

ZONING ANALYSIS

UDC Zoinng Application	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY (PO/RM)	THOMAS architecture studio
PERMITTED USES PER TABLE 6.01	BANKS, ART GALLERIES,HEALTH FITNESS AND DANCE STUDIOS, PARKS, APARTMENTS ABOVE GROUND FLOOR CO-HOUSING / DUPLEX, GROUP HOMES, TOWNHOUSES, GARDEN AND FARM SUPPLIES, FOOD STORES, GAS STATIONS, RETAIL, MEDICAL SUPPLY, B&B, ADULT AND FAMILY DAY CARE, LAUNDRY, PERSONAL SERVICES, EMERGENCY HOUSING, AGRICULTURE, ANIMALS	
CONDITIONAL USES PER TABLE 6.01	RESTRAUNTS W/O DRIVE THRU, PUBLISHING, COMM. REC., MUSEUMS, GROUP HOMES 7 OR MORE, COMM. GREENHOUSE, NURSING, CONGREGATE CARE, FUNERAL PARLOR, PUBLIC FACILITIES, SCHOOLS, WORKSHOP FOR DISABLED, OTHER CORRECTIONAL FACILITIES, STATE ED, TRANSPORTATOIN, CEMETERIES, PLACES OF WORCHIP, SCHOOLS	
MIN. LOT SIZE PER TABLE 6.02	NO MIN. EXCEPT: 1600=COTTAGE; 3000=ZERO LOT; 1600 SF MIN,2400 SQFT AVERAGE=TOWNHOUSE; 6000 SF = DUPLEX; 7200 SF = MULTIFAMILY; 4000=OTHER	
SET BACKS PER TABLE 6.02		
FRONT YARD	10' MAX IN HDC; 10' MIN OTHER	
REAR YARD	10' MIN; 15' NEXT TO R, MR, RMH; +5' FOR EA. FLOOR ABOVE 2 STORIES;	
SIDE YARD	NO MIN ON INTERIOR: 10' MIN ON FLANKING STREET; 15' NEXT TO R, MR, RMH; +5' FOR EA. FLOOR ABOVE 2 STORIES; EXCLUDING MIXED USE = 5' OR 6' ON ZERO LOT SIDE.	
MAX BUILDING HEIGHT PER TABLE 6.02	UP TO 35' IF ANY PORTION IS WITHIN 100' OF R4-12 OTHERWISE 60'	
MAX BUILDING COVERAGE PER TABLE 6.02	70% EXCEPT 55% FOR RES ONLY STRUCTURES.	
MAX DEVELOPMENT COVERAGE	85% EXCEPT 75% FOR RES ONLY	
ADDL DISTRICT WIDE STANDARDS	OVER 3 STORIES ABUTTING RES MUST BE STEPPED BACK A MIN. OF 8'	
PARKING	OFFICE= 1PER 250 SF UP TO GFA 2,000	
10% REDUCTION AREA PER FIG 38-2 SECTION 18.38	RESIDENTIAL = 1.5 PER UNIT ; STUDIO = 1 PER UNIT	
BICYCLE	OFFICE= 1 PER 10,000 SF MIN 2; LONG TERM OFFICE = 1 PER 10,000SF + RESERVED SPACE 1 PER 5,000 SF. MIN (2) RESIDENTIAL=1 PER UNIT; STUDIO = NONE EXCEPT SHORT TERM = 1 PER 10 UNITS MIN, 2 PER BUILDING	
STREET CONDITIONS		
EASTSIDE ST	MAJOR COLLECTOR 60' ROW	
SIDEWALKS	6' BETWEEN CURB AND SIDEWALK	
BOULEVARD	8'	
PLANTINGS	TREES @ 40'	
TRANSIT	YES, EXISTING BUS LINE	
BICYCLING	YES, 5' DESIGNATED BIKE LANE WITH CLASS II BIKE FACILITIES reqd.	
10th ave.	LOCAL	
SIDEWALKS	5'	
BOULEVARD	8' BETWEEN CURB AND SIDEWALK	
PLANTINGS	TREES @ 40'	
TRANSIT	NO	
BICYCLING	NO	

