

**BAYAN TRAILS
LAND USE CODE COMPLIANCE FORM**

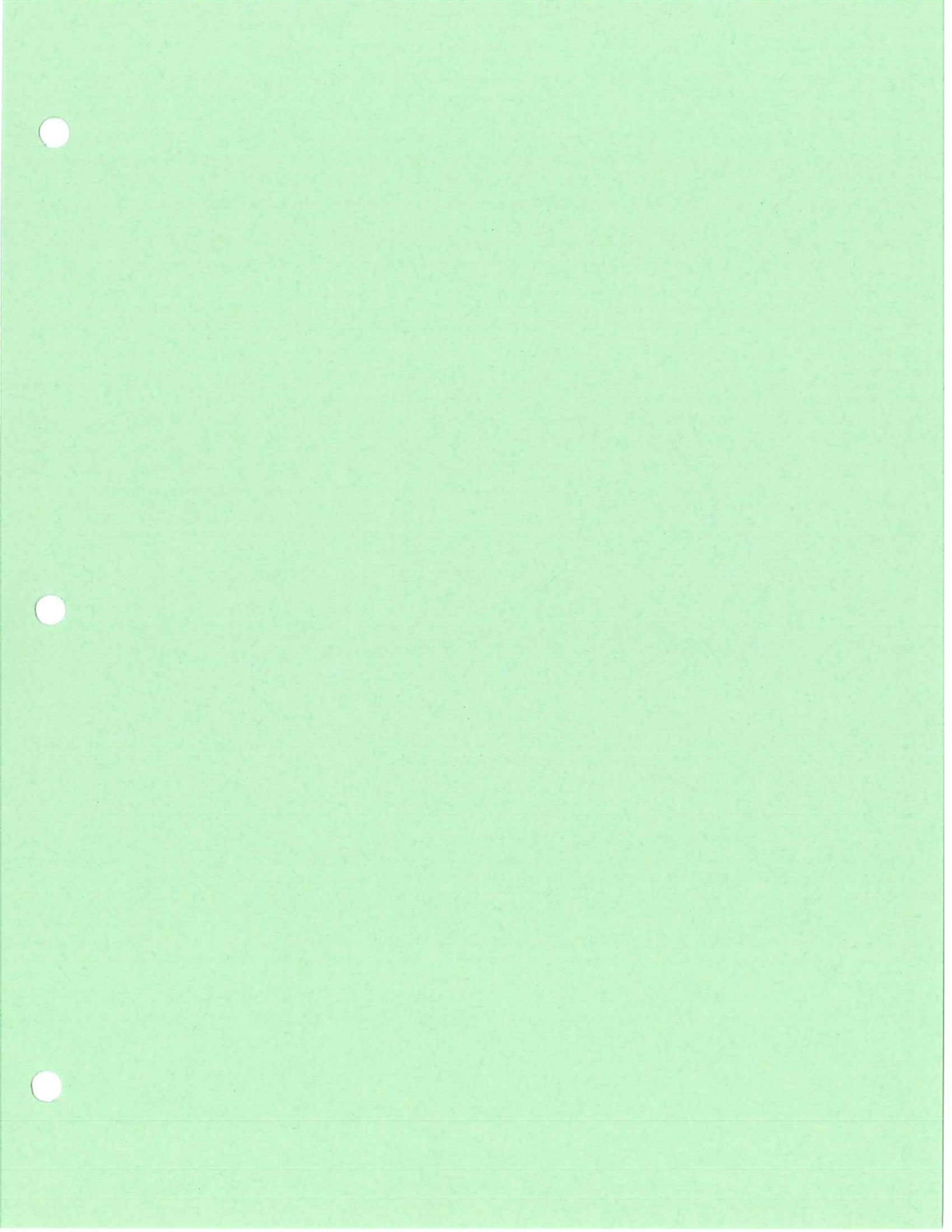
LOT PARCEL #: 11817210100 & 11817210200

ADDRESS: 607 & 709 NE SLEATER KINNEY RD, OLYMPIA, WA 98506

DATE: 2/12/2015

REQUIREMENTS		RESPONSE
A. Acreage Calculations	<p>AREA 'A' UPLANDS = 6.683 acres AREA 'B' UPLANDS = 6.391 acres Total Acreage = 13.074 acres (A) R.O.W. = 0.454 A (+13.074) = 13.528 acres 13.528 A x 18 units per A = 243.504 Total Units allowed on site = 243 243 x 30% = 72 Single Family/Duplex/ Townhome style units 243 x 70% = 171 Multifamily units</p>	<p>Provided - 70 Townhomes style units (south property) 167 Multifamily Apartments 237 total units</p>
1. Chapter 18.04.020 Residential Districts		
A. Section B #8 - RM-18 Units per Acre (A)	Accommodate predominantly multifamily housing at an average of (18) units per acre to be compatible with adjoining uses.	Provided; see Density bonus in #4 Section 18.04.080
B. Table 4.01 Permitted and Conditional Uses	<p>1. Single Family Housing - Townhouses 2. Multifamily Housing - Apartments & Retirement Homes</p>	Provided Townhome style housing and Multifamily Age Restricted 55+ Apartments
2. Table 4.04 Residential Development Standards		
A. Maximum Housing Density Maximum Average Housing Density	24 18	18.04.080 B #2 Average Density
B. Minimum Lot Size	Multifamily = 7,200 SF	Site layout complies with requirement
C. Setbacks: Minimum Front Yard Maximum Front Yard Minimum Rear Yard Minimum Side Yard	<p>10' None 10' except: 15' for multifamily 5' except: 10' along flanking streets; 10' for multifamily; 20' next to R4-8</p>	North & South Property lines are adjacent to R4-8, therefore 20' provided setback required. Rear yard setback does not apply; 120' welland buffer becomes rear yard setback. See A1.1 Site Plan for all setbacks relating to Senior Housing apartments and Townhouse style units; minimum setbacks are met and generally are increased due to preserved tree areas.
D. Maximum Building Height	35' maximum	No building types exceed the 35' height limit (measured to mid-point of gable)
E. Maximum Building Coverage	50% maximum allowed 13.074 A = 669,503 sf x 50% = 284,761 building square footage allowed	<p>Townhomes = approximately 41,040 sf (4,104 sf x 10 buildings) Senior Housing = approximately 62,268 sf (15,567 sf x 4 buildings) Community Building = 4,958 sf Pool Building = 4,032 sf Maintenance Building = 600 sf (300 sf x 2 bldgs) 112,896 sf building coverage / 669,503 sf of total site = 19.82% of building coverage provided</p>
F. Maximum above grade stories	3 stories maximum	<p>Townhome style units - 3 story Multifamily Apartments - 3 story Community Building - 2 story Pool Building - 1 story</p>
G. Maximum Impervious Surface Coverage	70% (669,503sf x 70% = 398,652 sf allowed)	Impervious Area = 287,932 sf / 669,503 sf = 50.56%
H. Minimum Open Space	30% (669,503sf x 30% = 170,851 sf allowed)	Open Space = 281,571sf / 669,503sf = 49.44%
3. Chapter 18.04.060 N. Large Multifamily Housing Projects		
A. 1-Mix of Dwelling Types	a) RM-18 no more than 70% of the total housing units on sites ten acres or more shall be of a single dwelling type	Provided Townhome style housing and Multifamily Age Restricted 55+ Apartments
B. 2-Transitional Housing Types	Single Family, Duplex or Townhouses, shall be located along the boundary of multifamily housing sites over 5 acres in size which adjoin, but do not directly face, existing detached single-family housing.	Townhouse style units provided
4. Chapter 18.04.080 Residential Districts' Development Standards		
A. A-1. Calculation of Maximum Density	The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including previously dedicated right of way but not including streams, wellands, etc.	See Survey for R.O.W. previously dedicated 30' x 656.74' = 19,762 sf = 19,762/43,560 = 0.454 acres

