



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____
Received By: **W.SHAUFLER**Master File #: **17-0777**
Project Planner: **C.HORNBEIN**
Date: **3/1/17**
Related Cases: _____

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 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 type="checkbox"/> Tree Plan
<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: Annie's Artist Flats (New Building), Annie's Artist Studios (Existing Building)Project Address: 400 Adams, Olympia, WA 98501 (New Building), 317 4th Avenue, Olympia, WA (Existing Building)Applicant: Urban Olympia IV, LLC (Walker John)Mailing Address: P.O. Box 7534, Olympia, WA 98507Phone Number(s): 360-705-2303E-mail Address: walker@oliviabeach.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): Sam NielsonMailing Address: 1019 39th Ave SE; Suite 100Phone Number(s): (253)604-6600E-mail Address: snielson@parametrix.comProject Description: New market rate apartment (studio and 1 bedroom) building with three floors of residential over one floor of parking, lobby and common spaces, and renovation of existing Ward's building to create 18 residential studio apartments,11 work studios, gallery space and existing restaurant to remain.Size of Project Site: 14,430 Sq. Ft. (New Building); 7,214 Sq. Ft (Existing Building)Assessor Tax Parcel Number(s): 78503400500, 82210000100, 82210000200, 82210000300, 82210000400Section :14Township: 18 NRange: 2 W

Full Legal Description of Subject Property (attached):

LOTS 5 AND 6 IN BLOCK 34 OF SYLVESTER'S PLAT OF OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 14, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

Zoning: Downtown Business (DB)

Shoreline Designation (if applicable): NA

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

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

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

Existing: _____

Proposed: _____

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

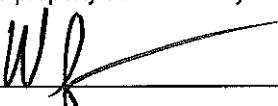
Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): 5th and Adams

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.

Signature




Date 2/27/2017

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 197-11-800 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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Master File #: **17-0777**
Project Planner: **C.HORNBEIN**
Date: **3/1/17**
Related Cases: _____

Project Name: Annie's Artist Flats (New Building)

Project Address: 400 Adams Street SE, Olympia, WA 98501

Name of Applicant: Thomas Architecture Studio (attn.: Tom Rieger, Ron Thomas)

	EXISTING	TO BE ADDED	TOTAL
Parcel Area (1 parcels)	14,430sq. ft.	0sq. ft.	14,430sq. ft.
Number of Lots	1	0	1
IBC Building Type	NA	VA	
Occupancy Type	NA	R-2, B, A	
Number of Buildings	0	1	1
Height	0	57 ft.	57 ft.
Number of Stories (<i>including basement</i>)	4	4	4
Basement	0	0 sq. ft.	0 sq. ft.
Ground Floor (includes covered parking)	0 sq. ft.	13,000 sq. ft.	13,000 sq. ft.
Second Floor	0 sq. ft.	11,400 sq. ft.	11,400 sq. ft.
Remaining Floors (New 2)	0 sq. ft.	22,800 sq. ft.	22,800 sq. ft.
Gross Floor Area of Building	0 sq. ft.	47,200 sq. ft.	47,200 sq. ft.
Landscape Area	0 sq. ft.	0 sq. ft.	0 sq. ft.
Paved Parking (new is covered)	14,430 sq. ft.	-4880 sq. ft.	9,550 sq. ft.
Number of Parking Spaces	47	-24	23
Total Impervious Area	14,430 sq. ft.	-0 sq. ft.	14,430 sq. ft.
Sewer (<i>circle one</i>)	City / Septic	City Septic	
Water (<i>circle one</i>)	City / Well	City Well	

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

New Building: Construction of new residential building with forty-eight residential units (36 studios, 12 1-bedroom) over ground level commercial space and covered parking.



DESIGN REVIEW APPLICATION

COMBINED DESIGN REVIEW

OFFICIAL USE ONLY

Case #: _____ Master File #: 17-0777 Date: 3/1/17
Received By: W.SHAUFLER Project Planner: C.HORNBEIN Related Cases: _____

Project Name: ANNIE'S ARTIST FLATS

Site Address: New Bldg: 400 Block Adams; Existing Bldg: 317 4th Ave

Applicant Name: Thomas Architecture Studio, Inc. on behalf of Urban Olympia 4, LLC

Phone Number: 360-915-8775

E-Mail Address: tom@tarcstudio.com

Project Narrative: Construction of new residential building with 48 residential units over ground level commercial space and covered parking. Adaptive reuse of historic Montgomery Ward building creating 11 work studios, 18 residential studios, art gallery space, and restaurant.

OMC 18.100.110.C, Combined Conceptual & Detailed Design Review.

For those projects that meet the following criteria:

1. Have had a pre-submission conference; and
2. Have no apparent environmental issues, such as those listed in the Critical Areas Ordinance (OMC 18.32), SEPA (Title 14), or transportation issues (EDDS Chap 4); and
3. Do not require a public hearing.

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
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. Detailed 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.
 Location of above ground mechanical or utility equipment and screening option(s).

- Clearly delineated and labeled landscape, hardscape, and building areas.
- Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
- Solid waste collection location and enclosure/screening option(s).
- Existing or proposed retaining walls or fences with spot elevations at top and bottom.
- Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
- Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.

5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:

- All features included on the detailed site plan.
- 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 (photos, sketches, other).
- Clearly delineated and labeled landscape, hardscape, and building areas.
- Location and spacing of proposed plantings.
- Common and botanical names of each species, include native (N) or non-native (NN).
- Container or caliper size of plants at installation.
- Quantities of plant material by species and size at installation.

6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:

- Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
- Finished floor elevations.
- Location of building doors and windows.
- Proposed building and roof materials.
- Location of exterior steps and stairways.
- Color rendering of any building elevation visible from a public right-of-way.
- Exterior building details, including all materials and colors.
- Window details, including materials and colors of framing and glazing materials.
- Door details, including materials and colors.
- Roof details, including materials and colors.
- Location of all exterior light fixture(s).
- Location and type of major sign(s).

7. Detail Sheet (fully dimension and scale each detail):

- Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
- Exterior light fixture detail and cut sheets.
- Solid waste collection enclosure and screen details.
- Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
- Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
- Recreation areas including any proposed equipment or swimming pools.
- Mail kiosks (if any).

8. Colors and Materials Board (attach sample of each):

- Building and roof materials.
- Window materials.
- Building trim colors.
- Colors of major signs.