

M·B·A

a r c h i t e c t s

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505 Union Studio Apartments – Narrative Description

The 505 Union Studio Apartments is a Change of Use and Occupancy and Remodel project. The existing 4 story building of approximately 46,372 SF is currently a mixed-use building with an S-2 (parking garage) and a B Occupancy (offices) on the remaining floors. The project will leave the S-2 Parking Garage as is and will remodel the upper three floors into approximately 65 Studio type apartments. This will change the Occupancy from a B to an R-2. The exterior of the building will not receive a facelift but may have new windows added or deleted in order to fit with the new apartment floor plans and egress requirements.

Questions:

1. Since this is a Change of Use project, are there any regulations that would affect the exterior of the building in order to meet any zoning or municipal code requirements? Such as modulation, massing, glazing etc.
2. Is there a Design Review or Neighborhood Review requirement for this project?
3. What are the off street parking, EV parking and bicycle parking requirements?
4. What additional fees other than the building permit might be required such as traffic impact fees etc.
5. What offsite improvements might be required?