



REQUEST FOR PRESUBMISSION CONFERENCE

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

Proposed Project Title: 8th & Adams

Project Address: 727 Adams Street SE Street Olympia, WA 98501

Assessor's Parcel Number(s): 81003700501

Legal Description: Undeveloped land - See attached documents

(attach separate sheet if necessary) Lot Block Addition

Zoning: DB

NAME OF APPLICANT: Thomas Architecture Studios - Lindsey Barronian

Mailing Address: 525 Columbia St SW Olympia, WA 98501

Area Code and Phone #: 360.915.8775

E-mail Address: Lindsey@TASOlympia.com

NAME OF OWNER (or PURCHASER) Urban Olympia 9, LLC

Mailing Address: PO Box 7434

Olympia, WA 98501

Area Code and Phone #: 360.705.2303

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

Print Name

Signature(s)

Date

Lindsey Barronian

11.11.22

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	3,755 sq. ft.	0 sq. ft.	3,755 sq. ft.
Number of Lots	1	0	1
IBC Building Type	NA	VA	
Occupancy Type	NA	R2	
Number of Buildings	0	1	
Height	0 ft.	65 ft.	65 ft.
Number of Stories Including Basement	0	5	5
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	0 sq. ft.	3,615 sq. ft.	3,615 sq. ft.
Second Floor	0 sq. ft.	3,752 sq. ft.	3,752 sq. ft.
Remaining Floors (number 3-5)	0 sq. ft.	3,752 X 3 sq. ft.	11,256 sq. ft.
Gross Floor Area of Building	0 sq. ft.	19,124 sq. ft.	18,623 sq. ft.
Landscape Area	0 sq. ft.	0 sq. ft.	0 sq. ft.
Number of Vehicular Parking Spaces	0	0	0
Number of Long Term Bike Spaces	0	20	20
Number of Short Term Bike Spaces	0	8	8
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	3,755 sq. ft.	3,755 sq. ft.	3,755 sq. ft.
Total Impervious Surface Coverage (new and proposed)	3,755 sq. ft.	3,755 sq. ft.	3,755 sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

Redevelopment of existing site to include ground floor live/work units and 4 stories of studio apartments above. No parking will be supplied. Waste room on ground floor. Please see included drawings and descriptions for more information. Open space requirements to be met on buildings rooftop deck.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.

PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS

In addition to the content above, the following must be submitted electronically with two hard copies with each Presubmission conference request:

1. A preliminary site plan including, in a rough and approximate manner, all information required on the land use review application, including adjacent areas. (One plan 11" x 17" or smaller; and one electronic copy in a form acceptable to the City.)
2. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
3. Description of vehicular access and utilities to serve the project.
4. Description and location of proposed stormwater system.
5. Summary calculation of both existing and proposed new and replaced hard surfaces, pollution generating hard surfaces, total impervious surfaces, vegetated pervious and cover, and retained natural vegetated areas for the project site.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

Thurston County Assessor

Parcel Number: 81003700501

Date: 11/10/2022

Situs Address:	727 ADAMS ST SE	Sect/Town/Range:	14 18 2W
Owner:	D J KOLB LLC	Size:	0.09 Acres
Address:	2103 HARRISON AVE STE 2162 OLYMPIA, WA 98502	UseCode:	91 Undeveloped Land
Taxpayer:	D J KOLB LLC	TCA Number:	110
Address:	2103 HARRISON AVE STE 2162 OLYMPIA, WA 98502	Neighborhood:	OLFB
Abbreviated Legal:	Section 14 Township 18 Range 2W Quarter SE SW Plat TURPINS BLOCK 37 TO OLYMPIA BLK 37 LT 5 S2 Document 002/015	Property Type:	LND
		Taxable:	YES
		Active Exemptions:	None
		School District:	OLYMPIA S.D. #111
		Water Source:	PUBLIC
		Sewer Type:	SEWER

