



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____ Master File #: 14-0015 Date: _____
 Received By: Steve Fuddle Project Planner: Steve Fuddle Related Cases: 08-0117

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input checked="" type="checkbox"/> Tree Plan <u>Calculations</u> |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | |



Project Name: Columbia Heights

Project Address: 123 4th Avenue NW, Olympia, WA 98501

Applicant: ~~Columbia Heights LLC~~ Columbia Heights Partners LLC

Mailing Address: 66 S. Handford St, Suite 300, Seattle, WA 98134-1826

Phone Number(s): (206) 349-0638

E-mail Address: Shuolou@yahoo.com

Owner (if other than applicant): Same as applicant

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Kent Smutny - Veer Architecture, PLLC

Mailing Address: 600 108th Ave NE #503, Bellevue WA 98004

Phone Number(s): (425) 401-6828 ext. 11

E-mail Address: kent@veerarchitecture.com

Project Description: Construction of a 7-story mixed-use building with 138 residential apartments, 7,527 sq.ft of retail and structured parking.

Size of Project Site: 28,842 sq.ft

Assessor Tax Parcel Number(s): 78500500100, 78500500400 & 78500500500

Section: 14 Township: 18 Range: 2W



GENERAL LAND USE APPLICATION

Full Legal Description of Subject Property (attached):

Lot 1, Block 5, Except the east 20 feet thereof; LOT 4 Block 5 except for the east 2 feet thereof and Lots 5 & 8, Block 5; all in the Sylvester plat of Olympia, as recorded in Volume 1 of plats, page 14.

Zoning: Downtown Business (DB)

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland _____
- Steep Slopes/Draw/Gully/Ravine _____
- Scenic Vistas _____
- Historic Site or Structure
- Flood Hazard Area (show on site plan)
- None

Water Supply (name of utility if applicable): City of Olympia

Existing: Municipal

Proposed: Municipal

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: Municipal

Proposed: Municipal

Access (name of street(s) from which access will be gained): Columbus Street

I affirm that all answers, statements, and information submitted with this application 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 application. 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 application. I agree to pay all fees of the City that apply to this application.

CAJ
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-41-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

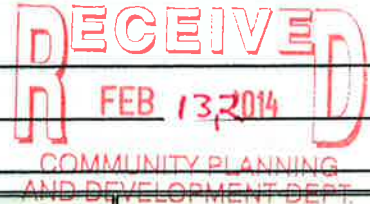


LAND USE REVIEW (SITE PLAN) SUPPLEMENT

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 Received By: Steve Friddle Project Planner: Steve Friddle Related Cases: 08-0117

Project Name: Columbia Heights
 Project Address: 123 4th Ave NW
 Name of Applicant: Columbia Heights Partners LLC



	EXISTING	TO BE ADDED	TOTAL
Parcel Area	28,842 sq. ft.	0 sq. ft.	28,842 sq. ft.
Number of Lots	3	0	3
IBC Building Type			
Occupancy Type			
Number of Buildings	0	1	1
Height	0 ft.	82'-6" ft.	82'-6" ft.
Number of Stories (including basement)	0	7	7
Basement Level 1	0 sq. ft.	26,633 sq. ft.	26,633 sq. ft.
Ground Floor Level 2 & 2.5	0 sq. ft.	25,712 6,614 sq. ft.	32,326 sq. ft.
Second Floor Level 3	0 sq. ft.	26,279 sq. ft.	26,279 sq. ft.
Remaining Floors (number 4-7)	0 sq. ft.	83,532 sq. ft.	83,532 sq. ft.
Gross Floor Area of Building	0 sq. ft.	168,770 sq. ft.	168,770 sq. ft.
Landscape Area		0 sq. ft.	0 sq. ft.
Paved Parking			N/A sq. ft.
Number of Parking Spaces	68	53	121
Total Impervious Area	28,842 sq. ft.	0 sq. ft.	28,842 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 a separate detailed description):

7-story mixed-use building w/ 138 apartments and 7527 S.F. retail.

Each request for **Land Use Review** shall accompany a **General Land Use Application** and include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form. (Submit one plan 11" x 17" or smaller, or 12 folded blueprint plans and one reduced plan 11" or 17" or smaller.)
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, streets and roads, with widths and outside turning radii.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number of bicycle parking facilities.
5. Layout in relation to existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sewer and storm lines, streetlights, wells, septic tanks and drainfields.
7. Proposed locations of fire hydrants and fire department connections (FDCs).
8. Proposed locations and types of solid waste and recycling receptacles.
9. Stormwater Site Plan, including a clearing, grading and erosion control plan. (See Chapter 3 of the Olympia Stormwater Manual.)
10. Existing and proposed contour lines at two foot-intervals.
11. Site plan of existing and proposed.
12. Location of special areas such as wetlands, streams, hillsides, and lakes.
13. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas.
14. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
15. Tree Plan Report.
16. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the Olympia Traffic Impact Analysis Guidelines.)
17. WATER, SANITARY SEWER, STORM SEWER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, each including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow, with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia datum – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer's/Land Surveyor's stamp, signed and dated.
 - Plans submitted on 22" x 34", 24" x 36" sheet size.
 - Rights-of-way dimensions and rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.
 - Scale (horizontal and vertical).



DESIGN REVIEW APPLICATION - CONCEPT

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FEB 07 2014
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

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Project Name: Columbia Heights
Site Address: 123 4th Ave NW
Applicant Name: Columbia Heights Partners
Phone Number: (125) 401-6828 ext 11 - Kent Smutny Representative
E-Mail Address: Kent@veerarchitecture.com
Description of Project: Construction of a 7-story mixed use building with 138 residential apartments and SF of commercial space with structured parking

Minimum Submittal Requirements:

1. General Land Use Application
2. Title-company certified list of mailing addresses of owners of real property within 300 feet of the project site
3. Two (2) full-size sets of plans and one reduced 11" X 17" set of each of the following plans:
4. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
 - Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
5. Preliminary Site Plan illustrating:
 - Property lines with distances.
 - Adjacent public rights-of-way.
 - Existing and proposed grades at 2-foot contour intervals.
 - Existing and proposed site features, including stormwater facilities.
 - Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - Clearly delineated and labeled landscape and hardscape areas.
6. Preliminary Landscape Plan illustrating:
 - Location of existing (to remain) and proposed plants.
 - Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - Graphic depiction of the size of proposed tree canopies at maturity on plan.
 - Clearly delineated and labeled landscape, hardscape, and building areas.
7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
 - Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
 - Location of building doors and windows.
 - Indicate finished floor elevations and location of exterior steps and stairways.
 - Area(s) on building where signs will be installed.