



# REQUEST FOR PRESUBMISSION CONFERENCE



## OFFICIAL USE ONLY

Case #: 17-3118 Master File #: \_\_\_\_\_ Date: \_\_\_\_\_  
Received By: [Signature] Related Cases: \_\_\_\_\_ Project Planner: Paula Smith

*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: UNION TOWER  
Project Address: 1025 UNION AVE  
Assessor's Parcel Number(s): \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
(attach separate sheet if necessary) Lot Block Addition  
Zoning: DB

NAME OF APPLICANT: VINE ST. INVESTORS  
Mailing Address: P.O. Box 430  
Area Code and Phone #: ARLINGTON WA 98223 360 435-8625  
E-mail Address: \_\_\_\_\_

NAME OF OWNER (or PURCHASER) \$ CAP. PLAZA LLC  
Mailing Address: PO Box 3543  
SEATTLE WA 98124  
Area Code and Phone #: \_\_\_\_\_

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) GLENN WELLS  
Mailing Address: 324 WEST BAY STE 102 OLYMPIA WA 98502  
Area Code and Phone #: 360 352-4553  
E-mail Address: GLENN.WELLSARCH/TECT@GMAIL.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 GLENN WELLS Signature(s) [Signature] Date 7-18-17

81,892 SF

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	1.88 ACRES sq. ft.	0 sq. ft.	1.88 ACRES sq. ft.
Number of Lots	1	0	1
IBC Building Type	11 B	VA	
Occupancy Type	B	R-2	
Number of Buildings	1	1	2
Height	5 STORIES ft.	1 $\frac{1}{2}$ 3 STORIES ft.	60' ft.
Number of Stories Including Basement	5	1 $\frac{1}{2}$ 3	5
Basement	NA sq. ft.	sq. ft.	sq. ft.
Ground Floor	11,800 sq. ft.	30,000 sq. ft.	41,800 sq. ft.
Second Floor	11,800 sq. ft.	21,000 sq. ft.	32,800 sq. ft.
Remaining Floors (number _____)	35,400 sq. ft.	21,000 sq. ft.	56,400 sq. ft.
Gross Floor Area of Building	59,000 sq. ft.	72,000 sq. ft.	131,000 sq. ft.
Landscape Area	1640 sq. ft.	15,000 sq. ft.	16,640 sq. ft.
Number of Vehicular Parking Spaces	150	- 124	26
Number of Long Term Bike Spaces	0	CODE	
Number of Short Term Bike Spaces	0	CODE	
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	80,254 sq. ft.	sq. ft.	sq. ft.
Total Impervious Surface Coverage (new and proposed)	80,254 sq. ft.	70 + 13,362 sq. ft.	66,892 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):

REDEVELOPMENT FROM OFFICE TO ASSISTED LIVING UNITS  
W/ COURTYARD.