



VIA SUSINA MIXED-USE DEVELOPMENT

JUNE 4, 2026

The Via Susina Mixed-Use Development is proposed at 716 Plum Street SE on Parcels 78202400800, 78202400200, and 78202400300. The project has been designed in accordance with applicable City of Olympia Municipal Code requirements and the International Building Code.

The development will provide approximately 55,010 square feet of residential space and 6,145 square feet of commercial condominium space, creating a mixed-use environment that supports both housing and neighborhood-serving commercial activity.

The project is designed as a garden-style walk-up apartment community with a two-story parking structure that will provide parking for residents and commercial patrons. A central feature of the development is the proposed “Artisan Alley,” a pedestrian-oriented connection between the parking area and commercial spaces that enhances accessibility and creates an inviting public experience.

Two ground-floor configurations are proposed:

- **Option A:** includes four ADA-accessible residential units on the north side of the site and three commercial condominium spaces on the south side, resulting in a total of 56 dwelling units and three commercial condominium spaces.
- **Option B:** dedicates the entire ground floor to seven commercial condominium spaces, resulting in 52 dwelling units and seven commercial condominium spaces.

Both options maintain the same architectural design, featuring a brick base with dark corrugated metal and light Hardie panel cladding above. The material palette and building form are intended to complement the character and aesthetic of Olympia while contributing to a vibrant mixed-use corridor.

June 10, 2026

Marisa Zumbrum
Thomas Architecture Studios
525 Columbia Street SW
Olympia, WA 98501

Via Susina Project Narrative

The Via Susina project is located on 3 parcels totaling 0.74 acres in downtown Olympia. The project proposes to develop one four-story multi-use building with 56 residential apartment units and three (3) commercial spaces along with associated two levels of parking and extension of available utilities. The proposed project is summarized by the following characteristics and narrative:

Parcel Numbers:	78202400200, 78202400300, 78202400800
DB	DB – Downtown Business
Total Area:	0.74 AC
Proposed Development:	56 Residential Apartment Units and 3 Commercial Units
Proposed Lots:	1

Site Description

The project site is located at 716 Plum St SE, Olympia, WA 98501. The project site is currently developed as a Casa Mia restaurant with associated parking lot, a single-family residence, and a forested, vacant parcel. The site is relatively flat and has no critical areas.

The project site is bound by 7th Avenue SE to the north, 8th Avenue SE to the south, Plum Street SE to the west, and commercial buildings to the west and east. All zoning in the immediate area is DB (Downtown Business).

Project Elements

Stormwater

The proposed project is a redevelopment that will create more than 5,000 square feet of new and replaced hard surface and the proposed improvements are greater than 50% of the current value of the parcels. Therefore, all of the Core Requirements apply to the project site. It is important to note that the project is located within the flow control exempt boundary, so, flow control is not required. The project will generate more than 5,000 SF of pollution generating hard surfaces on-site; therefore, water quality treatment is required.

The stormwater runoff from the above ground parking lot will be collected via trench drains and conveyed to a mechanical treatment system prior to discharging to the City system located in 7th Ave SE. The stormwater runoff from the proposed roof will be collected and conveyed to the City system located in Plum St. Stormwater runoff generated by the lower parking level will be collected and conveyed to the City sewer system.

Water

Water provided by the City of Olympia is available in 7th Ave SE, 8th Ave SE, and Plum St. A 6” water line is available in 7th Ave, an 8” water line is available in Plum St, and a 16” water line is available in 8th Ave SE. Existing water service lines will be abandoned and existing meters will be removed. Proposed potable and fire service lines are proposed from 8th Avenue SE. It is assumed that backflow devices for potable water and fire service lines will be located within the fire riser room.

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Sanitary Sewer

There are existing sewer mains in 7th Avenue SE, Plum Street SE and 8th Avenue SE. The below-grade parking level will require a series of catch basins that provide oil/water separation and drain to the sanitary sewer main in either 8th Avenue SE or 7th Avenue SE. There is an existing side sewer stub on 8th Avenue SE; it is assumed that a portion of the sanitary sewer waste lines will drain to this side sewer stub. It is assumed that a portion of the sanitary sewer waste lines will drain to a new side sewer stub on the north side and drain to the existing main in 7th Avenue SE.

Frontage Improvements

Frontage improvement requirements will be discussed at the pre-submission conference. It is assumed that half-street frontage improvements will be required on 7th Avenue SE, Plum Street SE and 8th Avenue SE. Frontage improvements are likely to include new curb, gutter, planter strip and sidewalks. Existing driveways will need to be removed. New ADA ramps at the intersection of Plum Street SE and 8th Avenue SE will be required.

