



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 19-1844

Master File #: _____

Date: 5/9/2019Received By: CSHProject Planner: CSH

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input checked="" type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: State & WaterProject Address: 207 State Street, Olympia, WA 98501Applicant: Urban Olympia IX, LLC (Walker John)Mailing Address: P.O. Box 7534, Olympia, WA 98507Phone Number(s): 360-705-2303E-mail Address: walker@oliviabeach.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Tom Rieger (Thomas Architecture Studios, LLC)Mailing Address: 525 Columbia StPhone Number(s): (360)915-8775E-mail Address: tom@tasolympia.com

Project Description: New mixed use building with four floors of residential apartments (studio, 1 and 2 bedroom) over one floor of parking, lobby, retail, restaurant and common spaces.

Size of Project Site: 0.52 acresAssessor Tax Parcel Number(s): 78507300301, 78507300100 & 78507300400Section: 14Township: 18 NRange: 2 W

Full Legal Description of Subject Property (attached):

LOTS 1 AND 4 AND THE WEST 60 FEET OF LOTS 2 AND 3 IN BLOCK 73 OF SYLVESTER'S PLAT OF OLYMPIA, AS RECORDED IN VOLUME 1, PAGE 14. TOGETHER WITH THE VACATED ALLEY LYING BETWEEN SAID LOTS 1 AND 2 AND LOTS 3 AND 4. EXCEPTING THEREFROM A 10 FEET BY 10 FEET BY 14.14 FEET TRIANGULAR SECTION IN THE SOUTHWEST CORNER OF LOT 3 AND IN THE SOUTHEAST CORNER OF LOT 4;

SITUATE IN THURSTON COUNTY, WASHINGTON.

Zoning: Urban Waterfront Housing (UWH)

Shoreline Designation (if applicable): Site is on the opposite side of Water Street from Budd Inlet and designated Urban Intensity (UI)

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input checked="" type="checkbox"/> None |

Water Supply (name of utility if applicable): City of Olympia

Existing: 0

Proposed: 1

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: 0

Proposed: 1

Access (name of street(s) from which access will be gained): State Ave NW and Water Street NW

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date 05/08/19



Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____
 Received By: _____ Project Planner: _____ Related Cases: _____

Project Name: State & Water

Project Address: 207 State Street, Olympia, WA 98501

Name of Applicant: Urban Olympia IX, LLC (attn.: Walker John)

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	22,678 sq. ft.	0 sq. ft.	22,678 sq. ft.
Number of Lots	3	0	3
IBC Building Type	None	IA/VA	
Occupancy Type	N/A	M / R2 / A2 / S2	
Number of Buildings	0	1	1
Height	N/A	65 ft.	65 ft.
Number of Stories (including basement)	N/A	5	5
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	0 sq. ft.	6,186 sq. ft.	6,186 sq. ft.
Second Floor	0 sq. ft.	12,583 sq. ft.	12,583 sq. ft.
Third Floor	0 sq. ft.	12,583 sq. ft.	12,583 sq. ft.
Fourth Floor	0 sq. ft.	12,583 sq. ft.	12,583 sq. ft.
Fifth Floor	0 sq. ft.	12,583 sq. ft.	12,583 sq. ft.
Gross Floor Area of Building	0 sq. ft.	56,518 sq. ft.	56,518 sq. ft.
Landscape Area	0 sq. ft.	360 sq. ft.	360 sq. ft.
Paved Parking	22,678 sq. ft.	-6,546 sq. ft.	16,132 sq. ft.
Number of Parking Spaces	71	-24	47
Total Impervious Area	22,678 sq. ft.	-360 sq. ft.	21,318 sq. ft.
Sewer (circle one)	City / Septic	City / Septic	
Water (circle one)	City / Well	City / Well	

PROJECT DESCRIPTION *(please fill out the above table and provide a separate detailed description):*

New Building: Construction of new five story mixed use building with sixty residential units (16 studios, 28 1-bedrooms & 16 2-bedrooms) over ground level commercial space and covered parking.



September 13, 2019

Cari Hornbein AICP, Senior Planner
City of Olympia | Community Planning and Development
PO Box 1967
Olympia, WA 98501-1967

RE: Shoreline Conditional Use Narrative

Dear Ms. Hornbein,

Per your request, please see the following Shoreline Narrative:

The project site for State & Water is designated as an Urban Intensity Budd 5A shoreline environment. Parking facilities for the building (46 stalls) are located landward of the principal building and partially beneath the structure with a series of screened openings along State Avenue to provide no adverse impact on the shoreline. Stormwater from the parking area will be tight lined to the City of Olympia's stormwater system. Public access along both State Avenue and Water Street have been enhanced by setting the entire building façade back from the property line and adding a minimum of 8'-0" to the existing sidewalk. This has created a wide public pedestrian thoroughfare with a direct connection to Percival Landing due to the addition of a cross walk at the NW corner of the project crossing State Avenue. In addition, public amenities including benches and bicycle racks will be provided. The setback also considers and allows for a broader view corridor to the established key views of the Capitol Dome, Budd Inlet, and the Olympic Mountains. This main pedestrian corridor, facing Budd inlet, is shielded from the trash and recycling receptacles, HVAC systems, and electrical transformers by locating these uses behind the building to minimize interference with public views. A visual impact assessment has been provided with this application showing that the project does not impact the established key views. Being a mixed-use building, the residential use is permitted, and the planned retail and restaurant space are conditional uses within the shoreline designation.

Respectfully Submitted,



Michael T. Kershisnik, AIA
Project Manager