

NARRATIVE SUMMARY

Fern Street Apartments
Parcel No. 12822221000, 12822220800

**Project Description:**

This project proposes to create 135 additional multi-family residential dwelling units in 11 new 2 to 3-story "Garden Style" apartment buildings. The site has two existing apartment buildings with 4 units each (8 total existing units). The completed project will consist of a total of 143 residential dwelling units. The project is located within the City of Olympia along Fern Street in Section 22, Township 18 North, Range 2 West, W.M. in Thurston County, Washington. The legal description is shown on the preliminary site plan and attached to the General Land Use Application. The tax parcel numbers are 12822221000 and 12822220800.

A recreation building, approximately 3,500 s.f. in size, will be constructed to serve the residents of the apartment complex. A total of 228 parking stalls will be provided. Parking will consist of open, covered parking with pre-manufactured carports, and six free-standing garages.

The tallest height of proposed structures is 35 feet at the peak of the roof. The exterior will be a mixture of horizontal, board and batt, and vertical siding. Accent stone columns will be at the building entries. For additional design review details, please refer to the Concept Design Plans submitted with application.

Minor excavation and filling will be required to construct the project. A portion of fill material is expected to come from off-site commercial borrow sites.

It is anticipated that the project will be completed in a single phase with construction beginning in the summer of 2013. Estimated completion date will be approximately 18 months to 2 years after start date.

Directions to the Site:

North on Black Lake Boulevard, right onto 9th Avenue SW and right on Fern Street SW. The site lies on the east side of Fern Street SW.

Existing Conditions:

The site has two existing apartment buildings with 4 units each (8 total existing units). The existing vegetation consists of a mixture of red alder, Himalayan blackberry, salal, cascara, and traces of Oregon ash and spiraea. The majority of the site is dominated by a uniform stand of second-growth Douglas-fir with scattered salal, sword fern, Indian plum, and trailing blackberry in the understory.

According to the Thurston County Soil Survey, the soils on-site are identified as Alderwood gravelly sandy loam.

According to FEMA Panel No. 530191 0003B, the site lies within Zone C, an area of minimal flooding.

Proposed Vehicular Access and Utilities:

The proposed vehicular access will be from the existing Fern Street. An emergency vehicle access only will be provided onto 11th Avenue SW through a stub connection. Internal circulation and parking areas will be provided. Please see Traffic Impact Analysis submitted with application.

The site will be served by the City of Olympia for sanitary sewer, water, and refuse. Sanitary sewer and water utilities will be extended through the site to serve the proposed apartment buildings. Power and natural gas will be provided by Puget Sound Energy. Telephone will be provided by Century Link and Comcast will provide cable service.

Adjacent districts:

The project site is located within the following special districts: Olympia Fire District, and Medic Response District #10, and Olympia School District.