REQUIREMENTS		RESPONSE
6. 18.38 Parking and Loading		
A. 18.38.100 - Table 38.01 Parking and Loading - Multifamily Dwellings	<p><u>Required Motor Vehicle Parking Spaces</u> = 1.5 off-street parking spaces per dwelling unit. Senior Housing = 143 units x 1.5 spaces = 215 req'd Senior Housing Studio Apartment = 24 units x 1 spaces = 24 req'd Townhouse style = 70 units x 1.5 spaces = 105 req'd Total Required Parking = 344 spaces <u>Minimum Required Long-term Bicycle</u> = 1 Storage Space per unit (none req'd for Studio Apartments) Senior Housing = 143 units x 1 spaces = 143 req'd Townhomes = 70 units x 1 spaces = 70 req'd <u>Minimum Required Short-term Bicycle</u> = 1 per 10 units, min of 2 per building Senior Housing = 167 units / 10 spaces = 17 req'd Townhomes = 70 units / 10 spaces = 7 req'd</p>	<p>Motor Vehicle Parking provided on site, surface parking for 233 spaces; adjacent to Senior Housing apartments and Townhouse style units. Additional required parking is provided inside Townhouse style unit garages adding an additional 90 spaces. Long-term Bicycle parking provided inside Senior Housing Apartments. One room with storage for 18 bikes at each end of each apartment building. Senior Housing = 18 bikes x 2 rooms = 38 bikes/bldg x 4 bldgs = 144 provided Townhomes = 70 units = 70 spaces, 1 space provided inside each garage Short-term Bicycle parking provided at main entry canopy & rear entry canopy at Senior Housing Apartments. Senior Housing = 17 bikes / 4 bldgs = 5 bikes/bldg = 5 bike spaces provided at ea. bldg Townhomes = 70 units = 70 spaces provided at each covered front porches</p>
B. 18.38.080 Administrative Variance	<p>Decrease of 10% - 20% of required parking may be allowed by the Site Plan Review Committee. May require other measures to ensure all impacts associated with reduced parking are mitigated 1. Shared & combined parking opportunities are fully explored; and 2. On-site park-and-ride opportunities are fully explored; and 3. Compliance w/ commute trip reduction measures as req'd by state law, if applicable; and 4. The site is shown to be no closer than 300 ft from a single-family residential zoned neighborhood; and 5. A report is submitted providing a basis for less parking and mitigation necessary to offset any negative effects.</p>	<p>Requesting a 6.1% decrease in parking - 344 req'd spaces x 93.9% = 323 spaces provided</p>
C. Studio Apartments	<p><u>Required Motor Vehicle Parking Spaces</u> = 1 off-street parking spaces per dwelling unit. Senior Housing = 24 units x 1 spaces = 24 req'd <u>Minimum Required Long-term Bicycle</u> = None Senior Housing = 24 units x 0 spaces = 0 req'd <u>Minimum Required Short-term Bicycle</u> = 1 per 10 units - See 7.A. for all Short-term parking</p>	<p>See summary at 7.A.</p>
6. Chapter 18.38.120 Accessible Parking Required		
A. See table provided in OMC	<p>301-400 Total Parking Spaces require a minimum of 8 Accessible Spaces</p>	<p>8 Accessible parking spaces provided within the 323 provided parking spaces.</p>





LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

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

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

Project Name: Bayan Trails

Project Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506

Name of Applicant: Golden Alon Development, LLC

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	850,291 sq. ft.	0 sq. ft.	850,291 sq. ft.
Number of Lots	2	0	2
IBC Building Type	-	VB	
Occupancy Type	R	Townhouse Bldgs – R-2 Senior Housing Bldgs – R-2 Community Building – A-2 Pool Building – A-4 Maintenance Building – S-2	
Number of Buildings	2 Single Family Residences	10 Townhouse Bldgs (7 Units Total) 4 Senior Housing Bldgs (55 +) (167 Units Total) 1 Community Building 1 Pool Building, & 1 Maintenance Building	17
Height	25 ft.	35 ft.	35 ft.
Number of Stories (including basement)	3	Townhomes & Senior Housing = 3 stories Community Building = 2 stories Pool Building & Maintenance Building = 1 story	3 stories max.
Basement	983 sq. ft.	-	-
Ground Floor	1,425 + 844 (2 nd house) = 2,269 sq. ft.	Townhomes = 4,104 sf x 10 = 41,040 sf/bldg Senior Housing = 15,567 sf x 4 = 62,268 sf/bldg Community Building = 4,956 sf Pool Building = 4,032 sf Maintenance Building = 300 x 2 = 600 sf	112,896 sq. ft.
Second Floor	1,193 sq. ft.	Townhomes = 4,580 sf x 10 = 45,800 sf/bldg + 60 sf Senior Housing = 15,472 sf x 4 = 61,888 sf/bldg Community Building = 4,956 sf	113,244 sq. ft.
Remaining Floors (number 1)	0 sq. ft.	Townhomes = 4,580 sf x 10 = 45,800 sf/bldg Senior Housing = 14,877 sf x 4 = 59,508 sf/bldg	105,308 sq. ft.
Gross Floor Area of Building	4,445 sq. ft.	Townhomes = 133,240 sf Senior Housing = 183,664 sf Community Building = 9,912 sf Pool Building = 4,032 sf Maintenance Building = 600 sf	331,448 sq. ft.
Landscape Area	0 sq. ft. (area is forested)	53,580 sq. ft.	53,580 sq. ft.
Paved Parking	15,710 sq. ft.	125,453 sq. ft.	125,453 sq. ft.
Number of Parking Spaces	-	90 spaces in garages + 233 surface	323
Total Impervious Area	19,660 sq. ft.	286,265 sq. ft.	286,265 sq. ft.
Sewer (circle one)	City <u>Septic</u>	<u>City</u> / Septic	
Water (circle one)	City <u>Well</u>	<u>City</u> / Well	

PROJECT DESCRIPTION *(please fill out the above table and provide a separate detailed description):*

The project site comprises a total area of 19.52 acres. A heavily treed property and beautiful wetlands are just a few features of this property, along with potential access to the Chehalis Western Trail. The site plan preserves many expansive areas of trees and incorporates the natural landscape into the grounds through meandering pathways and bio-retention gardens. A 100-foot wetland buffer has been established for the existing wetland within the western half of the project site, which allows for a total buildable area of 10.86 acres.

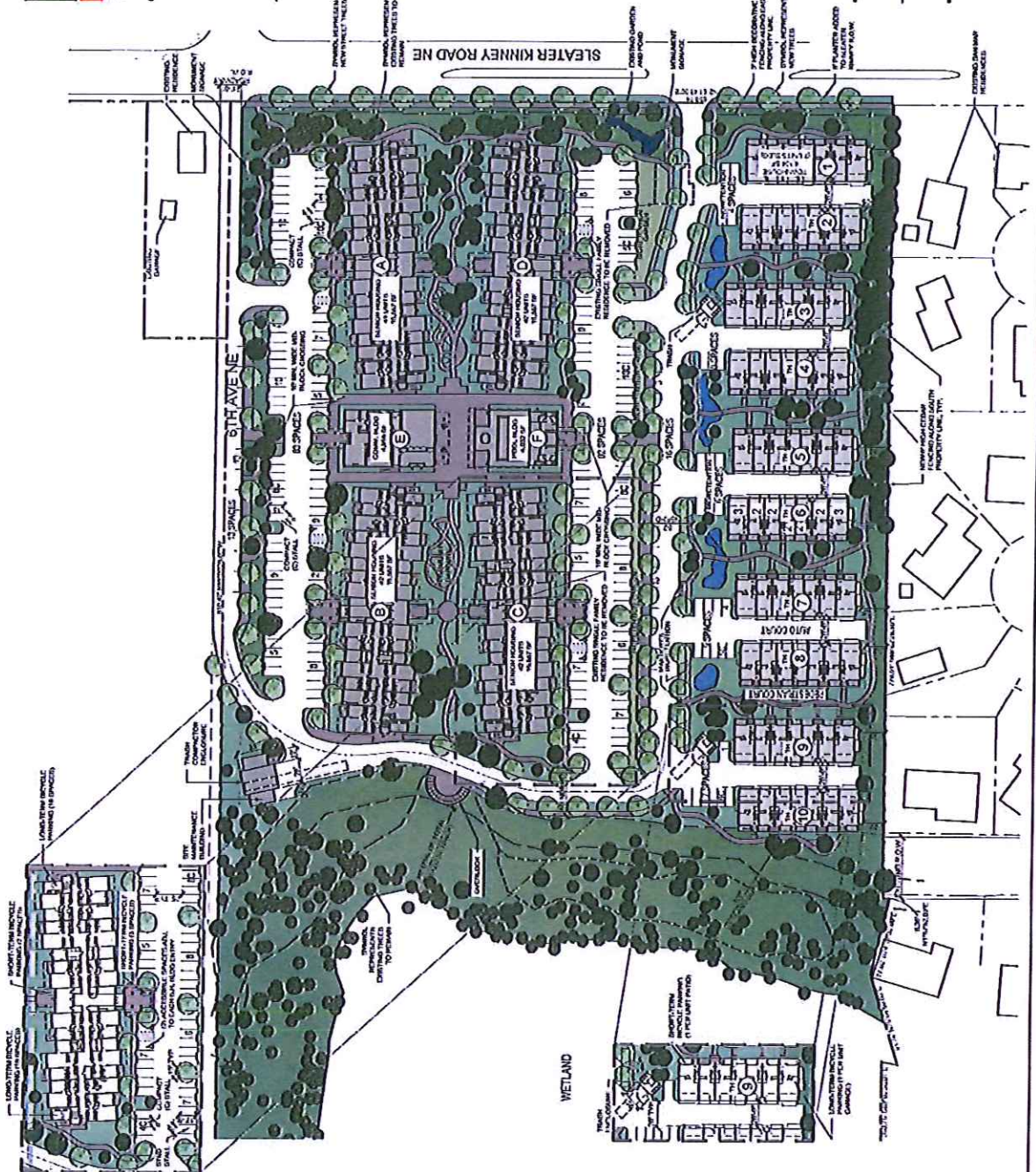
An existing single-family residence and groundskeeper's quarters will be demolished to allow for the development of the Bayan Trails project. The proposed project includes the phased construction of senior housing apartments and multi-family townhome-style apartments. Four senior housing apartment buildings (55 and over for active adults) along with a community building and pool building and associated parking lots are proposed on the northern half of the project site. Ten townhome-style apartment buildings with seven units per building and associated parking is proposed on the southern half of the project site. In all, construction will include 168 senior housing units and 70 townhome-style apartment units.