Market Values

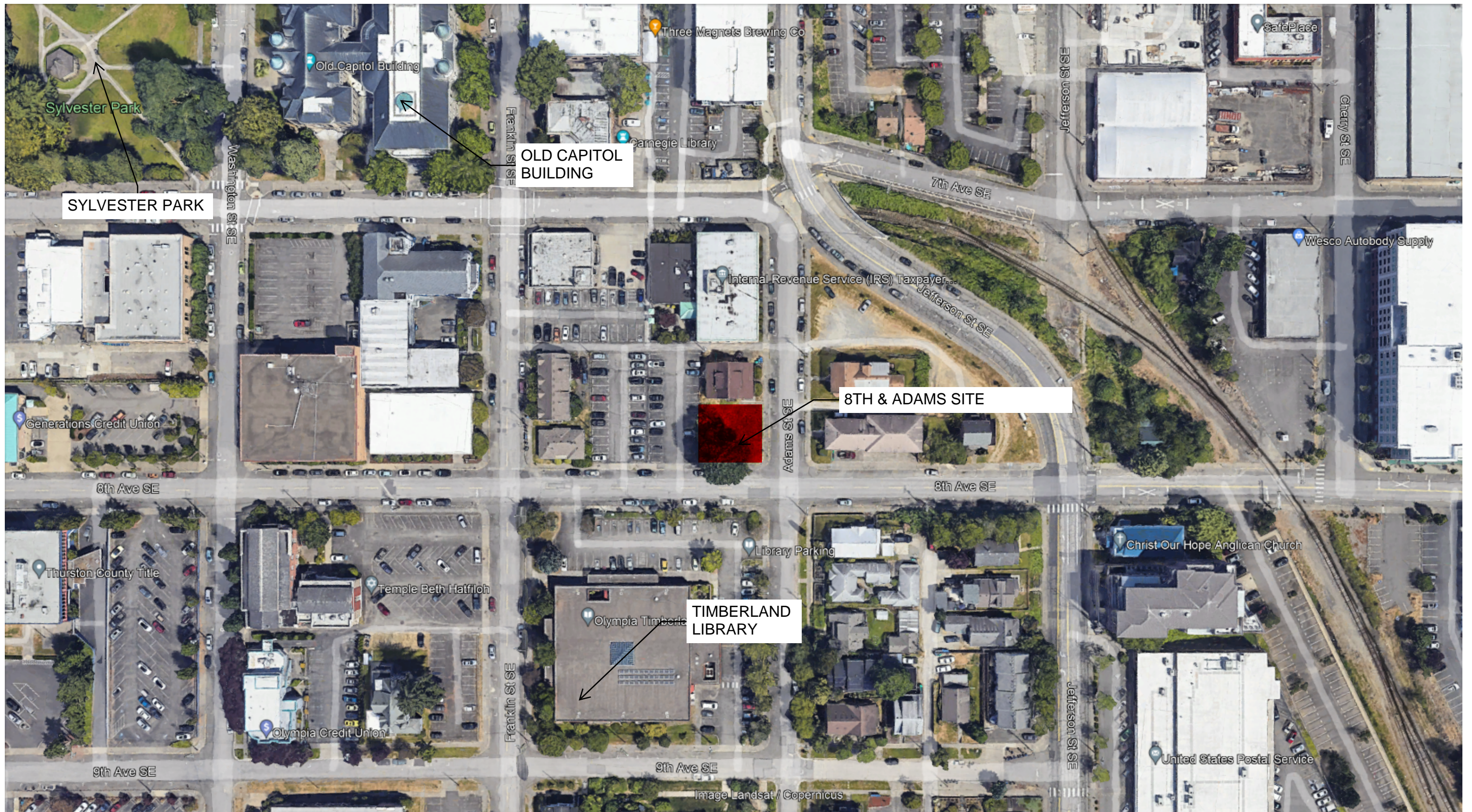
Tax Year Assessment Year	2023 2022	2022 2021	2021 2020	2020 2019	2019 2018	2018 2017	2017 2016	2016 2015	2015 2014	2014 2013
Market Value Land	\$100,100	\$150,500	\$104,600	\$92,400	\$78,400	\$116,500	\$92,900	\$61,450	\$61,450	\$61,450
Market Value Buildings										
Market Value Total	\$100,100	\$150,500	\$104,600	\$92,400	\$78,400	\$116,500	\$92,900	\$61,450	\$61,450	\$61,450

Land Characteristics

Land Flag	6000	Land Influence(s)	LT-LIGHT TRAFFIC
Lot Square Footage	3750		
Lot Acreage	0.09		
Effective Frontage	Not Listed		
Effective Depth	Not Listed		
Water Source	Public		
Sewer Source	Public		

Sales

Sale Date:	07/03/2013	08/17/2006	08/23/2005
Price:		\$291,000	
Excise:	720268	354900	341815
Sale Type:	IN LIEU OF FORECLOSUR	STATUTRY WARNTY DEED	QUIT CLAIM DEED
Recording Number:	4346646	3858174	3760761
Seller:	14 VENTURES LLC	D J KOLB LLC	A D KOLB LLC
Buyer:	D J KOLB LLC	14 VENTURES LLC	D J KOLB LLC
Multiple Parcel Sale:	N	N	N
Sale Date:	06/22/2005	11/11/2004	11/04/2004
Price:			\$70,000
Excise:	339136	331062	331063
Sale Type:	QUIT CLAIM DEED	QUIT CLAIM DEED	STATUTRY WARNTY DEED
Recording Number:	3741831	3686547	3686548
Seller:	KOLB DAMIEN		GHAVAMIAN T
Buyer:	A D KOLB LLC	KOLB DAMIEN	KOLB DAMIEN
Multiple Parcel Sale:	N	N	N



