

2766 Martin Way E

The TLC Veterinary Clinic has moved out of its long-time home and the property is now for sale. We are considering buying the property for low-income apartments and leasable space.

We have included the original (1985), approved permit as the Site Plan document, as we will not change the site for this project and the building itself will change as little as possible, mainly just the second floor and any necessary building code upgrades. The building envelope will not change.

This has always been a “mixed use” site where TLC occupied most of the second floor. The remainder of the second floor and all the first floor were “leasable space,” used mainly as office space over the years.

Our project will convert all the second floor into three low-income apartments (2 studio apartments, 1 1-bedroom apartment, maybe 2 bedrooms, depending on layout). The first floor will remain leasable space. The intention is to operate a Clothing Bank similar to that operated by St. Vincent de Paul Society (pre-covid) and perhaps a financial aid office for appointments for people seeking financial assistance to help with rent and utility payments.

The intention is to not modify the site outside of the building. The top floor will be remodeled into 3 apartments. The bottom floor will be reconfigured into Clothing Bank and office space. Outside is unchanged.

There may be some consideration about paving the parking lot. The parking lot neither needs to be paved, nor should be paved for multiple reasons.

- 1) The current gravel parking lot was approved by the city of Olympia in 1985 as part of the original Site Plan. Since we are not making any changes to the site, there is no need to change the parking lot.
- 2) OMC 18.32.435(C) requires a stream buffer of not less than 150 feet from Indian Creek on the west edge of the property. This buffer would render the entire property undevelopable, since the property is approximately 160 feet wide. However, OMC 18.37.070 allows existing structures and

“appurtenant structures and related development” like the driveway and, presumably, the parking lot to continue to be used.

- 3) OMC 18.38.060(A)(3) requires that all modern parking requirements (e.g. OMC 18.32.220(A)(4) requires parking lot to be paved) be met when there is a change of use, “Except, when a new use of an existing building requires a similar amount of parking as the previous use (within 10% or 5 spaces, whichever is greater)....” Our change of use will not increase the number of required parking spaces, certainly not by 5 additional spaces. Therefore, the change of use does not trigger a requirement to pave the parking lot.

Further, OMC 18.37.070(C) seems to exempt this project from a Critical Area Report.

Thank you for your consideration of this project. We look forward to further discussing it with everybody.