



REQUEST FOR PRESUBMISSION CONFERENCE

OFFICIAL USE ONLYCase #: _____
Received By: _____Master File #: 14-0032
Project Planner: _____Date: 4.14.13
Related Cases: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY

Proposed Project Title: RESERVE AT OLYMPIAProject Address: 1301 COOPER POINT RD SW
OLYMPIA, WA 98502Assessor's Parcel Number(s): 12821240102Legal Description: ATTACHED

(attach separate sheet if necessary)

Lot

Block

Addition

Zoning: HDC-4NAME OF APPLICANT: CHRISTOPHER SANTOROMailing Address: 6 SCENIC BLUFF, N.C. CA 92657Area Code and Phone #: 949.715.7099E-mail Address: CSANTOROC@CANDLEE.COMNAME OF OWNER (or PURCHASER): BRIAR PEY. COMailing Address: P.O. BOX 9704BELLINGHAM, YKA 98227-9704Area Code and Phone #: 360-733-8720

NAME OF AUTHORIZED REPRESENTATIVE (if different from above)

CHARLES MORGAN & ASSOCMailing Address: 7301 BEVERLY LANE, EVERETT WAArea Code and Phone #: 98203 425-353-2888E-mail Address: barb@cmarch.com

I affirm that all answers, statements, and information submitted with this request 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 request. 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 request.

Print Name

Signature(s)

Date

CHRISTOPHER SANTORO2-28-14

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	122,050 sq. ft.	sq. ft.	122,050 sq. ft.
Number of Lots	1		1
IBC Building Type		V-A	
Occupancy Type		R-2. A-3. B & S-1	
Number of Buildings		1	1
Height	ft.	50 ft.	50 ft.
Number of Stories Including Basement		5	5
Basement	sq. ft.	None sq. ft.	None sq. ft.
Ground Floor	sq. ft.	26,539 sq. ft.	26,539 sq. ft.
Second Floor	sq. ft.	26,539 sq. ft.	26,539 sq. ft.
Remaining Floors (number <u>3</u>)	sq. ft.	79,617 sq. ft.	79,617 sq. ft.
Gross Floor Area of Building	sq. ft.	132,675 sq. ft.	132,675 sq. ft.
Landscape Area	sq. ft.	32,571 sq. ft.	32,571 sq. ft.
Paved Parking	sq. ft.	51,037 sq. ft.	51,037 sq. ft.
Number of Parking Spaces		133	133
Total Impervious Area	sq. ft.	80,450 sq. ft.	80,450 sq. ft.
Sewer (circle one)	City/Septic	City/Septic	
Water (circle one)	City/Well	City/Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

The project is a 174 unit apartment building for independent seniors. It is 5 story to accommodate the site grade, the building does make a 1 story step. Parking is in the frontage, but again this is due to the site slope and shape. The project has an indoor pool, exercise gym, social room, TV lounge, game room, activities room, computer room, library, conference room and wellness center. There are no meals or medication. The project has 2 elevators. Stairs and elevators are pressurized and the sprinkler system is NFPA 13 to allow 5 story in Type V-A. Items of concern is location of parking and fire truck access. Request additional parking in egress easement and possible shared parking with shopping center.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.



March 11, 2014

City of Olympia
Community Planning and Development
P.O. Box 1967
Olympia, WA 98507

RE: Reserve at Olympia
Request for Pre-submission Conference / Civil Engineering
and Utilities

To Whom It May Concern:

The purpose of this letter is to address the parking considerations, the utilities, the vehicular access, and the stormwater system.

Under Olympia Municipal Code Section 18.38.200.B it states that:

Where possible, the surface parking lots shall be located behind a building. Where it is not possible to provide parking behind a building, parking lots may be located along the side of a building, provided that it comprises no more than fifty (50) percent of the site's street frontage.

The approval authority may waive these requirements if the applicant demonstrates that these parking restrictions would not allow reasonable use of the site due to its configuration (e.g., if the site has multiple street frontages and it is impractical to meet this requirement along all frontages due to the amount or relationship of the proposed development) or other physical site constraints, or it would significantly interfere with pedestrian circulation.

The topography and shape of the site makes it extremely challenging to meet the above requirement. A strict application of the code would put the building on the lower, narrower side of the site (the eastern boundary). Gravity flow to a detention system would not be possible with the building taking up this area, and it would be necessary to pump stormwater to a detention system located farther back on the site. This stormwater vault is depicted on the attached preliminary plan. It has been preliminarily sized using the Western Washington Hydrology Model to have approximate dimensions of 60' x 120' with a 10' depth. Stormwater will be treated exiting the vault with a Stormfilter.