① AREA PLAN

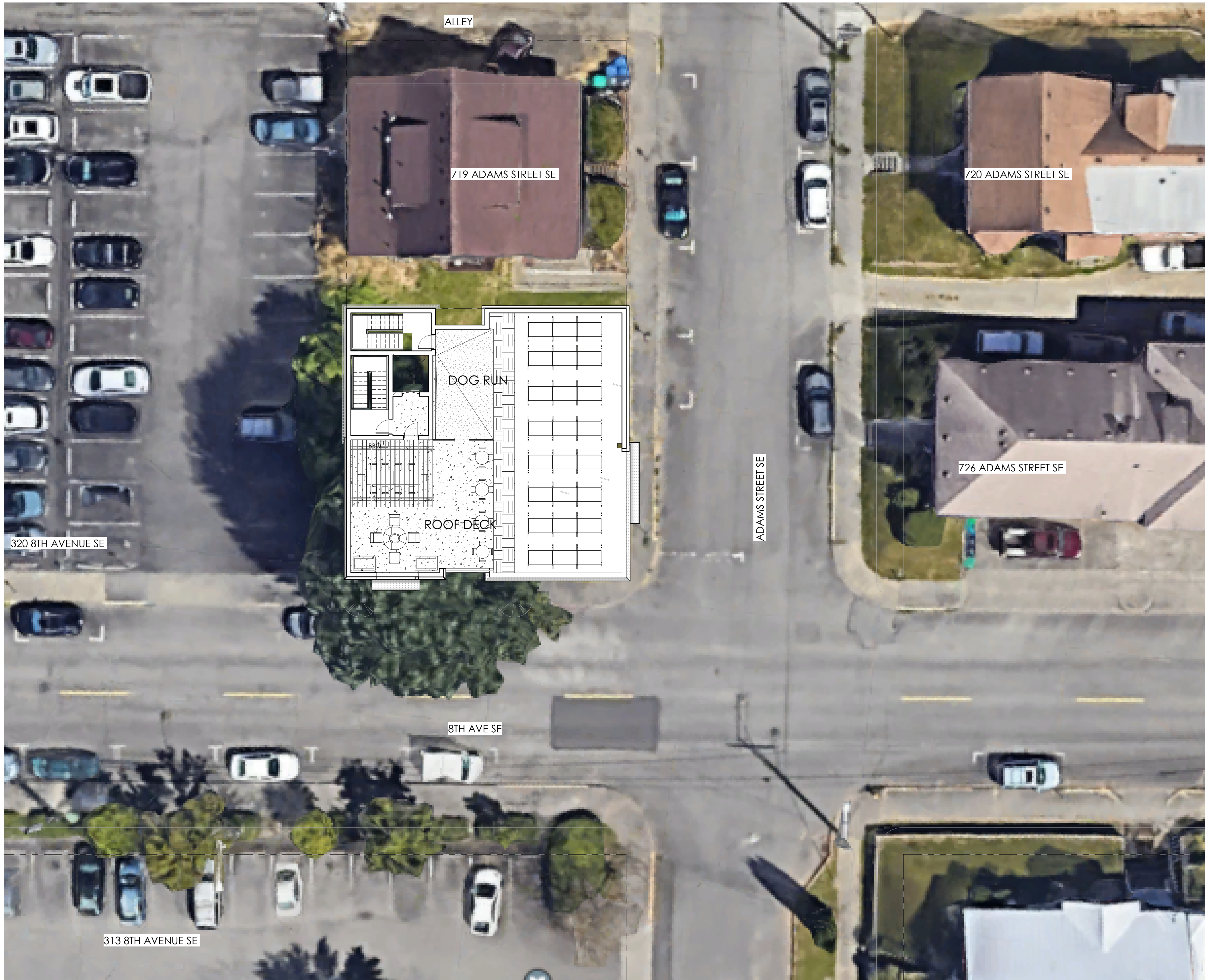
8TH & ADAMS

314 NORTH CAPITOL WAY

CONCEPT DESIGN | 11.10.22

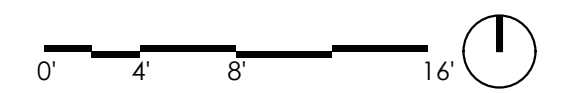
A0
AREA PLAN





8TH & ADAMS
727 ADAMS STREET | OLYMPIA, WA
CONCEPT DESIGN | 11.01.22

A101
SITE PLAN

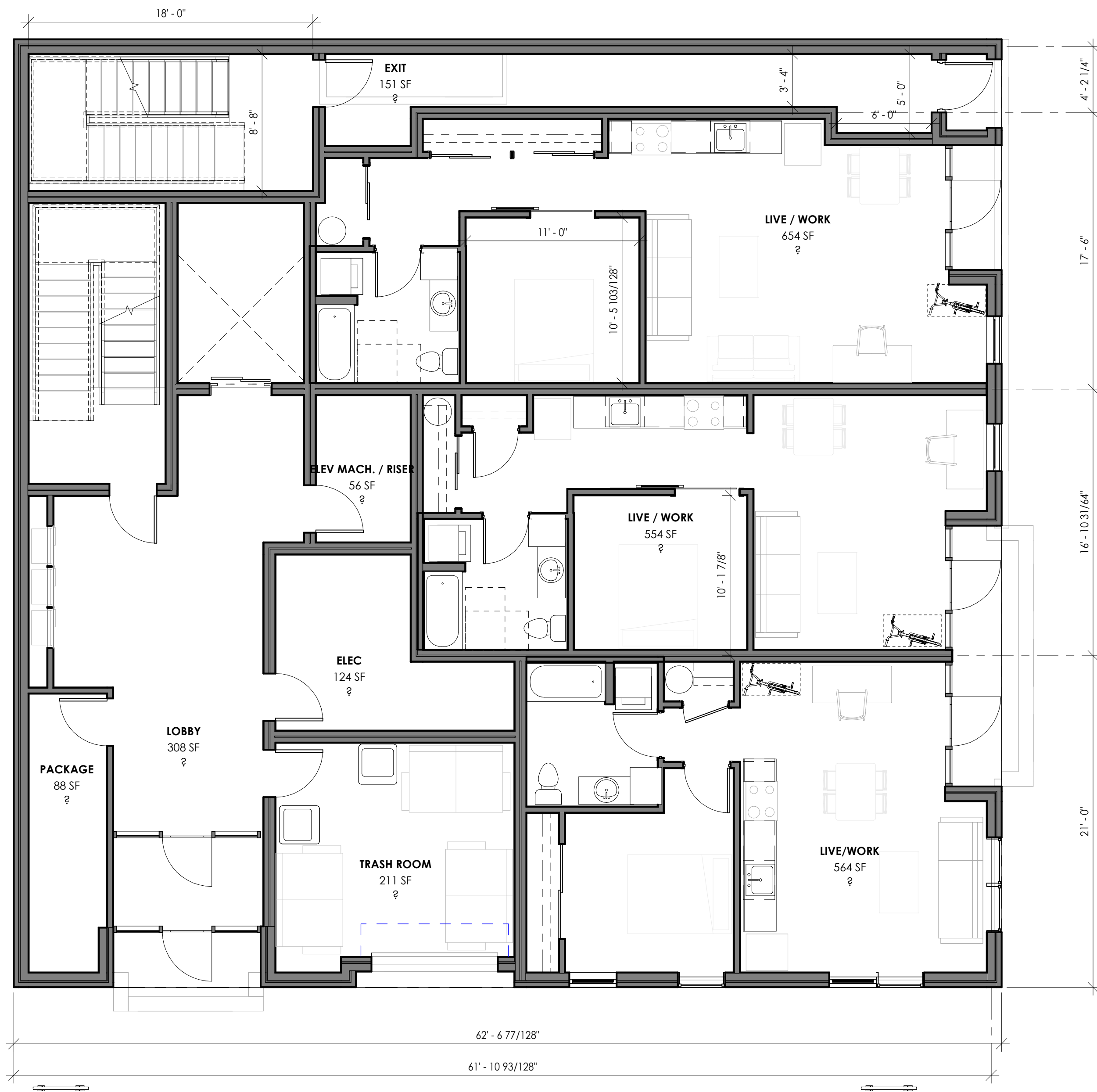


