

**CITY OF OLYMPIA HEARING EXAMINER
STAFF REPORT
March 23, 2026**

Project Name/File No.: WaFd Bank Olympia, 24-6458

Applicant: Driftmier Architects

Authorized Representatives: Carlana Aguon, Michael Winnick

Requested Action: The applicant seeks approval of a Shoreline Substantial Development Permit (SSDP) and Shoreline Conditional Use Permit (SCUP) to demolish an existing office building and construct a new 2,440 sf single-story WaFd bank building. The proposal includes a walk-up ATM, drive-through ATM, parking, landscaping and other site improvements.

Project Location: 406 Water St SW

Water Body: Budd Inlet

Shoreline Environment: Urban Intensity (Budd 5A)

Zone: Urban Waterfront – Housing (UW-H)

Comprehensive Plan Designation: Residential Mixed Use with High-Density Neighborhood Overlay

State Environmental Policy Act (SEPA): The project is exempt from a SEPA threshold determination per OMC 14.04.065.E.2.

Public Notification: Public notification of this hearing was issued on March 6, 2026. Notice was mailed to property owners within 300 feet of the subject property, parties of record and recognized neighborhood associations; posted onsite; and published in *The Olympian* newspaper on March 6, 2026, in conformance with OMC 18.78.020.

Staff Recommendation: Approve, subject to conditions.

Staff Contact: Casey Mauck, AICP, Associate Planner
360.753.8048, cmauck@ci.olympia.wa.us

I. BACKGROUND INFORMATION

A. Property Description and Context

This 0.2 acre site is located at the southeast corner of 4th Avenue and Water Street in downtown Olympia. The site currently holds a 5,500 sf vacant building on the south end of the parcel and a parking lot in the north, which has been used for parking and mobile food vendors. The site is relatively flat, sitting directly southeast of Percival Landing waterfront and northeast of Capitol Lake and Heritage Park. A gravel parking lot is directly west and there are retail spaces currently housing an art gallery and restaurant to the north.



City of Olympia – 2024 Aerial Photo

B. Project Description

The proposal includes demolition of the existing building and development of a 2,440 sf bank at the northwest corner of the site to house a WaFd bank branch. The site plan includes a parking lot and drive-through lane on the south side of the building, with vehicular entrance and exit to the site off of Water St. Associated improvements include repair of damaged ramps and sidewalks along the project frontages. The proposed site plan is included as Attachment 2.

C. City Review Process

Application Submittal

Prior to the current application for land use and shoreline review, the applicant requested a presubmission conference with the Site Plan Review Committee in March 2023. The land use application was submitted and deemed complete on November 6, 2024.

Notice of Application

The City issued a Notice of Application on November 18, 2024. Due to a delay in posting of the public notice sign, a revised Notice of Application extending the public comment period was issued on December 2, 2024 (Attachment 3).

Project Information Meeting

The City and the applicant sent out public notice for a project information meeting on December 3, 2024. No members of the public or external agencies attended the meeting.

Design Review Board

The Design Review Board held a meeting on January 9, 2025 to consider the conceptual design of the project. The Board is responsible for reviewing the project for compliance with applicable design criteria and making a recommendation to the applicable decision-making body (in this case, the Hearing Examiner). The Board recommended approval of the project's design subject to conditions which can be found in Attachment 4. The only condition attached by the Board requested additional site lighting, which was added in a subsequent review round and found appropriate by City staff.

Site Plan Review Committee

City staff in planning, building, engineering, fire, urban forestry and historic preservation reviewed the project for compliance with applicable codes, standards and ordinances. The following timeline shows the review process:

- **November 6, 2024:** Application deemed complete.
- **January 13, 2025:** After reviewing the initial submittal documents it was found that additional information and revisions were necessary. Substantive review comments were provided to the applicant.
- **June 13, 2025:** The applicant submitted revised plans and reports.
- **July 22, 2025:** Following second review, the City issued a second set of review comments for the applicant to address.
- **December 18, 2025:** The applicant submitted revised plans and reports.
- **March 6, 2026:** The Site Plan Review Committee recommended approval of the project and a Notice of Public Hearing was issued (Attachment 5).