In our experience, the main concern behind the requirements to put parking behind a building is the aesthetic from the right of way. The proposed parking lot on the east side of the site would still be roughly 10' higher than Cooper Point Road (see P-2 of the architectural plans for rough topography of the existing site), and therefore the parking would not be immediately visible from the street, despite being at the "front" of the property. It would also appear to match the character of the surrounding commercial

250 4th Ave. South
Suite 200
Edmonds, WA 98020

Phone: 425.778.8500
Fax: 425.778.5536

buildings (Pier 1 Imports, Jiffy Lube, Black Lake Grocery & Deli), all of which have their parking along Cooper Point Road.

For the above reasons, we are asking permission to waive this requirement.

Vehicular Access to the site is planned to come off of the driveway conveying vehicles to the Top Food and Drug. This driveway is within a 60' wide access easement serving all the properties within the development.

Utilities serving the project are as follows:

- Water- City of Olympia
- Storm – City of Olympia
- Sewer – City of Olympia (as a member of the LOTT Alliance)
- Phone- Century Link
- TV/Cable – Century Link
- Power – Puget Sound Energy
- Gas – Puget Sound Energy

We look forward to meeting with you on this project. Please do not hesitate to contact me at chevy@cgengineering.com, or my civil engineer, Jared Underbrink at jared@cgengineering.com with any questions or concerns. Our office phone number is (425) 778-8500.

Sincerely,



C. Chevy Chase
PE, SE, Principal

Attachment: Preliminary Stormwater Plan

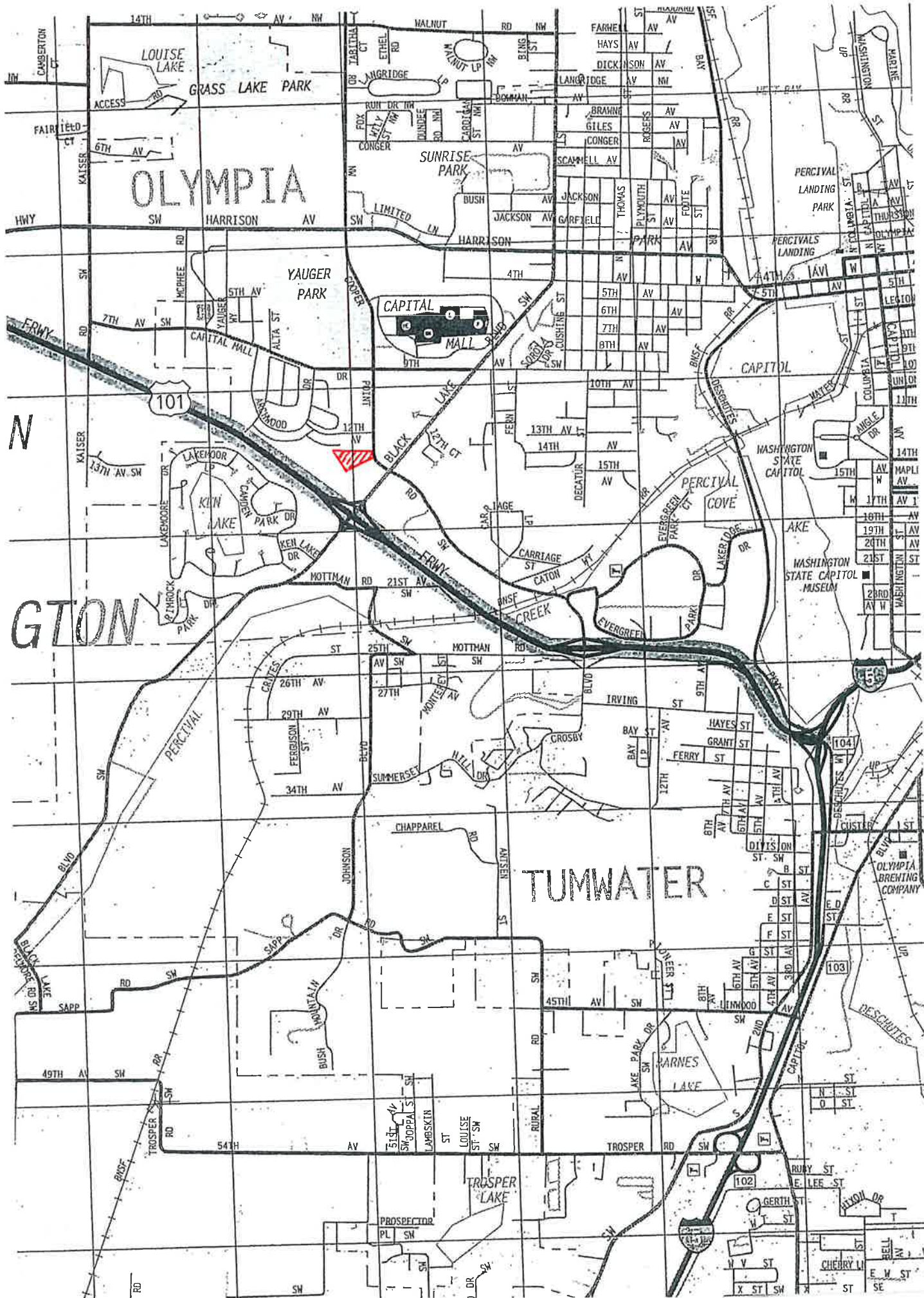
**CHICAGO TITLE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE A
(Continued)**