In addition to the proposed buildings, three public roads will be constructed through the project site. 6th Avenue NE will extend west through the project site along the northern property line. A second road will be located along the wetland buffer setback line and will be oriented in a north/south direction. The third road will be oriented in an east/west direction and will connect to Sleater-Kinney Road NE to the east.

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).

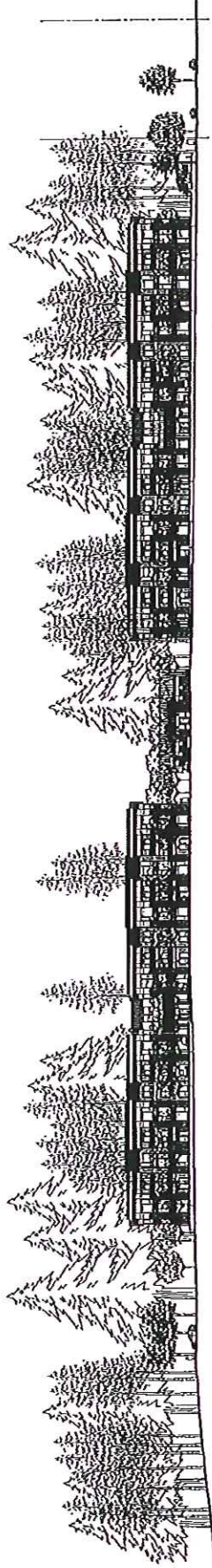
18. SANITARY SEWER / SEWER MAIN Plan to include:
 - Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View.
19. WATER (Main) Plan to include:
 - Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any double-check detector check location.
 - Profile View.
20. STORM SEWER Facilities Plan to include:
 - Plan View with all elements identified at scoping meeting, and proposed manhole/catch basin Manholes/catch basin rim and invert elevation, Size of pipe, If applicable, outlet control details(s) with elevations, pond dimensions with elevation, Treatment facility, Retention/Detention facilities.
 - Profile View.
21. STREET Improvement Plan to include:
 - Plan View including identification of property lines and addresses; spot elevations on curb returns (PC, PT, $\Delta/2$); PI, PC, PT; stationing of horizontal curves; curve information delta, radius, and length for all curves; typical roadway sections and pavement types; sidewalks; driveway entrances; width; curb access ramps – or City standard plan; existing transit stops and shelters; frontage improvements; and any fire lanes.
 - Profile View.
22. SOLID WASTE Collection Plan including:
 - Identify dumpster site location on street and site plans.
 - Show dumpster type and size.
 - Containers.
 - Compactors.
 - Drop Boxes.
 - Easy entrance and exit for collection vehicle and crews.
 - Minimum turning radius of thirty-nine feet (39') for turnaround and positioning for backing up.
 - Minimum access width of ten feet (10').
23. TRAFFIC SIGNALS plan including:
 - Signal Drawing Sheet with
 - Loops.
 - Traffic signal poles.
 - Streetlight poles (if applicable).
 - Pedestrian head signal poles (if applicable).
 - Junction boxes.
 - Conduit runs.
 - Electrical service cabinet.
 - Power source.
 - Controller cabinet.
24. ILLUMINATION or Street Lighting Plan including:
 - J-Boxes.
 - Conduit runs.
 - Streetlight pole location and type.
 - Power Source



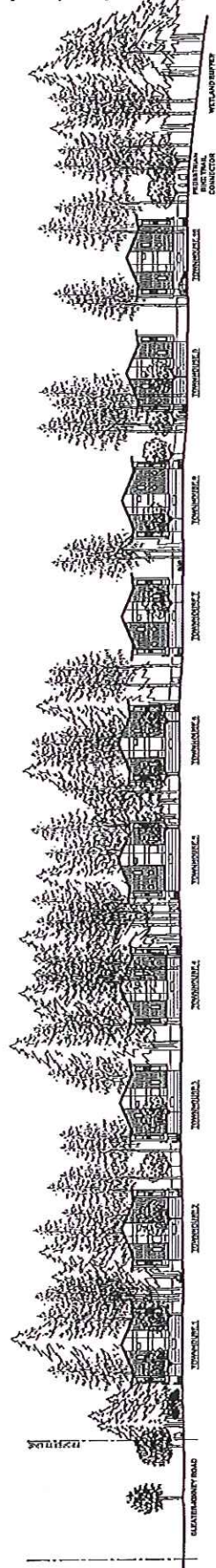
BAYAN TRAILS
LAND USE CODE COMPLIANCE FORM

ALL AREAS OF UNDEVELOPED WETLANDS AND OTHER SENSITIVE AREAS SHALL BE IDENTIFIED AND AVOIDED OR MINIMIZED TO THE MAXIMUM EXTENT POSSIBLE.

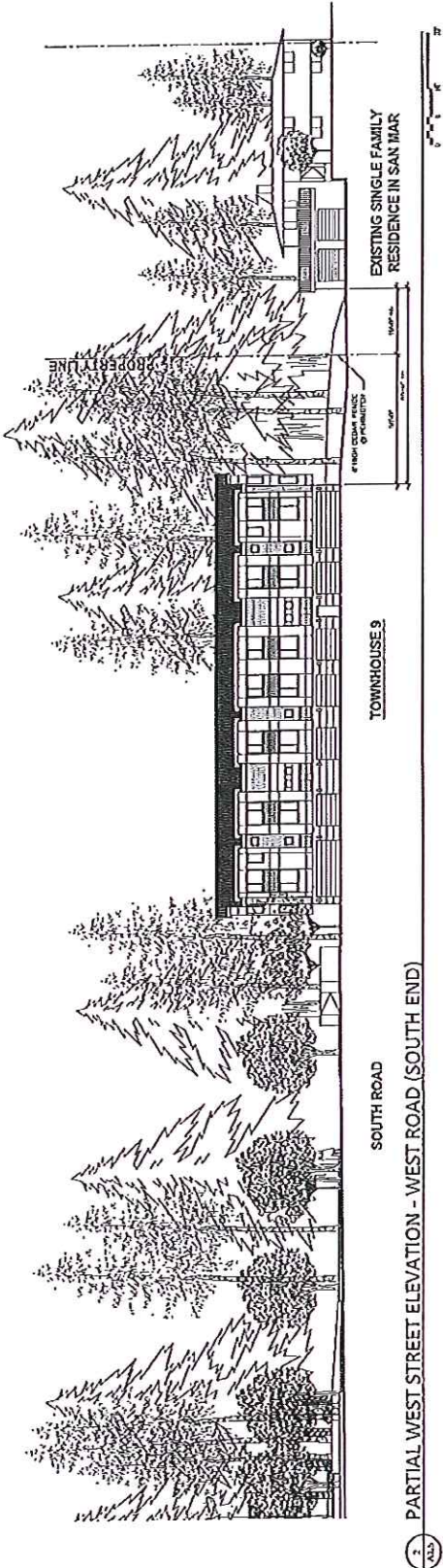
Code	Description	Compliance
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50



