



GENERAL LAND USE APPLICATION

ATTACHMENT 2

OFFICIAL USE ONLY

Case #: _____
Received By: **L.ROSARIO**

Master File #: **16-9076**
Project Planner: **C.HORNBEIN**

Date: **10/19/16**
Related Cases: _____

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 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 Permit Plans</u> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: Washington Realtors Building
Project Address: 504 14th Ave SE, Olympia, WA 98501

Applicant: Attili Design & Engineering, Inc., P.S.
Mailing Address: 1002 39th Ave SW Suite 207 Puyallup, WA 98373
Phone Number(s): 253-222-5592
E-mail Address: ma@attiliengineeringinc.com

Owner (if other than applicant): Washington Association of Realtors (Steve Franks)
Mailing Address: 504 14th Ave SE, Olympia, WA 98501
Phone Number(s): 360-943-3100 steve.franks@warealtor.com

Other Authorized Representative (if any): Bill Riley
Mailing Address: 1002 39th Ave SW #302, Puyallup, WA 98373
Phone Number(s): (253) 881-3046
E-mail Address: briley@govista.net

Project Description: To demolish the existing building and construct a new 13,200 SF building with associated parking and utilities.

Size of Project Site: 0.72 ac
Assessor Tax Parcel Number(s): 68300200101

Section : 23 Township: 18N Range: 2W

Full Legal Description of Subject Property (attached):

See attached document to this application

Zoning: Downtown Commercial and Urban Residential

Shoreline Designation (if applicable): Not applicable.

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input checked="" type="checkbox"/> None |

Water Supply (name of utility if applicable): City of Olympia

Existing: 1" Service w/ 3/4" irrigation

Proposed: 1" Service w/ 3/4" irrigation

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: 6-inch (assumed - not found on survey)

Proposed: 6-inch connection in Jefferson St SE at northwest corner of site

Access (name of street(s) from which access will be gained): Two-way access - Jefferson St SE, Exit-only - 14th Ave SE

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

_____ I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner
Initials 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

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Case #: _____ Master File #: 16-9076 Date: 10/19/16
 Received By: L.ROSARIO Project Planner: C.HORNBEIN Related Cases: _____

Project Name: Washington Realtors Building

Project Address: 504 14th Ave SE; Olympia, WA 98501

Name of Applicant: Attili Design & Engineering, Inc., P.S. (Representative)

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	31,563 sq. ft.	0 sq. ft.	31,563 sq. ft.
Number of Lots	1		1
IBC Building Type	2015 IBC		
Occupancy Type	Office - Group B		
Number of Buildings	1 - To be Demo	1 - New	1 Bldg
Height	30 +/- ft.	30 +/- ft.	30 +/- ft.
Number of Stories (including basement)	2 - To be Demo	2 - New	2
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	4787 - To be Demo sq. ft.	6740 - New sq. ft.	6740 sq. ft.
Second Floor	4858 - To be Demo sq. ft.	6626 - New sq. ft.	6626 sq. ft.
Remaining Floors (number _____)	0 sq. ft.	0 sq. ft.	0 sq. ft.
Gross Floor Area of Building	9645 - To be Demo sq. ft.	13366 - New sq. ft.	13,366 sq. ft.
Landscape Area	8157 sq. ft.	New Planting - 3595 sq. ft.	New Bldg/Site Plan 6060 sq. ft.
Paved Parking	sq. ft.	sq. ft.	sq. ft.
Number of Parking Spaces	47spaces	0	34 spaces
Total Impervious Area	24,829 sq. ft.	871.00 sq. ft.	25700.00 sq. ft.
Sewer (circle one)	<u>City</u> / Septic	<u>City</u> / Septic	
Water (circle one)	<u>City</u> / Well	<u>City</u> / Well	

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



DESIGN REVIEW APPLICATION COMBINED DESIGN REVIEW

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Project Name: Washington Realtors Building

Site Address: 504 14th Avenue SE, Olympia, WA 98501

Applicant Name: Tahoma Design Group - Dale Couture, AIA

Phone Number: 253-284-9680

E-Mail Address: pdcouture@tahomadesigngroup.com

Project Narrative: Demolish existing 9,645 SF, two story building and construct a new 13,366 SF, two story building with associated parking

OMC 18.100.110.C, Combined Conceptual & Detailed Design Review.

For those projects that meet the following criteria:

1. Have had a pre-submission conference; and
2. Have no apparent environmental issues, such as those listed in the Critical Areas Ordinance (OMC 18.32), SEPA (Title 14) , or transportation issues (EDDS Chap 4); and
3. Do not require a public hearing.

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
4. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
 - Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
5. Detailed Site Plan, illustrating:
 - Property lines with distances.
 - Adjacent public rights-of-way.
 - Existing and proposed grades at 2-foot contour intervals.
 - Existing and proposed site features, including stormwater facilities.
 - Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - Location of above ground mechanical or utility equipment and screening option(s).

- Clearly delineated and labeled landscape, hardscape, and building areas.
 - Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
 - Solid waste collection location and enclosure/screening option(s).
 - Existing or proposed retaining walls or fences with spot elevations at top and bottom.
 - Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
 - Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
- All features included on the detailed site plan.
 - Location of existing (to remain) and proposed plants.
 - Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - Graphic depiction of the size of proposed tree canopies at maturity on plan (photos, sketches, other).
 - Clearly delineated and labeled landscape, hardscape, and building areas.
 - Location and spacing of proposed plantings.
 - Common and botanical names of each species, include native (N) or non-native (NN).
 - Container or caliper size of plants at installation.
 - Quantities of plant material by species and size at installation.
6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:
- Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
 - Finished floor elevations.
 - Location of building doors and windows.
 - Proposed building and roof materials.
 - Location of exterior steps and stairways.
 - Color rendering of any building elevation visible from a public right-of-way.
 - Exterior building details, including all materials and colors.
 - Window details, including materials and colors of framing and glazing materials.
 - Door details, including materials and colors.
 - Roof details, including materials and colors.
 - Location of all exterior light fixture(s).
 - Location and type of major sign(s).
7. Detail Sheet (fully dimension and scale each detail):
- Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
 - Exterior light fixture detail and cut sheets.
 - Solid waste collection enclosure and screen details.
 - Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
 - Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
 - Recreation areas including any proposed equipment or swimming pools.
 - Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- Building and roof materials.
 - Window materials.
 - Building trim colors.
 - Colors of major signs.