



NOTICE OF LAND USE APPLICATION

Community Planning &
Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Notice Mailed: November 19, 2014
File Number: 14-0139
Project Name: Bayan Trails Multifamily Housing
Project Address: 607 and 709 Sleater-Kinney Road NE
Project Description: Construction of four senior apartment buildings

First Comment Period
ends at 5:00 p.m. on
December 3, 2014

(168 units), ten townhome-style apartment buildings (70 units), a 6,100 sq. ft. community building, and a 4,100 sq. ft. pool building. A pedestrian/bicycle trail and overlook are proposed along the edge of the wetland buffer. This trail is proposed to connect to San Mar Drive to the south. Other improvements include a street network, parking, utilities, and landscaping. Construction is proposed to be phased over a multi-year period.

Applicant/ Representative: Golden Alon Development Co., LLC, represented by Ross Jarvis, PE
SCJ Alliance
8730 Tallon Lane NE
Lacey, Washington 98516

Lead Planner: Cari Hornbein, Senior Planner
360-753-8048
chornbei@ci.olympia.wa.us

How to Be Involved In the Review of This Project:

The City of Olympia has received a request for approval of the project described above. Except when in use, the application, plans, and/or studies are available for review on regular business days at City Hall, 601 4th Avenue E, Olympia, Washington.

Written Comment Period:

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Cari Hornbein, Senior Planner, of the Olympia Community Planning & Development Department at the above address. Failure to submit timely comments may result in an assumption of “no comment.”

Notice of Public Meeting/Hearing:

A public meeting before the Olympia Design Review Board is required prior to land use decision on this proposal. In addition, on November 19, 2014, the Site Plan Review Committee referred the proposal to the Hearing Examiner for a public hearing under OMC 18.60.080.C. The public meeting and public hearing have not yet been scheduled, but the property will be posted and those receiving notification through the mail or e-mail will receive additional notice once the dates have been set.

If you require special accommodations to attend and/or participate in the public meeting or hearing, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Appeal of the Decision:

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision. The appeal forms are available at the Community Planning & Development Department.

Other Information About This Project:

Application Received: November 12, 2014

Date Application Deemed Complete: November 12, 2014

Project Permits/Approvals Requested or Required: Land Use Review, Critical Area Review, Concept and Detail Design Review, SEPA Environmental Review and Threshold Determination, and Engineering and Building Permits.

The applicant prepared the following project studies at the City's request: Wetland and Soils Report and Mitigation Plan, Stormwater Site Plan, Level V Tree Protection Plan, and Integrated Pest Management Plan.

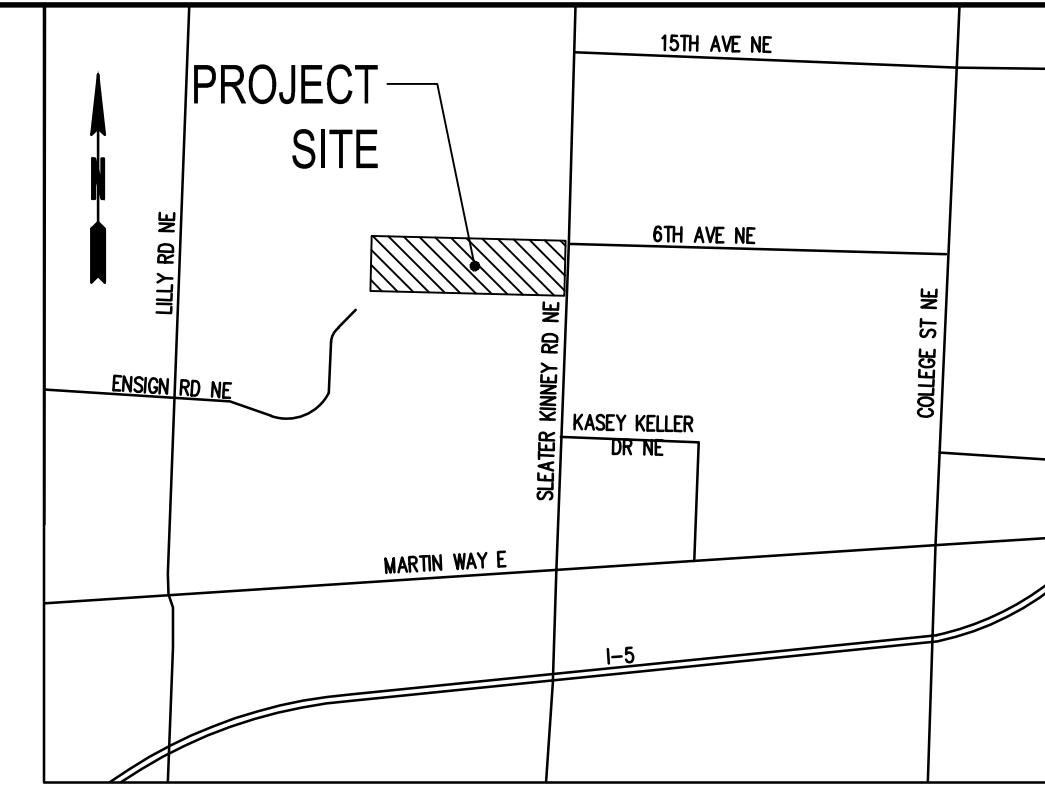
Existing environmental documents evaluating this project include: None