OPEN SPACE REQUIREMENTS:
2,100 SF

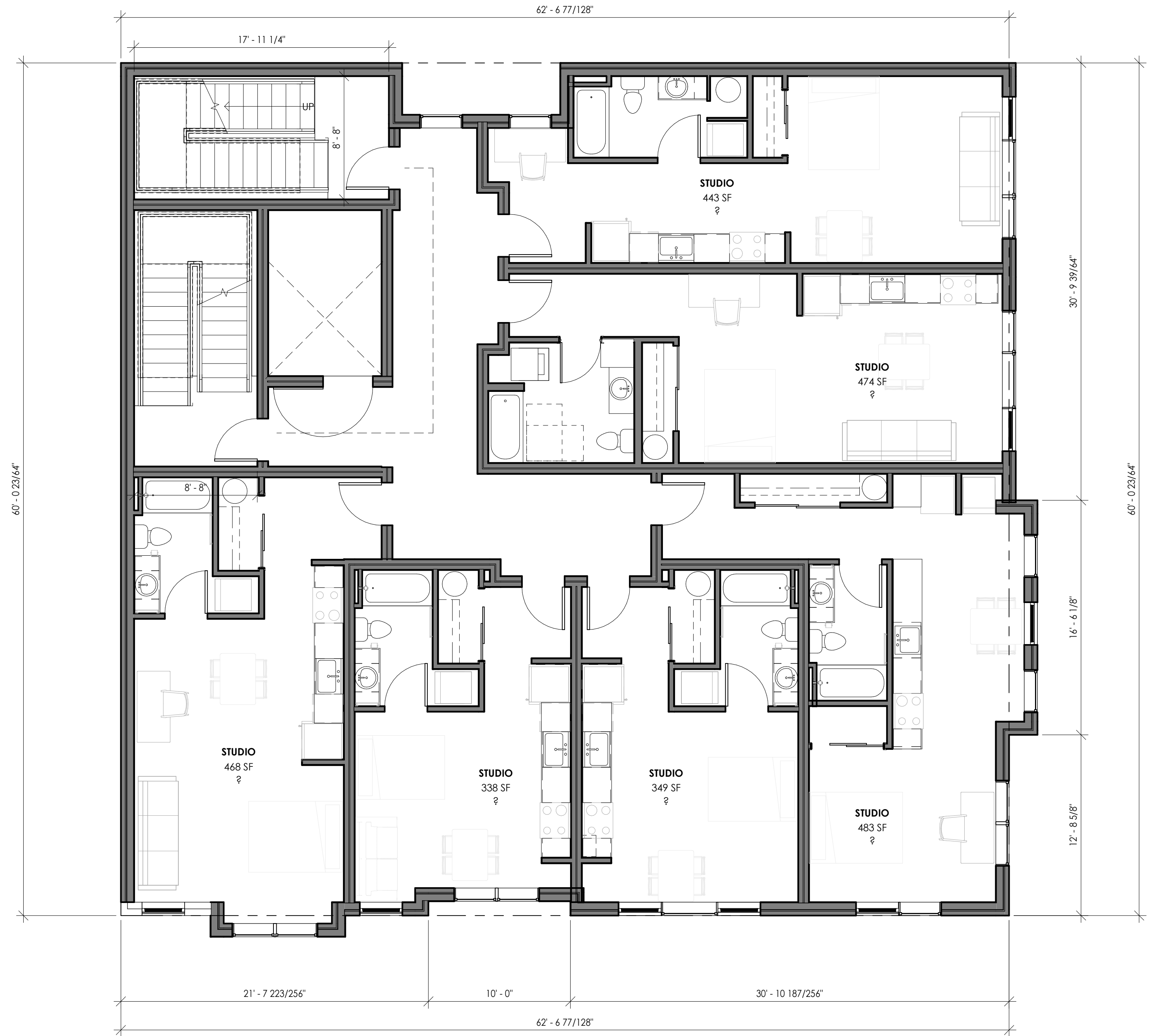
UNIT COUNT:
GROUND FLOOR -
LIVE/WORK: 3 UNITS
RANGE: 440 SF - 712 SF

FLOORS 2 - 5 -
STUDIOS: 6 UNITS X 4 FLOORS = 24
RANGE - 313 SF - 440 SF

TOTAL: 27 UNITS



1 FLOOR 1
3/16" = 1'-0"



2 FLOOR 2
3/16" = 1'-0"

8TH & ADAMS
727 ADAMS STREET | OLYMPIA, WA
