

## **EXHIBIT A – DESIGN REVIEW NARRATIVE SAGE-LACEY I, LLC (WILLIAMS CROSSING)**

Sage-Lacey I, LLC (Williams Crossing) project is a 260-unit apartment project on an 9.9-acre (developable area) site. A community room and leasing space will be provided using 2 bottom floor units in one of the buildings. The site includes 95-one and 35-two bedrooms with one bath and 130-units with two-bedrooms and two baths, included are 40 bicycle and 393 parking spaces.

### **Site Design and Parking**

#### **a. Building Location and Orientation**

- i. The site was designed with all buildings utilizing spatial characteristics of the neighborhood by aligning the driveway entries of the adjacent community and providing similar building frontage with pedestrian entries orientated to 15<sup>th</sup> Ave, and internal drive isles creating opportunities for clear visibility to streets.
- ii. The site also utilizes building frontage with off sets to drive aisles, parking, and common open areas to prioritize pedestrians' sidewalks and building entries. This orientation creates a safe and more vibrant community with sidewalks, parkways and building windows creating eyes on the street, and sidewalks along 15<sup>th</sup> Avenue NE. All proposed structures have windows and in some places decks that face the internal drives.

#### **b. Parking**

- i. Parking stalls have been located to the side, and front of buildings, and adjacent to common open space creating opportunities of clear visibility to internal drive isles and buildings. Also, handicap parking is equally dispersed throughout the site plan providing easy access to each building. The project does not include structured parking.

### **2. Vehicular Access and Connectivity**

- i. The site vehicular circulation patterns have been designed around a central apartment block that is integrated around a common open space element which creates clear visible vehicular patterns in the community and to 15<sup>th</sup> street. Drive aisles have been laid out to accommodate emergency and refuse access vehicles.
- ii. All street level units on the 1<sup>st</sup> floor of each building have been designed to provide the needs of individuals with physical limitations and shall be accessible and adaptable.

### **3. Pedestrian Access and Amenities**

#### **a. On-site pedestrian Circulation system**

- i. All sidewalks are designed for easy access for pedestrians, people with disabilities, and have been orientated with clear straight visible lines providing connection to building entries, parking, drive isles, common open space, and public sidewalks.
- ii. Landscaping will be provided between the pathways and the buildings to provide separation for pedestrians, parking, and drive isles from residential windows.
- iii. All grades have been minimized with no steps to provide easy access for residents and people with disabilities to all ground floor apartments, open space, and amenities.

#### **b. Materials standards for Pathways**

- i. All sidewalks are designed at a min. of 5'-0" and shall be concrete and placed with direct pathways to the main entrance, parking, buildings, and recreational amenities. Sidewalks are designed to be separate from driveways using raised curbs. Crosswalks shall be provided with curb cuts in drive isles when needed to provide continuous circulation to apartment buildings. A 6'-0" landscape buffer is provided between parking stalls no less than every 7 parking spaces.

#### **c. Bicycle racks**

- i. A minimum of 2 bicycle racks shall be provided for each apartment building and 48 total for the community. Bicycle racks shall be located within proximity to the main building entries and screened by landscaping.

#### **d. Cover entrance**

- i. The main apartment building entrances to unit entries provide weather coverage of 200 square feet with a minimum depth of 4 feet and maximum depth of 25 feet.

#### **e. Common open space**

- i. Common open space has been designed primarily by the use of courtyards, plaza's and natural wetland areas with walkable sidewalks and trails. Semi-private open space also has been provided by placing a village green adjacent to buildings 3-6 to include pathways, seating, lighting, and a children's play area with visibility from the dwelling units, and the common community room.

LMC 14.23.080.C.6 requires sites greater than 2 acres in size to provide at least 20% of the site as common open space. Since the site is 9.9999 acres in size, the minimum square footage of open space required is 87,111 SF. Open space is divided into common open space and private open space. Each type is

required, and each must be provided at 50% of the total open space requirement.

The minimum common open space required is 43,556 square feet. Half of this amount, 21,778 SF, will be provided by the wetlands and wetland buffers on the adjacent parcel under the same ownership. Approximately 23.395 square feet of common open space will be provided in the area just north of Buildings 9 and 10. These two areas total approximately 45,173 SF which exceeds the minimum required.

The minimum private open space required is also 45,560 SF. The private common space is comprised of the individual decks and ground floor patios of the units with an average of 75 SF each for a total of 19,650 SF, the village green between buildings 3-6, and a semi-private open space adjacent to buildings 9 and 10. These areas combined measure approximately 44,292 SF which exceeds the minimum required.

#### **4. Architectural Character and Scale**

The building design combines the classic charm of a traditional farmhouse with contemporary elements embracing simplicity, clean lines, with a focus on functionality.

