



# REQUEST FOR PRESUBMISSION CONFERENCE

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_

Master File #: 17-0159

**RECEIVED**  
JAN 13 2017  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

Date: JAN 13 2017

Received By: [Signature]

Related Cases: \_\_\_\_\_

Project Planner: \_\_\_\_\_

*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 (Electronic Submittal Required)

Proposed Project Title: Briggs West Residential Phase 1

Project Address: 1200 BLK Eagle Bend Drive SE  
Olympia, WA 98501

Assessor's Parcel Number(s): 37030000015

Legal Description: See attached

(attach separate sheet if necessary) Lot Block Addition

Zoning: Urban Village

NAME OF APPLICANT: Briggs Re Development, LLC

Mailing Address: 2633 East Lake Ave.E Seattle, WA 98102

Area Code and Phone #: \_\_\_\_\_

E-mail Address: gordiegill@shaw.ca

NAME OF OWNER (or PURCHASER) Same as Owner

Mailing Address: \_\_\_\_\_

Area Code and Phone #: \_\_\_\_\_

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) SCJ Alliance - Amy Head

Mailing Address: 8730 Tallon Lane NE Suite 200 Lacey 98516

Area Code and Phone #: 360.352.1465

E-mail Address: amy.head@scjalliance.com

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  
Amy Head

Signature(s)  
[Signature]

Date  
1/11/17

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	877,734 sq. ft.	sq. ft.	877,734 sq. ft.
Number of Lots	1		45
IBC Building Type	N/A		
Occupancy Type	N/A		
Number of Buildings	N/A		
Height	N/A ft.	ft.	ft.
Number of Stories Including Basement	N/A		
Basement	N/A sq. ft.	sq. ft.	sq. ft.
Ground Floor	N/A sq. ft.	sq. ft.	sq. ft.
Second Floor	N/A sq. ft.	sq. ft.	sq. ft.
Remaining Floors (number _____)	N/A sq. ft.	sq. ft.	sq. ft.
Gross Floor Area of Building	N/A sq. ft.	sq. ft.	sq. ft.
Landscape Area	N/A sq. ft.	sq. ft.	sq. ft.
Number of Vehicular Parking Spaces	N/A		
Number of Long Term Bike Spaces	N/A		
Number of Short Term Bike Spaces	N/A		
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	0 sq. ft.	79,200 sq. ft.	79,200 sq. ft.
Total Impervious Surface Coverage (new and proposed)	0 sq. ft.	79,200 sq. ft.	79,200 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):**

See attached narrative

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## **Project Narrative – Briggs Village West Residential Phase 1**

Briggs West Residential is the final single family residential plat of Briggs Village. Originally planned for 72 lots including a combination of single family detached and duplex units, the west residential area is now planned (as a result of the master plan amendment) for 54 total lots including single family detached, duplexes and townhome lots. At this time, only Phase 1 is being proposed for development. Phase 1 includes 45 lots, all single family detached with one townhouse lot.

This project previously had received preliminary plat approval in 2004, which has subsequently expired. Given the new layout and 12 intervening years since plat approval, a goal of this presub meeting is to understand which conditions of approval from 2004 will be applicable and which may no longer apply given code and other changes. We also want to understand if there are any new requirements that could be imposed resulting from code updates.

### Access

The west residential area of Briggs Village is served by Eagle Bend Drive to the east and Yelm Highway on the south. Roads within the development will be built to a local access section as approved by the Briggs Village Master Plan with a 53 foot right-of-way including 5 foot sidewalks, 8 foot planters, 2-9 foot travel lanes and a 7 foot parking area.

In addition to the standard discussion regarding access, we would like to understand the following:

1. With the original preliminary plat approval, the access onto Yelm Highway was to be right in/right out and required a traffic island, a pedestrian crossing with in-pavement lighting, and landscaping. We want to inquire as to whether this will remain the design requirement for this access.

### Utilities

Water and sewer will be extended through the development from the water and sewer located within Eagle Bend Drive, as was planned by the master plan. Sewer is currently planned to be an 8 inch gravity main. However, when the project was designed previously, some use of grinder pumps and force mains were required. Therefore, it is anticipated that these will again be required to adequately serve the site. As part of the original master plan approval, grinder pump systems were allowed in order to reduce the amount of planned pump stations from 3 to 1. Water is anticipated to be an 8 inch main with potentially a small amount of 10 inch main in Eagle Bend Drive.

