

November 18, 2024

City of DuPont
Community Development
1700 Civic Drive
DuPont, WA 98327

Affinity at DuPont Project Narrative – REV 2 (amendment to approved PLNG2024-005)

The Affinity at DuPont project is located on a portion of a 17.86 acre parcel in Pierce County. The project proposes to develop a 55+ multifamily community consisting of a **170**-unit apartment building and clubhouse to be located in the approved Patriots Landing Master Plan area. (**170 Units now allowed per approved code amendment**) The proposed project is summarized by the following characteristics and narrative:

Site Address:	XXXX Gary Oaks Road DuPont, WA 98327
Parcel Numbers:	0119341007
Current Zoning:	MP, CCO, R-5
Master Plan:	Approved Patriots Landing
Total Site Area:	17.86 AC
Proposed Short Plat:	7.71 AC
Proposed Development:	55+ Multi-Family

Affinity at Dupont will offer studio, 1-bedroom, and 2-bedroom apartment units ranging in size from approximately 488 ft to 1,135 ft for occupancy 55+ residents. All apartment homes will include full appliances, built-in microwaves, washer/dryer, balcony or patio, walk-in closets and ceiling fans. Common area amenities will include secured building entry, resident lounge, internet café, movie theater, pub, library, game room, craft room, fitness center, dog wash, and indoor pool. Affinity at Dupont is specifically designed to foster resident-driven engagement through an active social scene, while providing the comforts of home. The “Affinity” brand of active adult communities has grown to 28 properties throughout 7 states – including three existing Affinity properties in the south sound region (Affinity at Olympia, Affinity at Lacey, Affinity at Puyallup).

Plat

A preliminary plat has been included to segregate the 17.86 acres into 3 lots. Affinity will be located on 7.71 acres.

Site Description

The project site is located in Pierce County on Gary Oaks Road near Gary Oaks Park. The project site is currently vacant and undeveloped but has been previously subjected to some clearing and earthwork operations. The site topography generally descends to the south with about 45 to 50 feet of elevation change occurring across the site. Topographic change is nonuniform; the northern site area is relatively flat with about ten feet of topographic relief, while the southern site area possesses various sloping areas and about 40 feet of elevation change.

The surrounding lots are characterized by the following uses and zoning:

- North: Undeveloped proposed school – Patriots Landing Master Plan

- East: Undeveloped Assisted Living - Patriots Landing Master Plan
- South: Undeveloped Multifamily - Patriots Landing Master Plan
- West: Developed Single Family Residential in Mixed Use District (MUD)

Project Elements, Civil Considerations

Stormwater:

A regional stormwater infiltration pond is proposed near the southeast corner of this project site. The pond is sized to infiltrate parking lot runoff from the project parcel along with parcels immediately to the north, south and east. This includes the 17.86 acres being platted and the proposed school lot north of the plat as shown in the Master Plan. A mechanical water quality system is proposed for this project.

Affinity at DuPont, LLC. will be the sole user of the infiltration pond at this time and will be responsible for all applicable obligations. Neighboring projects will provide their own water quality prior to contributing stormwater runoff to the infiltration pond. Below-grade infiltration galleries are proposed for roof runoff.

Water:

Water will be provided by the City of DuPont municipal water system. A water connection is proposed at the intersection of Marshall Circle and Garry Oaks Avenue. An additional water connection is proposed west of the project site within Meyer Street. A water loop is proposed throughout the site. Water service connections include domestic and fire service lines. Fire hydrants are proposed around the perimeter of the building.

Sanitary Sewer:

A sanitary sewer stub is provided from McNeil Street to the north. A gravity sanitary sewer main will be extended south to serve the project site. A 4-inch force main stub is provided at the southeast corner for the development to the south.

Access/Streets/Parking:

The project site currently takes access from the intersection of Gary Oaks Ave and Marshall Circle. The project proposes to include the development of 6-foot pedestrian walkways and ADA accessible paths.

The project will provide a total of 254 parking stalls, 1.69 parking stalls per residential unit. See the attached site plan for exact details on the proposed road locations.

