



1525 Palomino Drive SE, Olympia, WA

July 24, 2025

Project Overview

This proposed RJ Apartments Palomino project is a new triplex and fourplex development in Olympia. It will create six lots, each with a two- or three-story triplex or fourplex.

The project is located at 1525 Palomino Drive SE, Olympia, and is approximately 1.36 acres in size and is currently undeveloped. The parcel number is 12836310504. The parcel zoning is PO/RM (Professional Office/Residential). The applicant's proposal here consists of six lots with triplexes and fourplexes.

This project seeks to provide timely and differentiated housing directly serving the wants and needs of Olympia-area residents.

Questions/Items of Interest

1. Confirm that our proposed use and density is allowed within the zoning.
2. Confirm lot size requirements.
3. Confirm setbacks for front, side, and rear yards.
4. Confirm number of lots allowed to maintain a private road standard.
5. Confirm maximum building coverage.
6. Confirm maximum impervious coverage.
7. Confirm landscaping and/or tree requirements.
8. Confirm parking requirements, vehicular and bike.
9. Confirm processes required and timelines for each to achieve subdivision and subsequently building permit approvals, i.e., short plat, design review, arborist review, etc.
10. If Design Review required, is it a staff level review or subject to public hearing?
11. Confirm application fees for each process required.
12. Confirm per unit impact fee and capacity charge amounts as of date of pre-submission conference.
13. Confirm whether archaeological survey required.
14. Confirm critical area requirements, if any.
15. Confirm traffic review requirements.
16. Confirm whether sprinklers are required in each townhome.
17. Confirm the hammerhead turnaround design requirements.

RJ Development

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