

## Aurora Oaks PRD Potential Construction Phasing

612 Woodland Square Loop SE, Suite 100 Lacey, WA 98503 360.292.7230 kpff.com



January 23, 2024

Thurston County Community Planning and Economic Development (CPED)  
3000 Pacific Ave Se, STE. 100  
Olympia, WA 98501

**Subject: Aurora Oaks PRD (Project# 2023102411) Potential Construction Phasing**

In response to phasing questions by the Hearing Examiner during the January 22<sup>nd</sup> Public Hearing on the subject project, the Aurora Oaks PRD proposes to obtain construction permit approval at one time for the entire 171-lot development from Thurston County, the City of Lacey, and Thurston Public Utility District. However, the applicant requests a condition of approval to allow the construction of the plat to occur as a single phase, or in two phases. Due to the potential of varying economic conditions at the time of construction, , or weather, the construction of the project over two phases may be advantageous.

Potential Phase 1 includes all infrastructure improvements necessary to support the construction of between 80-110 lots at the northern half of the project site. This would include roadway and utility improvements, lot grading, and installation of landscape in the open space areas and incompatible use buffers adjacent to the planned improvements within that phase, which would constitute nearly 75% of the entire project open space requirement.

Potential Phase 2 would include the remaining lots, approximately 61-91, and all remaining infrastructure improvement items and open space associated with that phase.

The Applicant has provided lot ranges for each potential development phase and requests flexibility with the phase line boundary as it will be determined in conjunction with the permitting agencies at time of construction engineering based on the number of lots proposed and what is practical for phasing access, utilities, and grading.

A handwritten signature in blue ink, appearing to read 'Mark R. Steepy'.

Mark R. Steepy, PE  
Principal

A handwritten signature in blue ink, appearing to read 'Blake A. Lord'.

Blake A. Lord, PE  
Associate