

Wiggins Rd Subdivision  
Project Narrative  
November 15, 2023

Wiggins Road Residential represents a planned subdivision of 18.70 acres into 109 single family lots. The planned project will provide a mix of housing types with alley loaded townhomes and traditional detached front-loaded homes. The site is located within the R 6-12 Zoning District, which requires a density range of 6 to 12 dwelling units per acre. The base density range for Wiggins Road Residential is 88 to 224 units.

The subdivision design will provide for an efficient layout of streets, open spaces, and home sites. The lot sizes will range from 2,400 square feet (30' x 80') to 4,000 square feet (40' x 100').

The open space areas represent approximately 4.5 acres or 24% of the whole site area. The open space areas have been designed to provide for interconnectivity, accessible safe and inviting areas for the residents of the subdivision. The design will include:

- a. Preservation of trees.
- b. Trails and walking pathways provide interconnectivity between the community areas for safe and usable open space.
- c. Storm water drainage will be incorporated into the open space and vegetative areas. The drainage areas will be designed at the lower areas of the site preserving the natural character of the land.

Access to the site will be provided at Morse Merryman and Wiggins. City of Olympia Sewer and water will be extended throughout the site.