



Land Use Pre-Submittal Conference Meeting – Narrative & Questions

Project: TSA Olympia Silvercrest
 Address: 821 4th Ave E
 Olympia WA, 98506

Permit #: TBD
 Zone: GC

Date: 7/12/23
 Prepared by: John Putre, SMR Architects

Attending:

Name	Company
TBD	Site Plan Review Committee (SPRC)
TBD	Design Review Board
TBD	Land Use & Environment Committee
TBD	Olympia Hearing Examiner
Susan Lawrence	The Salvation Army
Candy Rupp	Hill, Devine & Gong
Andrew Buhrmann	Hill, Devine & Gong
Stacey Estes	Hill, Devine & Gong
Annika Cowing	Hill, Devine & Gong
John Woodworth	SMR Architects (SMR)
John Putre	SMR
Whitney Gomes	SMR

Narrative Description of Proposed Land Use

The project site includes two parcels at 821 4th Avenue E owned by The Salvation Army, Parcels #78202100500 & 78202100400. The site is currently undeveloped and is occasionally being used as a gravel surface parking lot by nearby Salvation Army staff.

The proposal is to construction a new 6-story affordable senior housing building with 61 one-bedroom and two-bedroom residential units, ground floor offices, tenant community room, and other tenant common areas for socialization. Each residential unit will be approximately 500-600 sq feet in area.

The following are the questions and notes from the pre-application conference:

General Land Use Process Questions:	Answer:
1. Confirm the land Use approval process: Submit pre-submission Conference <ul style="list-style-type: none"> • Pre-sub questions • Preliminary plans Land Use Pre-intake meeting Submit Land Use Review Application <ul style="list-style-type: none"> • Concept design review • Land Use Plans (please advise if there is a checklist) • Detailed design review Building Permit Pre-intake meeting Submit Building Permit Plan	

<ul style="list-style-type: none"> • Building Permit Plans per checklist <p>Submit Civil permit Plan</p> <ul style="list-style-type: none"> • Civil Permit Plans (please advise if there is a checklist) 	
<p>2. The City of Olympia’s Land Use process notes that concept and detailed design review are typically combined into one. Would you recommend that for this project?</p> <p>If kept separate, how does that affect or lengthen the land use or design review timeline?</p>	
<p>3. During our 5/23/23 meeting, the City of Olympia noted that SEPA review is required for the project.</p> <p>With the passage of HB 5412, please confirm SEPA review is not required.</p>	
<p>4. Please advise if any specific reports are required to be submitted with the land use application. Is a Traffic Impact Analysis required since the project is over 50 housing units?</p>	
<p>Municipal Code Questions:</p>	<p>Answer:</p>
<p>1. Please confirm the tree density required for the project per Table 16.60.080A. For a multifamily project, we understand it to be 9 trees (30 trees per acres @ 0.28 acres = 8.4 trees).</p> <p>Do street trees in the ROW planting strip count towards the minimum tree density?</p>	
<p>2. 18.30.080.A states that an admin modification is needed to increase or decrease the number of parking space.</p> <p>Since the site is located in the Exempt Parking Area (per 18.39.160.C.2) and no vehicle parking is required, is a parking modification request needed to install 9 parking space on site?</p>	
<p>3. Please confirm zoning code setbacks per 18.06.080 Table 6.02:</p> <ul style="list-style-type: none"> - North (front setback): Min 5' per Table 6.02 & Min 8' above 3 stories per 18.06.100(B). - East (front setback): Min 5' per Table 6.02 & Min 8' above 3 stories per 18.06.100(B). - South (side setback) 	

