



September 26, 2023

Scott McCormick, Associate Planner, MES
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE
Olympia, WA 98501

Subject: Revised Aurora Oaks PRD Preliminary Plat Resubmittal Cover Letter

Mr. McCormick, please find attached the updated Aurora Oaks Planned Residential Development (PRD) Preliminary Plat submittal documents for review. The revisions include this updated narrative, Communication Matrix with our responses, Attachment 1 – TCC Design Criteria Summary, updated IPMP, and updated Preliminary Landscape plans. No changes were requested of the plat layout, or plans, and no edits are required to any other reports or project documents.

The Presubmission Conference with Thurston County was held on March 9th, 2023. The Presubmission notes are included as Attachment 1 and 2 and Traffic Scoping notes included as Attachment 3.

Applicant/Ownership Information

Applicant: Aurora Oaks Development LLC
4570 Avery Lane SE
Lacey, WA 98503
Contact: Steve Chamberlain
sca@slcemail.com

Parcel(s) Owner: 11401220100: JAS Group LLC
11701220300: Aurora Oaks Development LLC
11701230700: Donald J Robbins

Signed property owner acknowledgement forms are provided with the submittal.

Overall Development Proposal

The project proposes development of 171 single-family residential lots on the identified parcels. Improvement items include: roadways and lighting, drainage and other utility improvements, pedestrian circulation, and opens space areas. The average home size is approximately 1,200 SF (footprint) but may increase on some lots if the space is available. Supporting documents include up to 180 residential lots to ensure proper impacts and mitigation measures are reviewed. Pending project review comments, the final lot count will be determined prior to the public hearing.

The PRD is proposed to allow for lot size flexibility to support density needs and project goals on housing type and size. A PRD requires 30% open space, versus 10% for the standard site zoning within the MGSA. With the large oak tree area to be preserved (which is greater than 10% of the project area), coupled with the desire for lot size flexibility, a PRD was chosen. PRD Design standard, TCC section 21.60.140, is fully met with this project as described in attachment 1. This project was modeled after the adjacent Manor House PRD, which was approved in 2022.

Density Calculation

A Density Bonus is not requested for this project therefore the density calculation is as follows:

Zoning: McAllister Geologically Sensitive Area (MGSA), City of Lacey Urban Growth Area

- 6 units per acre, not including wetland critical areas (none exist)

$$DU = (G) \times 6$$

Where:

DU = Maximum allowable dwelling units

G = Gross site area

Then:

$$DU = (30.59) \times 6 = 183 \text{ allowable units}$$

Critical areas

Mazama Pocket Gopher

A critical areas review report for the presence of Mazama Pocket Gophers (MPG) was prepared by Land Services Northwest and is dated October 18, 2022. The evaluation concluded that there is no MPG activity on the project site, as the site is mainly forested. The evaluation was submitted to the County for a Critical Areas Determination (CAD) under project number 2022105387. Thurston County confirmed agreeance with these findings in the CAD response letter dated 11-3-2022, which is included with this submittal for reference. Accordingly, the project does not require review under the newly adopted Habitat Conservation Plan (HCP) as the critical area determination was completed prior to the HCP deadline and is valid for three years per TCC 24.05.070.E.

Oregon While Oak Trees

Oregon White Oak trees are located in the northern portion of the project site and all of them will be preserved with the development proposal. Tree protection fencing placed 5' from the tree driplines will be established to ensure preservation during construction.

Critical Aquifer Recharge Area (CARA) – Category I & II

The entire development site is located within a Category I or II CARA, therefore enhanced treatment of the stormwater runoff is required. Enhanced treatment is provided via bioretention cells located throughout the site and on each individual lot.

Additionally, a Hydrogeological report is included with this submittal confirming the development will not adversely affect the aquifer. This report is also included in the Preliminary Drainage and Erosion Control Report included with this submittal.

Detailed Development Proposal

The development proposal includes the following specific improvement items:

Roadways

The roadways are designed per City of Lacey roadway standards (as the development is located within the City of Lacey UGA). The proposed roadway sections follow the requirements

outlined in section 4B.030 of the City of Lacey Development Guidelines. Roadways include the required pedestrian walkways and ramps, lighting, and signage.

A temporary turnaround on Road E is provided until the time that off-site properties develop and require the roadway connection. The ROW and 10' utility easements are provided for the future build out condition.

Frontage Improvements

The project requires frontage improvements consisting of approximately 675 LF of roadway improvements along 58th Avenue SE, consistent with the City of Lacey Minor Collector Type 2 road section.

Traffic Impact Analysis

A Traffic Impact Analysis (TIA) has been performed and is provided with this submittal. The TIA reviewed the off-site intersections and roadways per feedback from the City of Lacey and Thurston County during the traffic scoping meeting and concluded that the project will not require any off-site mitigation.

