is desired. The width of the planting strip may be reduced to five feet if used in conjunction with a screen fence approximately six feet tall.

Other treatments that meet the intent of the criteria as approved by the director. Factors that must be considered in determining the appropriate treatment include views, applicable uses, connectivity, and desired level of privacy. Some options include:

- 1) Shared pathway along or adjacent to the property line with landscaping that can enhance the pedestrian circulation and provide an efficient

use of space. This treatment requires a recorded agreement with applicable adjacent property owner(s).

- 2) A tall privacy fence or hedge (up to six feet tall)
- 3) Low screen fence or hedge (up to 3 feet tall)

Describe: SEE ATTACHED RESPONSE TO 7C FROM BARGHAUSEN ENGINEERING, 10-26-22.

8. Landscaping and Natural Features.

- A. Landscaping shall meet the requirements of the LMC 16.80 and the City's Urban Beautification Plan
- B. Trees shall be preserved in accordance with LMC 14.32 (Tree and Vegetation Protection and Preservation Ordinance)
- C. Existing topographic patterns shall be preserved and enhanced.
- D. Wetlands and associated buffers shall be saved in accordance with LMC 14.28 (Wetlands Protection)
- E. Storm drainage and erosion control for multi-family developments shall meet the requirements of the "Drainage Design and Erosion Control Manual for Lacey."

Response: SEE ATTACHED RESPONSE TO 8 A-E FROM BARGHAUSEN ENGINEERING, 10-26-22.

9. Foundation Planting. All street-facing elevations shall have landscaping along any exposed foundation. The following standards shall be met:

- A. The minimum planting width shall be three feet.
- B. At least one three-gallon shrub for every three lineal feet of foundation shall be planted
- C. Ground cover plants shall fully cover the remainder of the landscaped area.

Response: SEE ATTACHED RESPONSE TO 9 A-C FROM BARGHAUSEN ENGINEERING, 10-26-22.

10. Site Lighting. Lighting shall be integrated into the overall design of the multi-family project. The following shall apply to multi-family projects.

- A. Lighting shall be required for entryways, parking lots, carports, swimming pools, play areas, and along pedestrian pathways. The on-site pedestrian circulation system must be lighting to a level where pedestrians can identify faces from a reasonable distance,
- B. Lighting shall be activated by a photo electric cell or timer,
- C. Directional signage should be lit by internal or external illumination, and
- D. Lighting fixtures shall complement project design and oriented to avoid direct glare onto adjacent properties while providing for adequate pedestrian safety.

Response: A. SEE EXTERIOR LIGHTING PLAN ON A102 WITH LIGHTING FOR PEDESTRIAN AND VEHICLE CIRDULATION.
B. EXTERIOR LIGHTING TO BE ACTIVATED BY A PHOTO ELECTRIC CELL OR TIMER PER NOTE ON A102.
C. SIGNAGE LIT BY EXTERNAL ILLUMINATION, A102.
D. LIGHT FIXTURES ARE ORIENTED TO AVOID DIRECT GLARE TO THE ADJACENT UNITS AND TO ADJACENT PROPERTIES.

11. **Sign Guidelines.** Signs shall be complementary to the building design. The following style elements shall apply:
- A. Use sign shapes, lettering styles and materials that reflect architectural features of the multi-family development,
 - B. Locate building identification signs so that building details will not be covered or obscured,
 - C. Sign illumination shall be oriented to reduce glare and shall only be white or yellow.
 - D. All signs shall meet the requirements of Chapter 16.75 of the Lacey Municipal Code.

Response: _____
SEE A100 FOR PROJECT SIGN LOCATION AND A102 FOR SIGN LIGHTING NOTES.

Hicks Lake Apartments (BCE #18680)

Response to landscape (and some civil) related comments

October 26, 2022

Barghausen Consulting Engineers

Response to comment 7 C:

To screen the three single family residential properties located to the south-east of the proposed development (high density multi-family zoned) - a 10 foot wide Type 2 buffer is provided to the west of the residential properties and a 15 foot wide Type 2 buffer is provided to the north of the properties. In addition, a 6 foot height sight obscuring fence is proposed along the west side and most of the north side of the residential properties. The buffer to the west is interrupted by the three existing private driveways to remain. These buffers are heavily planted with a mixture of evergreen and deciduous trees, and shrubs that will meet or exceed the required 3-4 ft mature height.

To screen the high density multi-family zoned residential property to the south of the proposed development – an 8 foot wide type 2 perimeter buffer with a sidewalk is provided along the north side of Hazelwood Lane SE (private road). A mixture of deciduous and evergreen trees are provided to the extent possible outside of the utility easement. In addition, this buffer is planted with a continuous row of evergreen and deciduous shrubs that will meet or exceed the required 3-4 ft mature height. Shrubs with low 3-4 ft maximum heights are distributed to allow views into and out of the property.

An 8 foot wide Type 2 buffer with a sidewalk continues along Hicks Lake Road facing the moderate density residential zoned property across the street. The buffer is heavily planted with shrubs that will meet or exceed the required 3-4 ft mature height. Shrubs with low 3-4 ft maximum heights are distributed to allow views into and out of the property. A utility easement prevents location of trees within the buffer. However, a mixture of evergreen and deciduous trees are located in back of the utility easement between the sidewalk and building.

To screen the open space zoned property to the north of the proposed property – an 8 foot wide Type 2 buffer is provided. The buffer is heavily planted with a mixture of deciduous and evergreen trees, and shrubs that will meet or exceed the required 3-4 ft mature height.

Response to comment 8 A:

To the best of our knowledge, the proposed landscaping conforms to the intents and requirements of the City of Lacey Comprehensive Plan, Municipal Code Section 16.80, and the City of Lacey Urban Forest Management Plan.

Response to comment 8 B:

We have maximized the preservation of healthy existing trees on site as recommended by the arborist and have provided four tree preservation areas, one located near each corner of the site. The square footage of all the tree preservation areas add up to the 5% of the lot area required. The tree preservation areas incorporate 82% of the existing trees to be preserved on site as well as 68 additional new trees. The remainder of the preserved existing trees are within the 100 foot shoreline buffer area.

Response to comment 8 C:

Existing topographic patterns have been preserved to the extent possible while providing for requirements associated with the proposed development.

Response to comment 8 D:

Wetlands have been preserved and associated wetland buffers have been preserved and enhanced. Please see related report for this site by Soundview Consultants.

Response to comment 8 E:

To the best of our knowledge, the proposed storm drainage and erosion control designs meet the requirements of the “Drainage Design and Erosion Control Manual for Lacey”. This comment will be further addressed with the review and approval of the final engineering plans and Drainage Report from the City of Lacey.

Response to comment 9 A:

The street facing building elevations include a minimum of three feet width of landscaping along the exposed foundations. The shrub beds exceed the 3 foot minimum in most locations.

Response to comment 9 B:

At least one three-gallon shrub (16" minimum height) has been proposed for every 3 LF of foundation within the shrub beds between the perimeter buffer and the buildings facing Hicks Lake Road SE.

Response to comment 9 C:

Groundcover plants fully cover the shrub beds between the perimeter buffer and the buildings facing Hicks Lake Road SE.