



JEFFREY B. GLANDER & ASSOCIATES

Landscape Architecture and Site Planning

Feb. 10, 2015
Cari Hornbein, Sr. Planner
City of Olympia
Community Planning and Development Department

RE; Bayan Trails-Alternative Landscape Plan Request

Dear Cari,

This letter is to request approval for deviation from the landscape ordinance and approval for an alternate landscape design approach regarding the following areas:

1. Parking Lot Islands: We request approval to modify the parking lot landscape island spacing and configuration to allow for preservation of significant existing trees. 18.36.180-C requires a parking island no less than every 9 stalls; we have 4 locations where we have 10 stalls. Approving this modification will allow us to preserve existing trees resulting in a substantially greater number of tree units provided as opposed to not saving the trees and installing new 2" caliper specimens per the code.
2. Parking Lot Screening: 18.36.180-B(1) requires perimeter screening strips along public rights-of-way to "soften the appearance of parking lots". In order to implement a low-impact development approach to our project, we are proposing bio-retention rain gardens along the south perimeter of the senior housing south parking lots. While all other project parking areas will be adequately screened, the rain garden swales in this area will need to be planted primarily with lower growing bio-retention species. We propose to mitigate by integrating appropriately spaced taller species into our plant mix such as Calif. Wax Myrtle, Artic Willow or Red-Twig Dogwood that will provide more screening of the parking lot while not allowing for hiding places for unwanted personnel. We feel that the use of LID and CPTED principles in these areas will provide for a superior design solution.

Sincerely,

Jeff Glander, ASLA