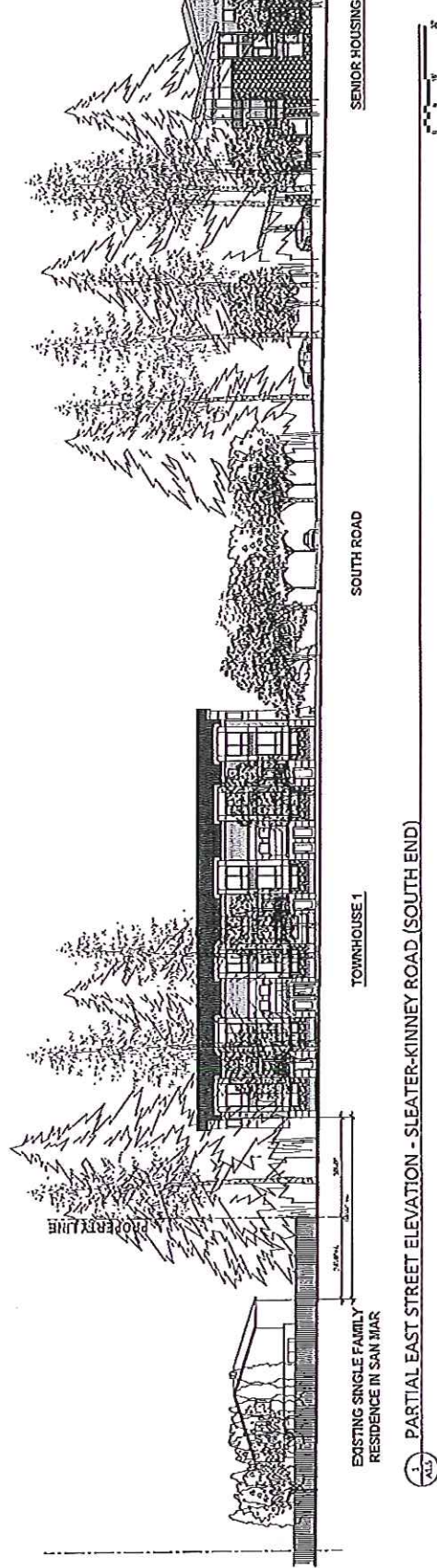
2 SOUTH STREET ELEVATION - SOUTH ROAD



1 NORTH STREET ELEVATION - SOUTH ROAD



2 PARTIAL WEST STREET ELEVATION - WEST ROAD (SOUTH END)



3 PARTIAL EAST STREET ELEVATION - SLEATER-KINNEY ROAD (SOUTH END)

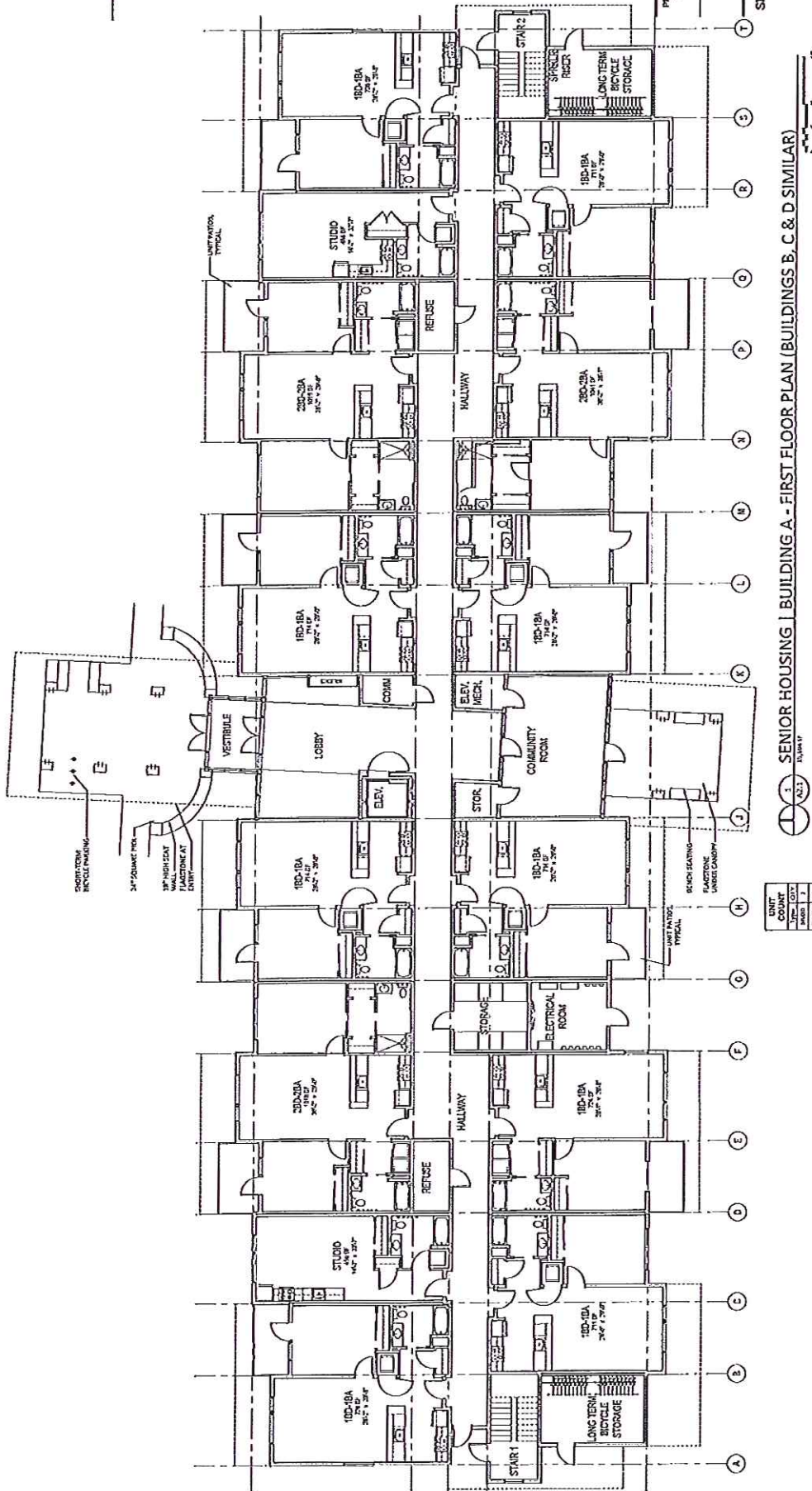
SUENO PROPERTY
BAYAN TRAILS
SENIOR HOUSING - PD - CIVIL ARCHITECTURE
11.20.2014

PROJECT NUMBER: 1405
SCHEDULED FOR CONSTRUCTION
11.20.2014

SH - FIRST FLOOR
PLAN

A2.1

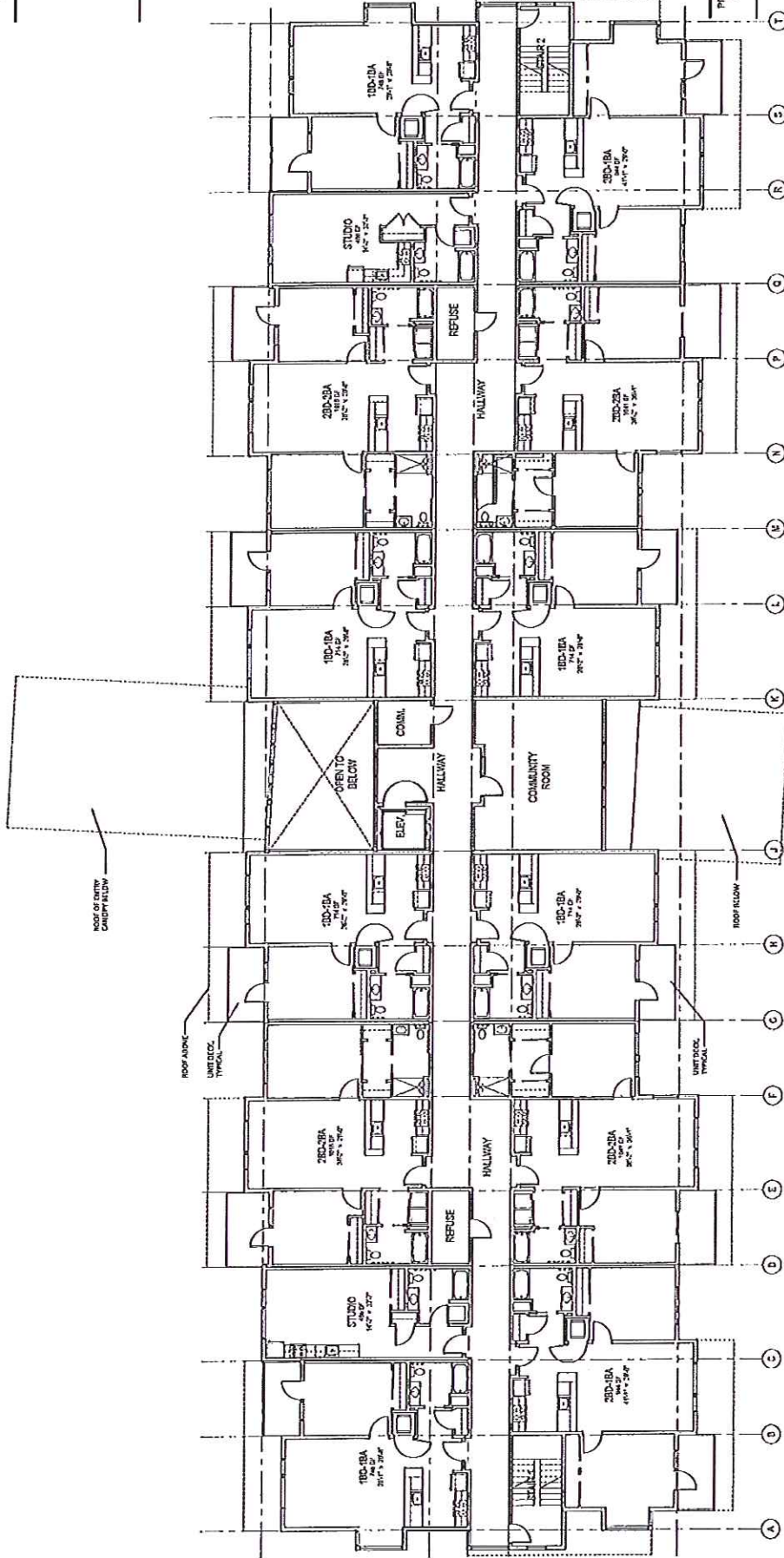
Senior Housing - PD - Civil Architecture
11.20.2014
Scale: 1/8" = 1'-0"



UNIT	COUNT
1BD-1BA	12
2BD-2BA	12
STUDIO	12
REFUGE	12
HALLWAY	12
COMMUNITY ROOM	1
LOBBY	1
VESTIBULE	1
STAIR 1	1
STAIR 2	1
ELECTRICAL ROOM	1
MECH	1
STORAGE	1
LONG TERM BICYCLE STORAGE	2

