

## **PROJECT OVERVIEW**

On behalf of Sage-Lacey II, LLC, we are pleased to provide the City of Lacey with this application for site plan and multi-family design review. This project proposes construction of 3 three-story multi-family structures. A total of 72 apartment units with a mix of 1, 2, and 3-bedroom apartments. The project scope includes 118 parking spaces, including guest, accessible and EV charging spaces and 8 bicycle parking spaces. Solid waste and recycling services will occur on site, and vehicle maneuvering has been taken into consideration in the design of the parking areas and drive aisles. Open spaces are provided to allow residents to enjoy the recreational amenities on site.

The proposed Canfield Apartments project is located at 5118 15<sup>th</sup> Avenue Northeast, Lacey, WA 98516, comprised of a single parcel (Thurston County parcel no. 1109310200). The total site area measures roughly 4.9 acres. The site has a split zone, Moderate Density Residential (MD) and High Density Residential (HD). The northern portion of the site is approximately 2.8 acres and is zoned MD is largely left undeveloped with the exception of some amenity outdoor space and surface parking. The southern portion of the site is 2.1 acres and is zoned HD which will have a majority of the development including the buildings, surface park and utilities.

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 submittal documents for additional details.

## **EXISTING LAND USE & SITE CONDITIONS**

The northern portion of the site slopes northeasterly and is generally undeveloped and forested. The southern portion of the site is generally flat with lawn, limited tree coverage, and an existing single house with a detached garage, sheds, wellhead, and other home improvements. All existing onsite structures are to be demolished with the exception of a small shed surrounding an existing onsite wellhead. Two Class III wetlands are located to the east of the site, with a part of one buffer overlapping the northeastern corner of the project site. A wetland delineation was performed in 2023 by David Evans and Associates. A critical area report is provided with this submittal. That area of the site will remain undeveloped and in its natural state.

15<sup>th</sup> Avenue Northeast is located to the south of the project, with a single-family residence and Cypress Apartments to the west and east, respectively. To the north is an undeveloped, forested parcel.

## **LAND USE AND DENSITY**

Multi-Family is permitted outright within the High and Moderate Density Residential zones, per LMC 16.80.020 and LMC 16.15.020. This proposal is consistent with uses on neighboring

properties, specifically the multi-family development directly east of the subject site fronting 15<sup>th</sup> Avenue Northeast.

High-Density Residential requires a minimum of 12 dwelling units per acre. There is no maximum density in the High-Density district. The majority of development and all the proposed apartments are occurring within the High-Density zone, with very minimal construction occurring in the Moderate-Density zone to preserve the existing natural forested area. The gross acreage of the High-Density Residential area is 2.06 acres. The structures within the High-Density zone provide a density of 35 dwelling units per acre, which complies with the code as there is no maximum density in the High-Density Residential zone.

### **ACCESS**

The subject site is accessed directly from 15<sup>th</sup> Avenue Northeast and can also be accessed through a connection to the adjacent Cypress Apartments to the east once construction of the adjacent project is complete. Per City Standards, the project proposes to improve the north half of 15<sup>th</sup> Avenue Northeast to meet Lacey arterial roadway standards per Public Works Detail 4-2.2. This improvement requires a ROW dedication of 19 feet and includes width for curb, gutter, sidewalk, planting strip, and 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 15<sup>th</sup> Avenue Northeast.

A traffic impact study is not required for this site, but the project will be subject to traffic impact fees in place at the time of building permit submission.

### **SAFE WALKING TO SCHOOLS**

Per correspondence with the North Thurston Public School District, children of all school levels would be bussed to their respective schools. A combined bus stop will be used at the frontage of the Cypress (Williams Crossing) project along 15<sup>th</sup> Avenue NE given the close proximity.

### **WATER AND SEWER**

Water and Sewer service will be provided by City of Lacey. Preliminary utility designs for the project will connect to the water and sewer system for Cypress Apartments. Cypress Apartments proposes tapping into the existing 15-inch water main located within 15<sup>th</sup> Avenue looped through the site. Each building onsite will be individually metered and provided with pressure reducing valves 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 serve the anticipated project. Preliminary sewer design for Cypress Apartments proposes a connection at the proposed sewer stub provided just east in the Cypress

## Project Narrative

Apartments' project site in 15<sup>th</sup> Avenue NE, which would provide adequate depth necessary to serve the proposed project.