Landscape and Irrigation

The project includes proposed landscaping and irrigation in all planter strips, open space, and lot frontage areas. A 30-foot incompatible use buffer and landscape screening is proposed along the project boundary to meet Thurston County requirements.

Open Space Calculation

This project is being developed as a Planned Residential Development (PRD) in the City of Lacey UGA. As such, lot sizing, setbacks and other criteria can be set by the developer. A PRD requires 30% open space or 9.18 acres for a 30.59 acre development. The project proposal includes 9.72 acres of open space or 32% of the proposed project area.

Drainage System

A stormwater collection and conveyance system will be installed within the roadway for all roadway and lot runoff and will be conveyed to on-site bioretention cells. Individual on lot roof drain dry wells are provided for each home.

Site and Lot Grading

Overall site grading will be established based on a combination of factors including:

- Balance earthwork quantities taking into account imported material for road construction and post-construction soils restoration. Without roadway material considerations, the earthwork volumes are:
 - 44,263 CY of cut
 - 24,383 CY of fill
- Maintaining on-site road grades within the limits of Thurston County (minimum road slope of 0.5%), with desired road grades of 0.8% or greater.
- Minimizing road high and low points to minimize the need for water and sewer system blowoffs, drain points and vacuum relief valves.
- Creating low points for discharge of stormwater to proposed stormwater facilities

located within Open Space areas.

- Grade lots such that slopes do not generally exceed 2 to 5% from the roadway to the back of lot.

While the current grading plan generally meets these requirements; additional road profile modifications and lot grading will be developed during construction document preparation to reach a balanced site.

Domestic Water System

The project will be served by the Thurston PUD water system from the existing main located in 58th Avenue. The existing on-site water main running north/south from 58th Avenue to Waldon Drive SE will be removed with the project as new water distribution will be provided within the proposed development. The letter confirming water availability is provided with this submittal.

Sanitary Sewer System

Sewer service to the overall project will be provided by the City of Lacey. The development will include construction of a new STEP force main system within the development and off-site improvements in 58th Avenue and Kagy Road SE. These off-site improvements, totaling 2,300 LF, are needed to connect to the existing system located in Mullen Road.

1,000 LF of sewer STEP main is required from the western boundary of the project frontage and will need to connect into the main proposed with the Manor House project constructed along the Kagy Street project frontage. Additionally, 1,300 LF of STEP main is required from the north boundary of the Manor House project frontage to connect to the main located in Mullen Road that will be constructed with phase 1 of the Manor House project, which is anticipated to be constructed prior to the Aurora Oaks project.

Franchise Utilities

Franchise utilities are proposed within the roadway and the 10' private utility easement that parallels all roadway improvements, including the front of each lot.

Tree Removal

The total board feet of trees removed from the project site is estimated at 20,000 board feet (MBF). All trees from the property will be removed except for all the oak trees and some trees within the 30' incompatible use buffer that are not affected by the proposed grading.

Construction Phasing

The applicant would like a condition included in the decision that will allow for the development to be constructed in up to 4 different phases. Construction Engineering plans would be created as a single plan set for review and approval, but pending financing and market demand, the project may need to be constructed in phases.

Community Benefit

The Aurora Oaks development will include large areas of open space for recreation internal to the development.

Walking trails interior to the development within the 30' incompatible use buffer are an option for consideration.

With increased demand for housing and the need for additional military housing, coupled with anticipated exodus from larger metropolitan areas to our north and south, the location of Aurora Oaks relative to shopping, movie theaters, restaurants and Interstate 5, is ideal for this development in a time of great need for the proposed use.

Submittal Documents

Documents included with this updated Preliminary Plat submittal include:

- TCC Design Criteria Summary – included as Attachment 1
- Comment Matrix with responses
- Revised Preliminary Landscape Plans
- Revised Integrated Pest Management Plan

Documents previously submitted with this Preliminary Plat submittal, that do not require modification include:

- Submittal Applications
 - Master Application
 - Land Division Application
 - Forest Land Conversion Application
- Property Owner Acknowledgement Forms
- Preliminary Plat Civil
- Preliminary Drainage and Erosion Control Report, including:
 - Geotechnical Report
 - Infiltration Evaluation Report
 - Hydrogeologic Assessment
 - Winter Groundwater Monitoring Report
- SEPA Checklist with attachments
- Traffic Impact Analysis
- Critical Areas Evaluation (Oak Trees and Mazama Pocket Gopher)
- Thurston County Critical Areas Determination (CAD)
- Water Availability Letter
- Sewer Availability Letter
- Submittal Intake Checklist

If you have any questions concerning this submittal, please feel free to reach the civil design team at (360) 292-7230 or email mark.steepy@kpff.com and blakelord@kpff.com or the Applicant team (contact information listed above)

Sincerely,



Mark R. Steepy, PE
Principal



Blake Lord, PE
Project Manager



September 26, 2023

Subject: Attachment 1 – TCC Design Criteria Summary
Aurora Oaks PRD Design Standards

21.60.140 - Design standards.