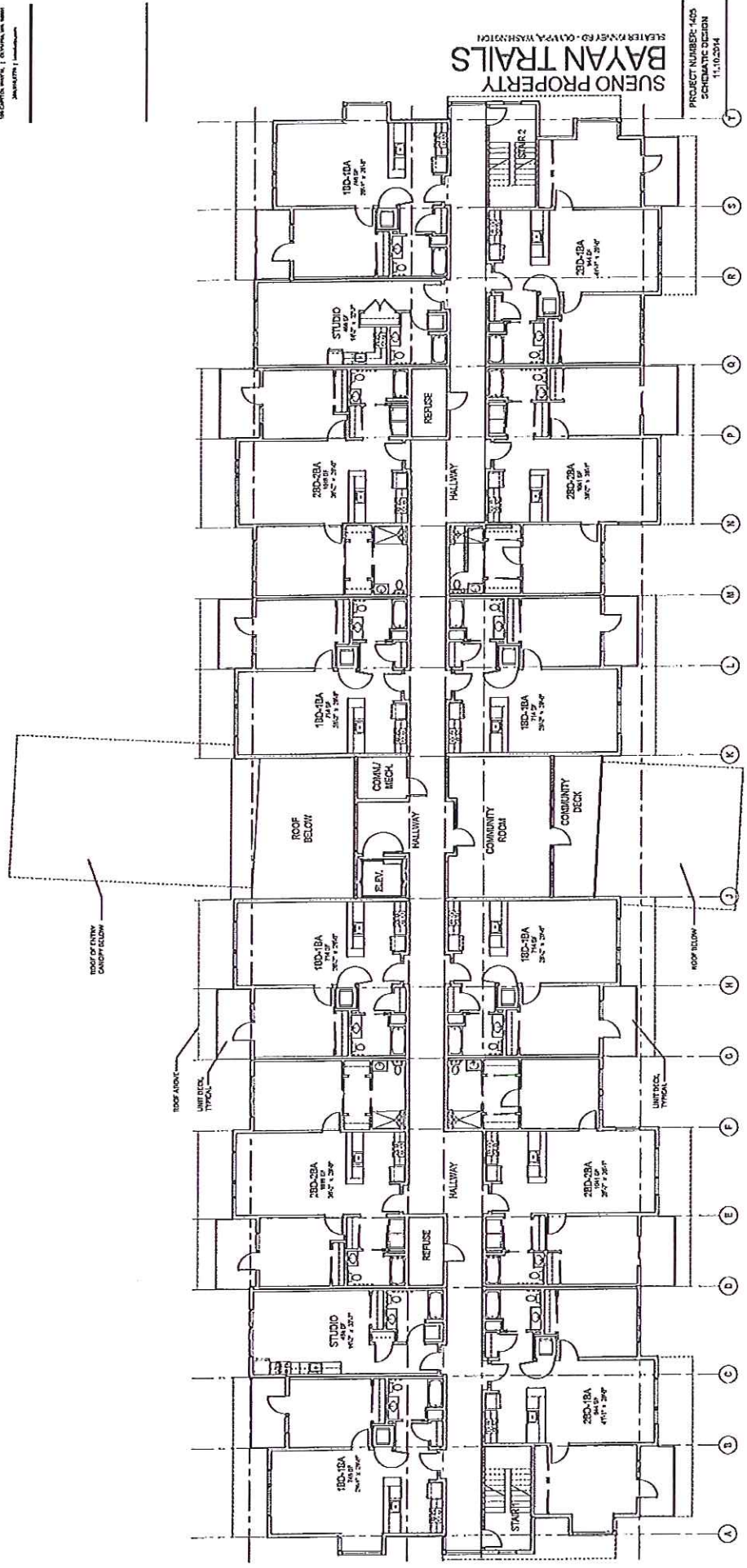
SENIOR HOUSING | BUILDING A - FIRST FLOOR PLAN (BUILDINGS B, C & D SIMILAR)

THIS SHEET IS TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL CONTRACT AND THE GENERAL NOTES TO THE ARCHITECTURAL CONTRACT. ANY CHANGES TO THIS SHEET SHALL BE MADE BY THE ARCHITECT.



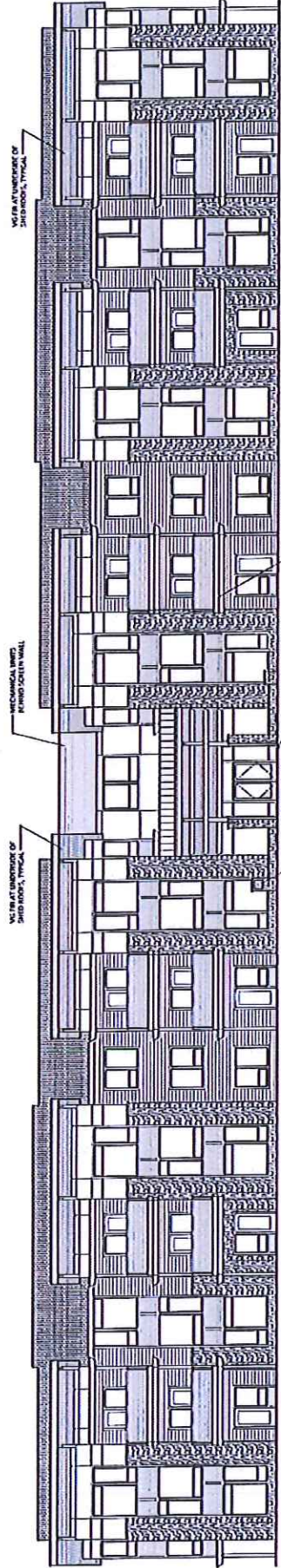
SENIOR HOUSING | BUILDING A - SECOND FLOOR PLAN (BUILDINGS B, C & D SIMILAR)

UNIT COUNT	
TYPE	COUNT
1BD-1BA	14
2BD-2BA	14
STUDIO	2
TOTAL	30



UNIT COUNT	TYPED	GRID	STATION	REVISION	DATE
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10
11	11	11	11	11	11
12	12	12	12	12	12
13	13	13	13	13	13
14	14	14	14	14	14

SENIOR HOUSING | BUILDING A - THIRD FLOOR PLAN (BUILDINGS B, C & D SIMILAR)



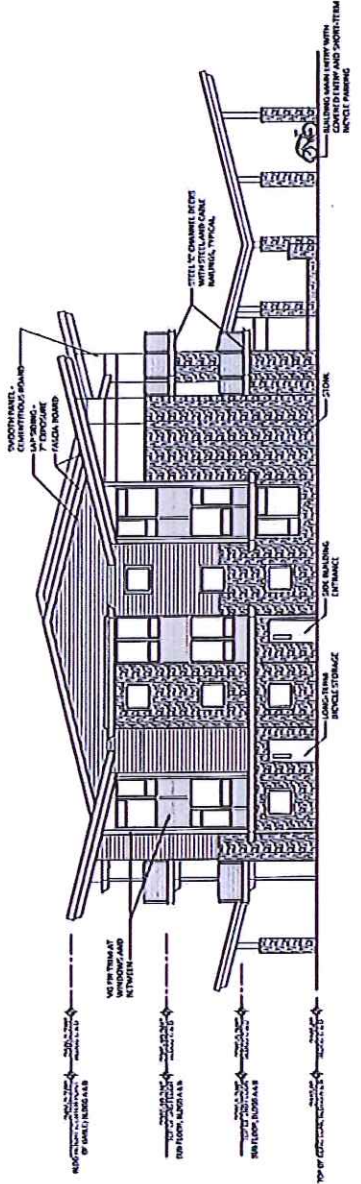
2. SENIOR HOUSING | BUILDING A - NORTH ELEVATION (BUILDINGS B, C & D SIMILAR)

BAYAN TRAILS
SEATTLE, WASHINGTON

PROJECT NUMBER: 1403
SCHEMATIC DESIGN
11.20.2014

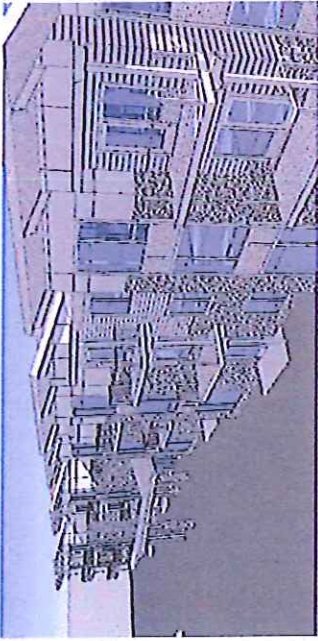
SH - ELEVATIONS

A3.1

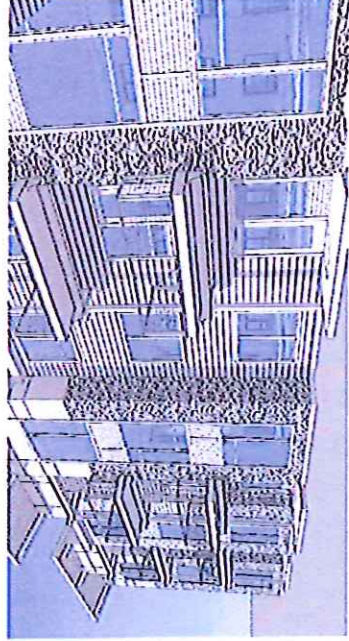


1. SENIOR HOUSING | BUILDING A - EAST ELEVATION (BUILDINGS B, C & D SIMILAR)

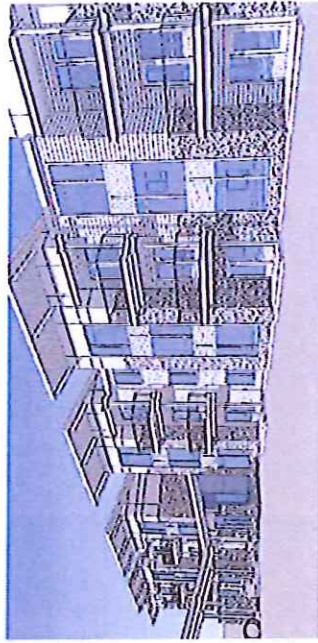
THOMAS ARCHITECTURE STUDIO
1015 15th Ave NW
Seattle, WA 98107
360.475.1111