There is an existing well along the western boundary of the site approximately 130 feet north of the 15<sup>th</sup> Avenue NE right-of-way/property line. This well serves the neighboring single-family residence to the west of the subject site and will remain active. A 100' well radius is shown on the preliminary plans, and the building and utility layout has been designed to ensure all sanitary sewer plumbing in the building and the sewer mains and services are outside of the well radius. This will protect the existing well from potential contamination.

### STORMWATER

Based on Earth Solutions NW geotechnical investigation of the site, infiltration on the subject site should be considered feasible in the lowlands portion of the site, but not in the up-slope areas where increased soil moisture from infiltration could result in slope instability. Therefore, infiltration is not feasible on-site on the southern portion of the parcel where the proposed development is located. As such, the preliminary stormwater design approach will be to collect and convey surface runoff to the immediately adjacent Cypress Apartment property to the northeast. The storm facility on the Cypress property is sized to provide water quality treatment and flow control for both sites as they are both part of the same natural discharge area. This approach facilitates the maintenance of hydrology for the downgradient wetland on the Cypress site and minimizes potential for oversaturation of soils at the top of the slope nearest the proposed development area on the Canfield site. Preliminary sizing of the proposed pond facility has been sized to meet design flows from Canfield Apartments as well as from Cypress Apartments and is based upon field-measured infiltration design rates conducted during the winter of 2023. 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 within the Palm Street Basin. The combining of storm facilities also simplifies maintenance of the water quality and flow control facilities as both projects are owned and operated by the same entity. Additional information is found within the provided Preliminary Storm Drainage Report.

### CRITICAL AREAS

Two category III depressional wetlands are located off-site to the northeast of the project site and were field delineated by a qualified biologist. Each wetland requires a standard 110-foot buffer. The northeast corner of the project site falls within one of these buffer zones. No project disturbance is proposed within the wetland buffer that extends onto the site and will remain in its natural undisturbed state.

### LANDSCAPE AND TREE RETENTION

## Project Narrative

Multi-Family developments are required to retain or replant a tree tract equivalent to 5% of the site area, which would be about 10,454 sf for the 4.88-acre project site. The project proposal plans to maintain about 2.4 acres of forested land in its current state, which far exceeds the 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 of 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 common open space purposes. The proposed 4.88-acre (212,682 sf) site will require 42,536 sf of open space. At least 50% of that total (21,268 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 4,809 sf of private open space. Additional open space is provided by 12,637 sf of semi-private open spaces adjacent to the buildings, and an off-leash dog area of 4,437 sf. These areas combine for 21,883 sf, fulfilling the requirement for private open space.

Further, 105,266 sf of natural forested area will be retained as shared amenity for residence. This in combination with the private open spaces results in 127,149 sf set aside for the enjoyment of Canfield Apartments residents, in compliance with LMC 14.23.080 requirements.

### SITE AND BUILDING DESIGN CRITERIA

Discussion and specific details of the site and building design are provided in the Design Review Application. See the Exhibit A – Design Review Narrative document which discusses how Canfield Apartments complies with the City's multi-family design criteria found in LMC 14.23.080.

Site Plan Review Application  
Canfield Apartments  
**Project Narrative**

**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 Grading Plan
  - Preliminary Storm Drainage Plan
  - Preliminary Overall Drainage Plan
  - Preliminary Frontage Plan
  - Preliminary Utility Plan
  - Vehicle Maneuvering Plan
  - Preliminary Landscape Plan
  - Preliminary Open Space Plan
- Architectural Elevations
- SEPA Checklist
- Preliminary Stormwater Site Plan
- 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 Review application. Please do not hesitate to call or email if you have questions about or issues with the materials submitted. We look forward to working with the City of Lacey.

Sincerely,

CPH Consultants



Jamie Schroeder  
Vice President