<p>Min 5' per Table 6.02</p> <ul style="list-style-type: none"> - West (side setback) Min 5' per Table 6.02 <p>Note: We are requesting to designate both 4th Ave and Pear St. as front property lines per the 'Property Line' definition of 18.02.180.</p>	
<p>4. Confirm max building height is 75' per 18.06.080 Table 6.02 (at least one story of residential)</p>	
<p>5. Confirm max building coverage is 85% per 18.06.080 Table 6.02 (parking is located under building)</p>	
<p>6. 18.36.180.B.1 notes that a min 10' wide landscaping screen is required between a parking lot and the street ROW.</p> <p>Please confirm no landscape screening is required if a solid wall is provided between surface parking and Pear St.</p>	
<p>7. 18.38.100.D Table 38 does not list the minimum required long and short term bicycle spaces required for 'Residential units for seniors'.</p> <p>Please confirm no bicycle parking is required for 'Residential units for seniors'.</p>	
<p>8. Please confirm street designation types per Figure 18.120.140.A.1:</p> <ul style="list-style-type: none"> - 4th Ave E: "B" Pedestrian Oriented Street - 5th Ave E: "C" Street - Pear ST SE: "C" Street 	
<p>9. Regarding the 4th Ave E façade (Type-B street): Per 18.120.220.D.3, the north façade must extend to the property line. However, because of the small site, we would like to set back the north façade to accommodate a Common Room Courtyard which provides exterior residential open amenity space per 18.120.270.B.1.</p> <p>In doing this we would provide Pedestrian Oriented Open Space per 18.120.330 and Pedestrian Oriented Façade & Weather Protection per 18.120.460.</p> <p>For the Pedestrian Oriented Open Space (18.120.330), please confirm this area does not need to be open to the public. Also confirm the entire yard does not need to be paved but landscaping</p>	

<p>can occupy portions of the setback per 18.120.330.B.1.a.iv.</p> <p>For the Pedestrian Oriented Façade and Weather Protection (18.120.460), please confirm a building overhang is an acceptable form of weather protection per 18.120.460.B.1.c.</p> <p>We would also request the min 15' ground floor height requirement of 18.120.460.B.1.d be reduced to 10' min to better fit the adjacent context and because the building program is residential common space, not commercial or other uses that are open to the public.</p> <p>Please advise what levels of departures can be provided and if this general approach this would be supported.</p>	
<p>10. 18.120.270.B.1 states that multifamily open space of at least 100sf is required per unit or 10% of the residential floor unit area, please confirm if the outdoor space required by 18.120.240.B.2.c (ground floor residential unit outdoor space) is considered a patio per 18.120.270.B.1.b and can be counted towards the minimum multifamily open space requirement.</p> <p>The other interior spaces proposed (lounges, common room, exercise room, wellness room) will be programmed with furniture or other equipment to promote leisure activities and social interaction. Please confirm these meet the intent of 18.120.270.B.1.d</p>	
<p>11. Note: Site is in Downtown Design Review Sub District BC, E, & A. Applicant will likely pursue Design Review Sub District BC: Business Corridor.</p>	N/A
<p>12. Please explain the architectural articulation requirements of 18.120.440.B.2.a.</p> <p>Specifically what 'Window patterns or entries' is referring to. Is this stating that windows or entries need to be provided every 30 feet?</p>	
<p>13. Please confirm the that 'Vertical building modulation' per 18.120.440.B.2.d is referring to modulating the massing in</p>	

