

# The Lofts at Kalama

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## Planned Unit Development Narrative

Applicant:

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**WINDSOR**  
ENGINEERS

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## 1.0 Project Introduction

### 1.1 Project Contacts

<b>Jurisdiction</b>	City of Kalama PO Box 1007 195 N First St. Kalama, WA 98625 360.673.4562	
<b>Applicant/ Property Owner/Developer</b>	The Lofts at Kalama, LLC Ben Uskoski (360) 608-2269 ben@tlk.llc	
<b>Applicant's Representative / Civil Engineer</b>	Windsor Engineers 12009 NE 99 <sup>th</sup> St, Suite 1460 Vancouver, WA 98682 Travis Tormanen, PE (360) 903-9281 <a href="mailto:ttormanen@windsorengineers.com">ttormanen@windsorengineers.com</a> Tyler Stewart, PE, (218) 409-8110 <a href="mailto:tstewart@windsorengineers.com">tstewart@windsorengineers.com</a>	

### 1.2 Project Location

<b>Site Location</b>	6445 Old Pacific Highway
<b>Parcel Numbers &amp; Size</b>	411460100 17.05 Acres (742,698 SQ FT.)
<b>Zoning</b>	R3 High Density Residential
<b>City Limits / Urban Grown Area</b>	Parcel is within the City Limits of Kalama, WA
<b>Water District</b>	City of Kalama
<b>Sewer District</b>	City of Kalama
<b>Fire District</b>	City of Kalama

### 1.3 Project Description

The Lofts at Kalama LLC (TLK) has purchased the Sunset Terrace Subdivision site and intends to complete the development of the site. The intent is to modify the subdivision design, but only to the extent needed to convert to multifamily housing.

The intent of the project is to create high density, market rate dwelling units that take advantage of the terrain and great views of the Columbia River. The vicinity of the project is ideal for this type of development with the great recreation opportunities, nearby freeway access, and high housing demand.

#### Area Summary

Description	Acres	Square Feet
Total Area	17.03	741,970
Open Space	4.68	203,861
ROW Dedication	6.96	303,178

Developable Area	5.39	234,788
Min Lot Size	0.04	1,800

## 2.0 Project Understandings

- Planned Unit Development (PUD) land development strategy proposed.
- Maximum density strategy used to offset high land development costs related to extensive offsite sewer installation, rocky terrain resulting in rock excavation, steep slopes, and loss of land due to critical areas and power line right of way.
- 1,800 square foot typical lot size (36' x 50').
- Practical setbacks only.
- Zero lot line strategy used to connect buildings in some locations, with appropriate fire wall separations to meet life safety codes.
- Other buildings will be separated by 10' (5' property setbacks), with appropriate building design to meet life safety codes.
- Combination of 3-story and 4-story buildings.
- 3-story buildings will be up to 36' high.
- 4-story buildings will all be accessed from two sides at different levels. Buildings will be up to 36' high from upper access road and up to 46' high (+/-) from the lower level access area. In all cases the average height will be <40 feet high.

## 3.0 Background Discussion

### 3.1 Site and Adjacent Property/Projects

The site consists of a single parcel (411460100), which is 17.05 acres. Adjacent parcels are shown in the table below:

Parcel Number	Owner
411430100	Cedar Springs, LLC
411470100	Cedar Springs, LLC
411470101	Cedar Springs, LLC
411470102	Cedar Springs, LLC
411470103	Cedar Springs, LLC
411470104	Cedar Springs, LLC
411480100	Buchholz, Casey I
411580100	Hardy William M/Kathleen A
411590100	MiHai-Lazar Elena C
411490100	Laymon Robert D
411460101	Toteff James C Jr/ Rhonda J



### 3.2 Traffic

A traffic study update has been performed based on 60 lots and a total of 311 dwelling units (see conceptual exhibits for additional information). The study was performed by David Kelly who previously studied traffic impacts for the previously proposed Sunset Terrace development. Mr. Kelly had been in contact the City's Engineer to discuss project criteria.