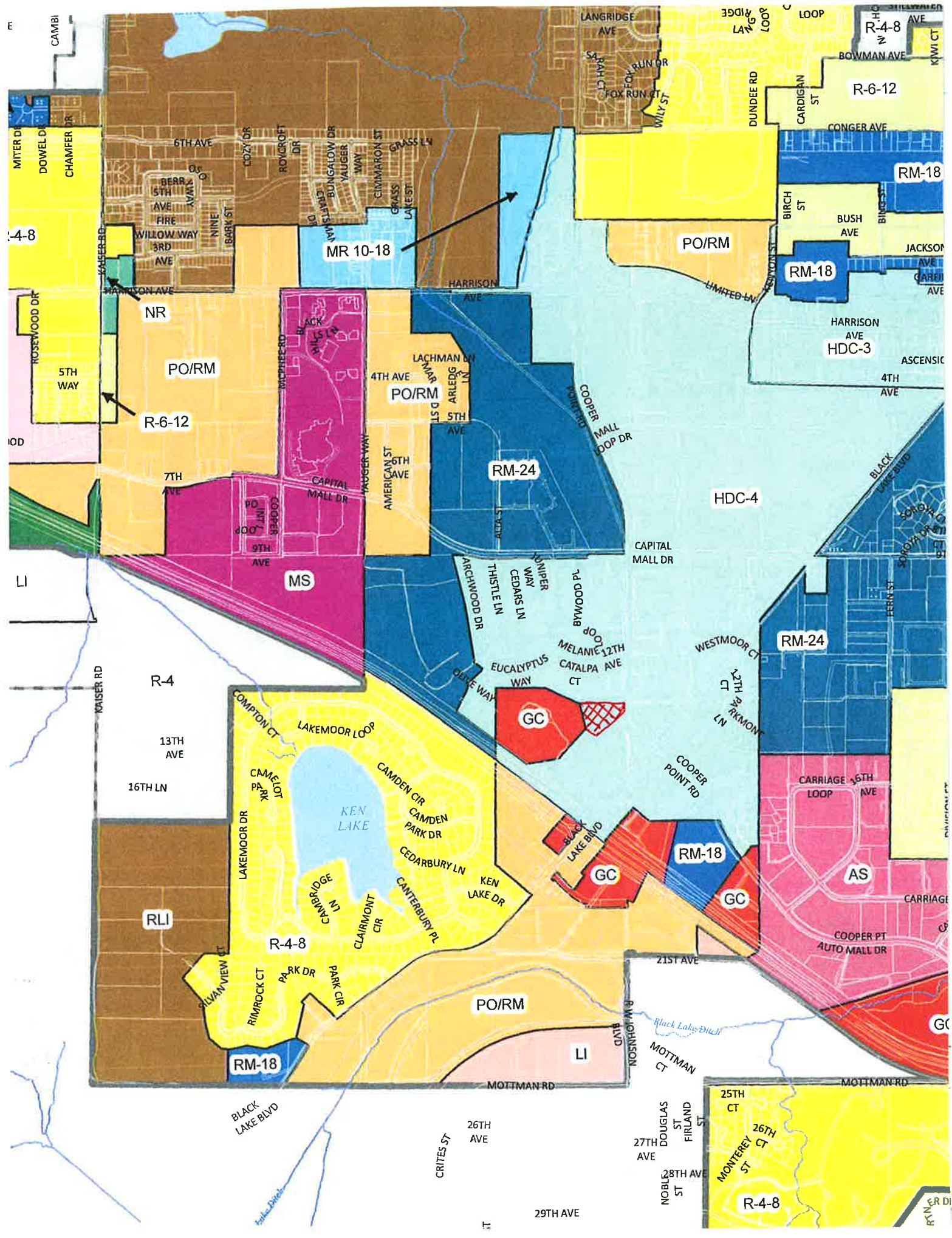
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