A. Open space requirements shall be as follows:

1. Common Open Space. Each planned residential development shall provide not less than thirty percent of the gross land area for common open space which shall be either:
 - a. Held in single ownership where such ownership assumes full responsibility for maintenance and operation; or
 - b. Held in common ownership by all of the owners in the development area; or
 - c. Dedicated for public use, if acceptable to the county.

Applicant Response: The open space requirements are provided with the development as 32% open space is provided and will be held in common ownership of all owners in the development via an HOA.

2. Common open space may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of residents of the PRD, provided that the building coverage of such building or structure combined with the building coverage of the residential structures shall not exceed the maximum permitted by the underlying zone.

Applicant Response: The project proposes a play structure as identified in the Preliminary Landscape Plans 9/21/2023. The impervious surface coverage of this play structure is negligible compared to the 171 total homes proposed for the development and does not exceed the building coverage permitted in the underlying McAllister Geologic Sensitive Areas District (MGSA).

3. Up to fifty percent of the common open space requirement may be satisfied by the preservation of tall stands of trees and/or wetland and/or critical area habitat and required critical area buffers in consideration of the significant passive recreation opportunities provided by said lands. Development shall be configured to take advantage of these areas as a significant site amenity. These areas should be visually accessible to the public rather than walled off from view. To the extent possible, trail networks should be integrated with these areas. For example, a trail along the wetland buffer is a desirable option. The remaining fifty percent of the common open space area must meet the criteria in subsection (4) below.

Applicant Response: The development is designed to preserve all the existing on-site oak trees, which results in approximately 45% of the provided open space, (4.43 acres). The oak tree preserve areas are visually accessible and provide passive recreation and walking trails.

4. Common open space must meet the following design criteria:
 - a. Must be usable and accessible. All common open spaces intended for public use shall be physically and visually accessible from the adjacent street or major internal pedestrian route. Open spaces shall be in locations accessible to intended users—rather than simply left—over or undevelopable space in locations where very little pedestrian traffic is anticipated. Locations integrated with transit stops, for instance, would be encouraged, as there is likely to be pedestrian traffic in the area.

Applicant Response: The development proposes many large open space areas; the two largest being the oak preserve areas at the site entrance and three interior to the development. These areas are physically and visually accessible from the on and off-site road network, which will encourage pedestrian traffic and use of the area. All other open space areas are included at the boundary of the development within the required 30-foot incompatible use buffer. Pending public comment at the hearing, a trail system through the incompatible use buffer may be incorporated.

b. Open space area shall have convenient access for residences of the development and shall be consolidated to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.

Applicant Response: All large open space areas are of convenient access to the residents and provide maximum visibility, usability, minimal impacts to residential uses, and will be easy for the HOA to maintain.

c. Must be inviting. Inviting open spaces feature amenities and activities that encourage pedestrians to use and explore the space. On a large scale, it could be a combination of active and passive recreational uses. It could include a fountain, sculpture, children's play area, special landscaping element, or even a comfortable place to sit and watch the world go by. In order for people to linger in an open space, it must be comfortable. For instance, a plaza space should receive ample sunlight, particularly at noon, and have design elements that lend the space a "human scale," including landscaping elements, benches and other seating areas, and pedestrian-scaled lighting. No use shall be allowed within the open space that adversely affects the aesthetic appeal or usability of the open space. (See Table 21T-83.)

Applicant Response: The development provides active recreation with the proposed play structure located in the open space area north of lot 1. At all other large open space areas, benches are provided for passive recreation. The large open space areas within the development are intended to remain open to be used as play fields for people and dogs including areas for picnics and 'sitting and watching the world go by'.

d. Must be safe. Safe open spaces incorporate Crime Prevention through Environmental Design (CPTED) principles:

(1) Natural surveillance—which occurs when parks or plazas are open to view by the public and neighbors. For example, a plaza that features residential units with windows looking down on space means that the space has good "eyes" on the park or plaza.

Applicant Response: The open space areas are designed to provide natural surveillance either from the roadways or from the nearby lots.

(2) Lighting that reflects the intended hours of operation.

Applicant Response: The required street lighting will provide lighting to open space areas near the roadways. Additional lighting can be provided interior to the open space areas if required, but not recommended given adjacent land uses.

