



GENERAL LAND USE APPLICATION

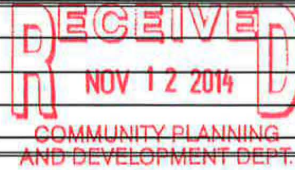
Olympia

OFFICIAL USE ONLY

Case #: _____ Master File #: 14-0139 Date: November 12, 2014
 Received By: Colby K. Hornbein Project Planner: C. Hornbein Related Cases: 14-0670

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Engineering Application Completeness Checklist,</u> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | <u>EDDS Deviation Request</u> |

Project Name: Bayan TrailsProject Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506Applicant: Golden Alon Development Co, LLCMailing Address: PO Box 1068, Olympia WA 98507Phone Number(s): (206) 383-4973E-mail Address: info@goldenalon.comOwner (if other than applicant): same as applicant

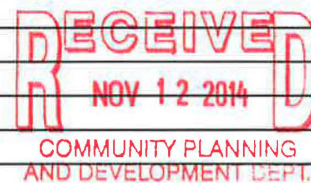
Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Ross Jarvis, PE, SCJ AllianceMailing Address: 8730 Tallon Lane NE, Lacey WA 98516Phone Number(s): (360) 352-1465E-mail Address: rossj@scjalliance.comProject Description: Construction of four senior housing apartment buildings (168 units) and ten townhome-style apartment buildings (70 units), along with a community building, pool building, and associated parking.Size of Project Site: 19.52 acresAssessor Tax Parcel Number(s): 11817210100, 11817210200Section : 17 Township: 18N Range: 1W

Full Legal Description of Subject Property (attached):
Parcel 11817210100: Section 17, Township 18, Range 1W, Quarter NE NW, less .17A less .06A RW
Parcel 11817210200: Section 17, Township 18, Range 1W, Quarter NE NW, BLA-5784, Tract A, Document
014/297
 Zoning: RM-18
 Shoreline Designation (if applicable): n/a
 Special Areas on or near Site (show areas on site plan):
 Creek or Stream (name): _____
 Lake or Pond (name): _____
 Swamp/Bog/Wetland Historic Site or Structure
 Steep Slopes/Draw/Gully/Ravine Flood Hazard Area (show on site plan)
 Scenic Vistas None

Water Supply (name of utility if applicable): City of Olympia
 Existing: Well
 Proposed: City
 Sewage Disposal (name of utility if applicable): City of Olympia
 Existing: Septic
 Proposed: City
 Access (name of street(s) from which access will be gained): Sleater-Kinney Rd NE and 6th Ave NE (future extension)



I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature _____ Date _____

Initials _____ I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See *Olympia Municipal Code (OMC)* 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the *OMC*.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the *OMC*.)



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: 14-0139 Date: 11/12/2014
 Received By: I. Colby Project Planner: C. Hornbein Related Cases: _____

Project Name: Bayan Trails

Project Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506

Name of Applicant: Golden Alon Development, LLC

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	850,291 sq. ft.	0 sq. ft.	850,291 sq. ft.
Number of Lots	2	0	2
IBC Building Type	-	VB	
Occupancy Type	R	Townhouse Bldgs – R-2 Senior Housing Bldgs – R-2 Community Building – A-2 Pool Building – A-4 Maintenance Building – S-2	
Number of Buildings	2 Single Family Residences	10 Townhouse Bldgs (7 Units in each) 4 Senior Housing Bldgs (55 +) 1 Community Building 1 Pool Building, & 1 Maintenance Building	17
Height	25 ft.	35 ft.	35 ft.
Number of Stories (including basement)	3	Townhomes & Senior Housing = 3 stories Community Building = 2 stories Pool Building & Maintenance Building = 1 story	3 stories max.
Basement	983 sq. ft.	-	-
Ground Floor	1,425 + 844 (2 nd house) = 2,269 sq. ft.	Townhomes = 3,984 sf x 10 = 39,840 sf/bldg Senior Housing = 15,567 sf x 4 = 62,268 sf/bldg Community Building = 6,210 sf Pool Building = 4,096 sf Maintenance Building = 1,200 sf	113,614 sq. ft.
Second Floor	1,193 sq. ft.	Townhomes = 4,580 sf x 10 = 45,800 sf/bldg Senior Housing = 15,472 sf x 4 = 61,888 sf/bldg Community Building = 6,028 sf	113,716 sq. ft.
Remaining Floors (number 1)	0 sq. ft.	Townhomes = 4,580 sf x 10 = 45,800 sf/bldg Senior Housing = 14,877 sf x 4 = 59,508 sf/bldg	105,308 sq. ft.
Gross Floor Area of Building	4,445 sq. ft.	Townhomes = 131,440 sf Senior Housing = 183,664 sf Community Building = 12,238 sf Pool Building = 4,096 sf Maintenance Building = 1,200 sf	332,638 sq. ft.
Landscape Area	0 sq. ft. (area is forested)	53,580 sq. ft.	53,580 sq. ft.
Paved Parking	15,710 sq. ft.	114,970 sq. ft.	130,680 sq. ft.
Number of Parking Spaces	-	347	347
Total Impervious Area	19,660 sq. ft.	283,082 sq. ft.	302,742 sq. ft.
Sewer (circle one)	City <u>Septic</u>	<u>City</u> / Septic	
Water (circle one)	City <u>Well</u>	<u>City</u> / Well	

PROJECT DESCRIPTION *(please fill out the above table and provide a separate detailed description):*

The project site comprises a total area of 19.52 acres. A heavily treed property and beautiful wetlands are just a few features of this property, along with potential access to the Chehalis Western Trail. The site plan preserves many expansive areas of trees and incorporates the natural landscape into the grounds through meandering pathways and bio-retention gardens. A 100-foot wetland buffer has been established for the existing wetland within the western half of the project site, which allows for a total buildable area of 10.86 acres.

