



**Notice of Land Use Approval
and SEPA Determination of
Nonsignificance
July 2, 2014**

**Community Planning &
Development**
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| Project Name: | Tanasse Mixed Use Building, Case No. 14-0025 |
| Description of Proposal: | New three story mixed use office and residential building with a gross floor area of 6,302 sq.ft. Parking for 7 vehicles, plus a credit of 3 on-street spaces. |
| Location of Proposal: | 924 State Avenue NE |
| Applicant: | Gretchen Van Dusen 409 Rogers Street NW Olympia WA 98502 |
| Lead Agency: | City of Olympia |
| SEPA Official: | Cari Hornbein, Senior Planner |
| Lead Planner: | Catherine McCoy, Associate Planner |
| Date of Issue: | July 7, 2014 |
| Comment Deadline: | 5:00 p.m., July 21 , 2014 |
| Appeal Deadline: | 5:00 p.m., July 28, 2014 |

Threshold Determination: The lead agency for this proposal has determined that with the mitigation listed in this decision this action probably will **not** have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is **not** required under RCW 43.21C.030(c). The environmental review and SEPA threshold determination of this proposed action are based upon the following:

Neighborhood Parking Summary dated February 26, 2014;
Combined Information Request – Narrative Response dated June 11, 2014;
Proposed Site Plan dated June 11, 2014, Sheet A1.10;
Revised Context Plan, Elevations, and Supplemental Materials received June 11, 2014;
Revised Storm Drainage Report received June 11, 2014;
Revised Environmental Checklist and addendum dated June 13, 2014.

This information is available to the public on request.

Comments regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official at the address above. This DNS is **not** a permit. No construction permits will be issued for this proposal prior to the appeal deadline. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted. This DNS is issued under Washington Administrative Code 197-11-340. If conditions are added, deleted, or modified during or following the 14-day comment period, a revised DNS will be issued.

The proposed Tanasse Mixed Use Building is **APPROVED by the Site Plan Review Committee (SPRC)** with the following conditions. These conditions must be met prior to issuance of construction permits or Certificate of Occupancy, or as specifically noted in the condition.

CONDITIONS

PLANNING

1. **Development** shall be as shown on the approved site plan (Site Plan).
2. **Design Review.** The Design Review Board met on May 15, 2014, to review the proposed mixed use building. The Board recommended approval of the context plan, preliminary site plan, landscape design and preliminary building design subject to the conditions listed below. The SPRC concurs and incorporates the recommendations as conditions of land use approval as follows:
 - A. 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.
 - B. Depict the staircase that leads from the second story to the roof deck along the rear façade in the black and white elevations, and in the colored renderings.
 - C. Add landscape elements along the roofline to further break the appearance of the flat/horizontal roof line.
 - D. Provide colored renderings, drawings, or sketches of plantings at maturity, at ground level, and around the entire building. Include plant specimens that will be used for the solid waste enclosure Type 1 solid screen.
 - E. Provide studies, alternatives, or additional options to the proposed main color scheme and application in the building design.
 - F. Provide a colors and materials board that shows (as close to exact as possible) color and material choices for building features, such as windows, balconies, railings, and main exterior façade features.
 - G. Provide the following elements, as required for Detail Design Review, prior to or at the time of building permit application:
 - i. Provide details of the front entryway furniture. Include the specifications in the plan set.
 - ii. Provide design details of the texture, pattern, and colors of the hardscape area at the front entryway. Include the details in the plan set.

- iii. Provide the design details of the short-term bicycle parking spaces; include dimensions of the overhead canopy coverage. The parking spaces shall provide adequate maneuvering space and ensure that the requisite number of bicycle parking spaces remains accessible.
- iv. Provide the specifications of lighting choices in the plan set. Include examples of the fixtures, light intensities, shading, structural details, and locations.
- v. Depict the design and structural details of the solid waste/recycling area in the plan set. Provide materials, colors – to scale and with dimensions.

3. Signage. Submit separate building permit application(s) for proposed signs.

4. Hours of Operation/Construction Noise. Pursuant to 18.40.080.C.7, construction activity is restricted to the hours between 7:00 a.m. and 6:00 p.m.