CONCEPT DESIGN | 11.01.22

A100
PLANS





1 ROOF
3/16" = 1'-0"



8TH & ADAMS
727 ADAMS STREET | OLYMPIA, WA
CONCEPT DESIGN | 11.01.22

A101
SITE PLAN

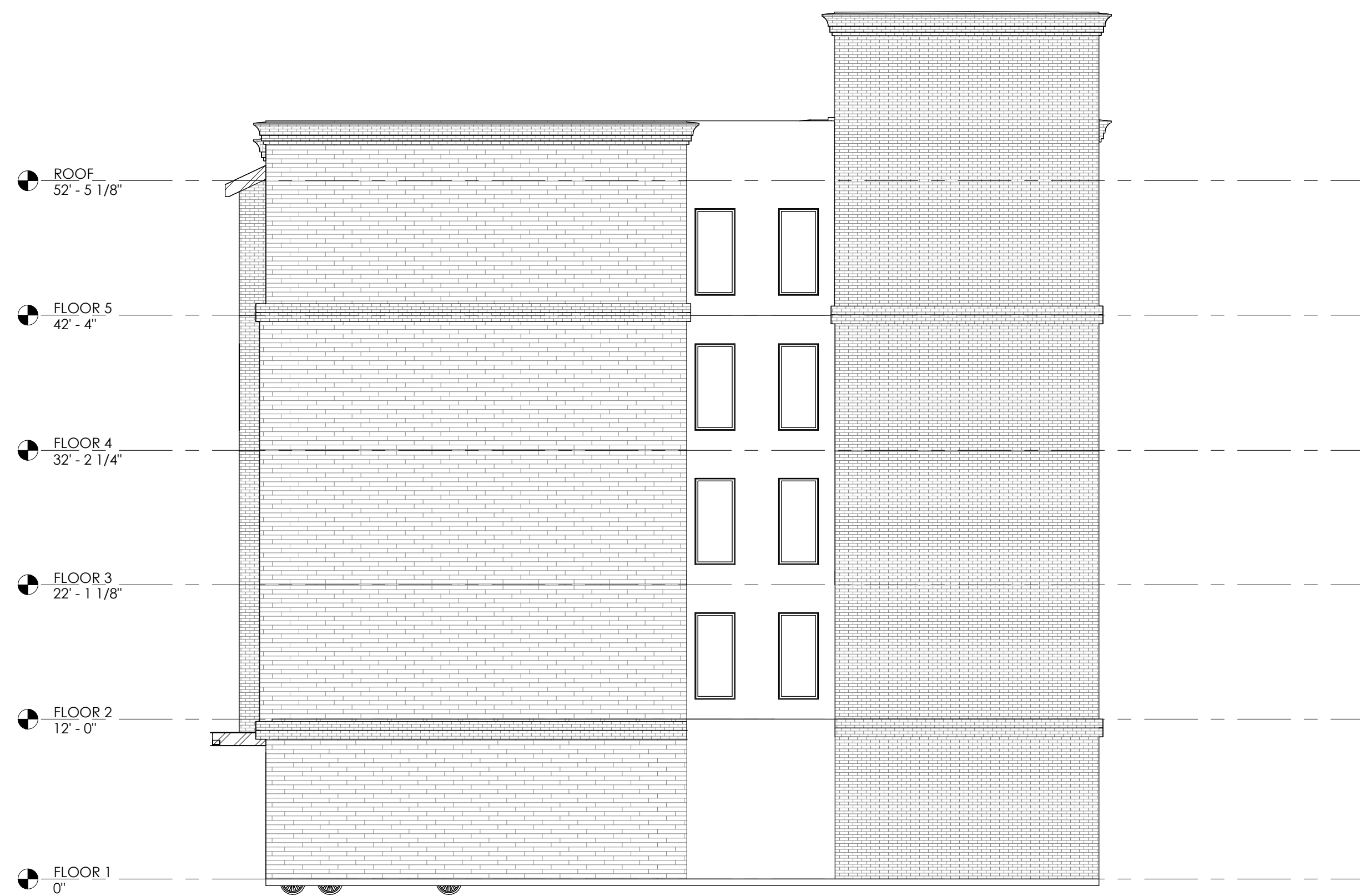




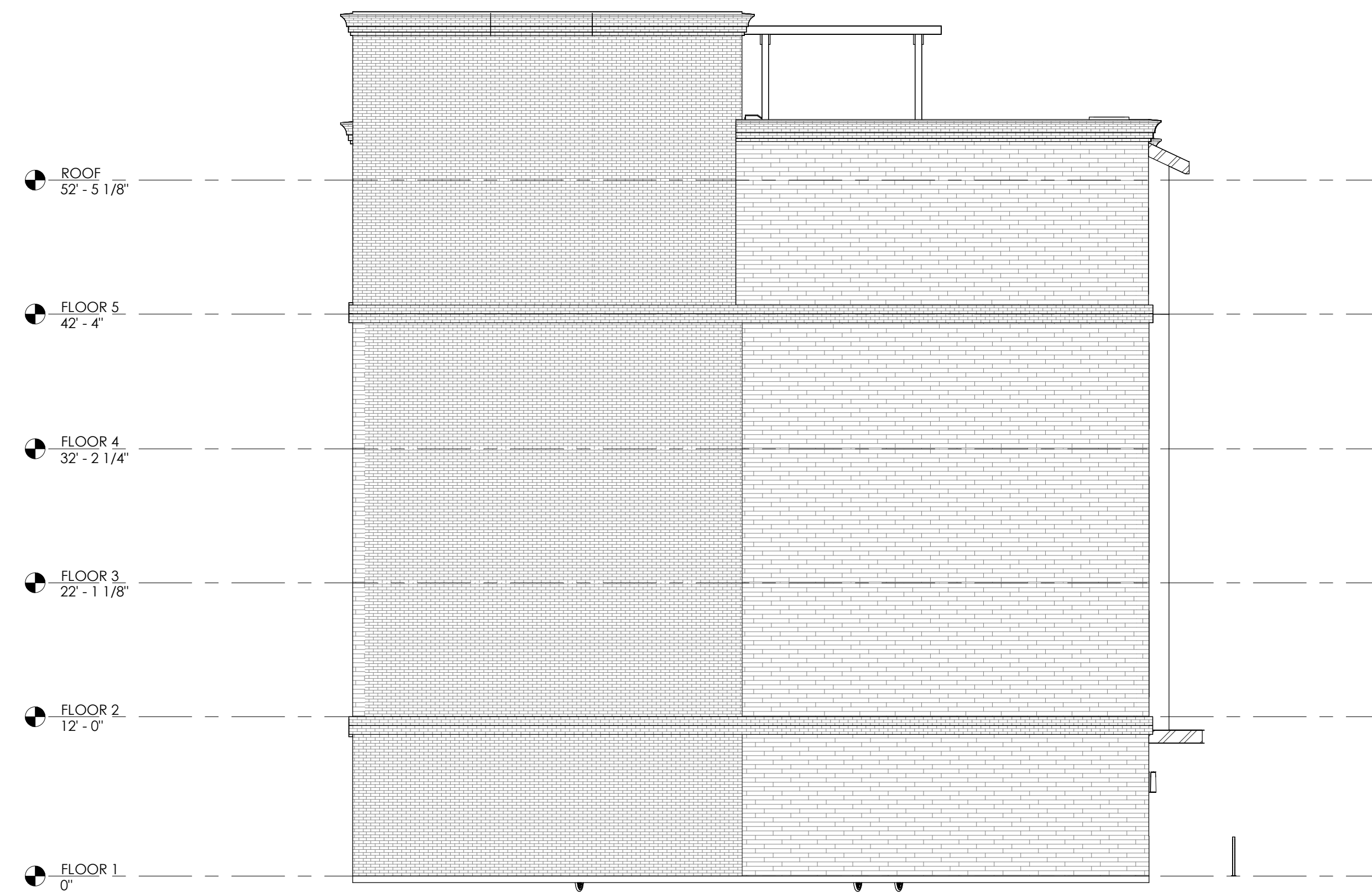
1 EAST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"

