



GENERAL LAND USE APPLICATION

ATTACHMENT 2

OFFICIAL USE ONLY

Case #: 17-4634

Master File #: _____

Date: 10.25.17

Received By: W.SHAUFLER

Project Planner: C.HORNBEIN

Related Cases: _____

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 type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input checked="" 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 type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: Dockside Flats

Project Address: 210 State Ave NW, Olympia, WA 98501

Applicant: THOMAS ARCHITECTURE STUDIOS LLC.

Mailing Address: 109 CAPITOL WAY N.

Phone Number(s): 360-915-8775

E-mail Address: josh@tasolympa.com

Owner (if other than applicant): Urban Olympia V, LLC (Walker John)

Mailing Address: P.O. Box 7534, Olympia, WA 98507

Phone Number(s): 360-705-2303

Other Authorized Representative (if any): Sam Nielson

Mailing Address: 1019 39th Ave SE, Suite 100

Phone Number(s): (253)604-6600

E-mail Address: snielson@parametrix.com

Project Description: New market rate apartment (studio, 1 and 2 bedroom) building with two floors of residential over one floor of parking, lobby, retail, restaurant and common spaces.

Size of Project Site: 0.57 acres

Assessor Tax Parcel Number(s): 78507200600 & 78507200800

Section : 14

Township: 18 N

Range: 2 W

Full Legal Description of Subject Property (attached ☐):

EAST 55 FEET OF LOT 5 AND ALL OF LOTS 6, 7 AND 8 IN BLOCK 72 OF SYLVESTER'S PLAT OF OLYMPIA, AS RECORDED IN VOLUME 1 OF PLATS, PAGE 14, SITUATE IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., CITY OF OLYMPIA, THURSTON COUNTY, WASHINGTON.

Zoning: Urban Waterfront (UW)

Shoreline Designation (if applicable): A portion of the site is in Reach 5A of Budd Inlet and designated Urban Intensity (UI)

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

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input checked="" type="checkbox"/> 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): State Ave NW and Columbia St 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

Date 10/11/17


Initials

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

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

Project Name: Dockside Flats

Project Address: 210 State Avenue NW, Olympia, WA 98501

Name of Applicant: Thomas Architecture Studio (attn.: Josh Gobel)

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	24,962 sq. ft.	0 sq. ft.	24,962 sq. ft.
Number of Lots	3	0	3
IBC Building Type	VA	VA	
Occupancy Type	B, A	B / R2	
Number of Buildings	2	-1	1
Height	20 ft.	15 ft.	35 ft.
Number of Stories <i>(including basement)</i>	1	3	3
Basement	0 sq. ft.	0 sq. ft.	0 sq. ft.
Ground Floor	11,005 sq. ft.	-2,821 sq. ft.	8,184 sq. ft.
Second Floor	0 sq. ft.	15,233 sq. ft.	13,845 sq. ft.
Third Floor	0 sq. ft.	15,233 sq. ft.	13,845 sq. ft.
Gross Floor Area of Building	11,005 sq. ft.	24,869 sq. ft.	35,874 sq. ft.
Landscape Area	0 sq. ft.	2,440 sq. ft.	2,440 sq. ft.
Paved Parking	8,181 sq. ft.	1,565 sq. ft.	9,746 sq. ft.
Number of Parking Spaces	15	17	31
Total Impervious Area	24,962 sq. ft.	2,440 sq. ft.	22,522 sq. ft.
Sewer <i>(circle one)</i>	<u>City</u> / Septic	<u>City</u> Septic	
Water <i>(circle one)</i>	<u>City</u> Well	<u>City</u> Well	

PROJECT DESCRIPTION *(please fill out the above table and provide a separate detailed description):*

Demolition of two existing building on site. Construction of new three story mixed use building to include market rate apartments (studio, 1 and 2 bedroom) with two floors of residential (44 total units) over one floor of parking, lobby, retail, restaurant and common spaces. Additional site construction of exterior plaza and pedestrian amenities. Building to be wood framed with full depth brick veneer and ship lap siding.



DESIGN REVIEW APPLICATION - CONCEPT



OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____
Received By: _____ Related Cases: _____ Project Planner: _____
Project Name: Dockside Flats
Site Address: 210 State Ave NW, Olympia, WA 98501
Applicant Name: THOMAS ARCHTIECTURE STUDIOS LLC
Phone Number: 360-915-8775
E-Mail Address: JOSH@TASOLYMPIA.COM
Description of Project: New market rate apartment (studio, 1 and 2 bedroom) building with two floors of residential over one floor of parking, lobby, retail, restaurant and common spaces

A Concept Design Review Application shall be submitted electronically with two hard copies and shall include:

1. **General Land Use Application** Refer to the General Land Use Application for Submittal requirements
2. Certified list of property owners within 300 feet of project site prepared by a title company. Submit the list on a flash drive or memory stick in Excel worksheet format.
3. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
 - ☒ Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - ☒ Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
4. Preliminary Site Plan illustrating:
 - ☒ Property lines with distances.
 - ☒ Adjacent public rights-of-way.
 - ☒ Existing and proposed grades at 2-foot contour intervals.
 - ☒ Existing and proposed site features, including stormwater facilities and soil and vegetation protection areas.
 - ☒ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☒ Clearly delineated and labeled landscape and hardscape areas.
5. Preliminary Landscape Plan meeting the provisions of OMC 18.36, illustrating features such as, but not limited to:
 - ☒ Location of existing (to remain) and proposed plants.
 - ☒ Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - ☒ Graphic depiction of the size of proposed tree canopies at maturity on plan.
 - ☒ Clearly delineated and labeled landscape, hardscape, and building areas.

6. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
- ☒ Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
 - ☒ Location of building doors and windows.
 - ☒ Indicate finished floor elevations and location of exterior steps and stairways.
 - ☒ Area(s) on building where signs will be installed.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date