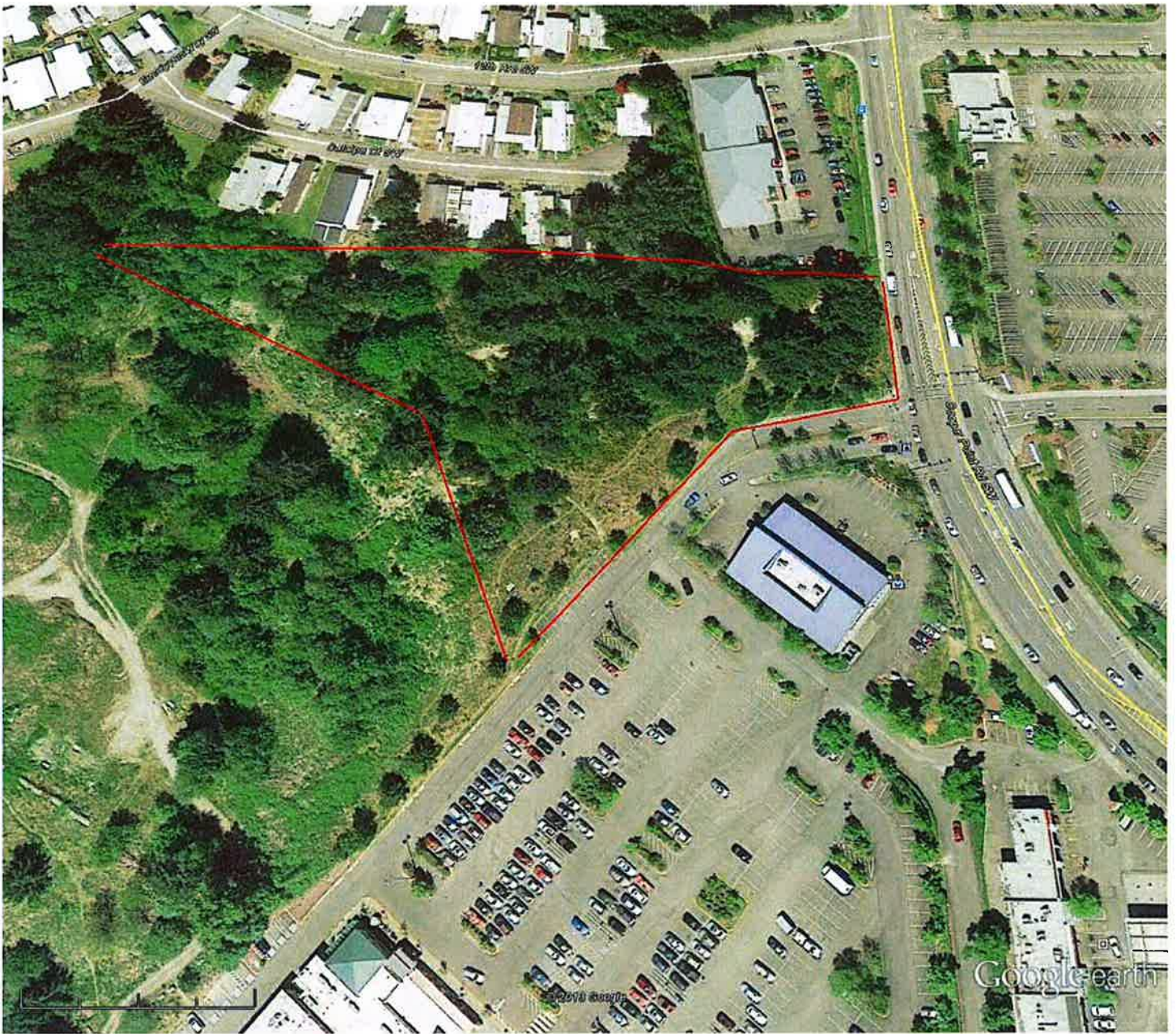
**LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)**