	plan (not stepping back the massing in section).	
14.	<p>The roofline modulation requirement of 18.120.440.B.4 can create a significantly high parapet on a 6-story building (min 5' difference or min 20' wide at 4:12 slope).</p> <p>Is it possible to allow a departure to this requirement if the roofline modulation is less than 5' difference but incorporates other components (material and color changes) to better differentiate the roof lines?</p>	
15.	<p>Per 18.120.450.B.2, the primary entry must have at least two façade details required by 18.120.450.B.3 (if pursuing Business Corridor and Entertainment sub-districts).</p> <p>Can any of the three categories (entry treatments, building façade details, decorative or textural enhancements) be used to satisfy this? Or does this need to be two items under the 'building façade details' of 18.120.450.B.3.b?</p> <p>Beyond this requirement, confirm 18.120.450.B.3 only applies to 'non-residential and mixed-use buildings' and is not applicable to the project.</p>	
16.	<p>We are proposing a pea-patch garden in the east yard (along Pear St.) that is 8' x 22'.</p> <p>Confirm the 10' min dimension referenced for usable open spaces in 18.170.040.A is only required in one direction and not both directions.</p>	
Engineering Design and Development Standards Question:		Answer:
1.	<p>Please confirm the level of site and frontage improvements required for this project. Specifically:</p> <p>Does the ADA ramp on southwest corner of 4th Ave E and Pear St SE need to be replaced?</p> <p>Are there any specific requirements related to the bus stops, street lights, parking meters?</p>	
2.	<p>Are the existing sidewalk and planting strip widths adequate?</p> <p>Confirm no ROW dedication is required.</p>	

Solid Waste Management Question:	Answer:
<p>1. Per EDDS 8.030 Table 4, solid waste quantity is 67.1 CY/month or 15.5CY/week as follows:</p> <p><u>Garbage</u> 7.75 CY/week Front load dumpster (2) 4 CY dumpsters</p> <p><u>Recycling</u> 6.75 CY/week</p> <p>Commingled: 3.37 CY/week Side load carts (7) 96 gallon bins</p> <p>Cardboard: 3.37 CY/week Front load dumpster (1) 4 CY dumpsters</p> <p><u>Compost</u> 1 CY/week Side load carts (2) 96 gallon bins</p>	
<p>2. Per 8.020, dumpsters shall be located so that they do not need to be moved manually by the driver.</p> <p>It is not feasible to have an on-site solid-waste staging area at this urban site. Please confirm all waste could be staged in the ROW for pickup on Pear St.</p>	
<p>3. Per 8.070 Solid waste enclosures shall be designed with 50% of the floor area designated to recyclable and/or compostable storage. The other 50% of the floor area is designated to garbage storage.</p> <p>Please advise if this requirement applies to the waste staging area in the ROW.</p>	
Storm and Water Utility Question:	Answer:
<p>1. Confirm domestic water and fire can be connected to the existing water main in Pear St. SE.</p>	
<p>2. There are currently no storm lines fronting the site. The two closest connection points appear to be:</p> <p>Opt 1 – Manhole at intersection of 4th Ave E & Pear St. SE</p>	

<p>Opt 2 – Catch basin in Pear St. SE, south of site at the NE corner of the intersection with 5th.</p> <p>The sites topography slopes down from north to south. Maintaining the existing sub basin drainage would direct runoff to the south.</p> <p>Please advise all storm connections that would be supported and any specific criteria that should be considered when designing the storm system.</p>	
<p>3. Per the City GIS, the site is in the City's basin which has stormwater lines connected directly to the sound and are flow control exempt if there is capacity in the downstream conveyance system.</p> <p>Please confirm there is capacity in the downstream storm conveyance lines and no on-site storm detention is required for the project.</p>	
<p>4. We anticipate providing covered parking.</p> <p>Please confirm the stormwater water quality requirements for covered parking.</p>	
<p>5. Confirm that the desired sanitary sewer connection would be to the manhole that is located mid-block in Pear Street between 4th and 5th Avenue.</p>	
<p>PSE and Franchise Utility Question:</p>	<p>Answer:</p>
<p>1. An existing power line runs from a utility pole SE of the site, across the alley and the project site to a pole at the SW corner of the site.</p> <p>Please advise on the procedures to remove this existing line and how the new primary power will be brought on site.</p> <p>Where would PSE's transformer be located for the project and what are the specific design requirements, we should be aware of?</p>	
<p>2. Confirm any clearance requirements from existing power lines along Pear St. or the alley.</p>	
<p>3. It appears that cable/phone lines serving 815 4th Ave E, crosses the alley and our site. Please advise on the</p>	

procedures to relocate the cable/phone lines.	
---	--

Signature

Name and Title