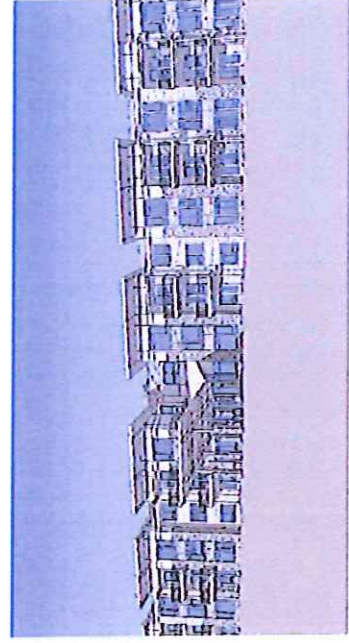
4 SENIOR HOUSING | REAR ENTRANCE
R12



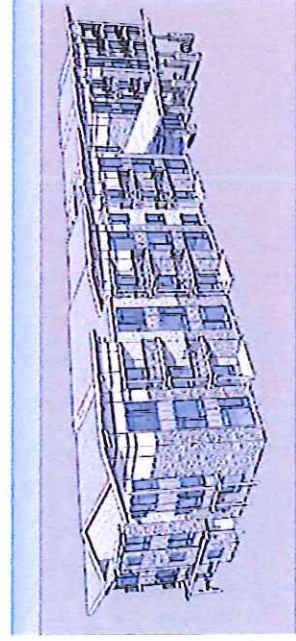
2 SENIOR HOUSING | NE SIDE VIEW OF BUILDING
R12



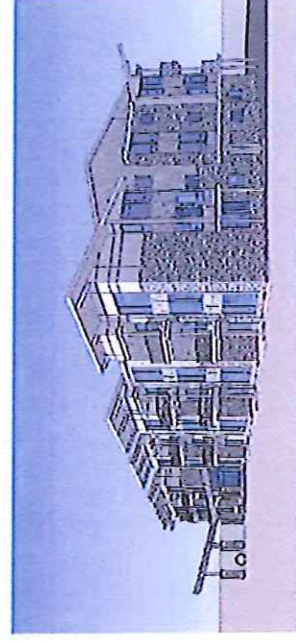
3 SENIOR HOUSING | NW SIDE VIEW OF BUILDING ENTRANCE
R12



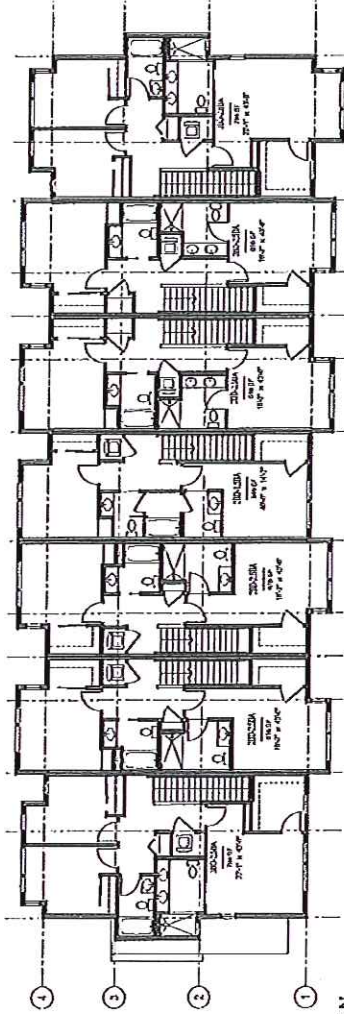
2 SENIOR HOUSING | MAIN ENTRANCE
R12



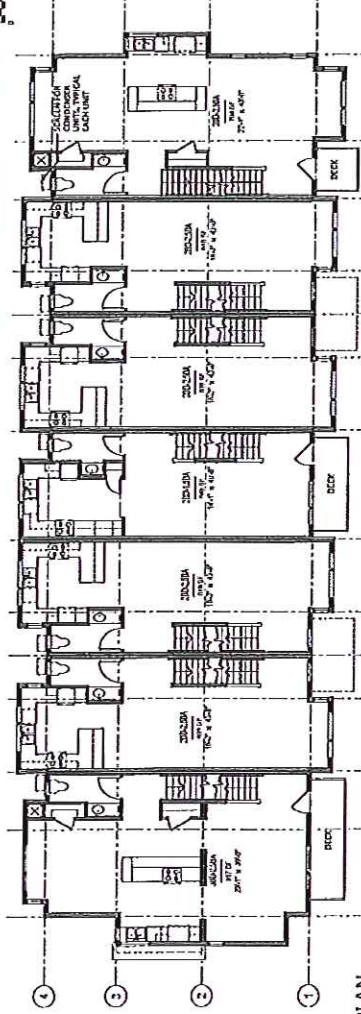
4 SENIOR HOUSING | NE SIDE VIEW OF BUILDING
R12



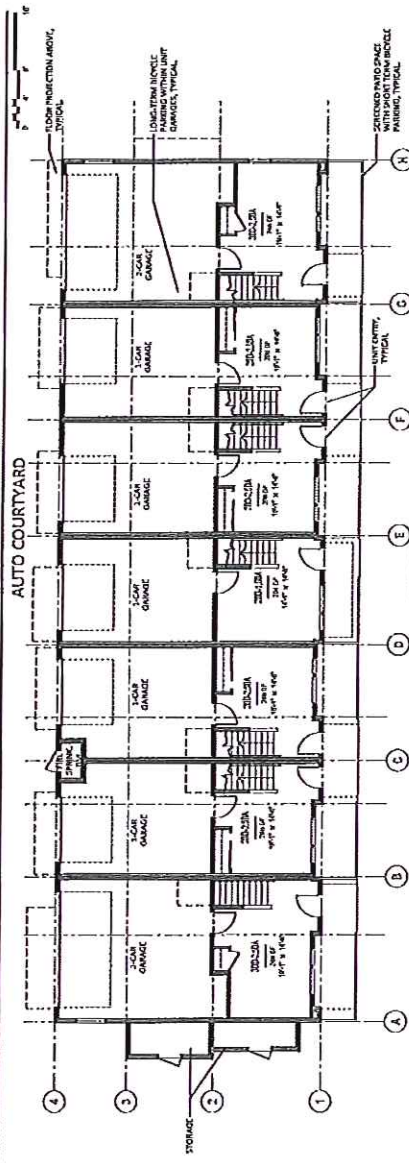
3 SENIOR HOUSING | NW SIDE VIEW OF BUILDING
R12



THIRD FLOOR PLAN
A2.1

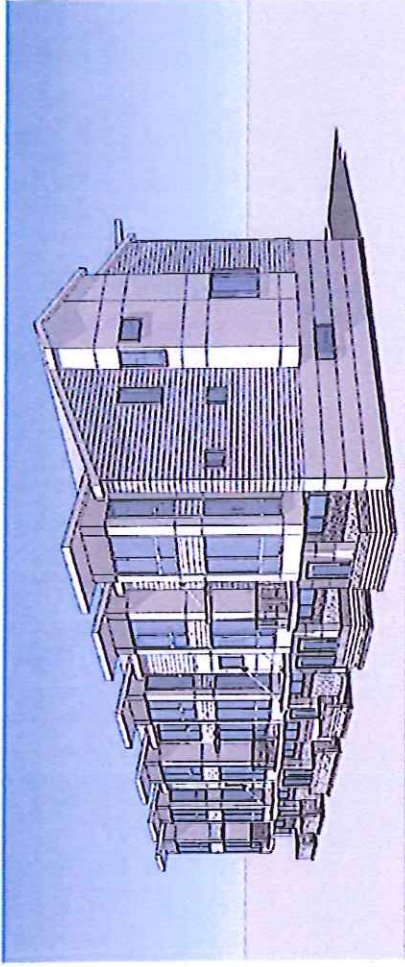


SECOND FLOOR PLAN
A2.1

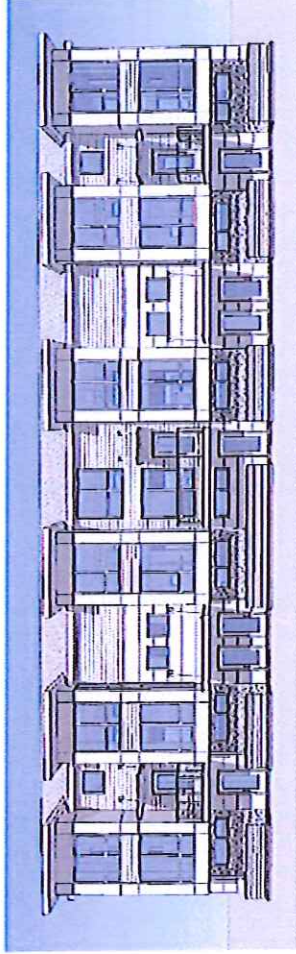


FIRST FLOOR PLAN (ALL TEN TOWNHOME BUILDINGS ARE SIMILAR)
A2.1

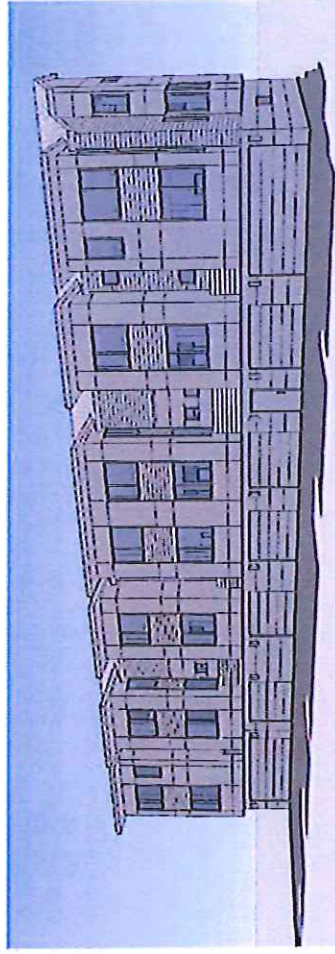
TOWNHOUSE BUILDING	UNIT #	# OF UNITS
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
8	8	8
9	9	9
10	10	10
TOTAL UNITS		70



