

**TANASSE MIXED USE BUILDING
City of Olympia Project #14-0025
924 State Ave NE**

Combined Information Request - Narrative Response

PLANNING

SEPA

1. B.1.h

During Construction Best Management Practices will include erosion control fences located at the SW and NW corners of the site along the property lines.

2. B.3.d

In addition to stormwater collection from the building and site (see SEPA B.3.c), landscaping will reduce run off -- trees and shrubs are planted along east, west, and south setbacks on the site.

3. B.7.b.2

Short term noise levels during construction will be limited to daytime business hours.

The business will not create any unusual or excessive noise.

The residences (2 units) will not create any noise beyond a typical single family residence.

4. B.7.b.3

Measures to reduce or control short term and long term noise impacts include limiting construction hours and business hours of operation will be during normal workday hours.

The business hours of operation will be primarily 9-6, with occasional hours as early as 7am and as late as 8pm.

5. B.10.a

Metal siding at building base, and at stairs, balconies at upper floors

Horizontal panels (metal panel or Hardie-panel) at upper floors

Vertical cedar siding, vertical boards, at recessed and protruding bays

6. B.10b.

The house (business) to the east (on Quince Street) has no windows that look directly at the new building, though it is visible in oblique views.

The house (business) to the west has 4 east-facing windows on the floor. The new side yard landscaping will screen the view to the new building. There are no 2nd story windows that face the site.

The house (residence) directly north across the alley (on Olympia Ave) will have the view to State altered, but 3 story portion of the new building is approx 100' away from the residence. There will be oblique views of State street that are screened by landscaping.

7. B.11.a
No light fixtures will produce excessive light.
There may be some glare in that late afternoon, especially in summer months, at the upper floor west facing windows.
8. B.11.d *control light and glare*
Light fixtures on the building will provide diffused lighting.
Landscaping will filter light to lower floor windows and reduce glare.
9. B.13.a
No places NEXT to the site are on a Historic Register.
The neighborhood to the north (across the alley) is the beginning of the Historic Bigelow Neighborhood which has an eclectic mix of residences, from single family to apartments. There is a great variety in the ages, sizes, and the character of the Bigelow neighborhood buildings.
10. B.13.b
The site is undeveloped with no evidence of historic importance.
The building to the west is a 1.5 story former residence about 100 years old. While residential in character it has been transformed into a tri-plex. The building to the east is a 1.5 story former residence about 70 years old that is also now a business. Both buildings are well maintained, but neither has landmark status or is of significant importance.
Some buildings on Olympia Ave to the north are on historic registers or significant to the Bigelow Neighborhood history. The closest recognized buildings are at Olympia and Pear and at Olympia and Quince.
11. B.13.c
The building is of a larger scale than the adjacent buildings, but it is modulated into smaller parts that are in proportion to its older, smaller neighbors.
12. B.14.a
The project site faces State Avenue NE on the south/front side. The north/rear side borders the alley that runs between Quince and Pear Street. Primary access to the site is from State Avenue. The residents (2 units), some business staff, and a few business clients will access the site from the alley.
13. B.14.d
At the city's request the sidewalk along the State Avenue will be upgraded to a 10' Commercial Collector. In the alley, a 12' wide section will be paved along the length of the site as requested by the city (public works). In addition a 10' wide section between Quince and the alley paving will also be paved. This section is the 60', the width of one lot.

14. B.15.a

As an infill project in an existing mixed use neighborhood, no amenities or public services will required increase or change. The project is not of a large enough scale to require a change in available amenities or services.

15. B.16.a

Utilities that are available at the site include: electricity, natural gas, water, refuse service, telephone, sanitary sewer, storm sewer.

16. B.16.b

Utilities are served by the city and by private providers.

Site Plan

17. Setbacks are 10' to south (required), 10' to west, 8' to east, and 23' to the garage to north.

18. Floor heights are 1st floor at grade, 2nd floor at 11.5' above grade, 3rd floor at 21.5' above grade, and roof deck at 33' above grade.

19. The solid waste and recycling receptacles will include (2) waste cans, (2) recycling cans, and (1) green bin/can

Landscaping

20. See Landscape plan, sheet L1.

21. See Building Elevations, sheet A3.1; plants shown at maturity.

22. Timeline for site prep and installation of plant materials:

- Site Preparation will take approximately 1 week
- Installation of irrigation and landscape will take approximately 2 weeks
- Maintenance of plant material will begin from time of installation to 90 days after project completion & acceptance.

23. The following are approximate anticipated costs for the project's landscape costs, installation, and maintenance for a three year period.

Plant Material Costs	\$ 8,000.00
Costs of Installation	\$ 6,000.00
Cost of Maintenance (3 year period)	\$ 1,500.00
Total Cost	\$ 15,500.00

Parking and Loading

24. The bike parking design will be a painted U frame. See #25 for dimensions and location.

25. The short term bicycle parking will have two spaces each measuring 2' x 6' with a shared rack between. These spaces sit under the entry canopy (10' high) at the west side of the main entry.

Property Development and Protection

26. The fence along the east and west property lines will be 5' high, including the concrete wall below. The "green" fence will have wood posts and "hogwire" panels for growing vines that will provide year round screening.

