

February 20, 2020

Project Narrative
509 12th Avenue Apartments

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Olympia WA 98501

This project is adding 14 units of R-2 residential apartments on the west side of this parcel. Six of the apartments will be a 2 story addition to the existing apartment building, eight of the units will be in a new building, constructed over a level of parking. A shared laundry facility is proposed be located in the addition.

There are currently 20 units on the property and 35 parking stalls. This proposal adds 14 units for a total of 34, and reduces parking from 35 stalls to 31. This assumes a 1.0 stall-per-unit parking requirement with a 10% reduction in the downtown parking reduction district. All new construction will be on existing impervious surfaces. No trees will need to be removed.

The proposed mix will be eight 1 bedroom apartments and 6 studio apartments. These may be built using modular construction techniques.