Critical Areas

A critical areas report was prepared by Wet.land, LLC in March 2022. There are existing wetlands west and south of the project site. Neither the wetlands nor buffers encroach onto the site. There are also oak trees and landmark firs on the project site. Special care has been included to retain as many as possible, at or above code minimums. Reference Professional Forestry's arborist report, included in the land use submittal.

Mass Grading

The approved Patriot's Landing Master Plan called for the three potential project sites to be graded together. Utilizing rough numbers - the southernmost site needs approximately 30,000 CY of fill, while the school needs to cut ~ 10,000 CY and Affinity at DuPont will cut ~ 20,000 CY. This results in a relatively balanced site over Master Planned lots. Affinity and the lot south

of will need to be mass graded together in order to avoid the severe economical and community impacts of unnecessary import/export activities.

Project Elements, Architectural Considerations

City of DuPont, Washington's Multifamily Design Regulations and Guidelines as outlined in DMC 25.65

25.65.010 Administration

The following Design Review Application for Affinity at DuPont ("the Project") includes building elevations and site plans representative of the City of DuPont, Washington's Multifamily Design Regulations and Guidelines as outlined in DMC 25.65. These elevations and plans provided clearly represent compliance with massing (65.020), roof forms (65.030), entrance and front porch (65.040), window and door (65.050), color (65.060), design variety (65.070), and space between buildings and streets (65.080).

Drawings meet the application requirements:

- 2.a - Building elevations at a minimum scale of one-inch equals eight feet including exterior building materials and color.
- 2.b - Site plan at a minimum scale of one inch equals 20 feet; Because of the size of the lot, a site plan of 1"=40' has been provided
- 2.c - Conceptual landscape plan at a minimum scale of one-inch equals 20 feet;
- 2.d - No drawing shall be larger than 24 inches by 36 inches in size.
- 2.e - All elements of a project permit application in compliance with DMC 25.175.020 and as a result of the pre-application review, including:
 - Vicinity Map
 - Site Plan Drawn at 1 inch = 20 feet extending 100 feet beyond the property lines. Because of the size of the lot, a site plan of 1"=40' has been provided
 - Building Elevations drawn at 1/4 inch = 1 foot or larger. Identifying building materials and colors. Because of the size of the building, elevations have been provided at 1/8"=1' and 1/16"=1'

25.65.020 Articulation and Overall Massing/Bulk of Buildings

The building provides modulation along the facades facing and is visible from the public rights-of-way, meeting the requirement of standard 2.a.

That modulation is achieved with bays between 6 and 25 feet in width and greater than two feet deep. These are labeled as insets and outsets on our exterior elevation sheets and floor plan A101.

The wide bays are articulated with material and color changes. Facades are further broken up with consistent window patterns spaced between 7ft to 15ft across facades and resident balconies and patios centered within each unit. Building cladding changes from masonry at the first floor to lap siding or board and batten designs at the 2nd to 3rd floor. The fourth floor shifts to a lap siding above board and baton sections. Cladding transitions are detailed with tasteful trim. This change in material and color accentuates building bays and breaks up the building massing, keeping it visually at human scale. Pitched roof forms follow the articulation

of the building, with the use of shed roofs, gables as well as dormers following the form and changes in the building façade and footprint.

All the elements above meet the requirements of standards 2.b and 2.c. They are demonstrated on our exterior elevation sheets and floor plan A101.

25.65.030 Pitched Roof Forms

The project utilizes gabled pitched roof forms following the articulation of the building. Roof slope is 4:12 in accordance with standard 2.a.i.

The gabled roof forms include eaves and bracket details providing depth and shadow at the roof line. Shed roofs accent building footprint modulation and the ends of the center core.

A flat roof is provided at the second floor creating a covered outdoor patio space for residents and providing a set back to the front façade, visually minimizing height of the building and creating depth. Patio space is enclosed by wooden columns and decorative metal railings. The flat roof includes a 3ft parapet wall. These elements meet the requirements of standard 2.a.ii.