Traffic Study included in appendix.

### 3.3 Wetlands

A preliminary buffer averaging plan has been prepared and is included in the exhibits. This was prepared in cooperation with Cascadia Ecological Services who performed previous critical areas consulting for the previous Sunset Terrace project..

Wetland Buffer Averaging Plan is included in the appendix.

### 3.4 Open Space and Parks

The parcel includes an open space parcel of approximately 4.7 acres. The intent is to incorporate passive recreation features such as a walking trail into this open space. A clubhouse type of building that includes a leasing office, exercise room, pool, and other features is contemplated near the site entrance when that phase of the project is developed. Other features such as dog run or other pet spaces will be incorporated where feasible.

In addition, landscaping/green areas will be incorporated adjacent to parking spaces, between buildings, and alongside roadways to create additional visual appeal and green areas.

### 3.5 Contemplated Drainage Facility

The overall stormwater strategy will remain the consistent with the previous proposed development, with water quality treatment addressed on-site and flow control being performed in the adjacent WSDOT right-of-way stormwater facility, as previously designed and approved.

- It is recognized that there will be increased impervious area as compared to Sunset Terrace and stormwater facilities will be sized accordingly.
- Treatment shall be provided for all pollution generating hard surfaces prior to detention.
- Water quality treatment is expected to utilize one of the following methods:
  - o a biofiltration swale with a flow splitter.
    - The flow splitter allows large rainfall events to bypass the swale to prevent damage to the facility.
    - A maintenance road and retaining wall will affect the final design.
  - o a below-grade vault, linear biofiltration also with a flow splitter (bypass).
    - The high flow media allows a very small footprint compared to conventional systems. Preliminary calculations indicate an 8' x 20' vault.
    - Maintenance would involve a vacuum truck similar to traditional sumped structures such as manholes and catch basins.

### **3.6 Water / Fire / Streets**

Public water will serve the site and will be located within public right-of-way. Fire & street access is described in the fire review memo provided to the City on 3/22/2021.

- All buildings will be connected to public water.
- City has capacity per City Engineer.

### **3.7 Sewer**

Three options were considered as summarized in the Sanitary Sewer Concepts Memo provided to the City on 3/29/2021. The proposed route at this point is installing a new force main along Old Pacific Highway from the project, North to Elm Street, where it would connect to gravity sewer as directed by the City Engineer.

- All buildings will be connected to public sewer.
- No connection is proposed to the Stone Forest pump station due to downstream capacity limitations.
- A pump station, designed to City standards, is proposed at a low-point within the Lofts development. (final location and design to be determined).

### **3.8 Zoning and PUD Process**

The zoning for this property is R-3 (High Density Residential). The proposed development is a Planned Unit Development. It is noted that the City code for PUD's has some different requirements than R-3 zoning. The applicant has provided a comparison of the differences in code with a proposal for how each item will be dealt with on this project (Section 5.0)

The applicant desires to create a great project that is safe, cost effective, and visually appealing within the progressive character of Kalama. High density development and housing is needed for cost/benefit reasons. As such, relatively small lot sizes and setbacks are needed. However, the appropriate life safety

features will be included with the site design and the building design to accommodate the high density that is proposed.

### **3.9 Retaining Wall**

The first engineering related submittal for this project is the retaining wall along the Interstate 5 side of the site adjacent to critical area buffers. The applicant is utilizing professional geotechnical consultants for assessing site conditions and to assist in design analysis including retaining walls.

### **3.10 NPDES Construction Stormwater General Permit**

The applicant is using NCE as a civil contractor. There is an active Construction Stormwater General Permit as issued by Washington Department of Ecology for the Sunset Terrace Subdivision and there is a Stormwater Pollution Prevention Plan (SWPPP) in place. The following items are included for reference in the appendix:

- Original erosion control plans
- Original determination of non-significance
- WQ Web NOI signed certification
- Stormwater Pollution Prevention Plan (SWPPP)

### **3.11 Phasing**

Multiples phases are anticipated and the pace of work is intended to be as fast or slow as market conditions allow.

