



REQUEST FOR PRESUBMISSION CONFERENCE

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

Proposed Project Title: Market Flats North

Project Address: 314 Capital Way, Olympia WA 98501

Assessor's Parcel Number(s): 78501100102

Legal Description: See attached documents

(attach separate sheet if necessary) Lot Block Addition

Zoning: DB

NAME OF APPLICANT: Thomas Architecture Studios - Lindsey Barronian

Mailing Address: 525 Columbia St SW Olympia, WA 98501

Area Code and Phone #: 360.915.8775

E-mail Address: Lindsey@TASOlympia.com

NAME OF OWNER (or PURCHASER) Rainbow Bay LLC

Mailing Address: 2103 Harrison Ave NW #2-451 Olympia, WA
98502

Area Code and Phone #: _____

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

I affirm that all answers, statements, and information submitted with this request 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 request. 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 request.

Print Name

Signature(s)

Date

Lindsey Barronian

11.11.22

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	3,390 sq. ft.	0 sq. ft.	3,390 sq. ft.
Number of Lots	1	0	1
IBC Building Type	NA	VA	
Occupancy Type	NA	R2	
Number of Buildings	0	1	
Height	0 ft.	78 ft.	78 ft.
Number of Stories Including Basement	0	6	6
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	0 sq. ft.	2,009 sq. ft.	2,009 sq. ft.
Second Floor	0 sq. ft.	3,423 sq. ft.	3,423 sq. ft.
Remaining Floors (number 3-6)	0 sq. ft.	3,423 X 4 sq. ft.	13,692 sq. ft.
Gross Floor Area of Building	0 sq. ft.	19,124 sq. ft.	19,124 sq. ft.
Landscape Area	0 sq. ft.	0 sq. ft.	0 sq. ft.
Number of Vehicular Parking Spaces	0	6	6
Number of Long Term Bike Spaces	0	20	20
Number of Short Term Bike Spaces	0	2	2
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	3,390 sq. ft.	3,390 sq. ft.	3,390 sq. ft.
Total Impervious Surface Coverage (new and proposed)	3,390 sq. ft.	3,390 sq. ft.	3,390 sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

Redevelopment of existing site to include ground floor live/work units and 5 stories of apartments above. Property to be an expansion of existing building under construction accessed via pedestrian bridges on levels 2-6. Lot will remain under separate ownership and buildings will be considered separate buildings with new building using pedestrian bridge for one of the required means of egress. Parking access from alley. Please see included drawings and descriptions for more information. Open space requirements to be met on existing buildings rooftop deck. New portion of building to be served by existing residential lobby, elevator and trash room.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.

PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS

In addition to the content above, the following must be submitted electronically with two hard copies with each Presubmission conference request:

1. A preliminary site plan including, in a rough and approximate manner, all information required on the land use review application, including adjacent areas. (One plan 11" x 17" or smaller; and one electronic copy in a form acceptable to the City.)
2. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
3. Description of vehicular access and utilities to serve the project.
4. Description and location of proposed stormwater system.
5. Summary calculation of both existing and proposed new and replaced hard surfaces, pollution generating hard surfaces, total impervious surfaces, vegetated pervious and cover, and retained natural vegetated areas for the project site.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

Description of vehicular access and utilities to serve the project:

The existing building has tuck under parking and a building trash room that will serve the addition also. There will be 6 additional tuck under parking stalls for the addition. Utilities will come into the building on the ground floor in the electrical room and a sprinkler riser will run up through the new proposed stair.

Thurston County Assessor

Parcel Number: 78501100102

Date: 11/2/2022

Situs Address:	314 N CAPITOL WAY	Sect/Town/Range:	14 18 2W
Owner:	RAINBOW BAY LLC	Size:	0.08 Acres
Address:	2103 HARRISON AVE NW # 2-451 OLYMPIA, WA 98502	UseCode:	91 Undeveloped Land
Taxpayer:	RAINBOW BAY LLC	TCA Number:	110
Address:	2103 HARRISON AVE NW # 2-451 OLYMPIA, WA 98502	Neighborhood:	OLFB
Abbreviated Legal:	Section 14 Township 18 Range 2W Plat SYLVESTER TOWN OF OLYMPIA BLK 11 LT 1 & 2 Document 001014 S 30F LESS WLY 7F FOR CAPITOL WAY	Property Type:	LND
		Taxable:	YES
		Active Exemptions:	None
		School District:	OLYMPIA S.D. #111
		Water Source:	PUBLIC
		Sewer Type:	SEWER