Eastside St. Multifamily

EASTSIDE STREET ST. OLYMPIA, WA

EXISTING STREET CONDITIONS



SIDE WALK @ PROPERTY



10TH AND EASTSIDE

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COMMERCIAL FABRIC



CREDIT UNION BUILDING ON SITE



SINGLE STORY OFFICE SPACE



3 STORY SCHOOL

RESIDENTIAL FABRIC



RESIDENTIAL DUPLEX



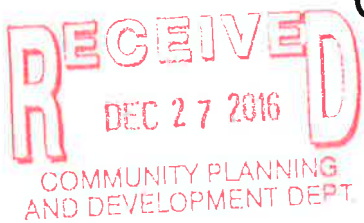
SINGLE FAMILY RESIDENCE



CAPITOL STEPS APARTMENTS

Eastside St. Multifamily

EASTSIDE STREET ST. OLYMPIA, WA



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WETLAND @ NE CORNER



AREA OF WETLAND BUFFER



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EASTSIDE ST. MULTIFAMILY OPTION G

USE	PARKING		COMMERCIAL	HOUSING				TOTAL	GROSS
	COVERED	UNCOVERED		TOWN HOUSE	2 BR	1 BR	STUDIO	UNITS PER	BUILDING
LEVEL				1500	1100 SF	900 SF	440 SF	FLOOR	AREA
0	50	0	0	0	0	0	0		0
1	0	0	2000	0	6	5	0	11	15,340 SF
2	0	0	0	0	2	10	0	12	13,260 SF
3	0	0	0	0	2	10	0	12	13,260 SF
4	0	0	0	0	2	10	0	12	13,260 SF
									0,000 SF
SUBTOTAL	53	0	2000	0	12	35	0		
TOTAL	53 STALLS		2000 SF		47 UNITS			47 UNITS	55,120 SF
UNIT DISTRIBUTION				0%	26%	74%	0%		

APPROXIMATE NET UNIT AREA	0,000 SF	13,200 SF	31,500 SF	0,000 SF
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Commercial Area	2,000 SF
Total Rentable Area	46,700 SF
EFFICIENCY	85%

GROSS BUILDING AREA:

3 STORY BUILDING ALONG EASTSIDE ST. SE

OTHER SITE/BUILDING AREA:

