

April 7, 2014

Gretchen Van Dusen  
409 Rogers ST NW  
Olympia WA 98502

Dear Gretchen:

**SUBJECT: Additional Information Request 1**  
**Project Name: Tanasse Mixed Use Building, 924 State Avenue NE**  
**Project No.: 14-0025**

**The City of Olympia's staff has reviewed your project and has determined that additional information is necessary in order to continue with the review of your project. These preliminary review comments are provided to you earlier in the process of land use review in a general effort to facilitate a faster turn-around time for revisions. Shortly after Concept Design Review Staff will provide Board comments to you (Additional Information Request 2), after which you will have six months to submit your revisions and response to all reviewer comments, including Board conceptual guidance. DO NOT submit revisions or responses to the comments below until you have received ALL reviews and comments, and you've responded and revised plans in-full.**

The following information must be depicted on one set of plans or submitted for review before Land Use Approval can be granted:

**PLANNING** has completed the substantive review of the development proposal. The SEPA environmental checklist and set of plans, both date-stamped February 26, 2014, were used to complete the review.

**SEPA:**

1. B.1.h. – Remove “see Drainage Report and Plan”. Provide additional information specific to your proposed best management practices to reduce or control erosion during construction.
2. B.3.d. – Provide additional information related to measures to reduce or control surface, ground, and runoff water impacts.
3. B.7.b.2. – There will be noise impacts created by the project on both a short and a long-term basis. Address those impacts (i.e., noise during construction, commercial and residential uses).
4. B.7.b.3. – Address measures to reduce or control [short term and long term] noise impacts (i.e., hours of operation during construction, hours of operation of commercial uses).
5. B.10.a. – List the principal exterior building material(s) proposed.

6. B.10.b. – Explain “some views from adjacent lots would be altered”. Provide specific information related to this element.
7. B.11.a. – Provide complete answers to the following: What type of light or glare will the proposal produce? What time of day would it mainly occur?
8. B.11.d – Provide specific information related to how the project will reduce or control light and glare impacts.
9. B.13.a. – Revise your response to this question. There *are* places or objects listed on local preservation registers next to the site.
10. B.13.b – See item 9 above.
11. B.13.c. – Provide a response to this environmental element.
12. B.14.a. – Revise your response to include the alley north of the lot.
13. B.14.d. – Revise your response to include required improvements to State Street and the alley north of the subject site.
14. B.15.a. – Revise your response to address increased public services impacts from the new commercial and residential uses – on a formerly vacant site.
15. B.16.a. – Provide a response to this environmental element.
16. B.16.b. – Provide a response to this environmental element.

Site Plan:

17. Dimension the building from all property lines.
18. Provide building heights at each story from finished floor elevation.
19. Provide the types of solid waste and recycling receptacles.

Landscaping:

20. Revise the landscape plan to include native and drought tolerant plant materials in the development landscape; list native and drought tolerant plant choices in the plant list. OMC 18.36.060.
21. Provide drawings of planting locations showing mature size of plants along each elevation. OMC 18.36.080.
22. Add the timeline for site preparation and installation of plant materials to the landscape plan. OMC 18.36.080.
23. Add a cost-estimate for the purchase, installation and three (3) years maintenance of landscaping to the landscape plan. OMC 18.36.080.

Parking and Loading:

24. Provide the structural design of the bicycle parking spaces, at street level. Include colors and materials chosen. Specifications of short-term bicycle parking must meet the standards of OMC 18.38.220(C).
25. Bicycle parking spaces shall be two (2) feet by six (6) feet each, with no less than a seven (7) foot overhead clearance. Revise the bicycle design and spacing accordingly.

Property Development & Protection:

26. Provide the height of the fences along the east and west property lines, near the alley access. Show the type and material choices of the fencing. OMC 18.40.060.

Signs:

27. For Future Reference: Submit a separate sign permit application with the building permit application. Identification signs and building entrance signs shall comply with OMC 18.42.140, 18.42.200, and 18.42.280.

**ENGINEERING** has completed the substantive review of the development proposal. The set of plans date-stamped February 26, 2014 were used to complete the review. Contact Alan Murley if you questions related to items 28-40. Alan Murley, 360.753.8315, [amurley@ci.olympia.wa.us](mailto:amurley@ci.olympia.wa.us).

Water main Plan: The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the Development Guidelines and Public Works Standards (2.050.B). The water system shall be designed to provide adequate domestic plus fire flow at the required residual pressure. Please address the following items on the plans and resubmit for review.

28. Install both a domestic and fire suppression service to the project off the existing water main in State Avenue prior to the proposed City of Olympia pavement overlay project. If the existing service and meter to the lot are undersized for the intended development it must be abandoned to the main or may be used for irrigation purposes.

Sewer Main Plan: The applicant shall install sewer facilities in accordance with the provisions of Chapter 7 of the Development Guidelines and Public Works Standards (2.050.A). Please address the following items on the plans and resubmit for review;

29. Install sewer service(s) to the project off the existing sewer main within the alley north of the project.

Site Improvement Plan

30. Install a Major Commercial Collector sidewalk ten feet in width across the State Avenue frontage with street trees in grates.
31. The site plan refers to Pear Street to the east of the development. Revise the site plan to reflect Quince Street.

Clearing/Grading/Erosion Control Plan

32. Provide a grading and erosion control plan that meets City standards.

Stormwater System and Drainage Report (hydra & work map): This development application is within the City Of Olympia and shall comply with the Drainage Design and Erosion Control Manual for Olympia October 2009 (DDECM).

33. Task 4 of the stormwater site plan indicates that the project will add more than 5,000 square feet of impervious surface. As such, per DDECM, Volume I, Section 2.4, Minimum Requirements #1 through #10 apply to the project.
34. The reference to Section 2.4.1 in Task 4 of the stormwater site plan is erroneous.
35. Prior to permitting, standard erosion control notes consistent with DDECM Appendix II-A, must be added to the erosion control plan. Section 2.4.1 refers to "new impervious surface" not new PGIS. Reference DDECM Volume I, Section 2.5.6 when addressing Minimum Requirement #6 Runoff Treatment. That section refers to the threshold for new PGIS.
36. Prior to permitting, provide a draft agreement to maintain stormwater facilities and to implement pollution source control plan (corporate version).
37. Prior to permitting, provide an operation and maintenance plan.
38. Prior to permitting, provide drainage calculations to justify a 6- inch storm main.
39. Correct the spelling of Tanasse on the architectural plans.

Traffic Study Report -N/A: Transportation impact fees will be required at the time of building permit.

Solid Waste

40. Refuse storage and collection has not been fully thought out for this project. The narrative mentions trash service via the alley and a screened area. The space allocated appears too small. The EDDS call for front load, and what is shown is not to EDDS specifications. Schedule a solid waste scoping meeting at your earliest convenience.

**FIRE**

41. Fire sprinklers designed to NFPA 13 are required.

**LAND MANAGEMENT/ADDRESSING**

The address will remain 924 State Ave NE. Individual suite numbers will be assigned at a later date (once building applications are received).

Submitted by: Catherine McCoy, Associate Planner  
360.570.3776  
[cmccoy@earthlink.net](mailto:cmccoy@earthlink.net)

Date: April 7, 2014

Cc: Tom Hill, Building Official

Cari Hornbein, SEPA Official  
Alan Murley, Engineering Plans Examiner  
Robert Bradley, Fire Marshall  
Shelley Bentley, Urban Forester