We would like to discuss the following questions/confirmations regarding utilities:

1. When this project was originally approved, it was required to have a second water connection. In order to make this connection, water would have to be extended from the project driveway, along Yelm Highway and up Briggs Drive. The reason for this request was concern over adequate fire flow capacity despite the fact that water modeling indicated sufficient capacity was available. Yelm Highway is under the jurisdiction of the City of Tumwater. At the time of the original project approval, Tumwater was adamant that the looping would not be allowed due to issues with the support structure for the retaining wall along Yelm Highway and the need to cut into this for water line construction. Given this opposition from the City of Tumwater, the

indication of adequate fire flow from previous modeling and the fact that all single family homes now must install sprinkler systems, we would anticipate that this Yelm Highway connection will no longer be a requirement.

### Stormwater

As with all of the drainage for Briggs Village west of Henderson Blvd, all drainage from west residential will be directed to existing on-site kettles. West Residential was originally designed to have a portion of the site drain to the central kettle and a portion to the south kettle. In addition, all roof drainage was designed to be handled with on-site roof drain drywell systems. With this proposal, it is our desire to make two modifications to the originally anticipated drainage design.

First, we want to route all of Phase 1 to the south kettle. Given that we are not developing Phase 2 at this time, we do not want to install the drainage infrastructure that would be required to make the connection. The south kettle has adequate capacity to handle additional drainage. Per the most recent analysis of the kettle performed as part of the development of the senior housing parcel, the kettle was modeled to have a maximum water elevation of 128.38 feet. This is well below the elevation of the top of the kettle (approximately 175 feet) and below the elevation of the footing of the adjacent retaining wall that is part of the infrastructure of Yelm Highway (approximately 145 feet).

The second proposed modification would be to allow roof drainage to also drain to the kettle. Per other phases of the development, on-site roof drainage for the single family lots has proved challenging due to the small lot sizes. The lots within west residential have been increased in size but it is not known if this size is sufficient to accommodate the planned building footprints and accommodate the needed drywells. We would like to have the option of allowing roof drainage to connect to the kettle.

As part of the approval of this project, we will run models to determine whether there is sufficient capacity for the additional planned drainage. It is anticipated that this additional drainage will likely raise the kettle water level by no more than 1-2 feet which is still well below the limiting factors of the adjacent retaining wall and the top of the kettle.

We would like to discuss the following questions/confirmations regarding stormwater:

1. Given that drainage from the site historically has always drained to the kettles and the kettles are infiltration systems, we are assuming that this will be sufficient for meeting the new manual requirements regarding LID. We would like to confirm that and discuss any other LID requirements that could impact the site.
2. The original design for kettle water quality drainage systems were Vortechs units. This was actually per the recommendation of the city at the time. I wanted to confirm whether this is still an allowed system.

### Open Space/Tree Tract and Retention

As has been discussed on other Briggs Village projects, open space and tree retention for the entire village was addressed by the master plan. The west residential area was planned to for both an open space area and a tree retention area. As part of this application, we are proposing to include the original tree retention area. The open space area was moved but open space is still proposed. To aid in review I have attached the open space plan from the master plan as well as the tree plan that was prepared to

demonstrate our compliance with these plans. Per the tree plan, the village as a whole exceeded the tree retention requirements with the planned tree retention areas. I have also included a 2015 aerial of the Briggs Village site demonstrating that none of these tree areas have had any tree removal or construction. Therefore, the retained trees have grown and provided even more tree units to the site.

We would like to discuss the following questions/confirmations regarding open space and tree retention:

1. Based on recent projects, we understand that additional tree studies are desired. We would like to discuss the need for this considering the tree retention requirement was more than met back when the master plan was approved and no trees have been removed from the tree preservation areas.

South Kettle Wetland

Wetland delineation and reporting was performed as part of the environmental impact statement (EIS) prepared as part of the master plan. All wetlands within the Briggs Village development are at the bottom of the kettles. Wetland boundaries and associated buffers are part of what established the development limits of the village back when the master plan was approved. Up until we prepared plans for the arboretum on the east side of Henderson Blvd, no further wetland delineation has been required. As part of the arboretum project, however, a new delineation of the northeast kettle was required. Interestingly, when this work was performed, it was found the wetland and associated buffer had become smaller.

We would like to discuss the following questions/confirmations regarding the south kettle wetland:

1. Will any wetland delineation work be required for the south kettle as part of this project?

Area Calculations:

The current proposal would be to construct the infrastructure only for the subdivision. In the future, construction will occur on the individual lots. For the road, the following areas are proposed:

Total Site Area	20.15 acres
Roadway (PGIS)	56,600 sf
Sidewalk	22,630 sf
Planter Area	36,200 sf
Tree Tract	110,341 sf