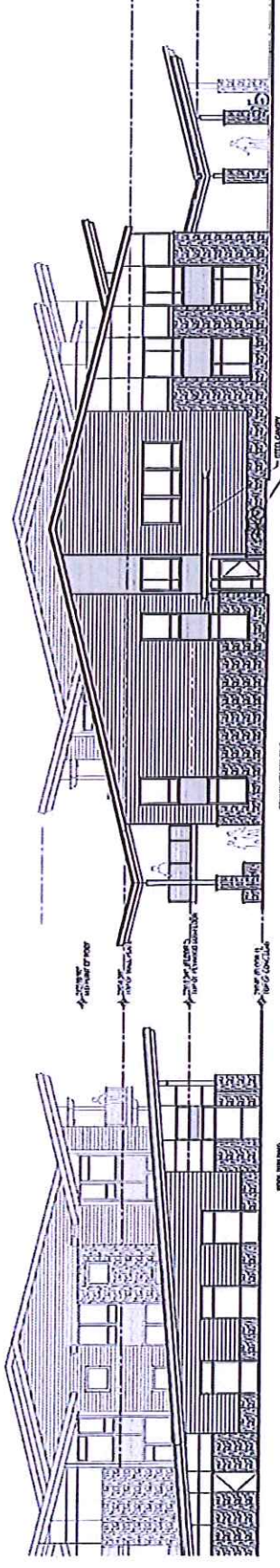
1
A4.1
TOWNHOUSE | SIDE VIEW OF BUILDING
A4.1



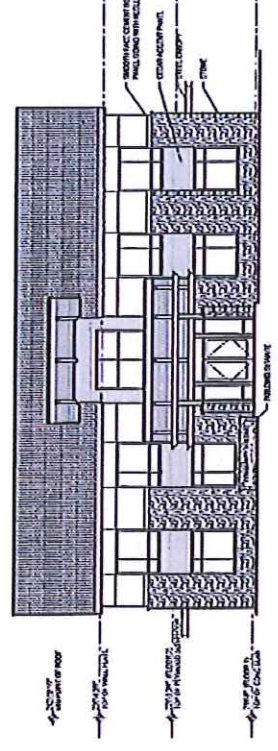
2
A4.1
TOWNHOUSE | PEDESTRIAN COURTYARD - BUILDING ENTRANCES
A4.1



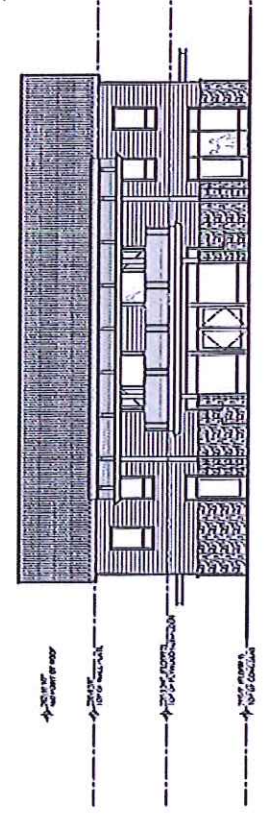
1
A4.1
TOWNHOUSE | AUTO COURTYARD
A4.1



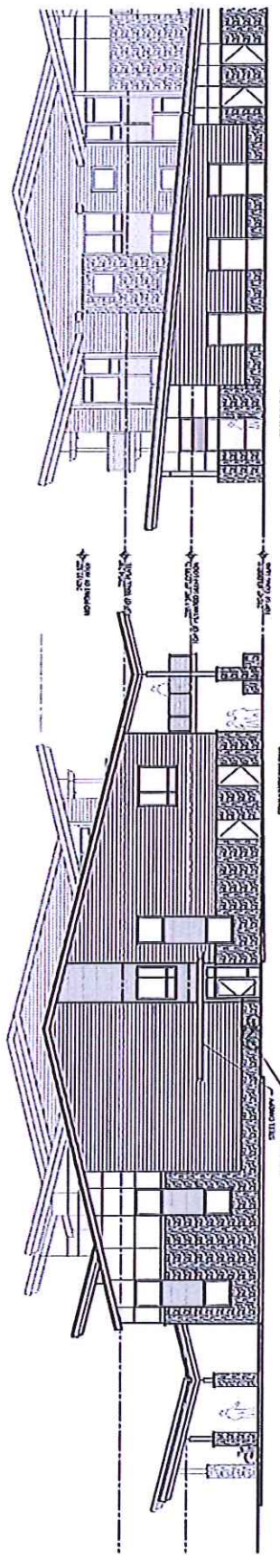
4. COMMUNITY BUILDING - EAST ELEVATION (PARTIAL POOL BUILDING)



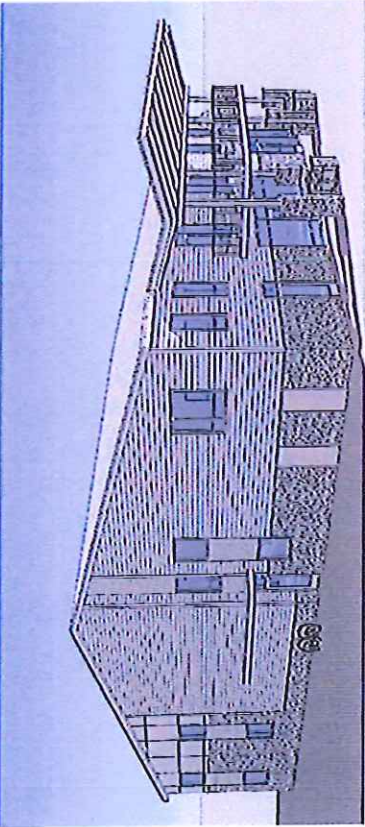
1. COMMUNITY BUILDING - NORTH ELEVATION



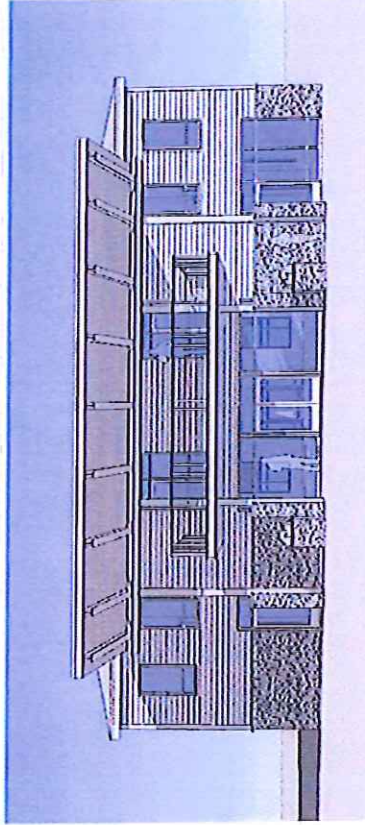
3. COMMUNITY BUILDING - SOUTH ELEVATION



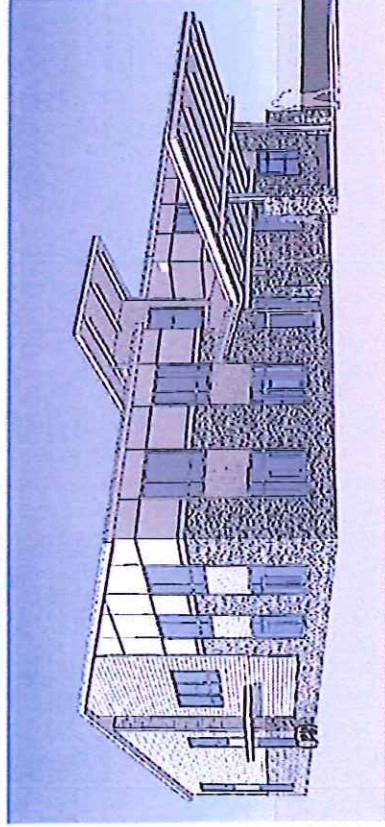
2. COMMUNITY BUILDING - WEST ELEVATION (PARTIAL POOL BUILDING)



