



June 26, 2024

City of Olympia
Community Development
601 4th Avenue East
Olympia, WA 98507

Project: Decatur Property
Subject: Pre-Application Conference Request

To Whom It May Concern:

Please find attached our request for a pre-application conference for the Decatur Property project on parcels 59000100100, -500, -800 and 59000800100. The parcels are approximately 2.04 acres (excluding vacated right of way) and are zoned R-6-12. The project proposes a BLA of the underlying Lemon Addition lots, and site development for the extension of 18th Avenue SW connecting to Decatur Street.

Please review the following attachments:

- Lemon Addition Plat
- Conceptual site plan

Questions for Staff:

Planning

1. Please confirm the proposal for the BLA of the underlying Lemon Addition lots is acceptable and staff will support it.
2. The project proposes permitting the BLA and site development concurrently. Is this acceptable?
3. Please confirm the building setbacks, landscape setbacks, and any other landscape requirements. Since the proposal is for a BLA and not a formal plat, please confirm 30 tree units per acre is not required.
4. Please confirm the side yard setbacks for Lots 1 and 5, which abut Decatur Street.
5. Please confirm the standard 5' side yard setback applies to Lots 6 and 7, which abut the private access lane.

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

TACOMA

2215 North 30th Street

Suite 300

Tacoma, WA 98403-3350

253.383.2422 TEL

www.ahbl.com



6. Please discuss the land use process for the BLA. Will SEPA be required? If so, please discuss the process, requirements and estimated review time.
7. Please identify any assessment or mitigation fees associated with development of the site, based on the proposed BLA.

Engineering

8. The project proposes the extension of 18th Avenue SW to Decatur Street. Please discuss required improvements and provide a cross-section for the proposed extension.
9. The project proposes a private 28' access lane to access Lots 9, 10 and 11. Is this acceptable?
10. Please discuss stormwater requirements for the site.
11. Will winter water monitoring be required?
12. Please discuss any right of way dedication requirements.
13. Are there any frontage improvements required along Decatur Street?
14. The surveyor and title company cannot locate any documentation that the existing right of way shown next to proposed Lot 4 has been dedicated but it has been incorporated into Parcel 5900800100 and is included in the tax bill. Can the city confirm this right of way is vacated? If it is not vacated, please discuss the process to vacate it.
15. If we decide not to vacate the right-of-way adjacent to proposed Lot 4, please confirm that we will be allowed to extend 18th Ave SW through this existing right-of-way.
16. Please confirm that the existing driveway to the existing residence on proposed Lot 12 is allowed to remain.
17. Please discuss any technical reports that will be required.
18. Please discuss review timelines.

Fire

19. Please confirm the required and provided fire flow to the site.
20. Please discuss hydrant location(s) and spacing.
21. Please review fire access to lots 9, 10, and 11. The attached site plan shows the hose pull for Lot 11. A setback restriction would be put on this lot to ensure the hose pull is a maximum of 150 feet from the access lane. Is this acceptable?

Water/Sewer

22. It appears that sewer and water extension plans have been approved under permit 23-0201 for a proposed plat at 1601 Decatur Street. It appears they are not stubbing to our property. Can we request a stub to our property?
23. Do you know when construction of the water and sewer main extensions is proposed?



I look forward to meeting with you to discuss this project. Please contact me at (253) 383-2422 if you need any additional information prior to the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sheri Greene", written in a cursive style.

Sheri Greene
Assistant Project Manager

SG/lsk

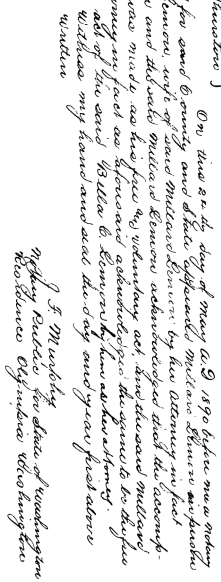
Enclosures

c: Matt Weber, AHBL

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Dedication

*John P. Gould
and John Thurston to Wm.
G. Chas. Gould
July and Aug.*



John Pollock
and wife Theodore to w/m
By Charles Stanford
Judge and Clerk

May 14, 2024

City of Olympia
Community Planning and Development
601 4th Ave E
Olympia, WA 98501

RE: Letter of Authorization

To whom it may concern:

As property owner of Parcels 59000100100, -500, -800 and 59000800100, I authorize AHBL and their consultants to make applications to the city Olympia for their intended purpose. These applications may include but are not limited to Pre-Application meeting, Land Use, SEPA, sewer, site development, etc.

If you have any questions, please contact me at 360-292-5554.

Sincerely,

DocuSigned by:

EDC3C3186BBC4A6...

5/15/2024

James Moen

Decatur Eight LLC/NW Central Construction, Inc.