LOT 2B OF SHORT PLAT NO. 88-5428, AS RECORDED MARCH 24, 1987 UNDER RECORDING
NUMBER 8703240128 AND AMENDMENT THERETO RECORDED OCTOBER 27, 1988 UNDER
RECORDING NUMBER 8810270035;

IN THURSTON COUNTY, WASHINGTON







Google earth

feet
meters





UNIT BREAKDOWN

145 - 1 BEDROOM UNITS

29 - 2 BEDROOM UNITS

174

GROSS BUILDING

131,519 SQ/FT

PARKING PROVIDED

133 CARS

SITE PLAN

RECEIVED
MAR 14 2014
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.



REVISIONS

STATES LICENSED:

WASHINGTON ARIZONA
IDAHO NEW MEXICO
MONTANA WYOMING
CALIFORNIA COLORADO
NEVADA NEBRASKA
UTAH MISSOURI
ILLINOIS INDIANA

PROJECT RESERVE AT OLYMPIA 174 UNIT SENIOR APARTMENTS

LOCATION COOPER POINT ROAD, OLYMPIA

OWNER

CONTRACTOR

CHARLES MORGAN & ASSOCIATES

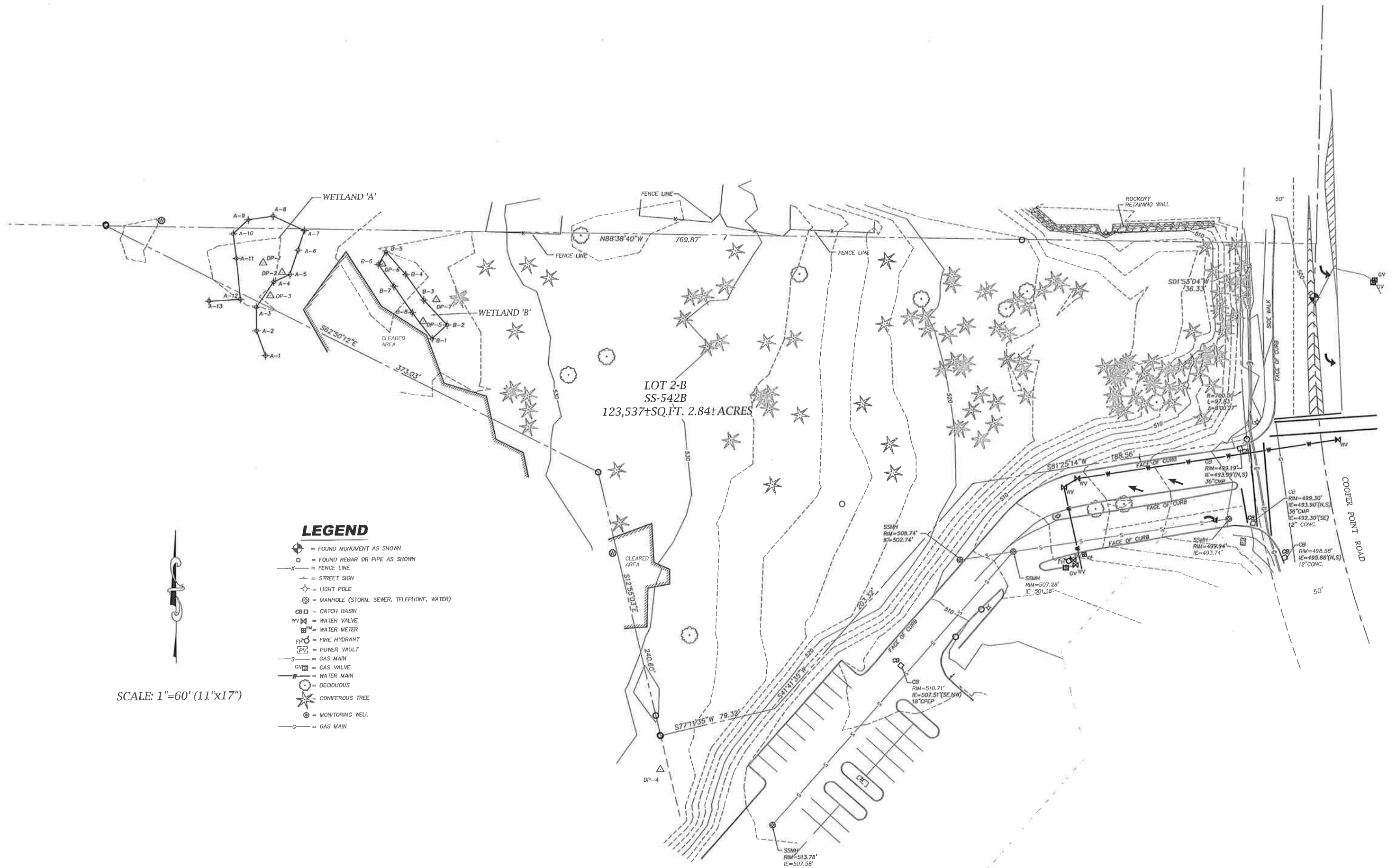
ARCHITECTS

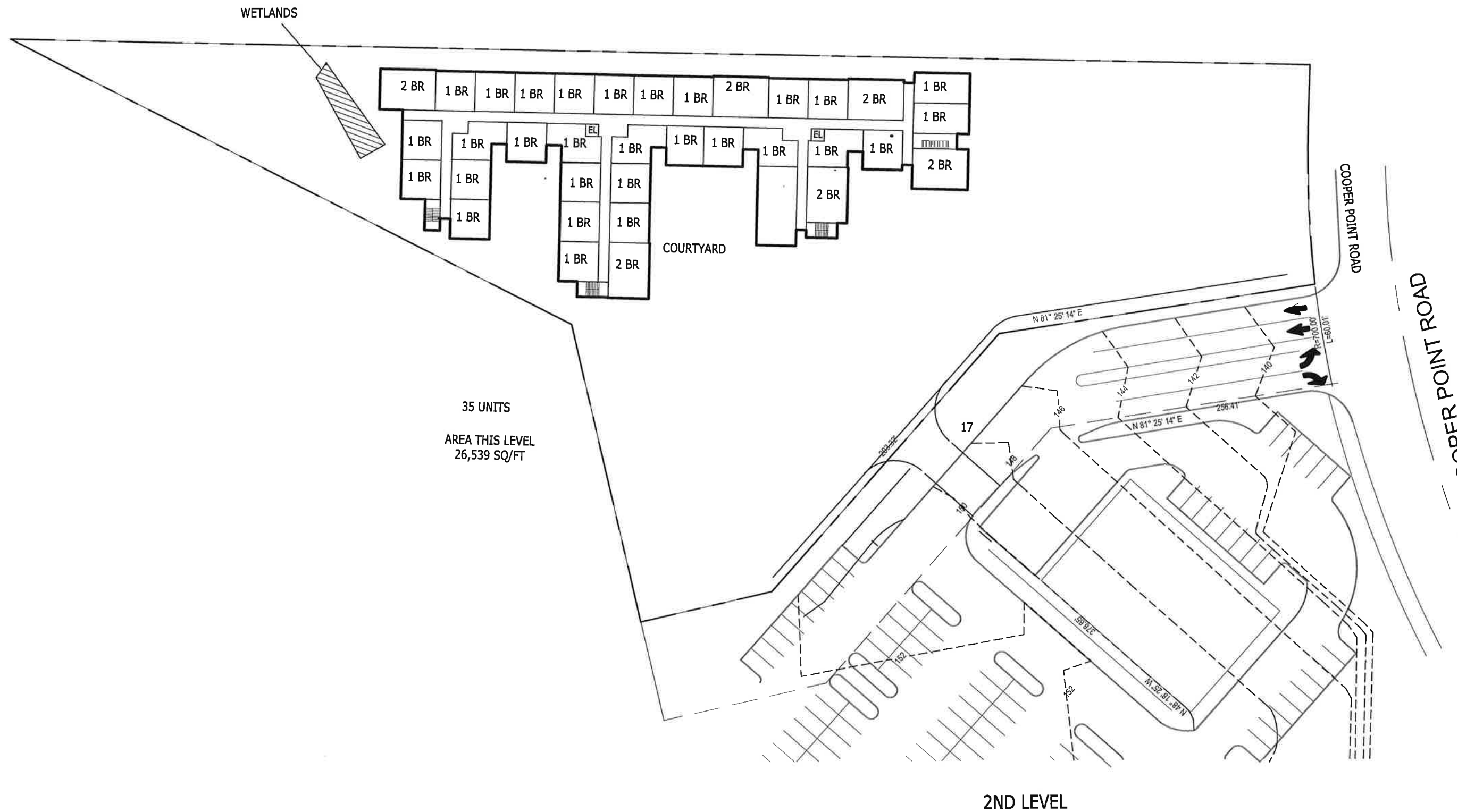
7301 BEVERLY LANE
EVERETT, WA 98203

EMAIL info@cmarch.com
PHONE 425-353-2888
FAX 425-348-8234

DATE	SHEET
PRE-APP 1 MAR 14	P-1

PROJECT





35 UNITS
AREA THIS LEVEL
26,539 SQ/FT

2ND LEVEL

REVISIONS

STATES LICENSED:

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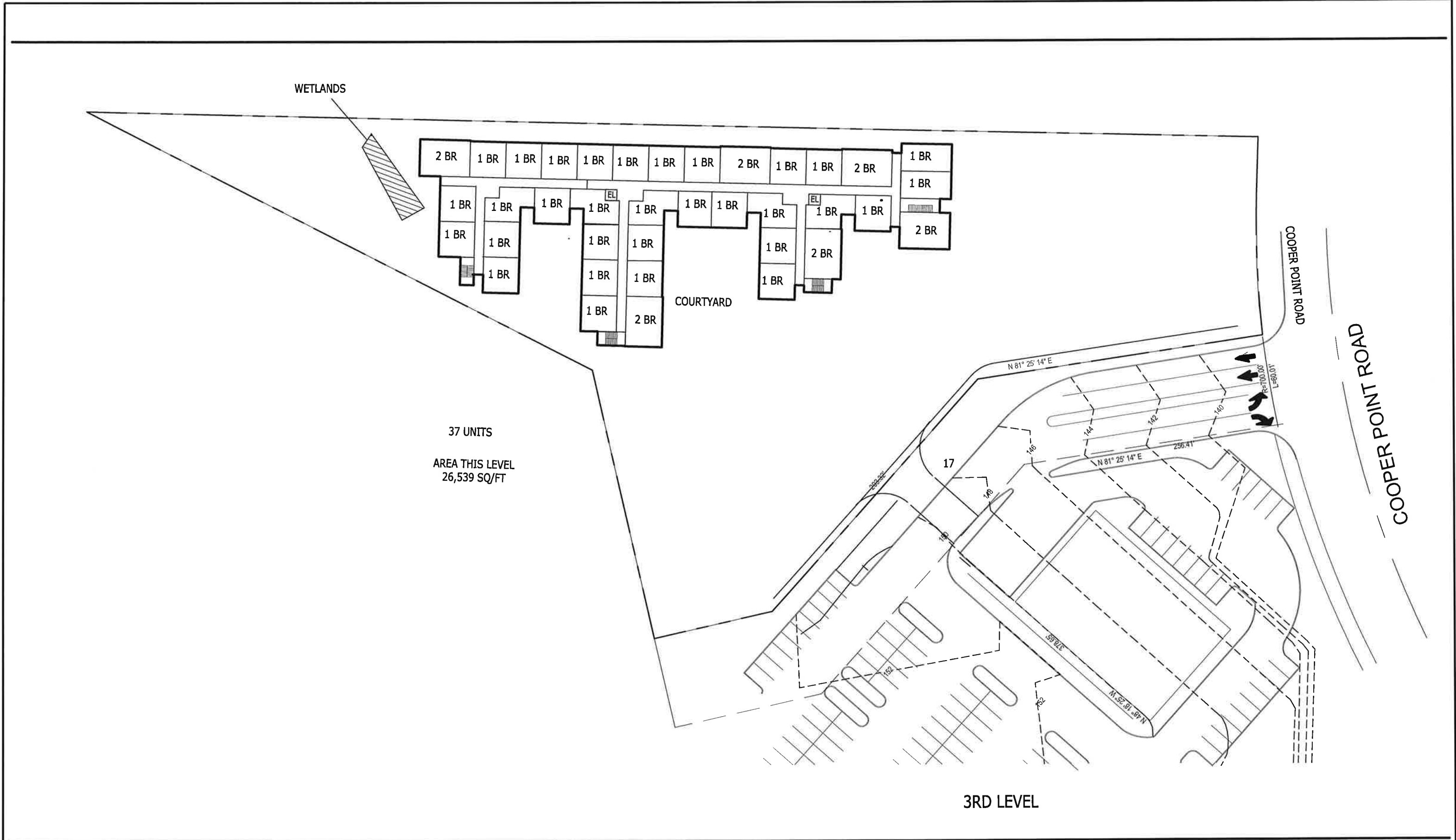



