



## Western Trails: Pre-App Meeting

<b>Date:</b>	December 4, 2025	<b>From:</b>	Albert Torrico
<b>To:</b>	Permit Center	<b>Project #:</b>	<b>Western Trails</b>
<b>Company:</b>	City of Olympia Planning & Permit Center	<b>Subject:</b>	Pre-Application Project Narrative
<b>Address:</b>	607 & 709 Sleater-Kinney Road NE Olympia, WA	<b>cc:</b>	Albert Torrico (Sage Apartment Development, LLC)

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### Project Description:

The proposed project includes 5 x 36-unit and 4 x 24-unit 3-story walk-up apartment buildings or 276 units, a community building/leasing office, a pool and associated amenities, approximately 415 parking stalls for the residential and community/leasing building, open space, on-site landscaping and associated storm drainage.

### Site Description:

The site is fronted along the west side of Sleater-Kinney Road NE with the main entrance being the continuation of 6<sup>th</sup> Avenue into the site. It is 19.55 acres with two parcels, 11817210100 and 11817210200. The site generally slopes down from Sleater-Kinney Road NE towards the on-site wetland to the west. The site is zoned Residential Multifamily (RM-18).

### Geology

Landau & Associates prepared a full geotechnical report on October 21, 2014, and a supplemental report on May 2, 2023. Between the two reports a total of 28 test pits were dug. The site is relatively flat with only a few feet of vertical relief across the site. Vegetation consists of a mixture of conifer and deciduous trees and various underbrush. The site soils are underlain by recessional outwash overlaying glacial till. The glacial till generally consists of dense to very dense silty sand with varying amounts of gravel. Ground water was encountered at approximately 12' in some test pits.

## **Critical Areas**

Wetland Resources conducted a wetland recon on November 19, 2025. Based on core samples they determined that the wetland is a Category II wetland with a 180' buffer based on the city's current critical areas ordinance habitat score and rating system. The original wetland report prepared by SCJ Alliance dated April 2015 established the wetland also as a Category II but with a 120' buffer. The proposed site plan assumes an 180' wetland buffer.

## **Background**

The previous project, known as Bayan Trails, went to a hearing on May 20, 2015, and was approved. A subsequent Development Agreement was executed on May 5, 2015. The Development agreement was extended to May 5, 2030, on June 25, 2025.

We have been following the new middle housing ordinance with city staff. That ordinance removed the second housing type requirement for the RM-18 zone. If this ordinance is adopted and goes into effect in late December we plan to develop the site under the current code. Amending the Development Agreement to align with the current code doesn't appear to be feasible given the amount of time and process needed to make the changes.

## **Pre-Submittal Application Questions:**

1. Will the city require a new wetland report or an update memo since the critical areas ordinance has changed since 2014?
2. If Sage departs from the Development Agreement and follows the code for the RM-18 zone, what is the land use process, we will follow? Will the project require a hearing examiner approval?
3. What utilities are available to connect to in Sleater-Kinney Road NE? What frontage improvements will be required for Sleater Kinney Road NE?
4. If infiltration is feasible, can storm water be discharged into the wetland buffer?
5. Can a walking trail be in a wetland buffer? If so, can the trail be paved?
6. There is a road that dead ends to the SW of the proposed site but aligns with the 180' buffer. Previous plans showed that road connecting through the site but wouldn't be feasible now. We assume the city will not require that connection.
7. Will the city still allow the main entrance to the proposed project via 6<sup>th</sup> Ave NE? If so, what improvements will be required to be made to 6<sup>th</sup> Ave NE?
8. What are the tree retention requirements for the site? Will trees left in the wetland buffer count towards that requirement?

9. Will the project require a new traffic impact analysis and lighting plan?
10. Can the upland area or developable area of the site have a 6' high cedar fence? The fence line would not extend into the wetland buffer, and the wetland buffer would have a split rail fence commonly used for wetland buffers with signage.