Public Comment

Public comment was received throughout and during the application review process (Attachment 6). Public comments were distributed to applicable Site Plan Review Committee members, the Design Review Board and the applicant. The neighboring property owner to the southeast at 409 Columbia St SW provided comment. The owner shared concerns about safety and project design. These comments informed the review of the project and helped the Design Review Board require additional site lighting.

Decision Process

The proposal requires a Shoreline Substantial Development Permit (SSDP) and Shoreline Conditional Use Permit (SCUP). Per OMC 18.70.040, the SSDP is a Type II permit (administrative decision by the Shoreline Administrator following a Site Plan Review Committee recommendation and public notice), while the SCUP is a Type III permit (Hearing Examiner decision following a Shoreline Administrator recommendation and public hearing). When separate applications are consolidated, the final decision must be rendered by the highest

authority designated for any part of the application (OMC 18.70.050.A). While the Hearing Examiner holds a public hearing and renders a decision for SCUPs, the decision is transmitted to the Department of Ecology for final approval of the SCUP (OMC 18.20.280.C). The entire project requires a SSDP as it is in the shoreline jurisdiction and exceeds the value threshold for an exemption. The SCUP is required to approve the use of the property as non-water-oriented.

II. APPLICABLE REGULATIONS & ANALYSIS

This section identifies specific local and state regulations that apply to the proposed project. Staff responses to these standards are noted in italics.

- A. Comprehensive Plan
- B. OMC 18.20 Shoreline Master Program
- C. OMC Title 14 Environmental Policy
- D. OMC Title 16 Buildings and Construction
- E. OMC Title 18 Unified Development Code
- F. Engineering Design and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM)
- G. Agency Comments

A. Comprehensive Plan

The site is designated Residential Mixed Use with a High-Density Neighborhood Overlay in the Future Land Use Map of the Comprehensive Plan. The Residential Mixed Use designation is intended to support high-density residential uses and commercial services within walking distance for residents. Relevant Comprehensive Plan policies include the following:

Natural Environment

Shoreline Management Program Goals and Policies

- **PN12.11.C** Non-water-oriented uses may be allowed where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.
- **PN12.13** The destruction or damage to any site having any archaeological, historic, cultural, scientific, or educational value as identified by the appropriate authorities, including affected Indian tribes and the Office of Archaeology and Historic Preservation, should be prevented.
- **PN12.14.B** Where feasible, parking for shoreline uses should be located in areas outside the shoreline jurisdiction; otherwise locate parking as far landward of the Ordinary High Water Mark as feasible.
- **PN12.24.A** Give preference to water-dependent commercial uses, then to water-related and then water-enjoyment commercial uses in shoreline jurisdiction. Non-water-oriented commercial uses should require a conditional use permit if located within 100 feet of the water.
- **PN12.24.B** The preferred location for non-water-oriented commercial uses is in commercial areas no closer than 30 feet from the shoreline.

Land Use and Urban Design

GL1: Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

- **PL1.2** Focus development in locations that will enhance the community and have capacity and efficient supporting services and where adverse environmental impacts can be avoided or minimized.
- **PL1.6** Provide for a compatible mix of housing and commercial uses in commercial districts and village sites that enables people to walk to work and shopping, supports transit and includes convenience businesses for residents. Integrate adjacent uses with walkways and bike paths leading from residential areas to commercial districts and neighborhood-oriented businesses.

GL3: Historic resources are a key element in the overall design and establishment of a sense of place in Olympia.

- **PL3.1** Protect and evaluate historic and archaeological sites.

GL5: Historic preservation is achieved in cooperation with all members of the community and is integrated into City decision-making processes.

- **PL5.1** Work with the State archeologist to protect archeological resources.

GL12: Commercial areas are attractive, functional and appealing.

- **PL12.4** Ensure that commercial uses are compatible with adjoining residential districts. This might include prohibiting reflective surfaces, screening solid waste and parking areas, regulating emissions, building size reductions and increased setbacks near residential districts, screening parking areas and requiring facades with architectural features that reduce the appearance of a commercial building's size, such as stepbacks and tiering above three stories.