Critical Areas

There are no critical areas on the project site.

Sincerely,

LDC, Inc.



Ross Jarvis, PE, Assoc. DBIA
Principal Engineer



Via Susina Mixed Use

Date: June 10, 2026

To : Jason Marzayi, Thomas Architecture Studio

From: Trent Grantham, Senior Project Manager, SCJ Alliance

Landscape Code Narrative

Olympia's landscape regulations for mixed-use development are intended to create attractive, pedestrian-oriented environments while preserving and enhancing the city's urban forest. A primary focus of the code is the retention of existing trees and native vegetation wherever feasible. During site planning, applicants are encouraged to design around significant trees and natural features, incorporating them into the overall development rather than removing them. Existing healthy trees may be credited toward landscaping requirements when properly protected and preserved.

Landscape design is expected to contribute to the character of the development while supporting environmental sustainability. The City encourages the use of native and drought-tolerant plant materials, reducing reliance on irrigation and improving long-term landscape performance. Along streets and property edges, landscaping is used to define spaces, soften the appearance of buildings and parking areas, and create transitions between differing land uses. Where mixed-use developments abut residential properties, landscape buffers and screening are typically required to provide visual separation while maintaining a comfortable pedestrian experience.

Parking lots must incorporate landscaping throughout the site rather than concentrating plantings at the perimeter. Landscape islands, shade trees, and planted areas are required to break up large expanses of pavement, reduce heat buildup, and improve the overall appearance of the development. Street trees are also an important component of Olympia's design standards, helping to establish a consistent streetscape, provide shade, and reinforce the City's walkable urban character. The selection and placement of street trees are coordinated with the City's urban forestry standards to ensure long-term health and compatibility with infrastructure.

Tree preservation and replacement are central elements of Olympia's development regulations. Significant trees that are removed during construction generally trigger replacement requirements based on the size and type of trees removed. Protected trees must be identified on development plans and safeguarded throughout construction using approved tree protection measures. Collectively, these requirements promote a development pattern that balances urban growth with environmental stewardship, resulting in mixed-use projects that contribute to both the built and natural character of Olympia.

Landscape Approach

Based on the conceptual site plan provided, the proposed mixed-use development appears to be located within Olympia's Downtown Business (DB) zoning district and includes approximately 56 residential units above ground-floor commercial space, structured parking, and frontage along 7th Avenue SE, 8th Avenue SE, and Plum Street SE. While downtown projects are not subject to many of the traditional perimeter landscaping

requirements found elsewhere in the City, the project will still need to demonstrate compliance with Olympia's landscape, streetscape, and tree preservation objectives.

The site plan should incorporate a comprehensive streetscape design along all public frontages. Street trees will be a key component of compliance and should be installed at the spacing required by Olympia Municipal Code, generally 25 feet on center for small-maturing species or 35 feet on center for medium-maturing species, subject to review by the City Urban Forester. Tree species selection should consider available soil volume, utilities, pedestrian clearances, and long-term canopy development. Street tree wells, structural soil systems, or suspended pavement systems may be necessary given the urban nature of the site and the extensive building and paving coverage proposed. The pedestrian zone and Artisan Alley provide opportunities to introduce additional landscaping, planters, and urban tree planting that contribute to the downtown character while enhancing walkability.

Because the site is shown as nearly 100 percent developed with building footprint, circulation, and parking, the project should identify opportunities to exceed minimum requirements through the integration of landscape elements within plazas, dog walk areas, entry courtyards, and outdoor gathering spaces. Native and drought-tolerant plant materials should be utilized wherever feasible, particularly within raised planters and amenity areas. The dog walk spaces shown on the plan represent a valuable opportunity to incorporate trees, shrubs, and groundcovers that soften the building mass and provide visual relief from the surrounding hardscape. Screening and landscape treatment should also be incorporated around the self-contained compactor, service functions, and any utility equipment to minimize visual impacts from adjacent streets and pedestrian areas.

Tree retention and preservation will be an important component of project review. Although the plan does not identify existing trees, Olympia's regulations prioritize preservation of significant trees whenever possible. The applicant should prepare a tree inventory and assessment to determine whether any trees currently exist within or adjacent to the site. Trees proposed for retention must be protected during construction, while trees removed as part of redevelopment may trigger replacement requirements under Olympia's tree protection ordinance. If existing trees are absent or cannot be retained, replacement trees will likely be satisfied through the required street tree program and additional on-site plantings. Overall, the landscape design should demonstrate how the project contributes to Olympia's urban forest, supports pedestrian activity, softens the scale of the development, and enhances the public realm while meeting the City's broader goals for sustainable downtown growth.