



## Notice of Land Use Approval

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

<b>Project Name:</b>	Port of Olympia Warehouse B, File No. 14-0010
<b>Description of Proposal:</b>	Construction of a new 50,000 square foot warehouse on the Port Marine Terminal.
<b>Location of Proposal:</b>	915 Washington Street NE, immediately east of the existing warehouse.
<b>Applicant:</b>	Port of Olympia 915 Washington Street Olympia, Washington 98501
<b>SEPA Lead Agency:</b>	Port of Olympia – A Determination of Nonsignificance was issued on October 11, 2013.
<b>Lead Planner:</b>	Cari Hornbein, Senior Planner
<b>Date of Issue:</b>	March 31, 2014
<b>Appeal Deadline:</b>	April 21, 2014

**The Port of Olympia Warehouse B, File No. 14-0010 is hereby approved by the Site Plan Review Committee with the following conditions. These conditions must be met prior to issuance of construction permits or Certificate of Occupancy, or as specifically noted in the condition.**

### CONDITIONS

#### **PLANNING**

- 1. Approved Site Plan.** Development shall be as shown on the approved site plan (attached). This plan shall accompany plans submitted for engineering and building permit review.
- 2. Effect of Approval.** This Land Use Approval will be in effect for two years from the date of issuance, with a possible two year extension.
- 3. Design Review.** The Olympia Design Review Board approved the project for combined Concept and Detail Design Review on March 13, 2014 with the following condition:

“Polar White” shall be replaced with “Fox Gray” or an equivalent color for the roof. The applicant shall evaluate this color and paint finish for glare impacts to nearby buildings as well as those along East Bay and West Bay drives. Finding shall be transmitted to City staff during building permit review. If glare is an issue, an alternative color and/or finish shall be used.

4. **Hours of Operation/Construction Noise.** Pursuant to 18.40.080.C.7, construction activity is restricted to the hours between 7:00 a.m. and 6:00 p.m.

## **ENGINEERING**

1. **Engineering Permit Application.** Following Land Use Approval and prior to construction, the applicant shall submit detailed engineering design plans to the Community Planning and Development Department for detailed technical review, approval and permitting.
2. **Engineering Design Plans.** All engineering plans submitted shall be in conformance with the current City of Olympia Engineering Design & Development Standards, and any other applicable regulatory standards.
3. **Water Main Plan** - The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the Development Guidelines and Public Works Standards (2.050.B). The water system shall be designed to provide adequate domestic plus fire flow at the required residual pressure.
4. **Sewer Main Plan** - The applicant shall install sewer facilities in accordance with the provisions of Chapter 7 of the Development Guidelines and Public Works Standards (2.050.A).

## **BUILDING CONSTRUCTION**

1. **Building Permit Application.** Following Land Use Approval and prior to construction, the applicant shall submit building permit plans to the Community Planning and Development Department for detailed technical review, approval and permitting.
2. **Building Permit Plans.** All building plans submitted shall be in conformance with the current Building Code, and any other applicable regulatory standards.

## **FIRE PREVENTION**

1. **Fire Sprinklers.** Fire sprinklers are required and shall be designed per NFPA 13, Extra Hazard, Group 1 criteria.
2. **Fire Alarm System.** A fire alarm system is required and shall be included in plans submitted for building permit review.
3. **Fire Hydrants.** Additional fire hydrants and/or the relocation of existing hydrants are required and shall be shown on plans submitted for engineering permit review.

## **URBAN FORESTRY**

1. In lieu of planting trees on site, the applicant shall contribute \$8,327 into the city's tree account prior to building permit issuance (22 tree units x \$378.50 per tree unit = \$8,327).

### End of Conditions

#### **Impact Fee Note:**

This project will be subject to impact fees. These fees will be due and payable when building permits are issued. Specific impact fees will be determined when a complete building permit application is submitted. Prior to that date, all impact fees are subject to change.

#### **Expiration of Approval**

Pursuant to 18.60.240 and 18.72.140.D., this approval will expire two years from the date of the appeal period deadline, which will be **April 21, 2016**, unless utilized by an application for unexpired construction permits or explicitly extended by the Site Plan Review Committee in response to a written request submitted prior to the expiration date.

#### **Appeal Procedure**

Per Olympia Municipal Code 18.75.020.C., Site Plan Review Committee decisions may be appealed by any aggrieved or affected parties. The filing fee for appeals to the Hearing Examiner is \$1,000.00. Any appeal must be submitted in writing to the Community Planning and Development Department on forms provided by the Department. If an appeal is filed, no permits will be issued until the administrative appeal is resolved.



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#### **CARI HORNBEIN, SENIOR PLANNER**

Lead Planner on behalf of the Site Plan Review Committee consisting of Alan Murley, Engineering Plans Examiner; Tom Hill, Building Official; Rob Bradley (Fire Marshall); with comments by Shelly Bentley (Urban Forester).

