



March 6, 2024

Job No. 2345-002-023

Mr. Grant Beck
Planning and Development Services Manager
City of Lacey
420 College Street SE
Lacey, WA 98503

**RE: Site Plan Review Application
Williams Crossing**

Dear Mr. Beck:

On behalf of Sage-Lacey I, LLC, ESM is pleased to provide the City of Lacey this application for site plan and multi-family design review. This project proposes construction of 12 three-story multi-family structures. A total of 262 1 and 2-bedroom apartment units will be created. The project scope includes 401 parking spaces, including guest, accessible and EV charging spaces. 48 bicycle parking spaces will be provided. Solid waste and recycling services will occur on site in several locations, and vehicle maneuvering has been taken into consideration in the design of the parking areas. Open spaces are provided to allow residents to enjoy the recreational amenities on site.

The proposed Williams Crossing project was recently annexed and is currently comprised of 3 parcels, numbers 11809310100, 11809310600, and 11809310700. They are addressed as 5216, 5224 and 5228 NE 15TH Avenue, respectively. In total, the assembly measures roughly 18.7 acres. The applicant is proposing a boundary line adjustment, to be reviewed concurrently, to consolidate these parcels into two lots. The BLA will create a 9.89-acre buildable site at the south end of the site, closest to NE 15th Street, and a separate 8.8-acre parcel at the north end of the site for purposes of critical areas protection, tree retention, passive recreation, and stormwater infiltration. The site is located predominantly within the High-Density Residential zone, with minor portions of the site within the Moderate and Low-Density Residential zones.

The following is a general project narrative that outlines the proposal and a discussion of how the proposed project is designed to comply with relevant site design standards. Please refer to the enclosed Site Plan Review Plan Set and associated submittals for more details.

Existing Land Use & Site Conditions

The existing homesite and private well at 5284 15th Avenue NE will be demolished after clear and grade approval has been received from the City.

Two Class III wetlands are located on the north end of the site. A wetland delineation was performed in 2023 by David Evans and Associates. A critical area report is provided with this submittal.

Land Use and Density

Multi-Family is permitted outright within the High and Moderate Density Residential zones, per LMC 16.18.020 and LMC 16.15.020. Multi-Family housing is not permitted in the Low-Density Residential zone, but the project proposes only a maintenance structure within that area of the site. This proposal is consistent with uses on neighboring properties, specifically the multi-family development directly south of the subject site fronting 15th Avenue NE.

High-Density Residential requires a minimum of 12 dwelling units per acre and Moderate-Density requires at least 8 per acre. There is no maximum density in the High-Density district. Moderate-Density zones have a maximum density of 16 dwelling units per acre. The majority of development is occurring within the High-Density zone, only two structures are located within the Moderate-Density zone. The gross acreage of the High-Density Residential area is 7.23 acres. As such, the structures within the High-Density zone provide a density of 31.24 dwelling units per acre. This complies with the code as there is no maximum density in the High-Density Residential zone. The gross acreage of the Moderate-Density Residential area is 2.75 acres. The density proposed within the Moderate-Density zone is 15.96 dwelling units per acre, below the allowable maximum of 16 dwelling units per acre.

Access

The subject site is accessed directly from 15th Avenue NE. Per City Standards, the project proposes to improve the north half of 15th Avenue NE to meet Lacey arterial roadway standards per Public Works Detail 4-2.2. This improvement requires a ROW dedication of 19 feet and includes curb, gutter, sidewalk, planting strip, a bike lane, and two travel lanes. Overhead utilities, except for high-power transmission lines, will be undergrounded as part of the work. The main point of entry is proposed from 15th Avenue NE, directly opposite Century Court NE. A dedicated EVA-only access point will be provided at the east edge of the project to reduce response times for first responders accessing the site from 15th Avenue NE.

A Traffic Impact Analysis prepared by Transportation Engineering NW (TENW) concludes that all impacted City intersections will continue to operate above adopted City levels of service. The project will be subject to traffic impact fees in place at the time of building permit submission.

Safe Walking to Schools

Per the North Thurston Public School District, children of all school levels would be bussed to their respective schools. Probable pick-up location would be immediately in front of the project site.

Water and Sewer

Water and Sewer service will be provided by City of Lacey. Preliminary utility designs for the project proposes tapping the existing 12-inch water main located within 15th Avenue looped through the site. Each building will be individually metered and provided with pressure reduction as required. Irrigation will be provided to landscaped areas and will utilize backflow prevention. Preliminary conversations with City staff indicate ample fire flow is available in the existing City system sufficient to service the anticipated project.

Preliminary sewer design contemplates connection at a recently installed sewer stub provided just east of the project site in 15th Avenue NE. Depending on the timing of nearby development to the west and associated sewer main extensions, an alternate connection point further west in 15th Avenue NE would be explored during final engineering design. Both scenarios provide adjacent sewer connection points at adequate depths necessary to serve the proposed project.