Market Values

Tax Year	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Assessment Year	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013
Market Value Land	\$76,900	\$115,200	\$71,300	\$99,400	\$112,300	\$140,700	\$121,850	\$142,400	\$134,400	\$131,000
Market Value Buildings		\$81,900	\$437,400	\$250,700	\$257,400	\$198,400	\$228,400	\$190,300	\$216,200	\$231,500
Market Value Total	\$76,900	\$197,100	\$508,700	\$350,100	\$369,700	\$339,100	\$350,250	\$332,700	\$350,600	\$362,500

Land Characteristics

Land Flag	6000	Land Influence(s)	FE-FAIR EXPOSURE
Lot Square Footage	3390		LT-LIGHT TRAFFIC
Lot Acreage	0.08		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Public		
Sewer Source	Public		

Sales

Sale Date:	07/10/2019	10/31/2018
Price:	\$515,000	
Excise:	541066	539825
Sale Type:	STATUTRY WARNTY DEED	PERSNL REPRESNT DEED
Recording Number:	4696526	4656452
Seller:	MDCW LLC	YOUNG KATHERINE
Buyer:	RAINBOW BAY LLC	MDCW LLC
Multiple Parcel Sale:	N	N

The Assessor's Office maintains property records on approximately 112,000 parcels in Thurston County for tax purposes. Though records are updated regularly, the accuracy and timeliness of published data cannot be guaranteed. Any person or entity that relies on information obtained from this website does so at his or her own risk. Neither Thurston County nor the Assessor will be held liable for damage or losses caused by use of this information. **All critical information should be independently verified.**

Office of the Assessor

Steven J. Drew, Assessor

2000 Lakeridge Drive SW - Olympia, WA 98502

Customer Service (360)867-2200 -- Fax (360)867-2201 -- TDD (360)754-2933

MARKET FLATS NORTH

PARKING		COMMERCIAL		HOUSING					TOTAL UNITS PER FLOOR	GROSS BUILDING AREA	
STREET	COVERED	USE	AREA	LEVEL	LIVE/WORK 720 SF	STUDIO 350 SF	1BR/1BA 590 SF	2BR/2BA 840 SF			
10000	60000	COMMERCIAL	0,000 SF	1	2	0	0	0	2	2,009 SF	
				MEZZ	0	0	0	0	0	0	480
					2	0	3	1	1	5	3,423 SF
					3	0	3	1	1	5	3,423 SF
					4	0	3	1	1	5	3,423 SF
					5	0	3	1	1	5	3,423 SF
					6	0	3	1	1	5	3,423 SF
1	6	SUBTOTAL	0,000 SF	SUBTOTAL	2	15	5	5	27		
7		TOTAL	0,000 SF	TOTAL	2 UNITS	15 UNITS	5 UNITS	5 UNITS	27 UNITS	19,604 SF	

UNIT DISTRIBUTION	7%	56%	19%	19%	APPROX. TOTAL 13,840 SF
APPROXIMATE NET UNIT AREA	1,440 SF	5,250 SF	2,950 SF	4,200 SF	

Commercial Area	0,000 SF
Total Rentable Area	13,840 SF
EFFICIENCY	71%

PARKING:	STORAGE			HOUSING		
VEHICLE	STORAGE	UTILITY	LIVE/WORK	1BR	2 BR	STUDIO
	0	0	6 EXEMPT	EXEMPT	EXEMPT	
			SUBTOTAL			
			10% REDUCTION			
			TOTAL REQUIRED			6
			TOTAL PROVIDED			6 STALLS

RESTAURANT = 10/1000SF
 OFFICE = 1/250 SF
 RETAIL = 3.5/1000SF

NOTE: 30% OF ALL SPACES CAN BE FOR COMPACT PARKING)