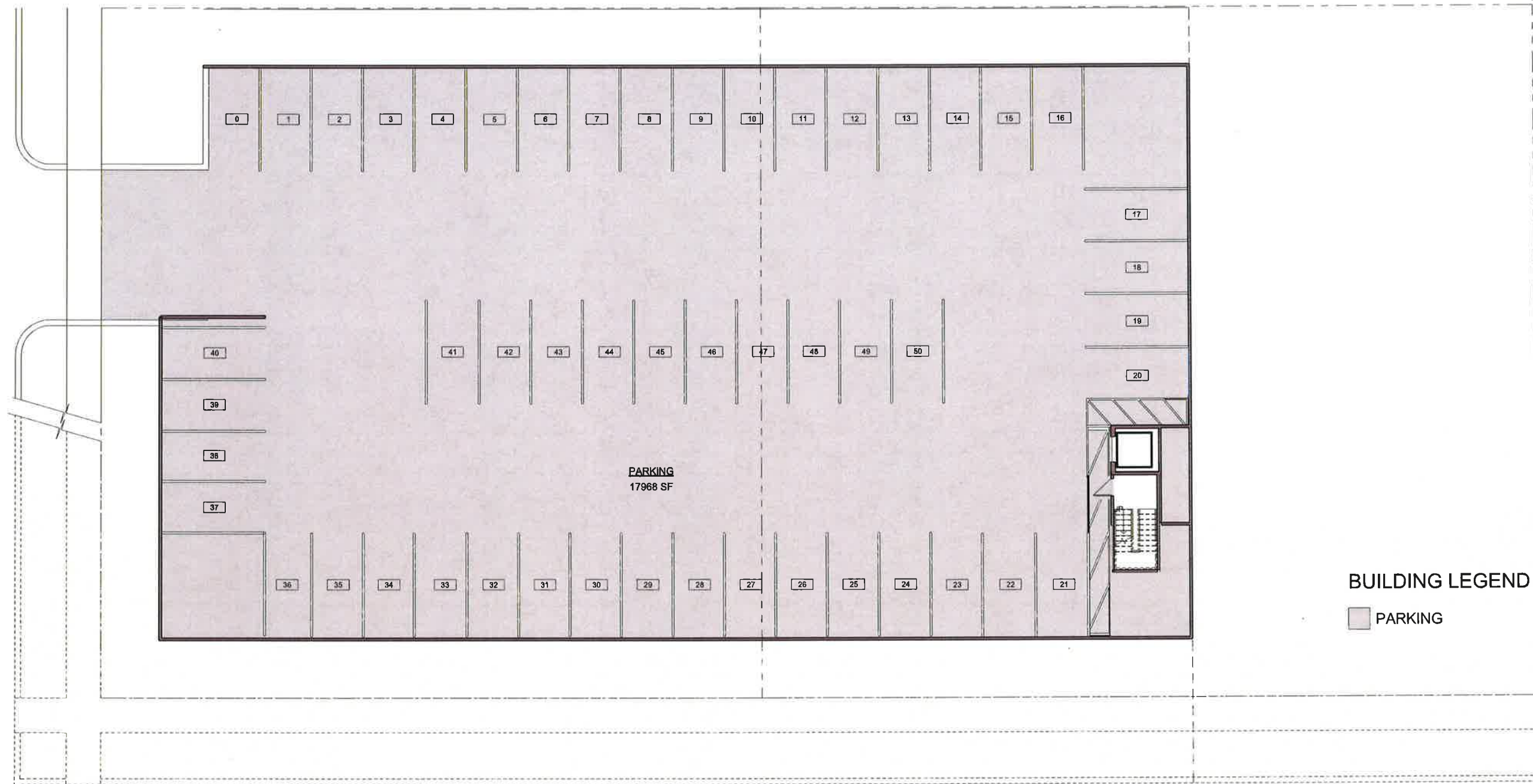
COVERED PARKING AREA = Tuck under

PARKING:		COMMERCIAL		HOUSING		
			TOWNHOUSE	2 BR	1 BR	STUDIO

PER UNIT TYPE	8	0	18	52.5	0
SUBTOTAL					78.5
10% REDUCTION					7.85
TOTAL REQUIREMENT					70.65

60' - 0"

25% WETLAND BUFFER REDUCTION



BUILDING LEGEND

PARKING

LOWER LEVEL



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LOWER LEVEL
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FIRST FLOOR

Eastside St. Multifamily

ASTSIDE STREET ST. OLYMPIA, WA

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FIRST FLOOR
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SECOND -FOURTH FLOORS



Eastside St. Multifamily

EASTSIDE STREET ST. OLYMPIA, WA



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SECOND -FOURTH FLOORS
A2

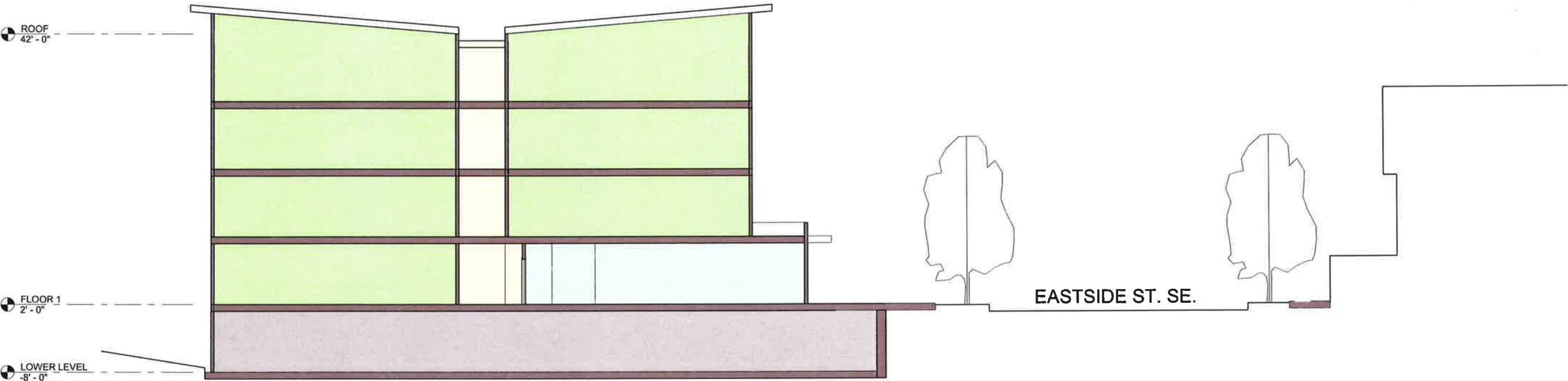
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BUILDING LEGEND