Stormwater

Geotechnical analysis indicates that stormwater infiltration is viable in the northern portion of the site at the base of the slope. Based on additional Geotechnical work done by Earth Solutions NW, LLC, infiltration should be avoided with thin the upper (southern) portion of the site due to the presence of the slopes and the potential for lateral migration of subsurface water introduced via infiltrative measures. While there may be soils that present suitable infiltration characteristics in the southern zones of the property, due to lensing of the subsurface there is a potential for the previously mentioned lateral migration of water within the subsurface which could result in a risk of soil mobilization within the sloped regions. The proposed location of the storm pond is further supported by site-specific infiltration testing, groundwater monitoring, and subsurface exploration in the form of test pits and borings. Thus, the preliminary stormwater design approach will be to collect, treat and convey project stormwater to an infiltration pond facility located on the 8.8-acre northern parcel. This approach facilitates the maintenance of hydrology for the downgradient wetland and minimizes potential for oversaturation of soils at the top of the slope nearest the proposed development area. Preliminary sizing of the proposed pond facility is based upon field-measured infiltration design rates conducted during the winter of 2023 and will be further supported by winter season groundwater monitoring prior to final construction design submittal to the City. The proposed system will comply with adopted City stormwater standards which include requirements for Enhanced Basic water quality treatment due to the project's location with the Palm Street Basin. Additional information is found within the provided Preliminary Technical Information Report.

Critical Areas

Two category III depressional wetlands were field-delineated by a qualified biologist and survey-mapped on the subject site. Each wetland requires a standard 110-foot buffer. No project disturbance is proposed within the wetlands or their respective buffers.

Landscape and Tree Retention

Multi-Family developments are required to retain or replant a tree tract equivalent to 5% of the site area. A tree tract equaling 5% of the project area is proposed in the common open space area north of Buildings 9 and 10. Additionally, after the BLA, over 8 acres of forested land will be maintained in its current state, far exceeding the required set-aside for retention.

Landscaping plans focus primarily on native drought tolerant native species, with ornamental species for visual interest. Street trees placed within planting strips between the right of way and the sidewalk will meet the size, spacing and species dictated by the Lacey Urban Forest Management Plan. The project proposes no tree retention within the area of construction, however, all trees within the buffer or not required for open space requirements will be retained. A robust planting plan meeting the requirements of Type 2 landscaping will be provided at the

perimeter at the site. Plantings will also be placed adjacent to building foundations, and within developed open space areas.

Open Space

Lacey Municipal Code section 14.23.080.C requires multi-family projects to provide at least 20% of the gross site area for open space purposes. The proposed 9.89-acre site (430,807 sf) will require 86,162 sf of open space. At least 50% of that total (43,081 sf) must be provided as private open space.

A portion of the required private open space is provided via private balconies and ground level patios of the individual units. These areas provide approximately 17,860 sf of private open space. A semi-private Village Green measuring 23,834 sf is proposed between Buildings 3-6 and is intended to service the four buildings that surround it. The remaining balance of required private space will be provided within a 1,500 sf semi-private garden space intended to serve Buildings 11 and 12 and the common community room located on the first floor of building 6 (approximately 1,800 sf).

A 46,374 sf set-aside of common open space in the form of a natural area with an existing soft surface trail system will be retained as shared amenity for residents. The combination of proposed common and private open spaces results in 91,340 sf set aside for the enjoyment of Williams Crossing residents, in compliance with LMC 14.23.080 requirements.

Design Criteria

The below section discusses how the Williams Crossing complies with the City's multi-family design criteria found in LMC 14.23.080.

1. **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. Internal drive aisles create 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 15th Avenue NE.
 - 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.
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 15th Avenue.

