

EXCERPTS FROM PRIOR RFQ – CHANGES ARE NOTED

OLYMPIA AND THE DOWNTOWN AREA

Population and Location

Olympia, the scenic capital of Washington in Thurston County, sits on the picturesque southern-most shore of Puget Sound. The City has a nationally recognized reputation as one of the most livable cities in the U.S., with a population of over 47,000 widely diverse and politically active residents. A strong and highly educated public employment base, combined with a vibrant economy and excellent schools, create an environment that engenders a strong sense of community.

Olympia is located along I-5, 60 miles south of Seattle and 110 miles north of Portland, Oregon. Residents enjoy a wide range of activities, including biking, beach and water-related recreation, lush forests and rugged mountains, and hiking trails, all within a short driving distance. The beautiful setting and the strong sense of community make Olympia a highly desirable location to live.

Downtown Olympia

Downtown Olympia is the urban hub of Southern Puget Sound, with the cultural, entertainment, and recreational emphasis naturally associated with its role as the economic center of the region. It is waterfront-oriented, with a modern seaport, marinas, recreational uses, and attractive views. Downtown Olympia is home to the Washington State Capitol, state and county government, with many associated political, administrative, professional, and tourist activities. It is also a historic area, with much of the state's and region's past reflected in the layout, design, and character of its buildings.

Our vision for downtown Olympia is a neighborhood where residents contribute to an 18-hour vital and safe city center; where ownership and use of cars is a choice, not a necessity; and where dense housing encourages sustaining use of land and supports full use of alternative transportation modes.

Amenities in Downtown Olympia

This RFQ presents an extraordinary opportunity to develop important downtown sites that include the following amenities essential to successful urban mixed-use housing:

- Located in the heart of downtown Olympia, which is the most dense employment site and activity center in Thurston County.
- Located next to restaurants, shopping, and services.
- Located within three blocks of a newly remodeled grocery store.
- Located within five blocks of the second largest farmer's market in the state.

- Located within a few short blocks of several theaters, including the Washington Center for the Performing Arts.
- Located one block from the waterfront boardwalk that connects to a trail system that runs along most of Budd Inlet.
- Located three blocks from Sylvester Park, two blocks from Heritage Park, one block from Fountain Park, and one blocks from Percival Landing Park.
- Located one block from the Transit Center.
- Located nine blocks from the State Capitol Campus (free bus shuttle).
- Located across the street from the Olympia Center, a community center servicing primarily seniors and youths.
- Surrounded by well-preserved historic buildings.
- Views of Budd Inlet, the Olympic Mountains, Mount Rainier, Capitol Lake, Heritage Park, and the State capitol dome.

Demand for Housing

Real Vision Research completed a market study in December 2003. The market study indicates that the absorption rate in the downtown area is approximately 150 to 175 apartments and condominium units in a 12-month period. The depth of demand for condominiums and new apartments in downtown Olympia is being driven by two basic factors:

1. The changing demographics, namely aging baby boomers and far more singles than ever before.
2. The lack of new high-demand residential construction in the downtown core area of Olympia over the past 10 or more years.

The demand will not decrease; it will only get larger over the next 10 to 15 years. The market study is available upon request and is on the City's Mixed-Use webpage at <http://www.ci.olympia.wa.us/CPD/mixeduse/>. (**Editor's Note: The Website no longer has this study posted. Heartland did a subsequent study noting this site as viable for housing.**)

PROJECT SUMMARY

Site 2: Preliminary Analysis

Location: Old Senior Center block surface parking lot located between State and 4th Avenues on Columbia Street
 (122 4th Ave. W., 114 N.W. Columbia St., 116 N.W. Columbia St., and 107 N.W. State Ave. – Lots 1, 2, 4, 5 and 8 of Block 4 Sylvesters Plat)
 Lots 1 and 4 owned by the City of Olympia; Lot 2 and the west half of lots 5 and 8 owned by Intercity Transit (**Editor's note: All four are now city owned.**)

Site Area: .66 Acres; 29,760 sq. ft.; four parcels; does not include the alley, which must remain open but may be built over. (Editor's February 2013 Note: MHNW is proposing just lots 1 and 4 totaling .33 acres & measuring 120-lf by 120-LF.

Comprehensive Plan and Zoning:

Downtown Business

- 1) Height – 75-feet, plus additional two stories bonus if stepped back at least 8 feet and an equal amount to the bonus floor area is residential (OMC 18.06.100(2))
- 2) Maximum Building Coverage 100%
- 3) Maximum Development Coverage 100%
- 4) Setbacks 0-feet. See Pedestrian Access (OMC 18.06A.140)
- 5) There are no maximum or minimum residential density requirements downtown

Overlays:

- 1) Downtown (OMC 18.06) and City Wide (OMC 18.20) Design Guidelines
- 2) Pedestrian "A" Street Overlay District along Capitol Way, State Ave., Columbia St., and 4th Ave. frontages (OMC 18.16)
- 3) No Scenic Vistas at this location.

