

PRE-SUBMISSION APPLICATION NARRATIVE

Date:	May 1, 2024
Jurisdiction:	City of Olympia
Applicant:	Kendra Kozak Axis Design Group Architecture & Engineering, Inc. 11104 S.E. Stark Street Portland, OR 97216
Phone:	(503) 284-0988
Email:	kendrak@axisdesigngroup.com
Project Name:	New Parking Lot (Private Commercial Use) 511 McPhee Rd. SW Olympia, WA 98502
Property ID / Site Area:	Parcel #: 12817411802 42,253.2 SF (0.97 acres)
County:	Thurston
Existing Use:	91 Undeveloped Land
Proposed Use:	55 RTL-AUTO Parking Lot (Private Commercial Use)
Zoning:	High Density Corridor 4

i. Summary of Application

The application proposes development on an undeveloped lot (Parcel #12817411802). Existing vegetation located on site proposed to be removed. New development proposed to be utilized as a parking lot for off-site automotive sales vehicle inventory storage.

ii. Existing Conditions

Existing site is an undeveloped Parcel located at 511 McPhee Rd SW. No direct access point has been developed on McPhee Rd. SW to the subject parcel and its cross street is Harrison Ave NW. McPhee Rd SW is paved with asphalt and is classified as an urban major collector street with no existing improvements. Overhead power lines run along west side of the street.

Existing site vegetation is most densely populated on the NW corner of the site with some trees located closer to McPhee Rd. SW. Since the site has been undeveloped there are no existing utilities, but land influences include fair exposure, light traffic, and is relatively flat. It's neighboring property to the north has a fence that runs along the property line and the southern property has a gravel road access point along its border. The nearest fire hydrant is located roughly 350 feet north of the site along McPhee Rd SW.

The site is zoned HDC-4 High Density Corridor 4. It is bordering properties are also zoned HDC-4 and the north property's use is Retail and the southern property's use is a Warehouse.

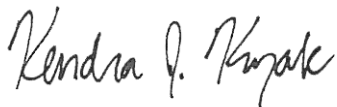
iii. Proposed Development

Proposed development seeks to demolish the existing vegetation on site. Existing site proposed to be re-graded with fill to accommodate new asphalt pavement for automotive sales vehicle inventory storage lot. A new 24' wide site access is proposed from McPhee Rd SW. New perimeter landscaping with 30 trees to accommodate minimum 30-tree per 1 acre site requirement. New 7' perimeter wrought-iron fence with security access gate at site entrance. Three new site light poles with LED cut-off fixtures mounted to concrete bases for on-site security illumination, 20'-0" mounting height. No buildings or structures proposed with development. Anticipated daily trips to the site estimated between 10-15.

iv. Questions

1. Will the jurisdiction request an arborist report for proposed trees to be removed on-site?
2. Will the jurisdiction request stormwater treatment/detention for proposed development?
3. Will the jurisdiction request traffic engineering analysis for the proposed development?
4. What improvements or dedications, if any, will the jurisdiction require along the street frontage McPhee Rd SW as a result of proposed development?
5. Is the existing fire hydrant (flow rate and location) adequate to serve the proposed development?
6. Please confirm parking lot setback at street frontage.
7. What are the anticipated SDC fees for the proposed development?
8. What Design Review process will the proposed development be required to follow?
9. What are the anticipated Design Review fees and Site Development Permit fees for the proposed development?
10. Will the jurisdiction allow the site development as proposed? If not, please identify list of deficient items (including any items eligible for variance requests), and the process for seeking such variance requests.
11. Please identify any items not identified herein that the jurisdiction would like to make the applicant aware of prior to proceeding with development as proposed.

Thank you for your time and consideration reviewing this application for proposed development. Please contact me at your convenience with questions or additional information you may require.



KENDRAKOZAK | ASSOCIATE - PROJECT MANAGER II

DIRECT: 971.277.9019 | EMAIL: kendrak@axisdesigngroup.com