Staff Finding

The proposal provides a commercial service that could be utilized by downtown residents and visitors. The proposal has been placed in a location that can support it and designed to comply with design, shoreline and other regulations. The site is a potential archaeological site and the proposal is following the appropriate process recommended by nearby Tribes and the Department of Archaeological and Historic Preservation (DAHP) to protect potential cultural resources. Historic preservation will be discussed in further depth in the Unified Development Code and Agency Comments sections below. As conditioned, the proposal will further these applicable goals and policies of the Comprehensive Plan.

B. Shoreline Master Program, OMC 18.20

The Shoreline Master Program (SMP) regulates all proposed uses and developments in Olympia's shoreline jurisdiction. The shoreline jurisdiction includes lands extending 200 feet landward from the Ordinary High Water Mark. The site is approximately 150 feet from Budd Bay and located in the Urban Intensity shoreline environment.

Shoreline Conditional Use Permits, OMC 18.20.230 and WAC 173-27-160

This use is considered a non-water-oriented commercial use in the SMP. Such uses are conditionally authorized and the City or Department of Ecology can attach required conditions to control undesirable effects and ensure consistency with the SMP. Conditional uses are allowed when all of the following criteria are met:

1. Consistency with state law and the SMP;
2. No interference with normal public use of public shorelines;

3. Compatibility with other allowed uses within the area and with uses planned for the area under the Comprehensive Plan and Shoreline Program;
4. No significant adverse effects to the shoreline environment; and
5. No substantial detrimental effect to public interest.

Staff Finding

The proposed use and design are consistent with shoreline conditional use review criteria. While located in the shoreline jurisdiction, the site is disconnected from the shoreline by a road. Development of the site will not affect the shoreline environment nor interfere with public use of the shoreline. The SMP gives preference to water-oriented uses, however, the site's location away from the shoreline makes this non-water-oriented use appropriate. The Comprehensive Plan calls for high-density residential uses and services that support such housing. This use provides a service which can be utilized by downtown residents. The design also activates the street edge and has been designed to locate parking and the drive-through lane as far from the corner and shoreline as possible. The applicant has prepared a compatibility narrative describing how the proposal reaches compliance with the Comprehensive Plan and SMP (Attachment 7). The proposal complies with the SMP.

C. Environmental Policy, OMC Title 14

Pursuant to OMC 14.04.065.E.2, the proposal is exempt from State Environmental Policy Act (SEPA) review because it is located in the downtown exemption area and does not exceed 65,000 sf.

D. Buildings and Construction, OMC Title 16

Tree, Soil and Native Vegetation Protection and Replacement, OMC 16.60

The project is subject to standards in OMC 16.60 regarding tree densities and tree protection during construction.

Staff Finding

The project includes tree protection fencing for adjacent lots and has shown street tree plantings per City requirements. Six tree units are required to meet onsite tree density. The project must show these units at the time of engineering permit submittal. If it can be demonstrated that onsite tree density cannot be met, the applicant may pay the tree fee in-lieu rate at the time of building permit. As conditioned, the project will comply with OMC 16.60.

Flood Damage and Sea Level Rise Flood Damage Prevention, OMC 16.70-16.80

The subject property is located in a Special Flood Hazard Zone per FEMA maps and a Sea Level Rise Flood Damage Area per City of Olympia maps. The development will be subject to elevation and floodproofing requirements at the time of building permit.

Staff Finding

At the time of the building permit, the applicant must show compliance with flood prevention measures such as elevating the building to 16 feet (NAVD88) or floodproofing measures. No conditions are proposed around floodproofing as the code adequately provides for these protections and specific measures will be determined at the building permit.

E. Unified Development Code, OMC Title 18

Commercial Districts, OMC 18.06

Drive-through banks may be permitted with a conditional use permit if the proposed project meets the Street Fronts standards in OMC 18.120.220. This project fronts an "A" Street (4th Avenue) and "B" Street (Water St) and meets these standards by pushing the building up to the street and siting vehicular access to

the site on the lesser street classification. The project meets all development standards listed in Table 6.02 for the UW-H zone.