ADA PARKING SPACES = PER 26-50 UNITS, PROVIDE 2 SPACES

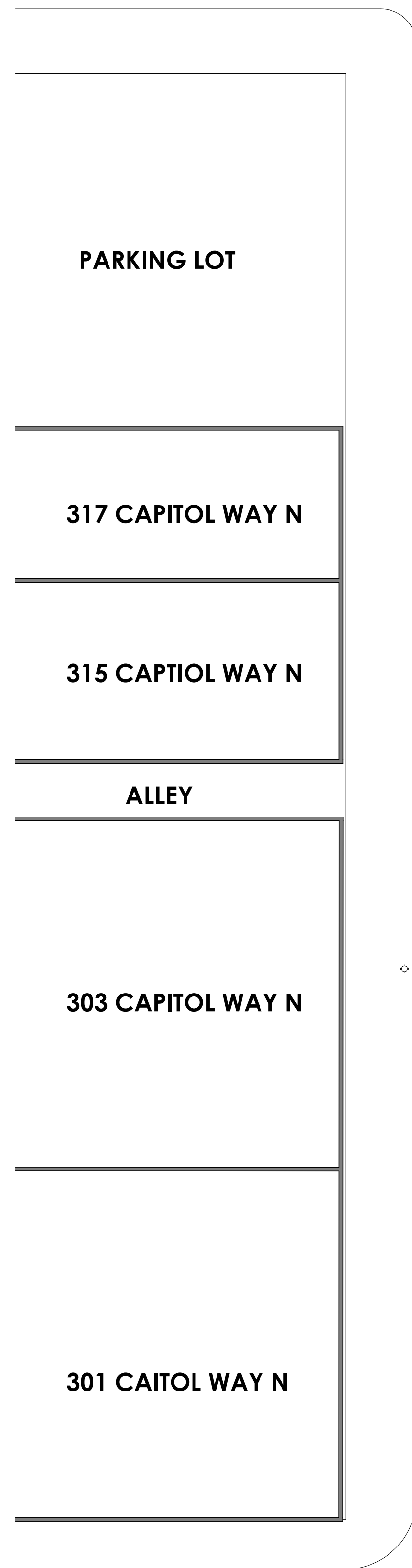
MARKET FLATS NORTH

PARKING:	COMMERCIAL			HOUSING			TOTAL
	STORAGE	UTILITY	LIVE/WORK	1BR	2BR	STUDIO	
BICYCLE							
SHORT TERM			2		0.5	0	2.5
LONG TERM			2		5	0	7

SOLID WASTE	COMMERCIAL			HOUSING			TOTAL
	STORAGE	UTILITY	LIVE/WORK	1BR	2BR	STUDIO	
			2	5	5	15	27
			0.461893764	1.154734	1.154734	3.4642	6.24
					GARBAGE		3.12
					RECYCLING		3.12
					CONTAINERS REQ'D FOR GARBAGE		0.78
					CONTAINERS REQ'D FOR RECYCLING		0.78
					CARDBOARD = 1/2 OF RECYCLING CONTAINERS		0.39
					OTHER RECYCLING		0.39