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EVERETT, WA 98203

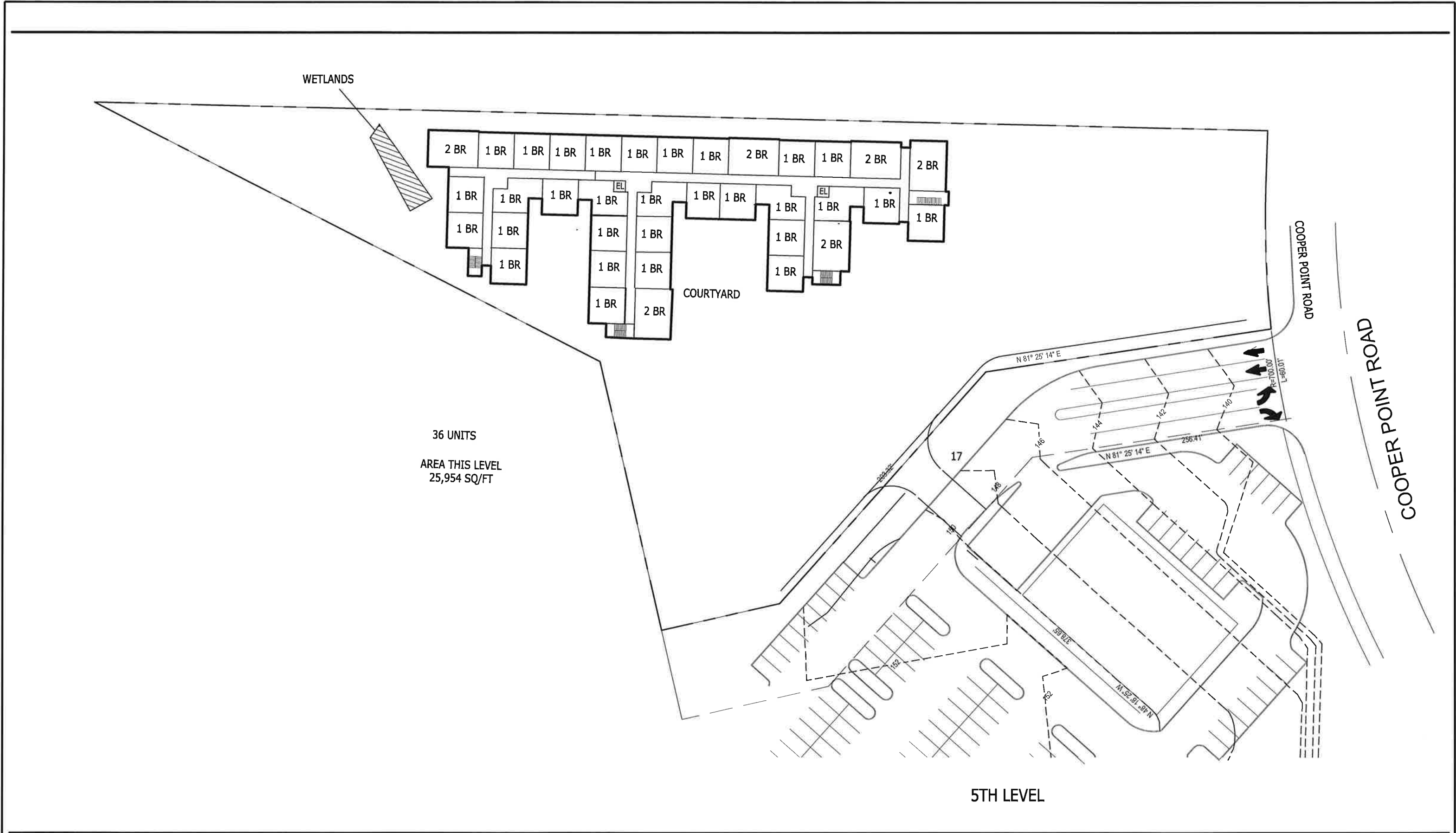
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FAX 425-348-8234


DATE	
PRE-APP	MAR 14

SHEET
P-3
PROJECT



<div>REVISIONS</div>	<div>STATES LICENSED:</div> <div>WASHINGTON ARIZONA IDAHO NEW MEXICO MONTANA WYOMING CALIFORNIA COLORADO NEVADA NEBRASKA UTAH MISSOURI ILLINOIS INDIANA</div>	PROJECT	RESERVE AT OLYMPIA 174 UNIT SENIOR APARTMENTS	<div>CHARLES MORGAN & ASSOCIATES</div> <div>ARCHITECTS</div> <div>7301 BEVERLY LANE EVERETT, WA 98203</div> <div>EMAIL info@cmarch.com PHONE 425-353-2868 FAX 425-348-8234</div>	<div>DATE</div> <div>PRE-APP1 MAR 14</div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div>	<div>SHEET</div> <div>P-4</div> <div>PROJECT</div>
		LOCATION	COOPER POINT ROAD, OLYMPIA			
		OWNER				
		CONTRACTOR				



REVISIONS		STATES LICENSED: WASHINGTON IDAHO MONTANA CALIFORNIA NEVADA UTAH ILLINOIS ARIZONA NEW MEXICO WYOMING COLORADO NEBRASKA MISSOURI INDIANA	PROJECT	RESERVE AT OLYMPIA 174 UNIT SENIOR APARTMENTS	CHARLES MORGAN & ASSOCIATES		DATE PRE-APP1 MAR 14		SHEET
			LOCATION	COOPER POINT ROAD, OLYMPIA	 <u>ARCHITECTS</u>				P-6
		OWNER		7301 BEVERLY LANE EVERETT, WA 98203		EMAIL: Info@cmarch.com PHONE 425-353-2888 FAX 425-348-8234			
		CONTRACTOR							PROJECT

CHARLES MORGAN & ASSOCIATES



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EVERETT, WA 98203

EMAIL: info@cmagarch.com
PHONE: 425-353-2888
FAX: 425-348-8234

[illegible]

DESIGN:
DRAWN:
CHECK:
JOB NO:
DATE:

PRELIMINARY DRAINAGE PLAN

SHEET:

C3.1