Staff Finding

The proposal meets conditional use standards for drive-through banks in this zone and meets all development standards for the underlying zone.

Historic Preservation, OMC 18.12.140

Cultural resources shall be protected from damage during construction and all other development activities. Projects within the downtown SEPA exemption area may require actions to protect known or predicted cultural resources after consultation with the Department of Archaeology and Historic Preservation and nearby Tribes. The applicant submitted a Revised Cultural Resources Assessment with their application (Attachment 8). DAHP and the Squaxin Tribe both commented with concerns of potential archaeological resources noted in the assessment. After coordination between the Squaxin Tribe, DAHP, and City of Olympia, consensus was reached that a DAHP permit must be applied for and issued prior to engineering permit application.

Staff Finding

As conditioned, the project satisfies comments from DAHP and the Squaxin Tribe around cultural resources. If in the process of obtaining a DAHP permit the site plan changes significantly, an amended land use review may be required.

Critical Areas, OMC 18.32

In order to preserve and protect important habitats and species which are known to occur in the City, these locations are protected by OMC 18.32.

Staff Finding

The site is located within 1000 feet of Capitol Lake, Budd Inlet and potential waterfowl and other priority species locations. City staff consulted with Washington Department of Fish and Wildlife (WDFW) staff who concurred that since the site was already fully paved, no critical area report or protections would be required (Attachment 9). The proposal thus complies with OMC 18.32.

Landscaping, OMC 18.36

The proposal must provide landscaping in accordance with OMC 18.36 including parking lot landscaping. Requirements include using primarily native or non-native and drought-tolerant species and achieving 80% coverage in all planting areas in three years.

Staff Finding

At a conceptual level, the landscaping plan shows adequate space in planting areas to meet all requirements of OMC 18.36 and has provided species that are native or non-native and drought tolerant (Attachment 10). The parking lot island directly west of the drive-through entrance is missing a tree, which will be required at the final landscaping plan with engineering permit submittal. A condition of approval has been recommended to ensure the landscaping plan submitted at the time of engineering permit submittal adequately addresses code requirements. As conditioned, the proposal complies with OMC 18.36.

Vehicle and Bicycle Parking Standards, OMC 18.38

As this building is under 3,000 square feet, the proposal is exempt from vehicle parking requirements. Olympia requires new developments provide both short-term bicycle parking, usually outside and for guests, and long-term bicycle parking, usually indoor for employees. The proposal must provide two short-term stalls and one long-term stall, both of which must be appropriately covered, located and outfitted with fixtures.

Staff Finding

The site plan includes adequate space for both short-term and long-term bicycle parking requirements. Engineering and building permit submittals must show fixtures proposed and appropriate coverage and signage as needed. As conditioned, the proposal meets OMC 18.38 parking requirements.

Design Review, OMC 18.100

The proposal is subject to Design Review Board review of the conceptual and detailed project design, which must meet the Downtown Design Requirements found in OMC 18.120. These design requirements focus on creating a walkable environment with well-designed pedestrian connections and a defined street edge with building transparency and human-scale building elements.

Staff Finding

The proposal's conceptual design was reviewed and approved by the Design Review Board on January 9, 2025. The Board attached one recommended condition: to provide increased site lighting in the southeast corner of the site adjacent to both alleys (Attachment 4). The proposal was amended to add this additional lighting in project resubmittals. A condition of approval has been added to ensure the proposal retains this additional lighting. Detail design review will occur at the time of building permit review. As conditioned, the proposal complies with design review requirements.

F. Engineering Design and Development Standards (EDDS) and Drainage Design and Erosion Control Manual (DDECM)

The preliminary civil plan set was reviewed for compliance with the EDDS related to transportation, drinking water, wastewater and solid waste (Attachment 11). The preliminary drainage report was reviewed for compliance with the DDECM for stormwater (Attachment 12).

Transportation, EDDS Chapter 4

Streets and alleys must be designed and constructed in conformance with EDDS Chapter 4. Requirements include bringing the street frontage up to current requirements past a trigger threshold, repairing damaged sidewalk and maintaining appropriate vehicle access requirements.

