



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: 16-0061Received By: [Signature]

Project Planner: _____

Date: _____

Related Cases: _____

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COMMUNITY PLANNING
AND DEVELOPMENT DEPT.One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input checked="" type="checkbox"/> Preliminary PRD Supplement |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Application for PRD Amendment</u> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Woodard Lane Cohousing (WLCH)Project Address: 1620 Woodard Ave NW Olympia, WA 98502Applicant: Liv MonroeMailing Address: 1620 Woodard Ave NW Unit B4 Olympia, WA 98502Phone Number(s): 360-357-4503E-mail Address: livmonroe@gmail.comOwner (if other than applicant): See attachment for list of all owners which includesMailing Address: individuals, 2 LLCs and a group of persons calledPhone Number(s): WLCH Tenants in CommonOther Authorized Representative (if any): Jim AnestMailing Address: 1620 Woodard Ave NW Unit C-1 Olympia, WA 98502Phone Number(s): 360-943-0909E-mail Address: jpanest@gmail.comProject Description: Cohousing community with 4 four-plexes and a Common House with a duplex on top – for a total of 18 CondominiumsSize of Project Site: 2.901 acresAssessor Tax Parcel Number(s): All parcel numbers are listed on attachment of owners. Two numbers are 84690000200 and 84690000300Section: 10Township: 18Range: 2W

#

Full Legal Description of Subject Property (attached ☒ 100-01)

Section 10 Township 18 Range 2W Quarter NE SW Plat Parker
+ Hayes Addition BS100022 OL LT2 Document 4148171

Zoning: R 4-8

Shoreline Designation (if applicable):

Special Areas on or near Site (show areas on site plan):

☒ Creek or Stream (name): Schneider Creek

☐ Lake or Pond (name):

☐ Swamp/Bog/Wetland

☒ Steep Slopes/Draw/Gully/Ravine

☐ Scenic Vistas

☐ Historic Site or Structure

☐ Flood Hazard Area (show on site plan)

☐ None

Water Supply (name of utility if applicable): City of Olympia

Existing:

Proposed:

Sewage Disposal (name of utility if applicable): City of Olympia

Existing:

Proposed:

Access (name of street(s) from which access will be gained): Woodard Ave NW and Muirhead Ave NW

I affirm that all answers, statements, and information submitted with this application 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 application. 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 application. I agree to pay all fees of the City that apply to this application.

Signature

Liv Monroe

Date

5/10/16

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

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Project Name: Woodard Lane Cohousing (WLCH)Project Address: 1620 Woodard Ave NW Olympia WA 98502Name of Applicant: Liv Monroe

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	126760 sq. ft.	sq. ft.	126760 sq. ft.
Number of Lots	N/A		
IBC Building Type			
Occupancy Type	Residential		
Number of Buildings	6 (includes shop)		6
Height	35 ft.	ft.	35 ft.
Number of Stories (including basement)	3		3
Basement	7361 sq. ft.	sq. ft.	7361 sq. ft.
Ground Floor (including shop)	9593 sq. ft.	sq. ft.	9593 sq. ft.
Second Floor	9208 sq. ft.	sq. ft.	9208 sq. ft.
Remaining Floors (number ^{Mezzanines})	1693 sq. ft.	sq. ft.	1693 sq. ft.
Gross Floor Area of Building	27855 sq. ft.	sq. ft.	27855 sq. ft.
Landscape Area	43000 sq. ft.	sq. ft.	43000 sq. ft.
Paved Parking	10915 sq. ft.	2124 sq. ft.	13039 sq. ft.
Number of Parking Spaces	126	6	32
Total Impervious Area	32000 sq. ft.	sq. ft.	34124 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 a separate detailed description):



PRELIMINARY RESIDENTIAL DEVELOPMENT (PRD) SUPPLEMENT

RECEIVED
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AND DEVELOPMENT DEPT.
DEVELOPMENT DEPT.

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☐ Attach with: General Land Use ApplicationName of Applicant: Liv MonroeProject Name: Woodard Lane CohousingDesigner/Engineer/Surveyor: Butler Surveying IncScott Homes (builder designer)Mailing Address: 475 NW Chehalis Ave3016 10th Ave NECity, State and Zip: Chehalis, WA 98532Olympia, WA 98506Phone Number(s): 360-748-8803360-357-9167E-Mail Address: chris@butlersurveying.netscott@scotthomes.comTotal acreage of contiguous ownership: 2.901 owned as condominiumExisting structures located on site? ☐ No ☒ Yes (show location on map, label type of any structure and indicate if it is to be removed)**Number of lots proposed:**

Single-family: _____

Multi-family: _____

Industrial: _____

Duplex: _____

Commercial: _____

Condominium: 18 unitsTotal Project Building Coverage: 9.6 percent7.66 homes/acre of buildableTotal Project Development Coverage: 26.9 percentTotal Square Feet of Non-Residential Buildings: 1680 (shop + carport)Smallest Lot Area: N/ALength of Streets: 0Average Lot Area: N/ATotal Acreage of Street Right-of-Way: 0Acreage in Open Space: .20Total Acreage in PRD: 2.35 buildable acresAcreage in Tree / Stormwater Tracts: 1.087 in critical + buffer areaPercent of Plat in Right-of-Way: 0Sewage Disposal: City of OlympiaWater Supply: City of Olympia**Access (name of street/s from which access is or will be gained):**Existing: Woodard Ave NW and Muirhead Ave NW Proposed: no change

This Preliminary PRD Supplement must accompany a General Land Use Application provided by the Community Planning and Development Department and must include the information described on the accompanying two pages.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.