##### **a. Articulation**

- i. Repetition of distinctive window patterns have been designed to provide a sense of balance and harmony determined by the scale and proportion of the windows in relation to the overall building. All windows have been designed to meet the functional requirements of each space such as providing sufficient natural light, ventilation, and privacy. All windows shall be a slide or single hung configuration with 2 inch board surrounds providing a 2 inch recess.
- ii. Vertical modulation had been designed to meet minimum depths by using the changes in color, materials and rooflines as defined in the building plans by exterior wall variations and projecting decks,
- iii. Horizontal modulation is created at the main entry points with a 12' step back creating deep recesses to the overall building mass and proportional changes and breaks to the roofline.
- iv. The building design also is articulated with a top, middle, and bottom, using material, color which reduces building prominence.
- v. Gable roofs with larger windows are distinctively designed in intervals no more than thirty feet. All gable ends and shed roofs shall have a minimum pitch of 5/12.
- vi. Changes in building material have been articulated with cement board side panels, horizontal siding and vertical board and batten. In addition, horizontal

board trim is placed in key locations to strengthen the bottom, middle, and top concept creating transitions from one material to another.

- vii. Changes in the geometries of the horizontal and vertical siding along with color on key elevation features effectively reduce the bulk and scale of the building.

**b. Facades of Large Buildings**

- i. Vertical modulation had been designed to meet minimum depths by using the changes in color, materials and rooflines as defined in the building plans by exterior wall variations and projecting decks. Horizontal modulation is created at the main entry points with a 12' step back creating deep recesses to the overall building mass and proportional changes and breaks to the roofline. The building design also is articulated with a top, middle, and bottom, using material, color which reduces building prominence. Gable roofs with larger windows are distinctively designed in intervals no more than thirty feet. All gable ends and shed roofs shall have a minimum pitch of 5/12.

**c. Diversity of building types**

- i. Building types include a 24-plex and 12-plex with varying colors schemes.

**d. Roofline Standards**

- i. Gable roofs with larger windows are distinctively designed in intervals no more than thirty feet. All gable ends and shed roofs shall have a minimum pitch of 5/12.

**5. Building Details, Materials and Color**

**a. Details toolbox**

- i. All ground floor units shall have covered porches, framed by posts with decorative metal guardrails.
- ii. All windows shall be a slide or single hung configurations with 2" board surrounds providing a 2" recess. Doors to all units shall be located in the covered entries and designed in a 2-panel configuration.
- iii. Decorative bollard lighting fixtures shall be located adjacent to walkways, all building entries shall have exterior decorative wall sconces. In addition, recessed lighting and interior wall sconces shall be located adjacent to all unit entry doors.
- iv. Decorative building material has been designed with individual patterns of horizontal, vertical, and panel configurations. Detailing will include corner boards, horizontal trim with shadow boards, wood porch and balcony columns and trim boards, and detailed board surrounds on all windows.
- v. The roofline design has been articulated in more than eight sections using ridgeline breaks, lower roof plate heights at building main entries and multiple

primary and secondary gable ends. All balconies have been articulated with wood columns, trim, and metal guardrails. The building plan shall have up to 2 color paint schemes for each building type creating variety to the community.

**b. Windows**

- i. All front building facades shall have windows with +/- 20 % transparency. No windows are located between floors. All windows will include a 2"x4" board surround with contrasting colors.

**c. Exterior Materials**

- i. Traditional materials are consistent with local architecture by the use of horizontal, vertical siding, and panel bords.
- ii. No exterior cement plaster, mirrored glass or exposed concrete block shall be used for this project.
- iii. All siding shall be of a cement board siding.

**d. Colors**

- i. The current design utilizes color schemes directed from the farmhouse style architecture drawing inspiration from nature, reflecting the surrounding architecture, landscape and creating a cozy, timeless feel. Building color palettes include white, a stable base color in farmhouse design, creating a clean and timeless backdrop. Included are soft gray shades and earthy light brown tones contributing to a cozy and rustic atmosphere.

**6. Service Elements and Outdoor Storage**

- i. The maintenance building shall be designed in the Farmhouse style and landscaping to integrate the structure harmoniously with the surroundings. The maintenance building shall complement the architectural style of the apartment buildings using similar materials, colors, and rooflines to create a cohesive look.

**b. For all multifamily developments.**

- i. The solid waste and recycling service provider has been consulted about the size and location of the containers and that adequate vehicle circulation space has been provided for the trucks that will be servicing the site. Utility closets shall be integrated into the building plans, no rooftop mechanical equipment is proposed.

**7. Privacy and relationship to adjacent sites**

- i. Adequate solar access has been provided to the side yards on the east and west side yards, with a minimum setback of 15'. No transparent windows shall be placed within the 15' setback.
- ii. Developments adjacent to single family areas. Special attention was given to ensure that the scale and density of the multifamily development are compatible with adjacent architecture by providing appropriate setback and spacing between buildings with integrated landscaping and green spaces to soften the transition between the multifamily development and the single-family homes.



8. **Landscaping and Natural Features -**
9. **Foundation Planting** – Refer to preliminary landscape sheets in the site plan submittal, attached for reference.
10. **Site lighting** – A lighting plan, if required, will be prepared as part of the final engineering submittal.
11. **Sign Guidelines – a residential apartment project** applicable – A sign package, if added, will be submitted via a separate sign permit with the building plan submittal.