COLLECTION CYCLE BASED WEEKLY ON
ON 4.33 WEEKS PER MONTH ALLOCATE
50% TO GARBAGE AND 50% TO
RECYCLING.
1 CY/HOUSEHOLD

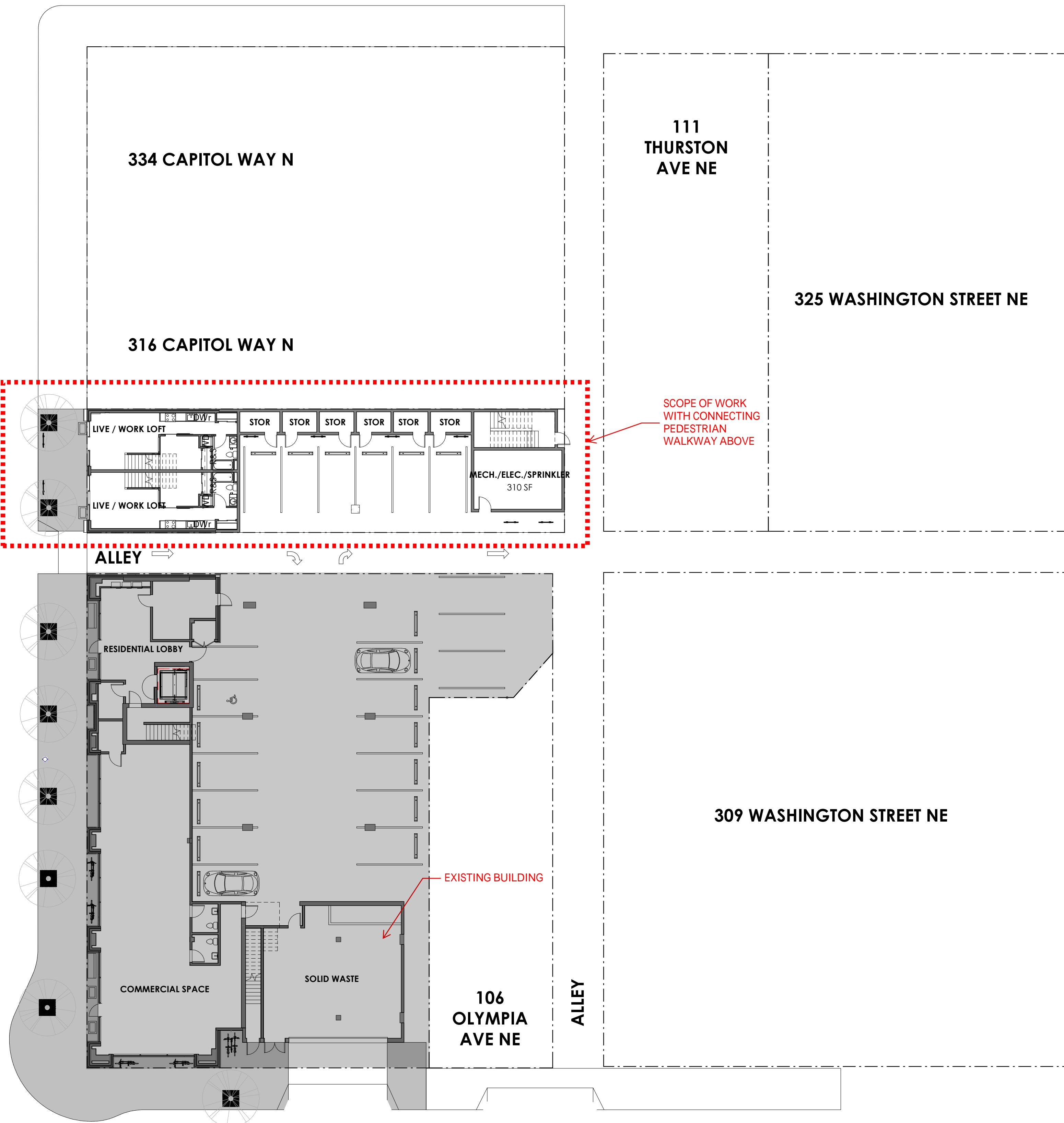
4 CY /CONTAINER
EQUALS 1 CONTAINER
EQUALS 1 CONTAINER