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), Title 17 (Subdivision), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA) and the State Shoreline Management Act.

This notice has been provided to **agencies, neighborhood associations, parties of record, and neighboring property owners**. Lists of specific parties notified are available upon request.

SEC. 17, T18N, R1W, W.M.

BAYAN TRAILS SPR SUBMITTAL OLYMPIA, WASHINGTON



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	CV-01	COVER SHEET
2	EX-01	EXISTING CONDITIONS MAP
3	SP-01	SITE PLAN
4	EC-01	TESC AND DEMOLITION PLAN
5	CG-01	GRADING PLAN
6	SD-01	DRAINAGE PLAN
7	SD-02	DRAINAGE NOTES AND DETAILS
8	WT-01	WATER PLAN
9	SS-01	SANITARY SEWER PLAN
10	SS-02	SANITARY SEWER PLAN
11	RD-XS-01	ROADWAY CROSS-SECTIONS
12	RD-01	ROADWAY PLAN
13	RD-02	ROADWAY PLAN

LEGAL DESCRIPTION:

PARCEL A:
THE NORTH QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., EXCEPTING THEREFROM THE EAST 30 FEET FOR COUNTY ROAD KNOWN AS SLEATER KINNEY ROAD.

PARCEL B:
PARCEL A OF BOUNDARY LINE ADJUSTMENT NO. BLA-5784 AS RECORDED AUGUST 20, 1983 UNDER AUDITORS FILE NO 9308200260.