Signs

A separate sign permit application will be submitted as required.

ENGINEERING

Water Main Plan

27. A 4" water line has been added to the water main at State Avenue.

Sewer Main Plan

28. The sewer is connecting to the existing sewer main in the alley.

Site Improvement Plan

29. The sidewalk improvement will include the Major Commercial Collector sidewalk with a ten foot width that is requested, but it will not include grates for the existing street trees and will instead propose planting around the trees. This is similar to the solution at the 4th Avenue Bakery and Sandwich Shop project. It would be difficult to grade the site for existing trees and new grates.

30. Street name has been corrected.

Clearing/Grading/Erosion Control Plan

31. See comment #34 -- standard notes will be added to the Construction Plan set prior to Permit.

Stormwater System and Drainage Report

32. Corrected. Report reflects full main requirements 1-10.

33. Corrected.

34. Notes will be added for Erosion Control prior to permitting. PGIS thresholds references corrected.

- 35. Draft agreement is included with source control plan.
- 36. O & M is included in the report and separately with the draft maintenance agreement.
- 37. Calculations are provided for the 6" pipe in section 7 of the report.
- 38. Corrected

Traffic Study

Solid Waste

- 39. The project has been reviewed with Ron Jones, Olympia Solid Waste.

The waste generated by this project (2 residences and one business) is not significant and does not require a dumpster.

FIRE

- 40. OK. Will be addressed with building permit.
- 41. OK. Will be addressed later.

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DESIGN REVIEW

Detailed Design Review Response

OMC 18.110.080

42. Provide more visual screening to the balcony railings above the garage and at the second floor level (the area below the handrail) for an increased level of privacy for residents across the alley.

The second floor balcony is solid metal panel, the same material as the building base.

43. Depict the staircase that leads from the second story to the roof deck along the rear façade in the black and white elevations and the colored renderings. The east and west elevations do not show the stair case. The staircase is part of the design and when included will provide a better over-all perspective of the design at the rear of the property.

The staircase rail will be solid metal panel, the same material as the building base.

OMC 18.110.100

44. Consider adding landscape elements along the roofline to further break the appearance of the flat/horizontal roof line.

At the roof line plants will grow along the railing portions of the south, east, and west sides of the main roof. The lower northeast roof over the garage will be a moss garden green roof.

OMC 18.110.150

45. Provide studies, alternatives, additional options to the proposed main color scheme and application in the building.

Portions of the building on the east and west sides that bump out 2' will now have cedar siding, the same material as on the recessed front of the building. Each of these elevations will have a large portions that is cedar. The primary color of the flat panels will be "cool marine green" and the cedar siding will have a light "cape cod" finish.

OMC 110.050

46. Provide details of the front entry way furniture. Include the details in the plan set.

The entry way will have a wooden bench and panel /threshold where the dry stream bed visually "flows" below the entry walk.

47. Provide design details for the texture, pattern, and colors of the hardscape area at the front entryway. Include the details in the plan set.

The concrete finish at the entry walk and along the east path will be exposed aggregate.

48. Provide the design details of the short-term bicycle parking spaces; including dimensions of the overhead canopy coverage (OMC 18.38.220.C3 and 4)

The short term bicycle parking will have two spaces each measuring 2' x 6' with a shared rack between. These spaces sit under the entry canopy (10' high) at the west side of the main entry.

OMC18.110.150

49. Provide a colors and materials board - one that includes material and color choices for building materials, windows, balconies, and railings -- main exterior façade features. SEE MATERIALS BOARD

Building base/1st floor	"Nu-wave" vertical metal panel	Gray
2nd and 3rd floors	Flat metal panel, 4' x 8' horizontal	Cool marine green
Recessed bay/South Elevation	Vertical cedar boards	"Cape Cod" stain
Protruding bays/East & West	Vertical cedar boards	"Cape Cod" stain
Windows	Fiberglass	Black
North balconies	"Nu-wave" vertical metal panel	Gray
Stair to roof	"Nu-wave" vertical metal panel	Gray

OMC18.110.160

50. Provide the specifications of lighting choices in the plan set. Include light intensities, shading, structural details, and locations.

Lighting on building at the entries will be wall-mounted backlit spheres.

Lighting at the main entry will also have overhead fixtures.

OMC 18.110.180

51. Provide colored renderings, drawings or sketches of plantings at maturity, at ground level, around the entire building. Include plant specimens that will be used on the fencing at the rear of the property.

See drawings A3.00 and L1.

OMC 18.110.190

52. Depict the design and structural details of the solid waste/recycling area in the plan set. Provide materials, colors, screening options -- to scale and with dimension.

A low cedar fence will separate the parking and solid waste.

The solid waste includes 5 cans (2 recycle, 2 garbage, 1 green bin) and will not be screened from the alley. The City of Olympia Solid Waste does not require and does not want any screening between the alley and the cans-- they are residential size cans and need to be easily retrieved by the alley service trucks. The waste stream for the business is relatively small.

OMC 18.120.140

53. Provide a signage plan that complies with OMC 18.42, and meets the guidelines listed in OMC 18.120.140. Depict lighting associated with signage in the plan as well.

The current business sign will be used at the new site. The sign has a white background with simple graphics. It has a wood frame.