

Presubmission Conference Narrative

DATE: March 19th, 2025
TO: City of Olympia
ATTN: Planning & Development Department
FROM: Kaufman Construction & Development
PROJECT: 1525 Palomino Drive SE
RE: **Pre-submission Conference Narrative**

Plans Examiner,

In the scenic city of Olympia, Washington, a new chapter is unfolding on a 1.36-acre parcel of raw land at 1525 Palomino Drive SE. This untouched plot, identified by parcel number 12836310504, is poised to transform into a modern medical office complex, bringing essential healthcare services to the community.

The journey begins with the clearing and grading of the land, a blank canvas of 59,031 square feet, ready to accommodate a visionary project. The design calls for two medical office buildings, each spanning 8,000 square feet, to be constructed potentially in **two phases**, totaling 16,000 square feet of built space. These structures will rise under the International Building Code (IBC) Construction Type V-B, fully equipped with sprinkler systems for safety—though a reduction to 7,500 square feet per building could eliminate this requirement, offering flexibility in the development process.

Zoned as Professional Office/Residential Multi-Family (PORM), the site adheres to strict setback guidelines: a minimum of 10 feet from the front, and 15 feet from the sides, with potential adjustments due to its proximity to residential lots in Tumwater. This thoughtful spacing ensures harmony with the surrounding neighborhood while maximizing the lot's potential. The buildings themselves will occupy 27% of the land, leaving ample room for supporting infrastructure and green spaces.

A key feature of the project is its parking plan, tailored to the needs of a bustling medical office. With a requirement of 4 stalls per 1,000 square feet, each building demands 32 parking spaces, totaling 64 across the site. The design exceeds this, providing 65 stalls, including 6 designated for electric vehicles (EV)—a forward-thinking nod to sustainability that meets the 10% EV requirement. Beyond the buildings and parking, 24,784 square feet of concrete and asphalt will form driveways and walkways, covering 43% of the lot, while 18,247 square feet—30% of the total area—will be dedicated to lush landscaping, softening the development's footprint and enhancing its aesthetic appeal. Together, the buildings and impervious surfaces will reach the allowable 70% lot coverage, with hard surfaces capped at 85%, striking a balance between functionality and environmental consideration.

As construction progresses, the raw land will evolve into a vibrant hub of medical care, classified under Occupancy Group B for medical clinics. The completed complex will stand as a testament to thoughtful urban planning, blending practicality with community needs. From its initial state as an undeveloped parcel, 1525 Palomino Drive SE will emerge as a cornerstone of Olympia's healthcare landscape, ready to serve residents for years to come.

Thank you,

Riley Wall