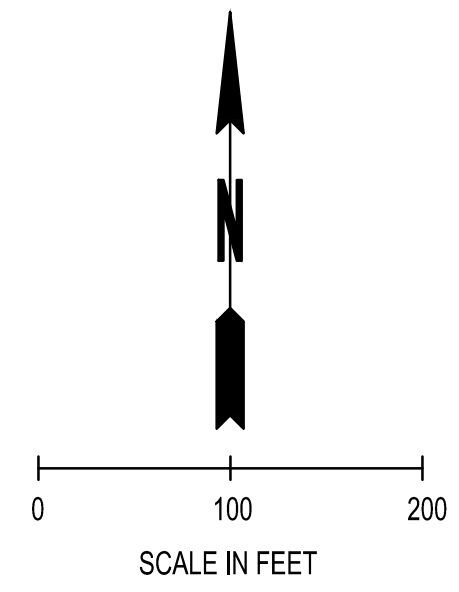
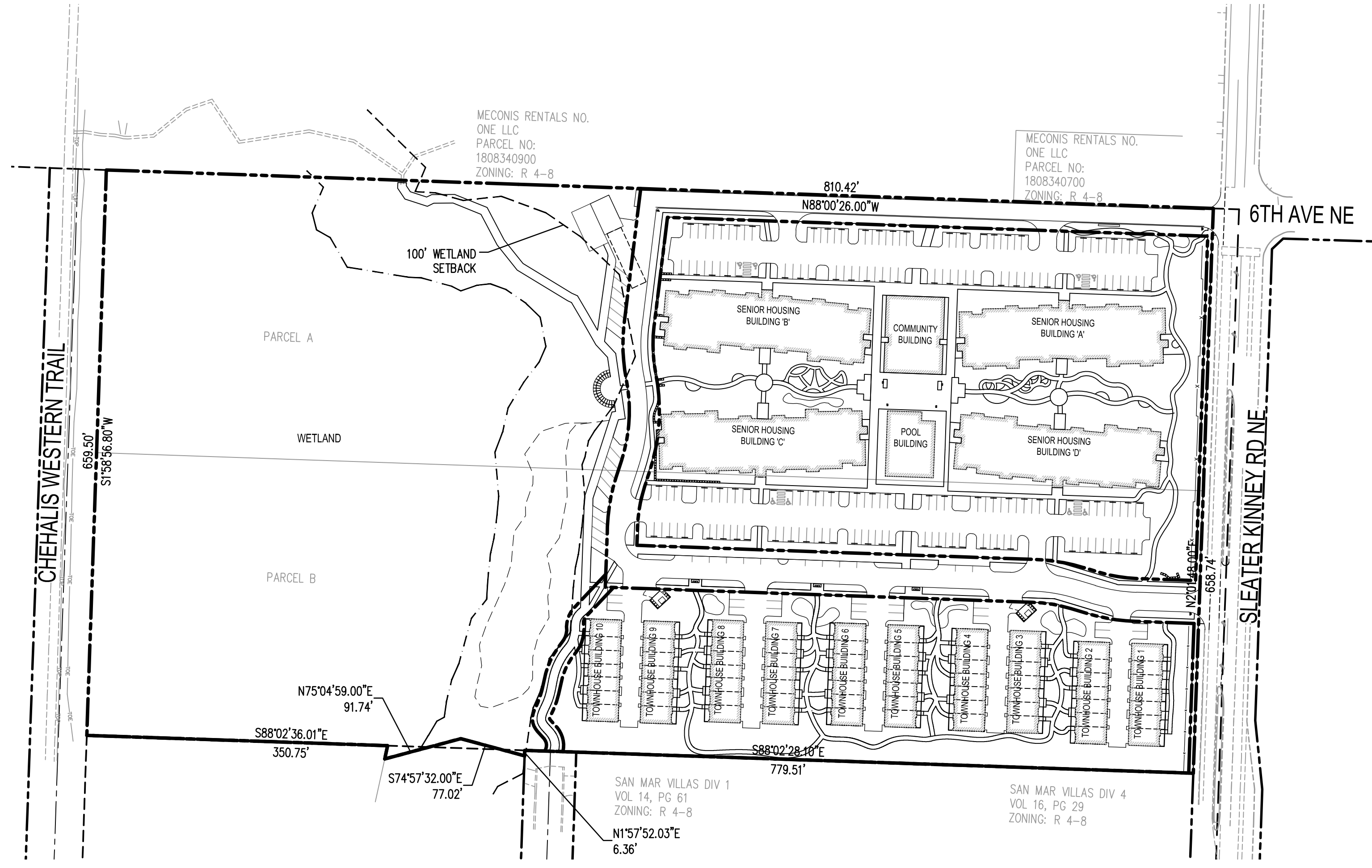
SURVEY NOTES:

1. SURVEY FIELD WORK COMPLETED MAY 2014 BY MOUNTAIN 2 COAST, LLC.
2. SECTION SUBDIVISION PER ROS AFN 9307130242 AND ROS AFN 9211060188.
3. UNDERGROUND UTILITIES SHOWN PER LOCATE BY APPLIED PROFESSIONAL SERVICES AND REFERRING TO CITY OF OLYMPIA UTILITY SYSTEM MAPS.
4. WETLANDS FLAGGED BY LISA PALAZZI OF SCJ ALLIANCE.

