

February 25, 2026

Olympia Community Planning & Development  
601 4th Ave E  
Olympia, WA 98501

**Re: Record Number 26-1178**

Sixteen Ten Pine Middle Housing  
Parcel 52105500700  
New Middle Housing urban infill.

On behalf of Sixteen Ten Pine Street, LLC, we seek feedback on this Middle Housing urban infill proposal as part of the city's Presubmission Conference process.

As currently submitted, we posit a phased approach to developing this parcel with six total housing units and its supporting infrastructure. Below is a basic breakdown of the project along with supporting assumptions and some additional questions.

Phase I:

- Lateral ROW sewer line installation along Pine Avenue connecting to the existing Marion Street sewer main. Per Olympia's adopted 2025 Engineering Design and Development Standards (EDDS) 3.110(C)(1), the installed line would not need to extend along the entire frontage.
- Site connection to existing Pine Avenue water line.
- Removal of two existing significant trees and their replacement per OMC 16.60 requirements.
- Construction of 2-story duplex facing Pine Avenue meeting OMC Residential Infill Design Review requirements as well as all applicable State and Municipal codes at the time of building permit submission.
- Installation of pervious walkway around building.
- Construction of onsite stormwater bioretention swale system sized to account for the impervious roofs of all proposed phases. Due to site constraints, in order to allow for future phases this stormwater system will require a variance reducing the setback to property lines and buildings from 10' to 5'.
- Beyond repairing the ROW accessed during construction, the existing frontage would not need to be improved.
- Parking spaces are not required due to the parcel's ½ mile proximity to a frequent transit route (State Ave NE) per OMC 18.04.080(A)(1)(a)(ii).
- A Level 1 Soil and Vegetation plan will need to be provided.

Phase Future:

- Construction of additional 3 units within a 3-story building connected to the Phase I duplex by an outdoor stairwell and roof.
- Construction of a detached 1-car garage with a second story Accessory Dwelling Unit.
- All building construction to meet applicable State and Municipal codes at the time of building permit submission.
- Construction of an accessible van parking space per OMC 18.38.100(C)(2) and the Washington State Building Code 1106.6.
- Installed driveway and additional paths to be pervious.
- The garage door must be set back 10' from the east property line per OMC 18.04.080(H)(5)(b); however, the second story ADU above the garage can cantilever to within 5' of the side property line.
- Under current Municipal Code, a Level 1 Soil and Vegetation plan will be required as part of the later Phase as long as the proposal includes ≤ four additional units per OMC 16.60.050 Table A.
- Under current EDDS 2.040(A)(2), if ≥ three additional units are proposed for construction, half-street streetside improvements along the parcel's frontage would be required that meet current ESDS requirements for a Major Collector.

Additional questions:

- Following the recently amended OMC 18.04.080(K), we are interested in pursuing the 20% increase in impervious surface coverage above what is listed in Table 4.04 as part of the later phase of development. Assuming all requirements are met, what assurances can the Department of Planning and Development provide that the 20% increase will be granted?
- According to ESDS' standard drawing number 4-2G, current Major Collector standards include a 5'8" wide bike lane. If a streetside improvement to current Major Collector standards is required as part of this project, it would result in the only bike lane along Pine Street and, unless enforced by the City, would likely be used as street parking by neighborhood residents. Is there a route available for the City to waive or defer this requirement?
- If Phase I of the project includes a stormwater system that accounts for all phases of roof surfaces proposed, can the City provide any assurances about the length of time this remains valid?
- Can the Fire Department and City Engineering please confirm that adequate water line sizes and water pressure is available to support all proposed phases? If not, please provide a clear delineation of responsibilities for improving the necessary infrastructure.
- Following the recently amended OMC 18.04.080(H)(5)(b), if necessary, the rear yard setback for the proposed detached garage with ADU may be reduced to zero because the lot abuts an alley.

Thank you for your consideration.

Sincerely,



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