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September 8, 2014 - OPC DEVELOPMENT UPDATE

Village at Mill Pond is starting Phase 1 construction:

- Located at Lilly Road and 26<sup>th</sup>
- 45.6 acre Neighborhood Village Planned Unit Development
- Master plan approved in 2011
- 300 units: 122 single family; 88 townhomes; 90 multifamily apartments; 12,400 sq. ft. commercial; 9,000 sq. ft. community building
- Phase I (in the southwest corner):
  - Grading permit in.
  - If weather holds up, they will try to complete “improvements” this Fall - These include water and sewer to plats, streets and other engineering that must be complete before housing construction.
  - Also part of Phase 1 improvements: Two sewer mains. Need to extend sewer lines up Lilly Road, through the plat, and to 26<sup>th</sup>. Will build a sewer lift station in the NE corner of the property
    - This is a big deal! The lift station and extended lines will make it more possible for homes on Lilly, 26<sup>th</sup> and in the UGA north of the site to hook into sewer
    - Related to CFP policies, “Growth Pays for Growth” and “allowed use of latecomer agreements”
    - City would not let developer cut down trees along 26<sup>th</sup>, which is why the sewer main will run through the plat instead of up Lilly and across 26<sup>th</sup>
  - Hope to get building designs approved this winter, and start building homes in the spring – will take about 6 months
  - Later stages of the development will include half-street improvements to Lilly & 26<sup>th</sup>.

<http://olympiawa.gov/city-services/building-permits-and-inspections/building-permit-activity>