ATTACHMENT 4

BAYAN TRAILS
LAND USE CODE COMPLIANCE FORM

LOT PARCEL #: 11817210100 & 11817210200
ADDRESS: 607 & 709 NE SLEATER KINNEY RD, OLYMPIA, WA 98506
DATE: 4/17/2015

REQUIREMENTS		RESPONSE
A. Acreage Calculations	AREA 'A' UPLANDS = 6.683 acres AREA 'B' UPLANDS = 6.391 acres Total Acreage = 13.074 acres (A) R.O.W. = 0.454 A (+13.074) = 13.528 acres 13.528 A x 18 units per A = 243.504 **Total Units allowed on site = 243** 243 x 30% = 72 Single Family/Duplex/ Townhome style units 243 x 70% = 171 Multifamily units	Provided - 70 Townhomes style units (south property) 167 Multifamily Apartments 237 total units
1. Chapter 18.04.020 | Residential Districts		
A. Section B #8 - RM-18 Units per Acre (A)	Accommodate predominantly multifamily housing at an average of (18) units per acre to be compatible with adjoining uses.	Provided, see Density bonus in #4 Section 18.04.080
B. Table 4.01 Permitted and Conditional Uses	1. Single Family Housing - Townhouses 2. Multifamily Housing - Apartments & Retirement Homes	Provided Townhome style housing and Multifamily Age Restricted 55+ Apartments
2. Table 4.04 | Residential Development Standards		
A. Maximum Housing Density Maximum Average Housing Density	24 18	18.04.080 B #2 Average Density
B. Minimum Lot Size	Multifamily = 7,200 SF	Site layout complies with requirement
C. Setbacks: Minimum Front Yard Maximum Front Yard Minimum Rear Yard Minimum Side Yard	 10' None 10' except: 15' for multifamily 0' except: 10' along flanking streets; 10' for multifamily; 20' next to R4-8	North & South Property lines are adjacent to R4-8, therefore 20' provided setback required. Rear yard setback does not apply. 120' wetland buffer becomes rear yard setback. See A1.1 Site Plan for all setbacks relating to Senior Housing apartments and Townhouse style units; minimum setbacks are met and generally are increased due to preserved tree areas.
D. Maximum Building Height	35' maximum	No building types exceed the 35' height limit (measured to mid-point of gable)
E. Maximum Building Coverage	50% maximum allowed 13.074 A = 569.503 sf x 50% = **284,751 building square footage allowed**	Townhomes = approximately 41,040 sf (4,104 sf x 10 buildings) Senior Housing = approximately 62,268 sf (15,567 sf x 4 buildings) Community Building = 4,956 sf Pool Building = 4,032 sf Maintenance Building = 600 sf (300 sf x 2 bldgs) 112,896 sf building coverage / 569,503 sf of total site = **19.82% of building coverage provided**
F. Maximum above grade stories	3 stories maximum	Townhome style units - 3 story Multifamily Apartments - 3 story Community Building - 2 story Pool Building - 1 story
G. Maximum Impervious Surface Coverage	70% (569,503sf x 70% = 398,652 sf allowed)	Impervious Area = 287,932 sf / 569,503 sf = 50.58%
H. Minimum Open Space	30% (569,503sf x 30% = 170,851 sf allowed)	Open Space = 281,571sf / 569,503sf = 49.44%
3. Chapter 18.04.060 | N. Large Multifamily Housing Projects		
A. 1.Mix of Dwelling Types	a. RM-18 no more than 70% of the total housing units on sites ten acres or more shall be of a single dwelling type	Provided Townhome-style housing and Multifamily Age Restricted 55+ Apartments
B. 2-Transitional Housing Types	Single Family, Duplex or Townhouses, shall be located along the boundary of multifamily housing sites over 5 acres in size which adjoin, but do not directly face, existing detached single-family housing.	Townhouse style units provided
4. Chapter 18.04.080 | Residential Districts' Development Standards		
A. A-1. Calculation of Maximum Density	The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including previously dedicated right of way but not including streams, wetlands, etc.	See Survey for R.O.W. previously dedicated 30' x 658.74' = 19,762 sf = 19.762/43,560 = 0.454 acres

