

Walnut and Ethel Project Narrative

1. Background

The project site includes the parcels, 35300000100, 35300000701, 35300000702 for a total of 6.19 Acres 3.13 net developable Acres in th R 4-8 zone. The project proposes 16 SFR units. The base density of the R 4-8 zone allows for 28 units across the 6.19 acre site.

Questions

1. Please review the site plan and confirm it meets dimensional and density requirements with a PRD
2. The project proposes access from Ethel. Please advise if access from Walnut would be allowed or preferred.
3. Please confirm frontage improvements required along Walnut? What are the expectations for frontage improvements where the ROW abuts Critical Areas and Critical Area Buffers.
4. Please discuss stormwater requirements.
5. Please discuss any required studies/reports.
6. Please discuss the entitlement process and typical timeframe for review/approval of a preliminary plat.
7. Please discuss the applicability and timing of Olympia's Missing Middle Ordinance to our project.