

# ASH Holdings

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**December 31, 2018**

City of Olympia  
Community Planning & Development  
601 4<sup>th</sup> Ave E  
Olympia, WA 98501

**Proposed Land Use for 2714 Morse-Merryman Rd SE:**

2714 Morse-Merryman RD SE is a 2.13 acre (92,780 sq. ft.) residential lot in Southeast Olympia, WA. It contains one 1,500 sq. ft. single story home. My plan is to subdivide the property into a total of five lots ranging in size from 15,600-25,200 sq. ft. Zoning density requirements will allow 17.04 units.

With the new Missing Middle changes, the subject properties will each have all or a portion laying within the 600 ft. zone east from Boulevard Rd SE that now allows fourplexes to be constructed in R4-8 zoning on 13,000+ sq. ft. lots. These newly formed lots will each (eventually) hold 1 two-story fourplex of 4,000 sq. ft. Each lot will have 8 parking spaces with a connecting driveway. The pavement and impervious surface of the total completed project will be 25.33% of the subject property; 23,500 sq. ft. The remaining acreage will be landscaped or set aside for water retention. City Electrical, Water, and STEP Sewer are all accessible in Morse-Merryman Rd SE.

I plan to do the majority of the site work and entitle the properties for development. I am in the process of completing a boundary survey and geotec study of the property. The numbers submitted with this application are for the entire project. Please contact me with any questions.

**Regards,**

**Alex S. Holtze, MSRE, ARM**  
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