- ii. All street level units on the 1st floor of each building have been designed to provide for 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 oriented with clear straight visible lines providing connection to building entries, parking, drive isles, common open space, and public sidewalks.
 - ii. Landscaping is provided between the pathways and the buildings to provide separation for pedestrians, parking, and drive aisles from residential windows.
 - iii. All grades have been minimized. Stairs have been eliminated to provide easy access for residents and people with disabilities to all ground floor units, open spaces, and other site 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 are provided with curb cuts in drive aisles when needed to provide continuous circulation to apartment buildings. A 6'-0" landscape buffer is provided between parking stalls at an interval no less than every 10 parking spaces.
 - c. **Bicycle racks**
 - i. A minimum of 4 bicycle stalls will be provided for each apartment building, for a total of 48 bicycle parking spaces for the community. Bicycle racks will be located within proximity to the main building entries.
 - d. **Covered entrance**
 - i. The main apartment building entrances to unit entries provide weather coverage of 200 sf with a minimum depth of 4 feet and maximum depth of 25 feet.
 - e. **Open space**
 - i. Common open space has been designed primarily using courtyards, plazas and natural wetland areas with walkable sidewalks and trails. A larger common open space is located to the north of buildings 9 and 10.
 - ii. Private open space is comprised of individual decks and ground floor patios for a total of 17,860 SF. The remainder of private open space is created through the semi-private village green between buildings 3 through 6, a semi-private garden space serving buildings 11 and 12, and the common community room located in building 6.
 - iii. See the Open Space section above, and Sheet LA-02 for specific locations and sizes of each type of open space, as well as calculations of how these meet or exceed code requirements.
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 has 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 is articulated with a top, middle, and bottom, using material and 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 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 geometry of the horizontal and vertical siding along with color on key elevation features effectively reduces the bulk and scale of the building.
 - b. **Facades of Large Buildings**
 - i. Vertical modulation has been designed to meet minimum depths by using changes in color, materials and rooflines as defined in the building plans with 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 is articulated with a top, middle, and bottom, using material and 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 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 have covered porches, framed by posts with metal guardrails.

- ii. All windows will be a slide or single hung configuration with 2" board surrounds providing a 2" recess. Doors to all units are to be located in covered entries and designed in a 2-panel configuration.
 - iii. Decorative bollard lighting fixtures will be located adjacent to walkways and all building entries will have exterior wall sconces providing light. 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 plans will 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 boards.
 - ii. No exterior cement plaster, mirrored glass or exposed concrete block will be used for this project.
 - iii. All siding will be 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 is designed in the Farmhouse style and landscaping to integrate the structure harmoniously with the surroundings. The maintenance building complements the architectural style of the apartment buildings using similar materials, colors, and rooflines to create a cohesive look.
 - ii. The solid waste and recycling service provider has been consulted about the size and location of the containers and to ensure adequate vehicle circulation space has been provided for the trucks servicing the site. Utility closets are 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-foot. No transparent windows shall be placed within the 15-foot setback.
- ii. Developments adjacent to single family areas. Special attention was given to ensure that the scale and density of the multi-family 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 multi-family development and the single-family homes.

8. Landscaping and Natural Features

- i. All landscaping has been designed to meet the requirements of LMC 16.80. Landscaping is to be provided at all building foundations, within open space areas, at the site perimeter and within the street planting strips. Plant species will be a mixture of native species and ornamental species well suited to the climate, topography, and hydrology of the site. Landscaped areas shall be irrigated.
- ii. All trees within the wetland and wetland buffer shall be retained unless they pose a safety hazard to the use of the trail system. Trees outside of the buffer will be retained where they do not conflict with site development or common and private open space uses.
- iii. Within the developed area of the site, topography will be modified to provide safe and level building conditions. Outside of the developed areas, existing topography will be largely retained.
- iv. Storm drainage and erosion control systems will be installed to ensure the development meets the city drainage and erosion control manual.

9. Foundation Planting

- i. See Landscaping sheet LA-01 which illustrates locations where foundations are exposed are to be planted with shrubs and groundcover.

10. Site lighting

- i. Lighting is incorporated into the building design at all building entries, and within parking lots and adjacent pedestrian pathways.
- ii. Directional signage at the development's entry and where required through the site will be illuminated.
- iii. Lighting fixtures will be chosen to complement the building design and operate on photo-electric cells or timers.

11. Sign Guidelines

- i. Signage at the entrance to the development will be illuminated and will reflect the architectural features of the project.
- ii. Individual buildings will be provided with signage in locations that will not interfere with landscaping.
- iii. A sign permit will be submitted for all project signage and comply with the requirements of Lacey Municipal Code.

Submittal

In addition to this narrative, the following items are included in this submittal:

- Pre-Submittal Conference Notes
- General Land Use Application
- Site Plan Review Application
- Site Plan Set - includes:
 - Existing Conditions
 - Site Plan
 - Preliminary Utility Plan
 - Preliminary Grading Plan
 - Preliminary Landscape Plan
 - Preliminary Open Space Plan
- Architectural Elevations
- SEPA Checklist
- SEPA Signature Page
- Preliminary Stormwater Site Plan
- Wetland and Stream Report
- Traffic Impact Analysis
- Forester's Report
- Title Report
- School District Correspondence
- Geotechnical Report
- Geotechnical Infiltration Evaluation

We understand that these materials constitute a complete submittal for a Site Plan and Design Review application. Please do not hesitate to call or email if you have questions about or issues with the materials submitted. Thank you for your attention to this project, and we look forward to working with the City of Lacey.

Sincerely,

ESM CONSULTING ENGINEERS, LLC



JOHN EVERETT
Principal | Director of Planning

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