Staff Finding

The preliminary civil and landscape plans show compliance with EDDS Chapter 4 requirements. The proposal does not generate enough new trips to trigger full half-street frontage requirements. The proposed vehicular access meets EDDS requirements. The building corner adjacent to the drive-through was filleted to improve visibility for drivers exiting the drive-through. The proposal will be responsible for repairing damaged sidewalk and corner ramps. A condition has been added to ensure the damaged ramps are repaired as this was not shown on initial civil plans. As conditioned, the proposal will comply with EDDS Chapter 4.

Water, EDDS Chapter 6

The developer must install water facilities in accordance with the provisions of Chapter 6 of the EDDS.

Staff Finding

The City has capacity for this proposal's domestic water and fire suppression needs. The project must ensure a Reduced Pressure Backflow Assembly (RPBA) and Pressure Reducing Valve (PRV) are in place or will be installed with the development to prevent excessive water pressure and backflow. As conditioned, the proposed water design complies with EDDS Chapter 6.

Sewer, EDDS Chapter 7

The developer must install sewer facilities in accordance with the provisions of Chapter 7 of the EDDS.

Staff Finding

The City has capacity for this proposal's anticipated sanitary sewage discharge. This project must connect to the existing sewer stub. The project has been conditioned to install a cleanout at the Right-of-Way (ROW) line. As conditioned, the proposal complies with EDDS Chapter 7.

Solid Waste, EDDS Chapter 8

City Waste Resources provides for collection and disposal of all solid waste, recyclables and organics. Requirements can be found in EDDS Chapter 8. The proposal must show solid waste facilities that meet access requirements for collection and storage requirements for all waste streams.

Staff Finding

The City has capacity for this development's anticipated solid waste generation. The proposal's solid waste location meets collection access requirements. A condition has been added to ensure the applicant shows adequate storage for all waste streams at the time of engineering permit application. As conditioned, the proposal complies with EDDS Chapter 8.

Storm Drainage, EDDS Chapter 5

The developer must provide for the treatment, storage and disposal of surface drainage through a storm drainage system designed to the current Drainage Design and Erosion Control Manual for Olympia (DDECM) and Chapter 5 of the EDDS. A preliminary drainage report is provided with the land use application and is then refined at the time of civil engineering permit.

Staff Finding

The proposed stormwater system described in the Preliminary Drainage Report (Attachment 12) complies with the provisions of the 2022 Drainage Design and Erosion Control Manual (DDECM). Stormwater will be tied into existing City facilities. Several conditions have been added to ensure compliance with the DDECM at the time of civil engineering permit application. As conditioned, the proposal complies with EDDS Chapter 5.

G. Agency Comments**Crime Prevention through Environmental Design (CPTED), Olympia Police Department (OPD)**

Crime Prevention Through Environmental Design (CPTED) is an approach to reducing crime and improving safety through architectural and site design. Planning staff contacted the CPTED representative at the Olympia Police Department after receiving public comments that indicated potential unsafe conditions in the alleys adjacent to the project and in the greater site area (Attachment 6).

Staff Finding

Following correspondence with the CPTED representative of OPD, City staff and the Design Review Board agreed that additional lighting was needed in the southeastern area of the site adjacent to the two adjoining alleys (Attachment 13). This lighting has been added and a condition is recommended to ensure the lighting is not removed in future permit submittals.

Squaxin Tribe and Department of Archaeology and Historic Preservation (DAHP)

Following receipt of the Notice of Application, the Squaxin Tribe commented with concerns regarding the proposal's Cultural Resources Assessment (Attachment 14). City Historic Preservation staff provided these comments to the applicant and began coordination between the applicant, Squaxin Tribe, and DAHP. After several discussions and a revised Cultural Resources Assessment that included additional trenching, the City, Tribe and DAHP agreed that an issued DAHP permit must be provided as a submittal item with the

engineering permit application (Attachment 15). This permit will allow for agencies with historic preservation expertise and Tribes to review and approve trenching, monitoring, or other cultural resource protection work as deemed necessary. If the DAHP permit results in site changes that significantly change the proposed site plan, the City may find that an amended land use review is necessary.