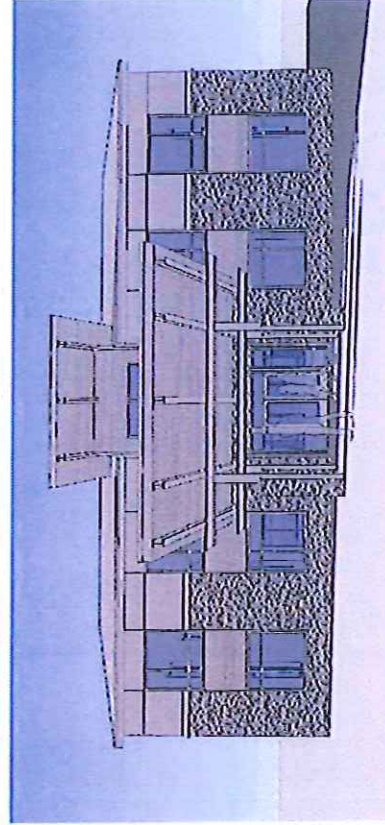
4 COMMUNITY BUILDING | SW SIDE VIEW OF BUILDING
A4.1 NLS



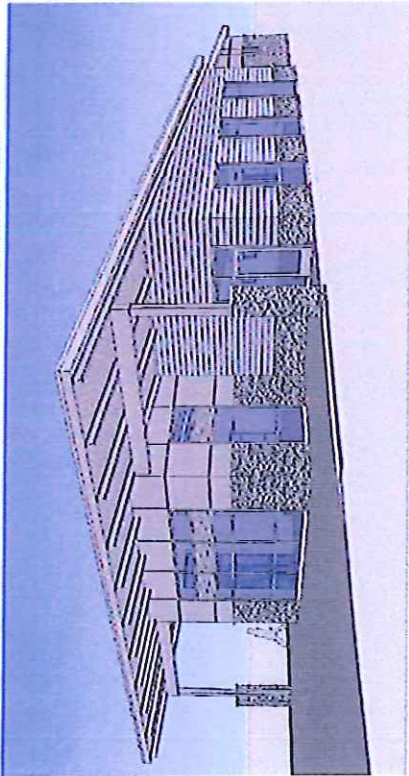
2 COMMUNITY BUILDING | COURTYARD ENTRANCE
A4.1 NLS



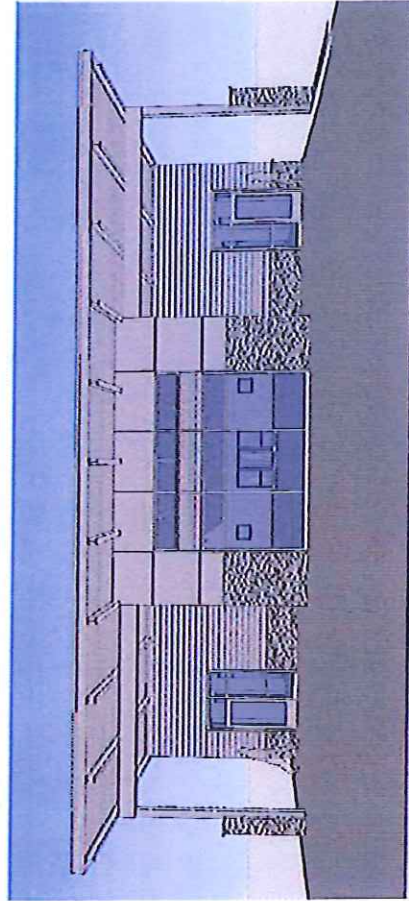
1 COMMUNITY BUILDING | NE SIDE VIEW OF BUILDING
A4.1 NLS



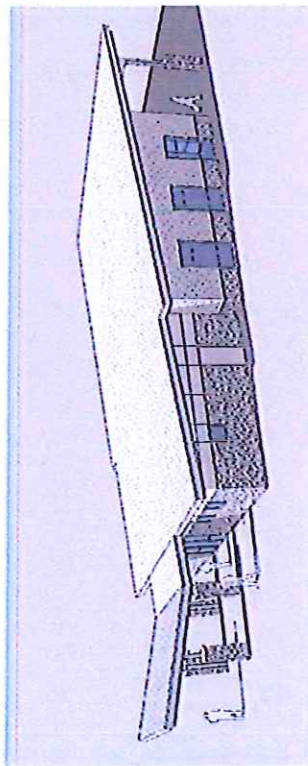
3 COMMUNITY BUILDING | MAIN ENTRANCE
A4.1 NLS



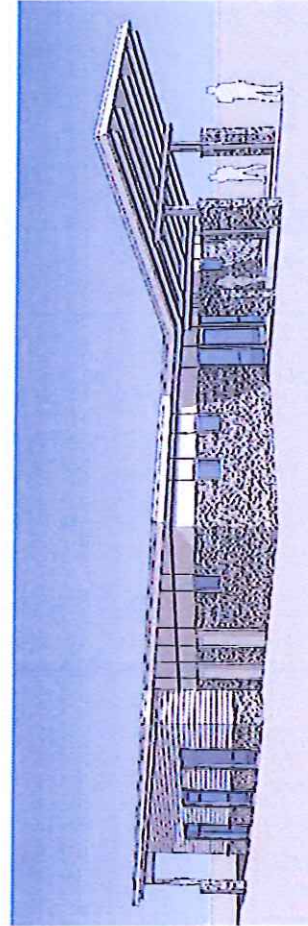
1. POOL BUILDING | NW SIDE VIEW OF BUILDING



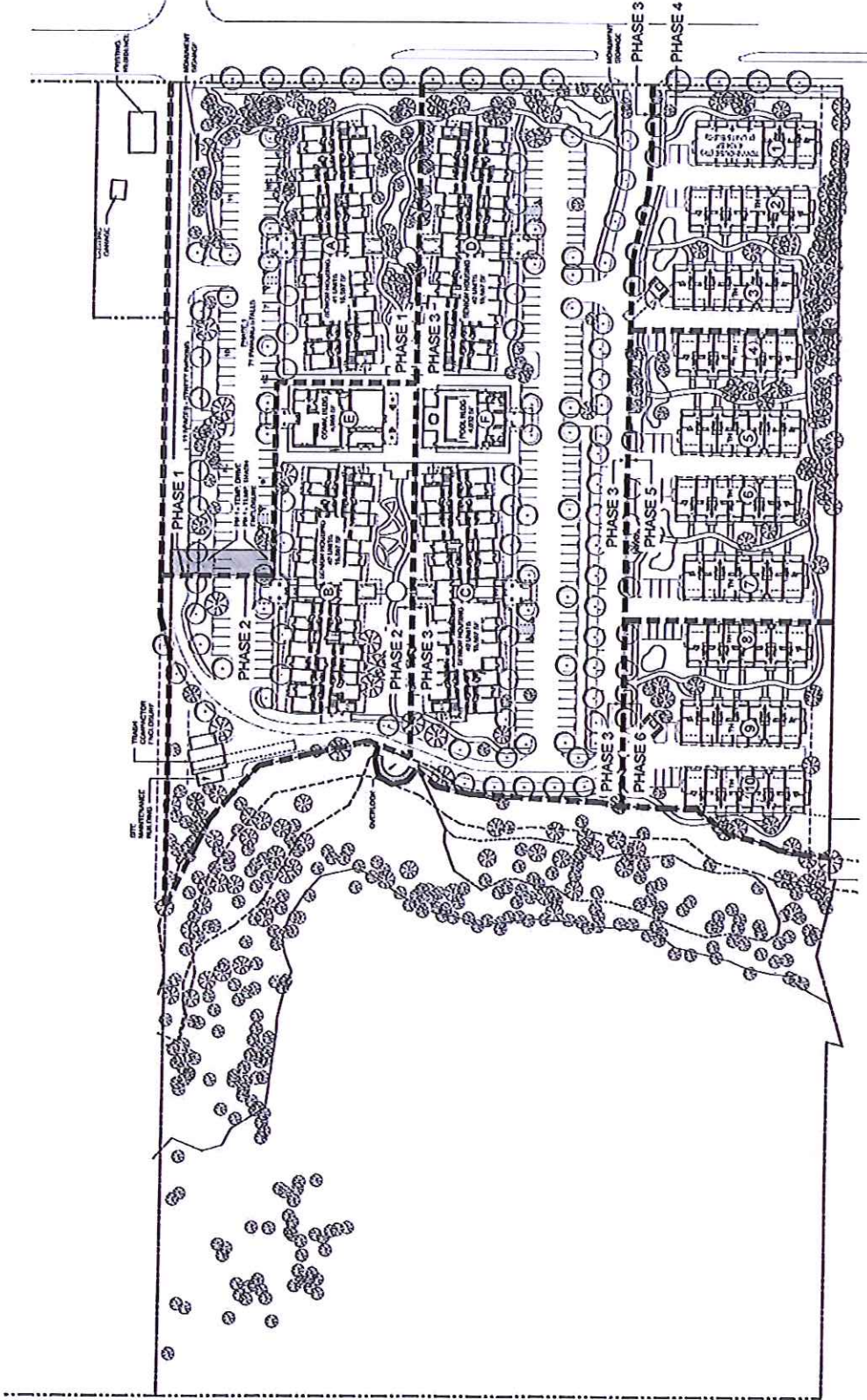
2. POOL BUILDING | COURTYARD ENTRANCE



2. POOL BUILDING | SE SIDE VIEW OF BUILDING



3. POOL BUILDING | MAIN ENTRANCE



0' 20' 40' 60' 80' 100' 120'