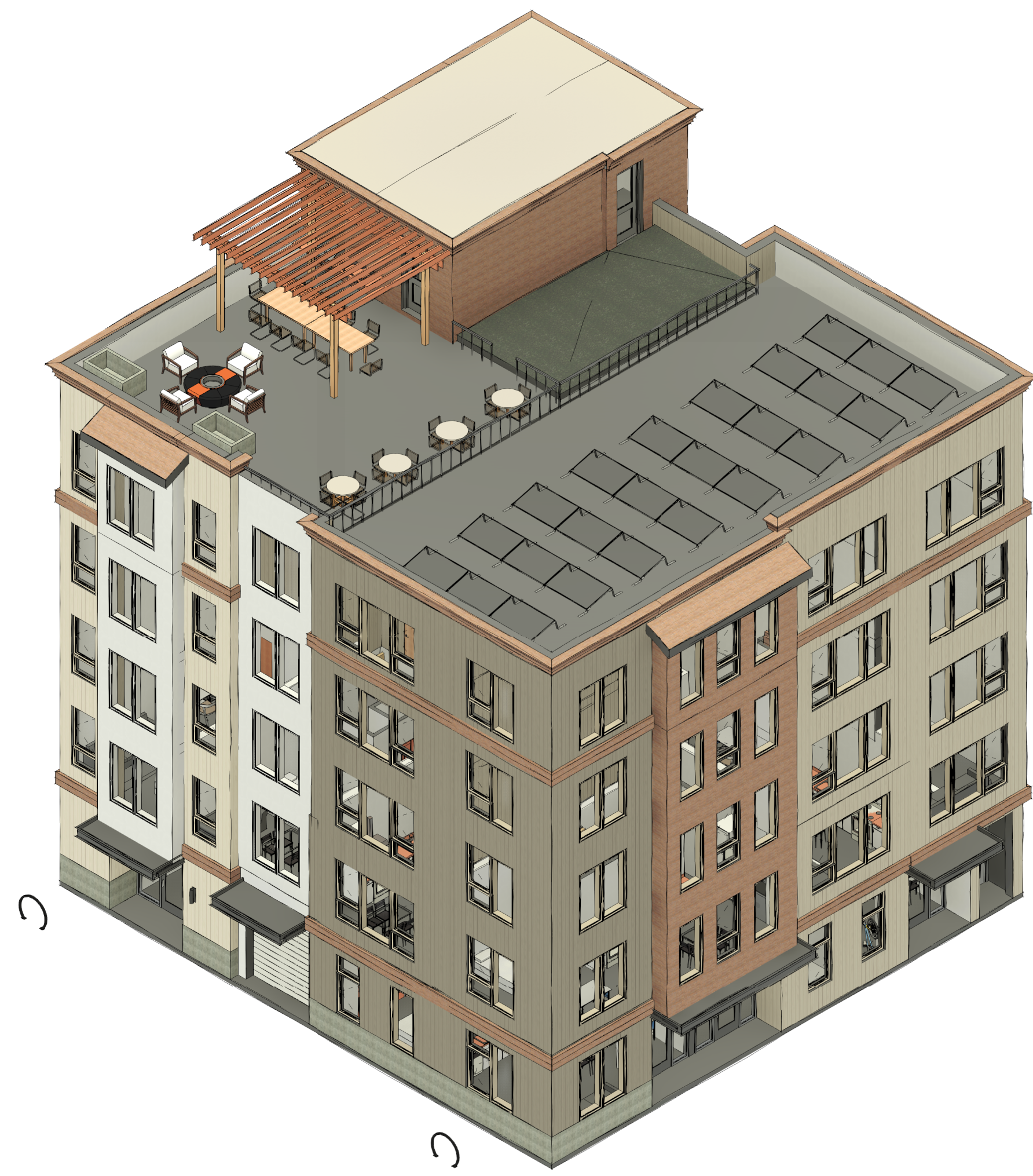


4 WEST ELEVATION
1/8" = 1'-0"

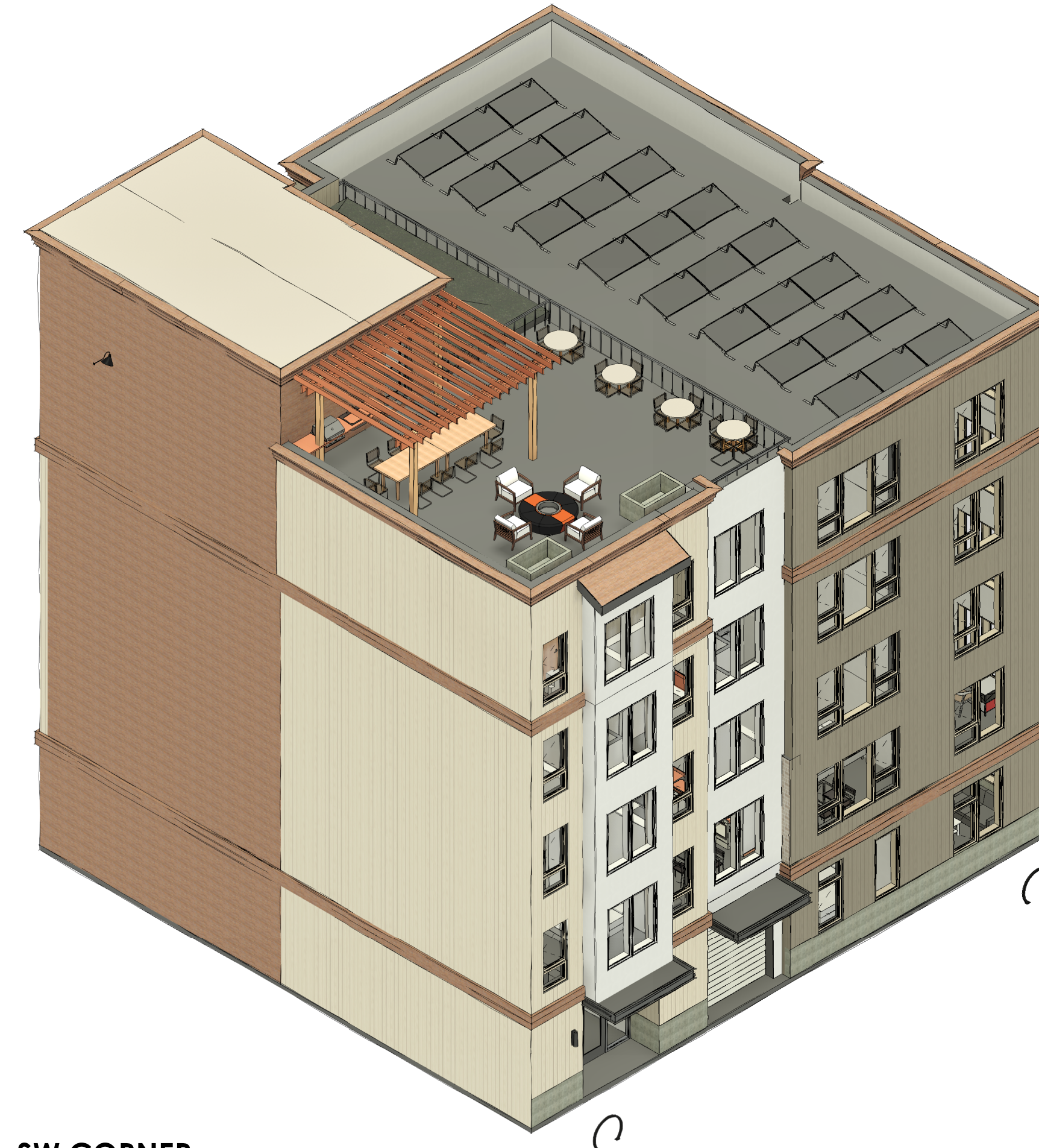
8TH & ADAMS
727 ADAMS STREET | OLYMPIA, WA