Parking:

- 1) New residential uses are exempt from parking. If any residential parking is provided, it must meet all parking design, Design Review Criteria, and applicable Pedestrian A and B Street Overlay Criteria. Downtown Parking Exempt Zone (OMC 18.38.160(C), (D) and Figure 38-2)
- 2) New commercial buildings or expansions of 3,000 square feet or more of gross floor or leasable area is required to meet all parking standards (OMC 18.38.100, Table 38.01 and OMC 18.38.080);
 - a. 10% downtown deduction and ability to count on street parking
 - b. Administrative Variance to increase or decrease parking by 40%
- 3) Residential and commercial additions, buildings, or changes in use must provide Class I and II bicycle parking (OMC 18.38.160(C))
- 4) Loading Berth Exempt Zone (OMC 18.38.140 and Figure 38-1.5)

Environment:

Phase I/II Environmental Site Characterization completed July 3, 2002, on Lots 1 and 4 only (Editor's Note: MHNW conducted a Phase 1 study in 2012 and proposes a Phase II)

North Downtown EIS completed 7/97

- 1) No critical areas
- 2) Asbestos steam line not likely; however, some potential for asbestos electrical conduit throughout downtown
- 3) Transportation Study (if over 50-trips/truck routes/structural – see existing traffic counts below)
- 4) Misc. SEPA Reports likely to include:

- a. Flood Proof certification (**Editor's Note: Sea level Rise**)
 - b. Level 1 Soils completed on Lots 1 and 4
 - c. Grading and Erosion Control
 - d. Air Quality
 - e. Geo-technical completed on Lots 1 and 4
 - f. Tree Plan
- 5) Noise Attenuation – Pile driving, if any, impacts on residential

Land Use Application and Process:

- 1) Detailed Design Review by the Design Review Board (Council appointed) that makes recommendation to the Site Plan Review Committee (SPRC)
- 2) Environmental Review by staff
- 3) Land Use Review by the Site Plan Review Committee (staff)
- 4) Hearings Examiner only if variance, conditional use, or an appeal of SPRC Decision.

Building Code:

- 1) June 2009 state and local adoption of the International Building Code

Utilities:

- 1) Sewer – 12” gravity PVC mains extend across the Columbia St. and State Ave. frontages; 6” gravity concrete line extends along the east/west alley
- 2) Water – 8” cast iron water mains loop across the Capitol Way, 4th Ave. and Columbia St. frontages; 6” gravity across the State Ave. frontage
- 3) Storm – A combination of 6”, 8”, 10”, and 12” concrete and PVC lines extend from existing catch basins along Columbia St., Capitol Way, State Ave. and 4th Ave. Discharge directly to the Budd Inlet to the north
- 4) Undergrounding existing overhead power required, including:
 - a. State St. overhead power (east/west)
 - b. Alley overhead power (east/west)
- 5) Possible design or relocation issue with alley utilities

General Facility Charges (GFC) for Downtown Mixed-Use Housing:

- 1) Water – Fees based on size and number of meters (OMC 4.24.010(A)(7))
- 2) Sewer – Fees based on (OMC 4.24.010(B))
Combined system fee (OMC 4.24.010(B))
(The multifamily unit residential factor for the regular and combined systems is .7 ERU/unit multiplier.)
- 3) Solid Waste – See Rate Schedule OMC 4.24.010(C)(19)
- 4) Storm Water – OMC 4.24.010D
- 5) LOTT Sewer Reserve Capacity Development Charge

Impact Fees:

- 1) Transportation – Downtown multifamily and downtown retail
- 2) Parks – Downtown multifamily
- 3) Schools – Downtown multi

Tree Plan:

- 1) Street trees along all frontages
- 2) On-site tree density may be met with planting or payment in-lieu to tree account

Landscape: OMC 18.36

Miscellaneous:

- 1) Thurston County Assessed Value \$ 547,300 (Editor's Note: 114 & 116 Columbia Street SE only)
- 2) Eight of Twelve-year multifamily property tax exemption program
- 3) No Capital Facility projects currently scheduled for surrounding streets
- 4) Angelus Apartments – Historic registered property (adjacent SE corner)
- 5) Old Fire Headquarters – Historic registered property (across street)
- 6) Other historic buildings in the area