(3) Landscaping and fencing. Avoid configurations that create dangerous hiding spaces and minimize views.

Applicant Response: The development is laid out to maximize views to the large open space areas to the maximum extent practicable, without dangerous hiding spaces.

(4) Entrances should be prominent, well lit, and highly visible from inside and outside of the space.

Applicant Response: All large open space areas are to be accessed from the proposed roadways where street lighting is required.

(5) Maintenance. Open spaces shall utilize commercial grade materials that will last and require minimal maintenance costs. Walls, where necessary, shall be designed and treated to deter graffiti. Use and maintain landscape materials that reduce maintenance cost and maintain visibility, where desired.

Applicant Response: The open space areas will primarily be left in the existing natural state, or landscaped to meet native vegetation. Where commercial facilities will be added, like benches and tables, commercial grade materials to ensure durability and aesthetics will be used. Low maintenance amenities and landscaping is provided to reduce maintenance costs.

e. Provides for uses/activities that appropriately serve the anticipated residents and users of the development. For example, common open space that serves a variety of functions will attract greater usage. When designing open spaces, project applicants should consider a broad range of age groups, from small children, to teens, parents, and seniors.

Applicant Response: The large open space areas are to be visually open and have flat grades to provide a maximum amount of usability for all age groups.

f. Must be designed and placed in consideration of existing and potential open space on adjacent parcels to provide consolidation or opportunities for future consolidation of neighborhood open space areas.

Applicant Response: There are no existing nearby open spaces as all surrounding parcels are single-family residences. There are no current plans for development to adjacent areas, therefore consolidation of future neighborhood open space areas is not an option for this project.

g. Additional Criteria.

(1) Consolidation of open space is encouraged to provide maximum access, visibility, usability, minimization of impacts to residential uses, and ease of maintenance.

Applicant Response: The development provides large, consolidated open space areas that provide maximum visibility, usability, minimal impacts to residential uses, and will be easy for the HOA to maintain.

(2) Existing trees and significant vegetation shall be retained in open space unless an alternative park/landscaping plan consistent with the criteria herein is approved by the department.

Applicant Response: All existing oak trees will be retained in the open space areas at the north of the development. All existing trees and vegetation not effected by the proposed earthwork will be retained, which may include the incompatible use buffer around the exterior of the development.

5. Cash or like value of land area and improvements may be donated to the county for open space purposes to fulfill up to fifty percent of open space requirements within that specific parks planning area. Acceptance will be at the discretion of the county.

Applicant Response: The development provides the required open space areas; therefore, cash or land value is not required or provided with this development.

6. Private Open Space. Developments are encouraged to conform to usable open space provisions of the applicable zone. However, at a minimum, three hundred square feet of private, usable open space having a minimum of fifteen feet in depth and width shall be provided for each ground level dwelling unit PRD. Such private open space should be visible and accessible from the dwelling unit. When adjacent to

common open space, such private open space is to serve as a buffer between dwelling units and common open space.

Applicant Response: The development provides a minimum of three hundred square feet of private open space having a minimum of fifteen feet width for each single family residence as demonstrated in the typical lot details located sheet C2.5 of the Preliminary Plat plans.

B .Land Area and Dwelling Unit Computations. Open space, street area, etc., are computed as follows:

1. Street Right-of-Way. Streets in a PRD shall be computed at twenty percent of the gross land area, regardless of the amount of land actually used for streets in the final design.
2. Density. The density of the underlying zone governs unless a density increase is granted as provided in this chapter.

Applicant Response: The project proposes a density within the range allowed within the underlying density (3-6 units/acre).

3. Density Increase. The county may approve an increase in the dwelling unit density up to:
 - a. In the low density district, fifteen percent;
 - b. In the moderate density district, twenty percent;
 - c. In the high density district, twenty-five percent; rounded to the nearest whole number, provided that the environmental and recreational amenities sought by this title are met.

Applicant Response: The project is not requesting a density bonus.

4. Development Formula.

Applicant Response: The maximum number of dwelling units allowed for this project is 183 based on the calculation below:

Zoning: McAllister Geologically Sensitive Area (MGSA), City of Lacey Urban Growth Area

- 6 units per acre, not including wetland critical areas (none exist)

$$DU = (G) \times 6$$

Where:

DU = Maximum allowable dwelling units

G = Gross site area

Then:

$$DU = (30.59) \times 6 = 183 \text{ allowable units}$$

The project is not using the development formula provided in this section because the project has chosen a PRD because a PRD allows for flexibility in the lots sizes, below the underlying zoning requirements which is not only preferred with the development goals, but also maintains the density with the 30% open space requirement of a PRD.