Staff Finding

As conditioned, the project satisfies comments from DAHP and the Squaxin Tribe around cultural resources. If in the process of obtaining a DAHP permit the site plan changes, an amended land use review may be required.

Washington Department of Fish and Wildlife (WDFW)

City staff contacted WDFW to determine if any critical area reports were necessary to protect important habitats and species due to the site's proximity to Budd Inlet and Capitol Lake.

Staff Finding

Due to the site's predisturbed condition, WDFW concurred that no critical area report was necessary to protect habitats and species onsite or nearby (Attachment 9).

III. CONCLUSION & RECOMMENDATION

Pursuant to OMC 18.70.050, the Shoreline Administrator finds that the project, as conditioned, meets all applicable codes and standards. Therefore, the Shoreline Administrator recommends approval of the Shoreline Substantial Development Permit and Shoreline Conditional Use Permit subject to the following conditions:

1. Development shall be substantially similar to site plan A1.0 dated November 17, 2025, as modified by the conditions of approval herein and as modified by the Hearing Examiner. This site plan shall be provided as a submittal item in engineering and building permit applications.
2. The engineering permit shall comply with the Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual (DDECM) in effect at the time of application submittal. The following shall be addressed as part of the engineering permit application:
 - a. One long-term and two short-term bicycle parking stalls are required. Short-term and long-term bicycle parking must meet all standards in OMC 18.38.220.C, including coverage over the short-term stalls. Show all fixtures (e.g., hooks, boxes, awning, signage) on engineering plan set.
 - b. All parking lot islands must include a tree. The parking lot island west of drive-through entrance must include a tree on the landscaping plans submitted with civil application.
 - c. The applicant must submit their issued DAHP permit as a submittal item with the engineering permit application. The permit information must include any associated documentation such as a cultural resource survey report and/or monitoring plan. If the DAHP permit or other Cultural Resource mitigation triggers changes to the proposed site plan, the applicant must consult with City staff to determine if an amended land use decision is warranted.
 - d. Maintain increased site lighting (added in revised site plan after Design Review Board request) pursuant to OMC 18.120.280 and OMC 18.120.360 including lighting in the southeast corner of the site adjacent to both alleys.
 - e. Include standard drawing 3-1 General Notes within the civil engineering plan set.

- f. The following items must be incorporated into the site plan from the Soil and Vegetation Report: Tree Protection Recommendations, Tree Planting Recommendations and Details per Olympia EDDS. These transfers from the Soil and Vegetation Report must be reviewed and approved by the Qualified Project Forester (Amanda Hancock, Waxwing Tree Specialists 360.515.4225 / waxwingtreespecialists.com).
- g. Water
 - i. Field verification is required to ensure a Reduced Pressure Principal Backflow Prevention Assembly (RPBA) is present on the customer's side of the existing 1" domestic water meter. If not, the plans must include the installation of the RPBA.
 - ii. Field verification is required to ensure a Pressure Reducing Valve (PRV) is present on the customer side of the existing 1" domestic water meter as water pressures in the area are in excess of 80 psi. If not, the plans must include the installation of the PRV.
- h. A sewer cleanout per standard drawing 7-19 is to be installed at the ROW line at the time of connection to the existing sewer stub.
- i. Stormwater
 - i. The governing manual for stormwater design of this project is the 2022 City of Olympia Drainage Design and Erosion Control Manual (DDECM). Remove references to the Thurston County and Department of Ecology stormwater manuals. Use Guide sheet 1C to check for a complete submittal. Include all elements from the guide sheet or explain why they are not relevant. Include the completed checklist with the engineering permit submittal.
 - ii. A full standalone C-SWPPP is required with the next submittal; see Ecology's website for a template.
 - iii. Prepare a Stormwater Site Management Plan (SSMP) and submit it with the Civil Engineering Permit. Use the optional template or see DDECM Volume IV Section 2.2. This stand-alone manual would replace the operation and maintenance manual in the drainage design report.
 - iv. Within the Drainage Design Report, include the following:
 - 1. Cover Sheet: Include applicant contact information.
 - 2. Include the engineer's certification statement with a stamp/signature/date. See DDECM Volume III page 55/78.
 - 3. Provide existing and proposed drainage basin maps with TDAs identified that match a tabulation of the existing and proposed hard surfaces.
 - 4. The threshold discharge area has more than 5,000 square feet of pollution-generating hard surface, so runoff treatment is required. By the definitions in Volume V, the alley overlay is part of the project site and is therefore also part of the threshold discharge area.