1. Phase 1 includes site retaining wall and initial site grading.
2. Phase 2 includes additional retaining walls, utilities, and stormwater facility.
3. Additional phases will include additional street/building blocks and the leasing office. Phases may be combined, further split up, and be in a revised order. Proper fire life safety and circulation will be provided at all times.

### **3.12 Financing and Maintenance**

This is a privately funded project. Maintenance is expected to be taken care of by a HOA or similar. Inspection easement will be granted to the City for stormwater facilities. Sanitary Lift station will be dedicated to the City. The stormwater facility and sanitary lift station are in a shared tract that can be dedicated to the City.

## **4.0 Phasing / Schedule**

Phase 1 engineering is underway. Construction in 2021, starting with mass grading and a retaining wall. Phase 2 to follow. A retaining wall submittal was issued on 6/15/21 and sent to the City on the same day.

## 5.0 CODE REVIEW TABLE

Below is a comparison of code sections and the proposed project:

Standard	<u>Kalama Code</u> R-3	<u>Kalama Code</u> Planned Unit Development	<u>Proposed</u> The Lofts at Kalama
Code Reference	17.18	16.18	16.18
Minimum lot size <sup>1</sup>	2,000 sf for townhouse, 7,500 sf for apartments	No minimum size	36'x50' = 1800 square feet Average lot size = min 2,000 sf Construction will be townhouses
Maximum Lot Size	N/A	N/A	N/A
Minimum lot frontage <sup>2</sup>	50 feet; provided that townhouse lots shall have a minimum frontage of 20 feet	No minimum frontage	36 feet
Minimum lot frontage on a cul-de-sac	In all zones, lot frontage on cul-de-sac lots may be reduced up to 25 percent of base standard (see above), with the exception of townhouse lots	No minimum frontage	36 feet
Front yard setback	20 feet	-	View facing the river 5 feet (Building to ROW) 0 feet (Balcony to ROW)
Front yard setback — alley access	10 feet	-	N/A
Rear yard setback	15 feet	-	5 feet (Building to ROW)
Side yard setback <sup>3</sup>	5 feet	-	0 feet attached, or



			5 feet detached
Side yard (street) setback — corner lot, street flanking	15 feet on street side	-	Varies 5 feet – 15 feet
Maximum building height	40 feet and no more than 4 stories <sup>6</sup>	Not more than three stories or 35 feet high.	46 feet maximum above access point. Building height above average grade plane is less than 40 feet
Maximum accessory structure height <sup>4</sup>	20 feet	-	-
Maximum lot coverage <sup>5</sup>	75%	50%	28% (Building area / (Gross Area – Streets))

## 6.0 APPROVAL CRITERIA FOR THE LOFTS AT KALAMA

Verbiage from City planner's approval criteria is *Italicized*, and the applicant response is **Bold**. A hyperlink to the appropriate code section is included for convenience.

*Where indicated, a code Chapter or section is intended to include all sub sections, unless noted otherwise.*

*Title 11 (as applicable, may be addressed in the plans or stated that it is deferred to construction plan approval) address 11.04, 11.05, 11.32 (development guidelines and public works standards)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT11PUIM](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT11PUIM)

**Public Improvements will comply with Title 11; specifically 11.04, 11.05, and 11.32 (Development Guidelines and Public Works Standards); however this will be deferred until the construction plan approval.**

*Title 12 Sewer System Connections (as applicable, may be addressed in the plans or stated that it is deferred to construction plan approval) this section likely addressed through compliance with 11.32, if so, just state that and note any exceptions.*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT11PUIM](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT11PUIM)

**Water & Sewer improvements will comply with Title 12, however this will be deferred until the construction plan approval.**