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- COMMERCIAL/COMMUNITY
- LANDSCAPE



SECTION

Eastside St. Multifamily

EASTSIDE STREET ST. OLYMPIA, WA

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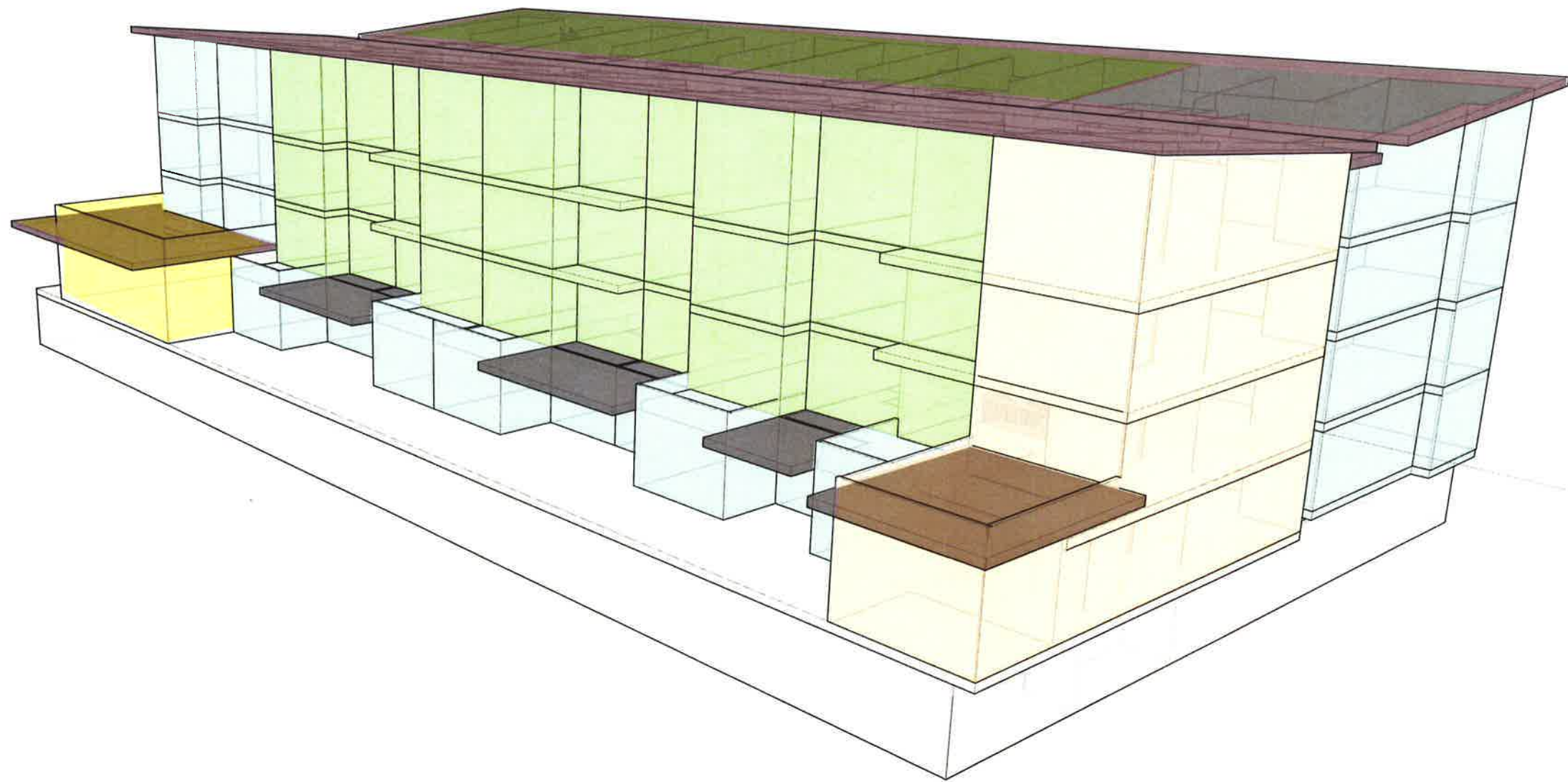
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SECTION
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NORTHEAST PERSPECTIVE

BUILDING LEGEND

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- COMMERCIAL/COMMUNITY
- LANDSCAPE

