



REQUEST FOR PRESUBMISSION CONFERENCE

RECEIVED

JAN 11 2017

OFFICIAL USE ONLY

Case #: 17-0128

Received By: [Signature]

Master File #: _____

Project Planner: _____

Date: COMMUNITY PLANNING
Related Cases: AND DEVELOPMENT DEPT.

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY

Proposed Project Title: LEGION and JEFFERSON Building

Project Address: 421 LEGION WAY SE / 411 LEGION WAY SE

Assessor's Parcel Number(s): ① 78504600200 and ② 78504600400 - SYLVESTER L 4B46

Legal Description: SECTION 14 TOWNSHIP 18 RANGE 2 W
S.W. 1/4, SYLVESTER BLK 416 LT 2, 3, 5, 6
(attach separate sheet if necessary) Lot Block Addition

Zoning: DOWNTOWN BUSINESS (64T1)

NAME OF APPLICANT: LEGION SQUARE LLC

Mailing Address: 2103 HARRISON AVE. NW PMB 2-653 OLYMPIA 98502

Area Code and Phone #: 360-584-4100

E-mail Address: bkmilo26@gmail.com

NAME OF OWNER (or PURCHASER) LEGION SQUARE LLC and BRYAN and KATHY KOIB

Mailing Address: 2103 HARRISON AVE. NW PMB 2-653 OLYMPIA 98502

Area Code and Phone #: 360-584-4100

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) R. BRIAN REGEHR,
Architect

Mailing Address: _____

Area Code and Phone #: 360-970-9554

E-mail Address: rbr.architect@comcast.net

I affirm that all answers, statements, and information submitted with this request 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 request. 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 request.

Print Name

BRYAN KOIB

KATHLEEN KOIB

ANTHONY KOIB

DAMIAN KOIB

Signature(s)

[Signature: Bryan Koib]

[Signature: Kathleen Koib]

[Signature: Anthony Koib]

Date

01/11/17

01/11/17

1/11/17

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	① 6.8 ACRES ② 1.7 ACRES sq. ft.	0 sq. ft.	sq. ft.
Number of Lots	5	0	5
IBC Building Type			
Occupancy Type		OFFICE	
Number of Buildings		1	1
Height	ft.	50 ft.	50 approx. ft.
Number of Stories Including Basement		4	4
Basement	sq. ft.	sq. ft.	sq. ft.
Ground Floor	sq. ft.	22,560 sq. ft.	22,560 sq. ft.
Second Floor	sq. ft.	22,560 sq. ft.	22,560 sq. ft.
Remaining Floors (number 3 and 4)	sq. ft.	40,000 approx. sq. ft.	40,000 approx. sq. ft.
Gross Floor Area of Building	sq. ft.	81,000 sq. ft.	81,000 sq. ft.
Landscape Area	SEE PRINT sq. ft.	EXISTING sq. ft.	sq. ft.
Paved Parking	EXISTING 9 JEFFERSON 47th 14,000 sq. ft.	EXISTING sq. ft.	sq. ft.
Number of Parking Spaces	73	135 62	135
Total Impervious Area	sq. ft.	22,560 sq. ft.	22,560 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 general information below):

Construct new building approximately 40,600 sq. ft. of office and approximately 40,000 sq. ft. of parking, with existing parking at NW corner of Jefferson St. and 7th Ave. SE. Add a ramp from 7th Ave. SE to second floor of parking. First floor will consist of approximately 3,500 sq. ft. of office and parking. Water and sewer/storm drain already exist at project at corner of Jefferson and 7th.

PLEASE NOTE:

You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.