*Chapter 15.02 Critical Areas Protection (as applicable, can reference the critical areas permit already in process)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT11PUIM](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT11PUIM)

**Critical Areas Protection will comply with 15.02. Refer to the Critical Areas permit in the appendix.**

*15.04 Environmental Policy (addressed with an amended/ SEPA ECL)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT15EN\\_CH15.04ENPO](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT15EN_CH15.04ENPO)

**Critical Areas Protection will comply with 15.04. Refer to the Critical Areas permit in the appendix.**

*Chapter 15.10 will apply, but does not need to be addressed in the narrative, unless you feel you want to state something.*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT15EN\\_CH15.10PRPERE](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT15EN_CH15.10PRPERE)

**Environmental review has already been completed with other permits. Refer to the Critical Areas permit in the appendix.**

*Chapter 16.18 Planned Unit Developments*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.18PLUNDE](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.18PLUNDE)

**Project will reasonably comply with 16.18 – Planned Unit Developments with variations noted.**

- 1. Lot Size - Lots are 1,800 sf min.**
- 2. Distance between Buildings – 10 feet typical,**
- 3. Building Height – Terraced buildings into hillside to fit to the topography. Building height will be less than 40' from the average grade plane.**

*16.02.070 Consent to access – a statement in response to this section that the applicant permits free access to the land being divided as required.*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.02GEPR\\_16.02.07OCOAC](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.02GEPR_16.02.07OCOAC)

**Applicant grants free access to all agencies until final plat approval.**

*16.08.020 Plat Specifications (Response should be in the form of presenting the required preliminary Plans)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.08APSUREPR\\_16.08.020PLSP](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.08APSUREPR_16.08.020PLSP)

**Project will comply with 16.08.020. Refer to Preliminary Approval plan set issuance.**

*16.08.060 Criteria for approval*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.08APSUREPR\\_16.08.060CRAP](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.08APSUREPR_16.08.060CRAP)

**Project will comply with 16.08.060**

*16.10.010(C) Conformance to applicable Plans, Laws, Ordinances and Regulations*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.010GE](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.010GE)

**Project will comply with 16.10.010**

*16.10.030 Subdivision and Street Naming*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.030SUSTNA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.030SUSTNA)

**Project will comply with 16.10.030. Naming on the Preliminary Approval plan set is generic.**

*16.10.040 Lots or parcels (may include application of PUD)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.040LOPA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.040LOPA)

**Project will comply with 16.10.040. All lots will have public access. Direct access to Old Pacific Highway is minimized.**

*16.10.050 Blocks(may include application of PUD)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.050BL](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.050BL)

**Project will comply with 16.10.050**

*16.10.060 Streets, curbs, sidewalks*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.060STCUSI](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.060STCUSI)

**Project will comply with 16.10.060.**

*16.10.070 Alleys (if applicable)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.070AL](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.070AL)

**Project will comply with 16.10.070**

*16.10.080 Installation of utilities*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.080INUT](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.080INUT)

**Project will comply with 16.10.080**

*16.10.090 Easements (as applicable)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.090EA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.090EA)

**Project will comply with 16.10.090**

*16.10.100 Storm drainage system*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.100STDRSY](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.100STDRSY)

**Project will comply with 16.10.100**

*16.10.110 Clearing, grubbing and grading*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.110CLGRGR](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.110CLGRGR)

**Project will comply with 16.10.110**

*16.10.120 Average Density option (likely addressed in PUD standards instead, but if you use any of these, address them here)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.120AVDEOP](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.120AVDEOP)

**16.10.120 applies to R-1 zoning and is therefore not applicable. The average density is addressed under 16.18 Planned Unit Developments.**

*16.10.130 Parks*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.130PA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.130PA)

**Project will comply with 16.10.130.**

- **A passive recreation trail system is proposed to access the open space tract.**
- **A park is proposed on the South end of the project near the trail system.**
- **A clubhouse is proposed on the North end of the project near the site entrance.**