5. Remove incorrect reference to SWDM and Large Lot BMP requirements; that language is from other manuals. Replace with references to the City of Olympia DDECM.
 - v. Within the civil plan set, show inlet protection for existing and proposed catch basins.
 - vi. Within the civil plan set, include bore locations and bore logs.
 - j. Applicant must dedicate 60% of solid waste storage to recycle and/or organics and 40% to garbage. All four waste streams need to be considered. This includes garbage, recycle, cardboard and organics.
 - k. The civil plan set must show the ramps on the corner of 4th Ave and Water St. These are damaged and need to be repaired/replaced.
 - l. Show compliance with required tree density, six tree units, with engineering plan submittal. If it can be demonstrated that tree density cannot be met onsite, current rate for tree fee in-lieu of planting will be required at the time of building or demolition permit.
3. The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code. When building permits are applied for, the projects will be reviewed under the appropriate currently adopted, Washington State amended, versions of the International Building Code (IBC), International Fire Code (IFC), International Existing Building Code (IEBC), International Mechanical Code (IMC), International Fuel Gas Code (IFGC), Uniform Plumbing Code (UPC), ICC A117.1 and the Washington State Energy Code (WSEC). All structural plans and calculations must be designed, stamped and signed by a Washington State licensed Structural Engineer. The following shall be addressed as part of the building permit application:
 - a. One long-term and two short-term bicycle parking stalls are required. Include locations and cut-sheet of fixtures that will be used for long-term bicycle parking. Include signage clearly indicating that long-term bicycle parking is for employee bicycle parking.
4. A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation, including street trees prior to final plat. The bond amount shall be 125% of the cost estimate submitted with the final landscape plan and approved by the City.
5. Bonds or other allowable securities shall be submitted to the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required public infrastructure intended to be offered for dedication as a public improvement. See both EDDS Section 2.030.F and Volume 1 Section 2.6.1 of the 2022 DDECM for more information.
6. In accordance with OMC Title 15, City of Olympia impact fees for transportation shall be paid at time of building permit issuance.
7. Construction pursuant to the Shoreline Substantial Development and Conditional Use permits shall not begin prior to 21 days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until review proceedings initiated within 21 days from the date of such filing have terminated.
8. Per WAC 173-27-090(2), construction activities shall commence within two years of the effective date of the Shoreline Substantial Development and Conditional Use permits. The local government may authorize a single one-year extension based on reasonable factors, if a request for extension has been filed before

the expiration date and notice of the proposed extension is given to parties of record and the Department of Ecology.

9. Pursuant to OMC 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7 am and 6 pm.

Submitted by: Casey Mauck, AICP, Associate Planner, on behalf of the Director of Community Planning & Economic Development and the Site Plan Review Committee
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Attachments:

1. WaFd Bank Olympia Staff Report
2. Revised Site and Architectural Plans
3. Revised Notice of Land Use Application and Public Meetings
4. Design Review Board Memo
5. Notice of Public Hearing
6. Public Comments
7. Comprehensive Plan and SMP Compatibility Narrative
8. Revised Cultural Resources Assessment
9. WDFW Correspondence
10. Revised Preliminary Landscaping Plan
11. Revised Preliminary Civil Plans
12. Preliminary Drainage Report
13. CPTED Correspondence
14. Squaxin Tribe Initial Correspondence
15. Squaxin Tribe and DAHP Condition Correspondence
16. Joint Aquatic Resources Permit Application (JARPA)