Eastside St. Multifamily

EASTSIDE STREET ST. OLYMPIA, WA

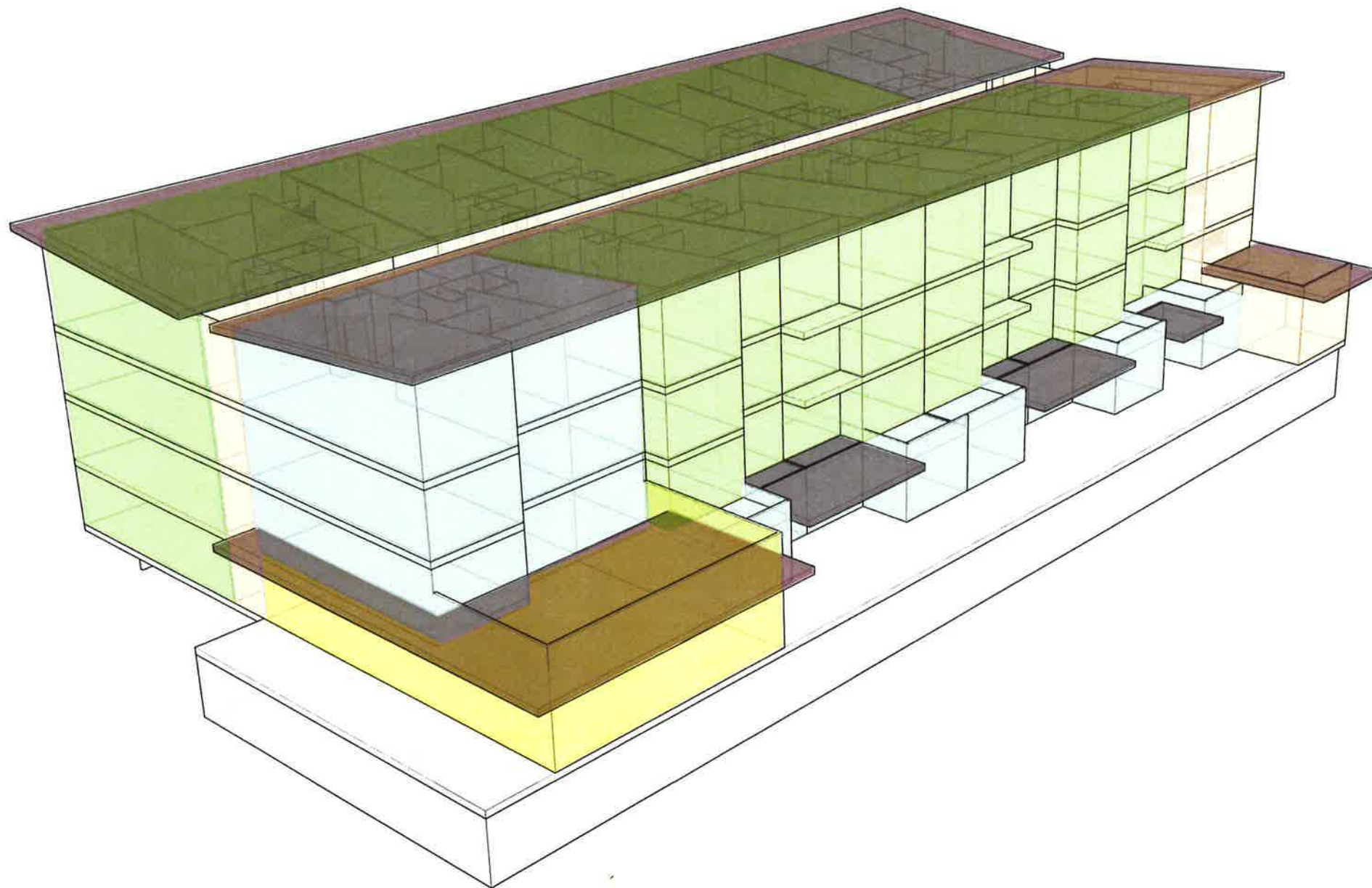


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MASSING PERSPECTIVE
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SOUTHEAST PERSPECTIVE

BUILDING LEGEND

- 1 BEDROOM
- 2 BEDROOM
- COMMON
- COMMERCIAL/COMMUNITY
- LANDSCAPE

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