ENGINEERING

5. Site Improvement Plan. The elements of the site plan are conceptually approved to include a major commercial collector sidewalk 10 feet in width across the State Avenue frontage, as well as paving the alley frontage from Quince Street to the development site's west property line.

- A. At the time of engineering permit application provide a complete site plan that graphically represents all required site elements of the project, such as, but not limited to, architectural requirements, vehicle and bicycle parking, and landscaping provisions.

6. Water & Sewer. The City has capacity for the development's domestic water system, fire suppression system, and anticipated sanitary sewer requirements. The onsite water main improvements and sewer services are conceptually approved. At the time of engineering permit application, provide engineering design plans for water and sewer facilities in accordance with the provisions of Chapters 6 and 7 of the Engineering Design & Development Standards (EDDS)(2.050.A & B.).

7. Clearing/Grading/Erosion Control Plan. The clearing/grading and erosion control plan submitted appears to meet City standards and will be further review for detail approval following Land Use Approval as part of the detailed engineering plan review.

8. Stormwater System and Drainage Report (hydra & work map). The City has capacity for this development's anticipated stormwater discharge. Detailed review will occur prior to engineering permit issuance.

9. Solid Waste. The City has capacity for this development's solid waste requirements. The proposal for individual collection receptacles is conceptually approved as depicted.

10. Traffic Control Plan. Prior to issuance of construction permits, submit a traffic control plan detailing how traffic will be routed and what impacts to the street system will occur during construction of the building.

11. Right-of-Way Obstruction. Pursuant to OMC 12.24, the use of the public right-of-way for construction staging and temporary installations for public safety during construction will require separate engineering and building permit approval. The applicant shall apply for required permits for use of public right-of-way for construction purposes.

9. **Addressing.** The address will remain 924 State Avenue NE. Individual suite numbers will be assigned when building applications are received.

FIRE PREVENTION

The proposal is conceptually approved. Prior to engineering and building permit, the applicant shall:

10. Provide fire sprinklers designed to NFPA 13 standards.
11. Provide a standpipe with hose outlets in the stairway. The standpipe may (also) serve the fire sprinkler system at each floor level.
12. Provide an addressable fire alarm system.
13. Provide a Knox key box in a location determined by the Fire Marshal.

END OF APPEALABLE CONDITIONS

Impact Fee Note:

This project will be subject to impact fees. The fees will be due and payable when building permits are issued. Specific impact fees will be determined when a complete building permit application is submitted. Prior to that date, all impact fees are subject to change.

Expiration of Approval

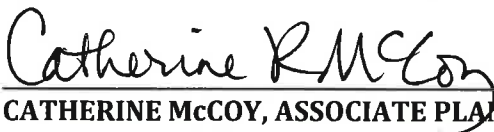
Unless utilized by application for unexpired construction permits, or explicitly extended by the Site Plan Review Committee, the final approval of this land use application shall expire in two (2) years, or on July 28, 2016.

Appeal Period

This Land Use Decision by the Site Plan Review Committee and this Threshold Determination by the SEPA Official are final unless appealed prior to 5:00 p.m., July 28, 2014. The filing fee for an appeal to the Hearing Examiner is \$1,000.00. Any appeal must be submitted in writing to the Community Planning and Development Department on forms provided by the Department. If an appeal is filed, no permits will be issued until the administrative appeal is resolved.

Appeal Procedure

Pursuant to RCW 43.21C.075 and Olympia City Code 14.04.150, the conditions (mitigating measures) or lack thereof in a DNS may be appealed by any agency or aggrieved person.


CATHERINE MCCOY, ASSOCIATE PLANNER


STEVE FRIDDLE, SEPA OFFICIAL

Lead Planner on behalf of the Site Plan Review Committee consisting of Cari Hornbein, SEPA Official; Alan Murley, Engineering Plans Examiner; Rob Bradley, Interim Building Official and Fire Marshal; with comments from Michelle Bentley, Urban Forester.