The front entry Porte Cochere utilizes a hipped roof following the same slope as the gabled pitched roof. The Porte Cochere includes structural details and bracketing to create a grand entry to the property.

All roof elements above meet the encouraged elements of standard 2.b and are demonstrated on our exterior elevation sheets.

25.65.040 Entrance and Front Porch

The Project provides a safe and welcoming entry by utilizing a Porte Cochere at the primary entrance. The entrance meets ADA requirements and provides a covered, zero step entry. The space measures around 32' x 40' and leads into the building entrance and lobby. The structure bridges the main driveway allowing a covered resident and guest drop off. The free standing, open sided structure utilizes a hipped roof with wooden columns, architectural details, and an open truss. This Porte Cochere meets the requirements of standard 2.a.i and 2.a.ii. and is demonstrated on sheet A201, exterior elevations 1 and 3.

The building also has an outdoor covered patio visible from the front facade at the second floor. The patio is connected to resident common space at the second floor, contains outdoor seating and is flanked by tasteful wooden columns, trim and a metal railing system. The patio provides around 1,800 square feet of covered, private, and secure outdoor space for residents. The building steps back at the covered patio creating depth and reducing the mass of the building at the front, public facing façade. This meets the encouraged element of standard 2.b.

25.65.050 Window and Door

All window and door glazing is transparent. Doors and windows are surrounded by 4" trim on all sides, except over masonry cladding. Window and doors are inset at masonry, creating a

shadow line and depth. Surrounding trim is painted a contrasting color to adjacent siding, typically white. These meet the requirements of standard 1.a.i and 1.a.ii.

Windows are white vinyl except at first floor common spaces where aluminum store front windows are utilized. Primary windows are divided by mullions reflective of the character of the building. All units contain at least one operable window. Fixed windows are utilized in common spaces and units.

25.65.060 Color

Primary building colors are muted earth tones and typical of suburban color palettes. Secondary colors include shades of green and blue, complimentary to primary palette. Colors are accented by neutral white or natural stone. This meets the requirements of standards 2.a and 2.b. See the exterior elevation sheets for a visual representation of building colors.

Building primary colors include:

- Plygem Desert Sand Lap Siding
- Plygem Charcoal Grey Board and Batten siding
- Plygem Pebblestone Clay Board and Batten siding

Building secondary colors include

- Plygem Quiet Willow Lap Siding
- Plygem Newport Bay Lap Siding

Building accent colors and materials

- Versetta Stone Mission Point Veneer siding
- White accent and trim

25.65.070 Building Design Variety

The Project contains one (1) building with dwelling units. The building is composed of two wings and a connecting core. The building utilizes different, but complimentary material types and colors, articulation and massing techniques to provide visual interest, and variety throughout the building. The project contains one (1) pool house and several detached parking structures. These auxiliary structures utilize the same roof slope and type, material pallet, colors and placement but at a smaller scale to ensure consistency but slight variety throughout the project campus. Buildings have been designed and placed to create a family of complimentary structures, not a repetitive carbon copy.

25.65.080 Spaces Between Buildings and Adjacent Streets

The project will be sited within a new development. A new road will be created to access the project site and buildings. The building will be sited to face the adjacent school and the primary entry will be visible from the approach, in accordance with standard 2.a.

Trees and native plants will be placed along the road and building to create a sense of natural landscape, blending with the existing.

Auxiliary buildings and private spaces will be sited to minimize view from primary approach. The pool house will be placed in the rear courtyard of the primary buildings, obscuring any view from the primary approach. The rear courtyard contains private pickleball courts, a dog park and resident vegetable planting beds. Covered parking and garages will be places at the rear of the building, partially obstructing them from view on the primary approach.

The adjacent bike and walking path will be improved during construction and minimally disturbed. Trees and native plantings will be used along the path to minimize view of the building and adjacent parking along the west side of the site.

See landscape plan for additional details.

Sincerely,



Josh Goudge
Development Manager
Inland Group