*16.10.140 Natural features preservation and landscaping (can also reference PUD standards in those sections as exceptions as applicable)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.140NAFEPRLA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.140NAFEPRLA)

**Project will comply with 16.10.140. A significant portion of the site is designated as an open space tract. The natural contours and scenic views are considered a primary feature of the development.**

*16.10.150 Phasing of subdivisions*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.140NAFEPLA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.140NAFEPLA)

**Project will comply with 16.10.150. Refer to the Preliminary Approval plan set issuance. The intent is to build the project out as market conditions allow.**

*16.10.160 Latecomer reimbursement (if applicable)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.160LARE](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.160LARE)

**Project will comply with 16.10.160. The developer would like to be compensated for any future connections made to the public sewer constructed with this project. City to provide a latecomer agreement for all properties connecting to the offsite installation.**

*16.10.170 Assurance for completion and maintenance of improvements*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.170ASCOMAIM](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.170ASCOMAIM)

**All utilities (water, sewer, & storm) will be publicly owned and operated.**

*16.10.180 Modification to adopted standards (as applicable, may also utilize PUD sections)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT16SU\\_CH16.10PLDEREIM\\_16.10.180MOADST](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT16SU_CH16.10PLDEREIM_16.10.180MOADST)

**Project proposes several modifications to adopted standards. Refer to the Preliminary Approval plan set issuance.**

*Chapter 17.18 Residential Zoning Districts (as applicable, not all subsections need to be included, just the applicable zoning) sections 17.18.020, 17.18.030, 17.18.040 (may reference PUD), 17.18.060 (as applicable), and 17.18.070*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.020REZODI](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.020REZODI)

**The parcel is zoned R-3 high density residential.**

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.030ALUSZO](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.030ALUSZO)

**Duplex, four-plex, multifamily, single family, townhomes, and triplex are all permitted uses for R-3 zoning in Table 07.10.020**

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.040DEDIST](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.040DEDIST)

The minimum lot size for townhomes is 2,000 square feet in R-3 zoning. The average lot size for this development will exceed 2,000 square feet.

Front setback is 0 feet (Balcony will extend to lot line)

Rear setback is 5 feet (Sidewalk is typically 5 feet beyond building)

Side setback is 0 feet for zero lot line instances (attached) and 5 feet in other cases (detached).

Townhomes are not subject to the maximum lot coverage threshold per Table 17.18.040-1, footnote 5.

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.050TODEST](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.050TODEST)

Project intends to comply with Townhouse development standards within Planned Unit Development.

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.060MUDEST](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.060MUDEST)

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.18REZODI\\_17.18.070SUST](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.18REZODI_17.18.070SUST)

Project will comply with 17.08.060 Multifamily development standards.

- A. A five-foot landscape buffer is included along the edge of parking and sidewalk.
- B. Pedestrian access routes provide a continuous pathway of a least five feet in width.
- C. Building modulation occurs naturally by following the site topography.
- D. Roof lines are offset by following the site topography.
- E. Building with different uses will be differentiated by color and materials.
- F. A minimum of fifteen percent of the gross site area will remain as open space. The open space area is approximately 27% of the gross site area.

*17.44 Parking and Sidewalk Requirements (as applicable, may reference standards in other sections if addressed there)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.44PASIRE](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.44PASIRE)

Project will comply with 17.44 Parking Requirements.

17.44.020 Parking – A minimum of two spaces will be provided for each two dwelling units per Table 17.44.020 (B). Resident Parking is anticipated to be accommodated with a monthly on-street parking pass program, such as ParkMobile. Visitor parking will be limited to designated stalls.

*17.52 Variances (as applicable)*

[https://library.municode.com/wa/kalama/codes/municipal\\_code?nodeId=TIT17ZO\\_CH17.52VA](https://library.municode.com/wa/kalama/codes/municipal_code?nodeId=TIT17ZO_CH17.52VA)

No specific variances are requested at this time.