DATUM:

1. HORIZONTAL - WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE, NAD 83/91 BASED ON TIES TO THURSTON COUNTY MONUMENTS 7498 AND GP34005-1
2. VERTICAL - NAVD 88 BASED ON CITY OF LACEY BENCH MARK NO 745, WHICH IS ALSO THURSTON COUNTY MONUMENT 7498, NAVD 88 ELEVATION = 207.93

AREA SUMMARY		
	ACRES	SQ. FT.
PARCEL A WETLANDS	2.852	124,232
PARCEL A UPLANDS	6.663	290,236
PARCEL B WETLANDS	3.122	135,998
PARCEL B UPLANDS	6.391	278,373
TOTAL AREA (ACRES)	19.028	828,839



PROJECT DATA:

PARCEL: 11817210100 AND 11817210200

OWNER/APPLICANT:
GOLDEN ALON DEVELOPMENT CO. LLC
PO BOX 1068
OLYMPIA, WA 98507
PH: (206) 303-4973
CONTACT: JAY SUENO

ZONING:
RM-18

SITE ADDRESS:
607 AND 709 SLEATER KINNEY ROAD NE
OLYMPIA, WA 98506

PROJECT REPRESENTATIVE:
SCJ ALLIANCE
8730 TALLON LANE NE, SUITE 200
LACEY, WA 98516
PH: (360) 352-1465
CONTACT: ROSS JARVIS, PE

ARCHITECT:
THOMAS ARCHITECTURE STUDIO
109 CAPITOL WAY NORTH
OLYMPIA, WA 98501
PH: (360) 915-8775
CONTACT: RON THOMAS, AIA

UTILITIES:

STORMWATER/SEWER/WATER/SOLID WASTE:
CITY OF OLYMPIA
CITY UTILITIES
924 7TH AVENUE, STE A
OLYMPIA, WA 98507
PH: (360) 753-8588
EMERGENCY SERVICE: (360) 753-8333

ELECTRIC/NATURAL GAS:
PUGET SOUND ENERGY - PSE
10885 NE 4TH ST
BELLEVUE, WA 98009
PH: (425) 452-1234
EMERGENCY SERVICE: (888) 225-5773
CONTACT: DAVE LESINSKI, ENGINEERING SPECIALIST,
CONSTRUCTION SERVICES, PH: (253) 476-6425

CUSTOMER CONSTRUCTION
3130 S 38TH ST
TACOMA, WA 98409
PH: (888) 321-7779

TELEPHONE:
CENTURY LINK
711 CAPITOL WAY S, STE 307
OLYMPIA, WA 98501
PH: (360) 754-5912
CONTACT: WAYDE HOLMQUIST, SR DESIGN ENGINEER

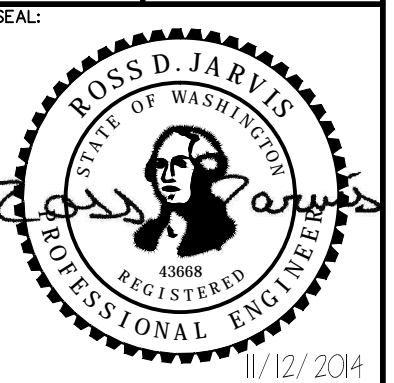
CABLE:
COMCAST
410 VALLEY AVE NW, STE 9
PUYALLUP, WA 98371
PH: (253) 261-0945
FX: (253) 864-4215
CONTACT: ERIC PARTON, COMCAST BUSINESS SERVICES GROUP

CALL BEFORE YOU DIG

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.



COVER SHEET
BAYAN TRAILS
OLYMPIA, WASHINGTON



DESIGNER:
R. JARVIS

DRAWN BY:
L. HURTADO

APPROVED BY:
R. JARVIS

DATE:
NOVEMBER, 2014

JOB No:
1541.01

DRAWING FILE No:
1541.01 CV-01

DRAWING No:
CV-01

SHEET No: 1 of 13

Nov 11, 2014 2:21:27pm - User: lhrinch
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