THURSTON AVE NE

CAPITOL WAY NORTH

OLYMPIA AVE NE



MARKET FLATS NORTH

314 NORTH CAPITOL WAY

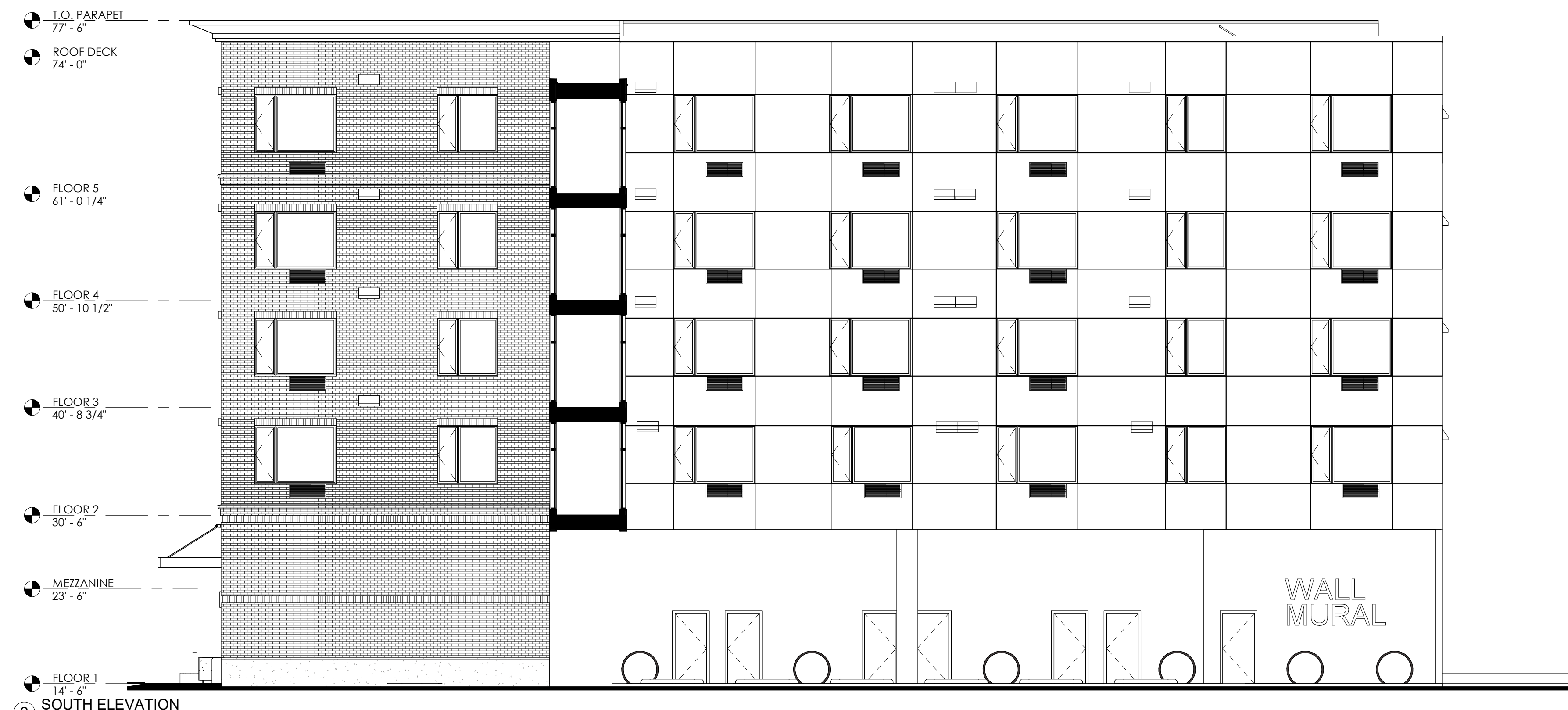
CONCEPT | 11.9.22

A0
SITE PLAN

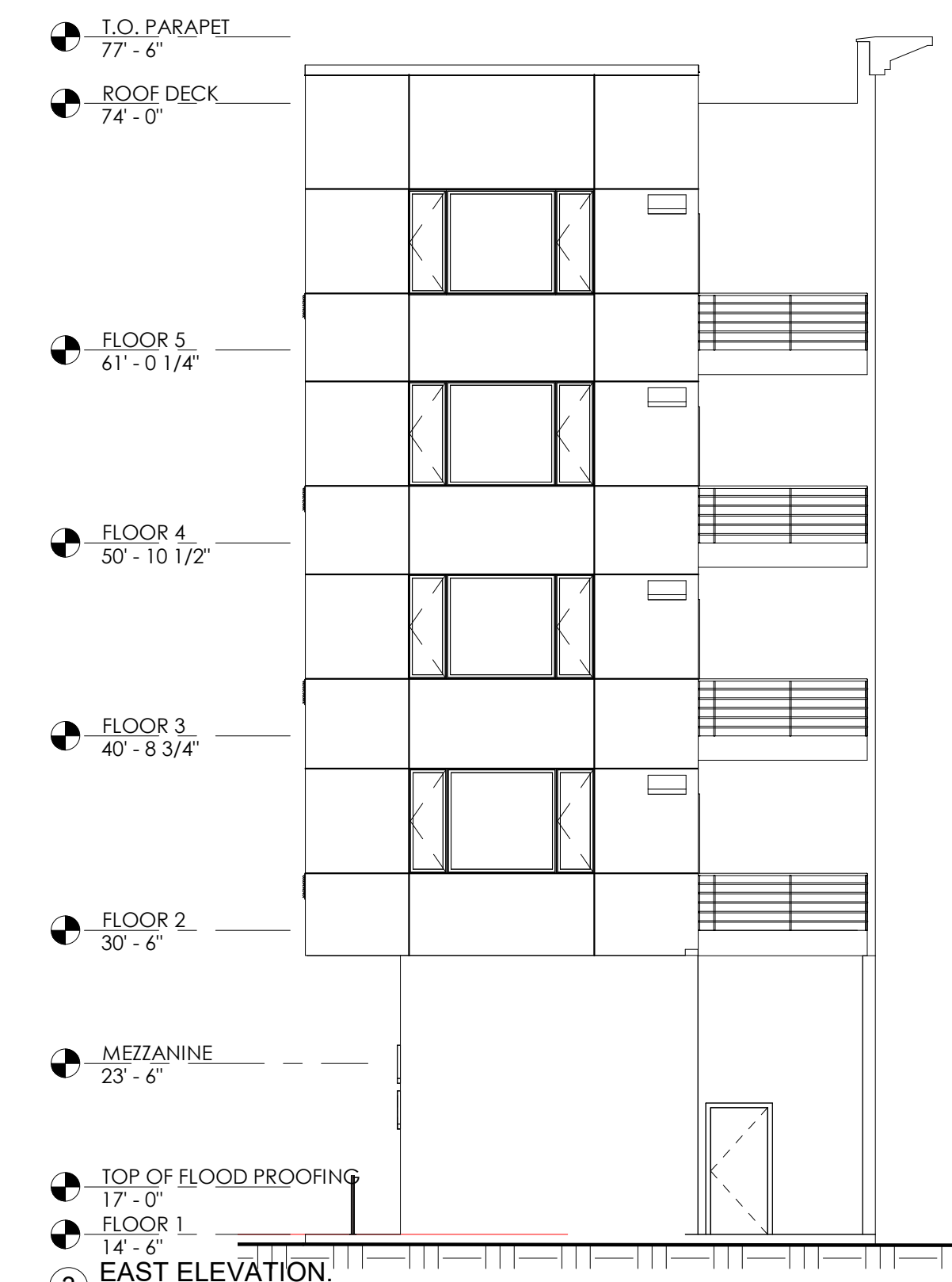