REQUIREMENTS		RESPONSE
5. 18.38 Parking and Loading		
A. 18.38.100 - Table 38.01 Parking and Loading -Multifamily Dwellings	Required Motor Vehicle Parking Spaces = 1.5 off-street parking spaces per dwelling unit. **Senior Housing** = 137units x 1.5spaces = *206 req'd* **Senior Housing Studio Apartment** = 30 units x 1 spaces = *30 req'd* **Townhouse style** = 70 units x 1.5spaces = 105 req'd *Total Required Parking = 341 spaces* Minimum Required Long-term Bicycle = 1 Storage Space per unit (none req'd for Studio Apartments) **Senior Housing** = 137 units x 1 spaces = *137 req'd* **Townhomes** = 70 units x 1 spaces = *70 req'd* Minimum Required Short-term Bicycle = 1 per 10 units, min of 2 per building **Senior Housing** = 167 units / 10 spaces = *17 req'd* **Townhomes** = 70 units / 10 spaces = *7 req'd*	**Motor Vehicle Parking** provided on site, surface parking for 209 spaces; adjacent to Senior Housing apartments and Townhouse style units. Additional required parking is provided inside Townhouse style unit garages adding an additional 90 spaces. **Long-term Bicycle** parking provided inside Senior Housing Apartments. One room with storage for 18 bikes at each end of each apartment building. **Senior Housing** = 18 bikes x 2 rooms = 36 bikes/bldg x 4 bldgs = *144 provided* **Townhomes** = 70 units = 70 spaces, 1 space provided inside each garage **Short-term Bicycle** parking provided at main entry canopy & rear entry canopy at Senior Housing Apartments. **Senior Housing** = 17 bikes / 4 bldgs = 5 bikes/bldg x 5 bike spaces provided at ea. bldg **Townhomes** = 70 units = 70 spaces provided at each covered front porches
B. 18.38.080 Administrative Variance	Decrease of 10% - 20% of required parking may be allowed by the Site Plan Review Committee. May require other measures to ensure all impacts associated with reduced parking are mitigated 1. Shared & combined parking opportunities are fully explored; and 2. On-site park-and-ride opportunities are fully explored; and 3. Compliance w/ commute trip reduction measures as req'd by state law, if applicable; and 4. The site is shown to be no closer than 300 ft from a single-family residential zoned neighborhood; and 5. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects.	Requesting a 12.3% decrease in parking - 341 req'd spaces x 87.7% = 299 spaces provided
C. Studio Apartments	Required Motor Vehicle Parking Spaces = 1 off-street parking spaces per dwelling unit. **Senior Housing** = 24 units x 1 spaces = *24 req'd* Minimum Required Long-term Bicycle = None **Senior Housing** = 24 units x 0 spaces = *0 req'd* Minimum Required Short-term Bicycle = 1 per 10 units - See 7.A. for all Short-term parking	See summary at 7.A.
6. Chapter 18.38.120 | Accessible Parking Required		
A. See table provided in DMC	201-300 Total Parking Spaces require a minimum of 7 Accessible Spaces	**8 Accessible parking spaces provided** within the 299 provided parking spaces.

1 A1.1 SITE PLAN
1"=50'-0"

THOMAS architecture studio
109 CAPITOL WAY N. | OLYMPIA, WA 98501
360.915.8775 | tarcstudio.com

RECEIVED MAY 04 2015 COMMUNITY PLANNING AND DEVELOPMENT DEPT.

SUENO PROPERTY
BAYAN TRAILS
SLEATER KINNEY RD - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405
SCHEMATIC DESIGN
02.12.2015

REVISIONS 04.30.2015

SITE PLAN

A1.1

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BAYAN TRAILS

LAND USE CODE COMPLIANCE FORM - ALTERNATE SITE PLAN OPTION

LOT PARCEL #: 11817210100 & 11817210200
ADDRESS: 607 & 709 NE SLEATER KINNEY RD, OLYMPIA, WA 98506
DATE: 4/30/2015

REQUIREMENTS		RESPONSE
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E. Maximum Building Coverage	50% maximum allowed 13.074 A = 569,503 sf x 50% = **284,751 building square footage allowed**	Townhomes = approximately 41,040 sf (4,104 sf x 10 buildings) Senior Housing = approximately 62,268 sf (15,567 sf x 4 buildings) Community Building = 4,956 sf Pool Building = 4,032 sf Maintenance Building = 609 sf (309 sf x 2 bldgs) 117,896 sf building coverage / 569,503 sf of total site = **19.82% of building coverage provided**
F. Maximum above grade stories	3 stories maximum	Townhome style units - 3 story Multifamily Apartments - 3 story Community Building - 2 story Pool Building - 1 story
G. Maximum Impervious Surface Coverage	70% (569,503sf x 70% = 398,852 sf allowed)	Impervious Area = 287,932 sf / 569,503 sf = 50.56%
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REQUIREMENTS		**RESPONSE**
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C. Studio Apartments	Required **Motor Vehicle Parking Spaces** = 1 off-street parking spaces per dwelling unit. **Senior Housing** = 24 units x 1 spaces = *24 req'd* Minimum Required **Long-term Bicycle** = None **Senior Housing** = 24 units x 0 spaces = *0 req'd* Minimum Required **Short-term Bicycle** = 1 per 10 units - See 7.A. for all Short-term parking	See summary at 7.A.
6. Chapter 18.38.120 |Accessible Parking Required		
A. See table provided in OMC	301-400 Total Parking Spaces require a minimum of 8 Accessible Spaces	**8 Accessible parking spaces provided** within the 310 provided parking spaces

1 / A1.1 ALTERNATE SITE PLAN
1"=50'-0"

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02.12.2015

REVISIONS 04.30.2015

ALTERNATE SITE PLAN
A1.1

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