An existing single-family residence and groundskeeper's quarters will be demolished to allow for the development of the Bayan Trails project. The proposed project includes the phased construction of senior housing apartments and multi-family townhome-style apartments. Four senior housing apartment buildings (55 and over for active adults) along with a community building and pool building and associated parking lots are proposed on the northern half of the project site. Ten townhome-style apartment buildings with seven units per building and associated parking is proposed on the southern half of the project site. In all, construction will include 168 senior housing units and 70 townhome-style apartment units.

In addition to the proposed buildings, three public roads will be constructed through the project site. 6th Avenue NE will extend west through the project site along the northern property line. A second road will be located along the wetland buffer setback line and will be oriented in a north/south direction. The third road will be oriented in an east/west direction and will connect to Sleater-Kinney Road NE to the east.

Each request for **Land Use Review** shall accompany a **General Land Use Application** and include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form. (Submit one plan 11" x 17" or smaller, or 12 folded blueprint plans and one reduced plan 11" or 17" or smaller.)
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, streets and roads, with widths and outside turning radii.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number of bicycle parking facilities.
5. Layout in relation to existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sewer and storm lines, streetlights, wells, septic tanks and drainfields.
7. Proposed locations of fire hydrants and fire department connections (FDCs).
8. Proposed locations and types of solid waste and recycling receptacles.
9. Stormwater Site Plan, including a clearing, grading and erosion control plan. (See Chapter 3 of the *Olympia Stormwater Manual*.)
10. Existing and proposed contour lines at two foot-intervals.
11. Site plan of existing and proposed.
12. Location of special areas such as wetlands, streams, hillsides, and lakes.
13. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas.
14. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
15. Tree Plan Report.
16. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the *Olympia Traffic Impact Analysis Guidelines*.)
17. WATER, SANITARY SEWER, STORM SEWER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, each including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow, with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia datum – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer's/Land Surveyor's stamp, signed and dated.
 - Plans submitted on 22" x 34", 24" x 36" sheet size.
 - Rights-of-way dimensions and rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.
 - Scale (horizontal and vertical).

18. SANITARY SEWER / SEWER MAIN Plan to include:
 - Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View.
19. WATER (Main) Plan to include:
 - Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any double-check detector check location.
 - Profile View.
20. STORM SEWER Facilities Plan to include:
 - Plan View with all elements identified at scoping meeting, and proposed manhole/catch basin Manholes/catch basin rim and invert elevation, Size of pipe, If applicable, outlet control details(s) with elevations, pond dimensions with elevation, Treatment facility, Retention/Detention facilities.
 - Profile View.
21. STREET Improvement Plan to include:
 - Plan View including identification of property lines and addresses; spot elevations on curb returns (PC, PT, $\Delta/2$); PI, PC, PT; stationing of horizontal curves; curve information delta, radius, and length for all curves; typical roadway sections and pavement types; sidewalks; driveway entrances; width; curb access ramps – or City standard plan; existing transit stops and shelters; frontage improvements; and any fire lanes.
 - Profile View.
22. SOLID WASTE Collection Plan including:
 - Identify dumpster site location on street and site plans.
 - Show dumpster type and size.
 - Containers.
 - Compactors.
 - Drop Boxes.
 - Easy entrance and exit for collection vehicle and crews.
 - Minimum turning radius of thirty-nine feet (39') for turnaround and positioning for backing up.
 - Minimum access width of ten feet (10').
23. TRAFFIC SIGNALS plan including:
 - Signal Drawing Sheet with
 - Loops.
 - Traffic signal poles.
 - Streetlight poles (if applicable).
 - Pedestrian head signal poles (if applicable).
 - Junction boxes.
 - Conduit runs.
 - Electrical service cabinet.
 - Power source.
 - Controller cabinet.
24. ILLUMINATION or Street Lighting Plan including:
 - J-Boxes.
 - Conduit runs.
 - Streetlight pole location and type.
 - Power Source

November 11, 2014

Cari Hornbein
Community Planning and Development Department
City of Olympia
601 4th Avenue East
Olympia, WA 98501

Re: Site Plan Review / Concept Design Review Application - Bayan Trails
SCJ Project #1541.01

Dear Cari:

We are pleased to submit our application for Site Plan Review and Concept Design Review for the Bayan Trails project. This letter has been prepared as an overall narrative to discuss various project aspects to help you navigate the application as you perform your review.

The Bayan Trails project is proposed on a partially developed 19.52 acre site. The proposal is to develop 10.86 acres with four senior apartment buildings, one community building, one pool building, ten multi-family townhome style apartments, three on-site roads, and off-site road improvements to Sleater Kinney Road NE. Stormwater, water and sanitary sewer utilities, and parking lots are also proposed along with the buildings and road improvements. The project site is located west of Sleater Kinney Road NE, north and south of existing residential neighborhoods, and east of the Chehalis-Western Trail.

We look forward to working with the City to permit and construct the Bayan Trails project. Please feel free to call me if you need any additional information or clarification with regard to the items addressed in this letter, or any other portion of the application.

Respectfully,
SCJ Alliance

A handwritten signature in blue ink that reads "Ross Jarvis".

Ross Jarvis, PE
Project Manager

Enclosure(s): SPR Binder
Civil, Architectural, and Landscape Plans