1 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION

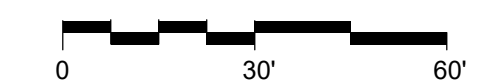
MARKET FLATS NORTH

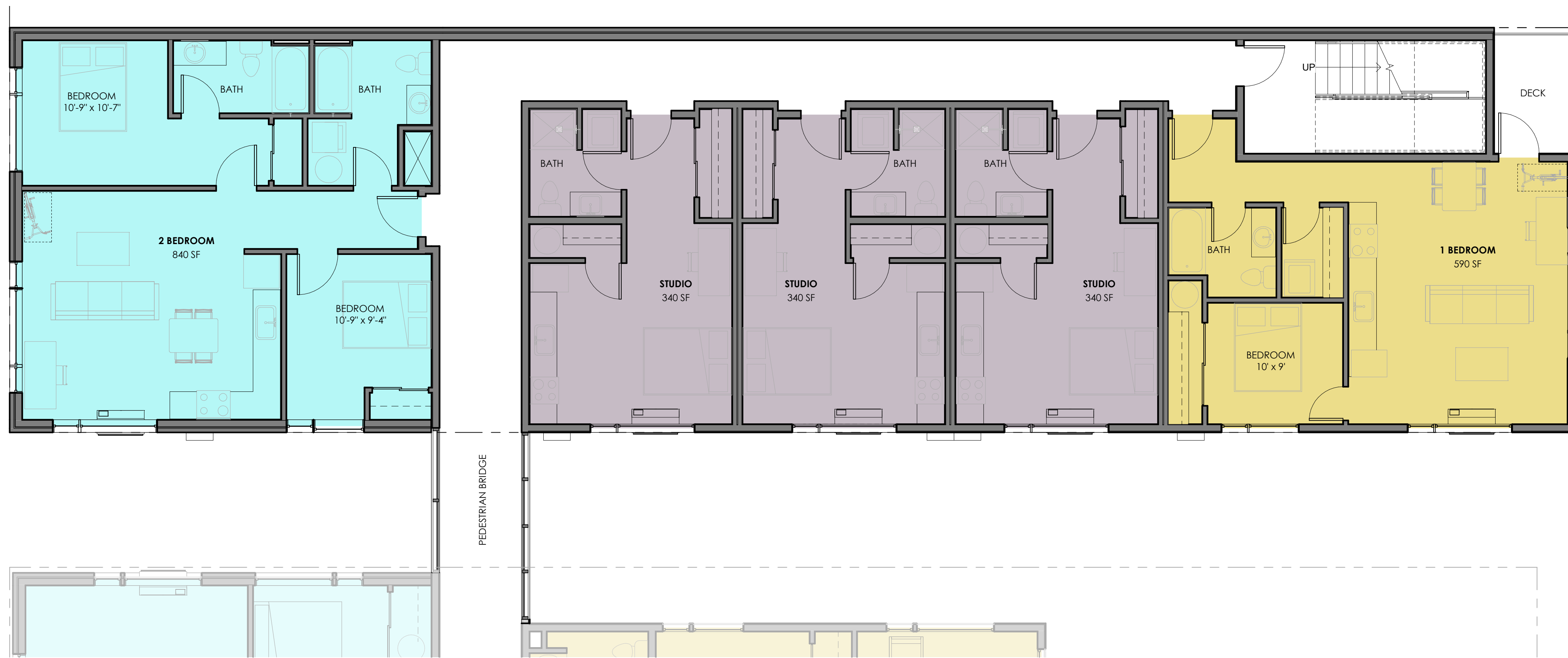
314 NORTH CAPITOL WAY

CONCEPT | 11.9.22