CONCEPT DESIGN | 11.01.22

A301
ELEVATIONS

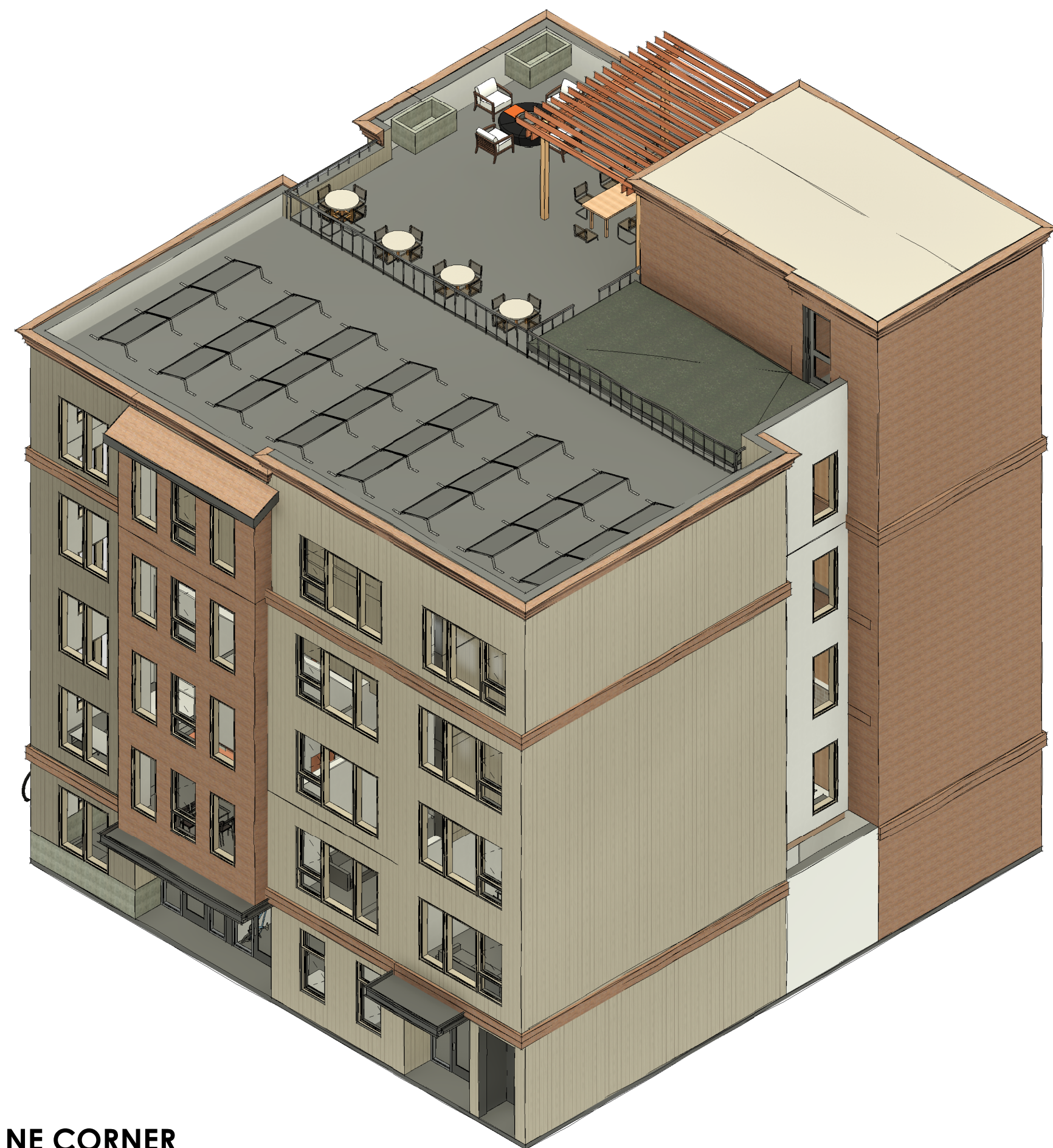




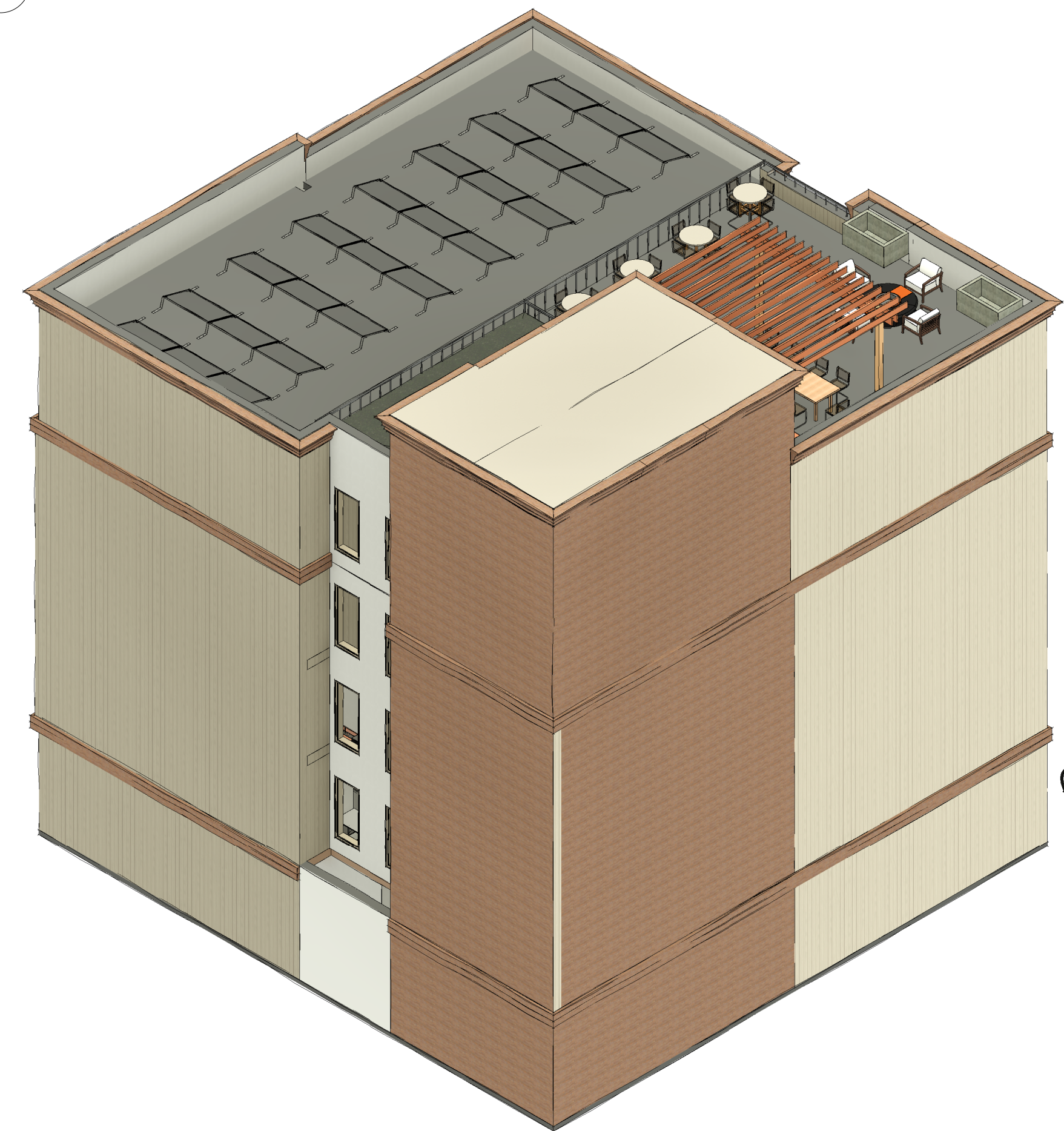
1 SE CORNER



2 SW CORNER



3 NE CORNER



4 NW CORNER

8TH & ADAMS
727 ADAMS STREET | OLYMPIA, WA
CONCEPT DESIGN | 11.01.22

A302
PERSPECTIVES