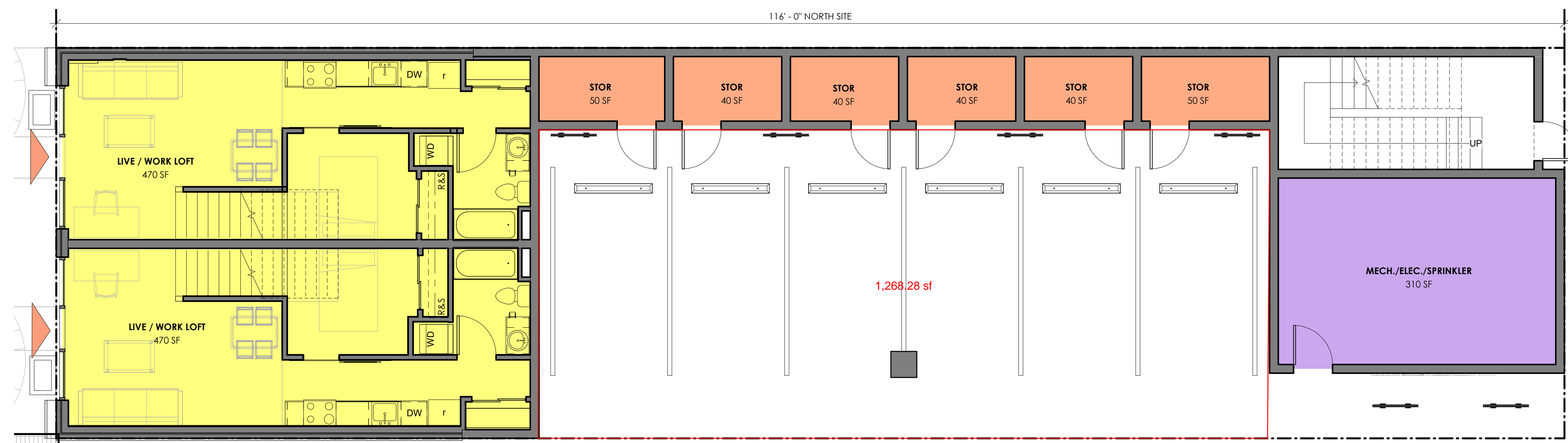
A1

ELEVATIONS



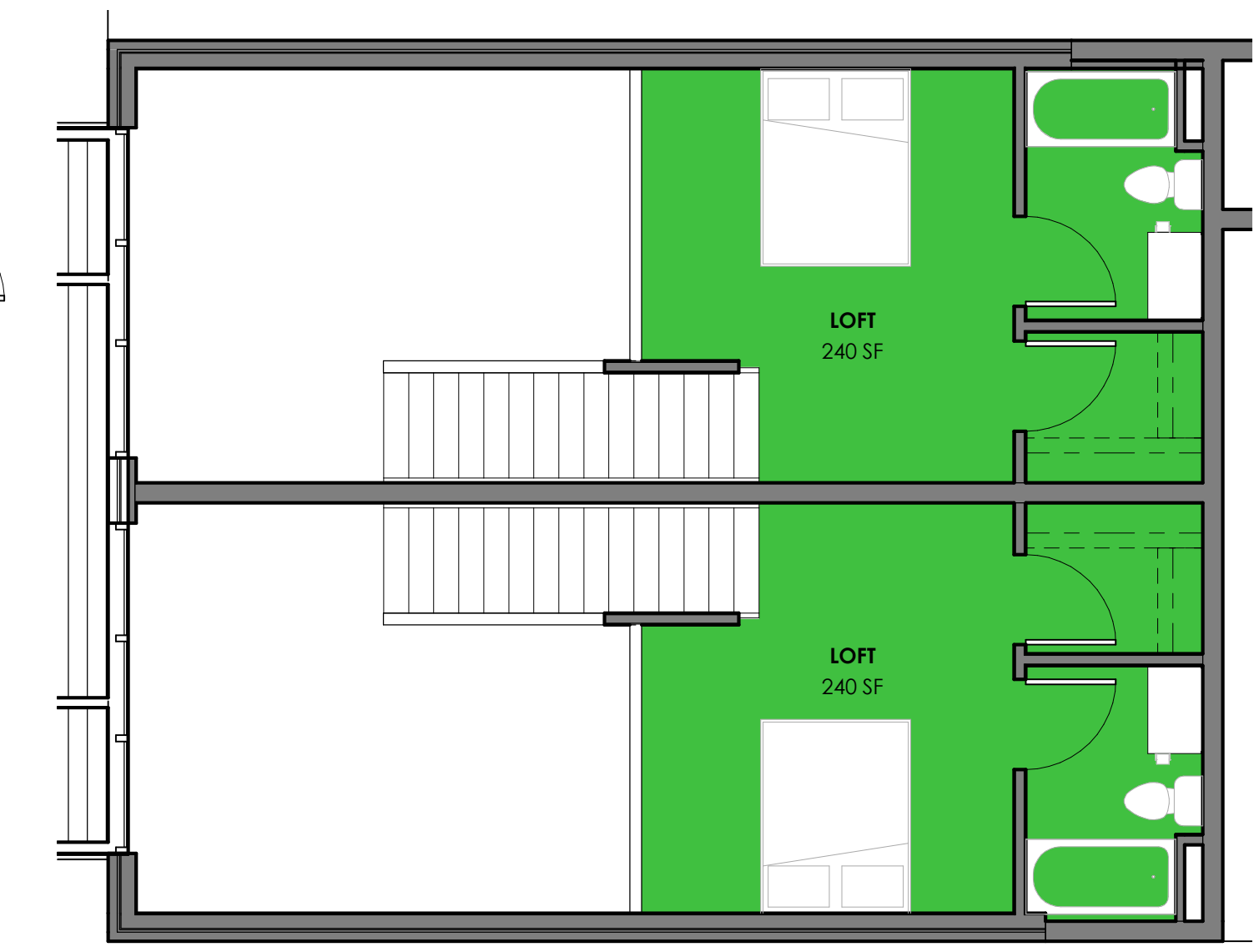


2 FLOOR 2 - 5 - TYPICAL
3/16" = 1'-0"



PARKING SUMMARY

REQUIRED	3.5 SPACES
PROVIDED	6.0 SPACES



3 MEZZANINE
3/16" = 1'-0"

MARKET FLATS NORTH

314 NORTH CAPITOL WAY

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A2
UNIT PLANS





MARKET FLATS NORTH

314 NORTH CAPITOL WAY

CONCEPT | 11.9.22

A3
PERSPECTIVES



T H O M A S
architecture studios