



October 9, 2017

City of Olympia

Community Planning & Development
601 4th Ave E.
Olympia WA 98506

RE: Alternative Landscape Plan Request
The Views on 5th Ave.

To Whom it may concern,

This letter is to formally request a deviation from the requirements set forth in Chapter 18.36, Landscaping and Screening and provide an Alternative landscape plan for approval. The reason for this request is the site can not comply with the requirements based on the prior development, it's location in the urban core, the vehicle circulation required for City Services (garbage & fire) and tenants makes it infeasible to apply the conditions of this chapter. Since the site access is so constricted we are unable to provide the required number of trees required in the code.

We propose to offset the traditional code requirements by supplanting additional design features throughout non-built areas.

18.36.180 B. 1 Screening Strips; 5' of landscaping is required between all parking and adjacent properties. This criteria is not met with the surface parking adjacent to the neighboring parking lot. In order to maintain access by city services for fire and trash a reduction in the buffer is needed and why a minimum distance was provided. Enlarging this distance or adjusting the parking area would eliminate access by these vehicles to the north side of the building. Per Code 18.36.180 the proposed parking area therefore would require a 445 sq.ft. buffer. Our landscape plan provides a 720 sq. ft. landscape buffer around the proposed temporary parking and is averaged larger than the 5' required width. 18.36.160 Commercial landscape requirements, A. Perimeter Landscape. Perimeter landscape strips may be averaged, provided the minimum width is not less than fifty (50) percent of the standard width requirement and the intent and purpose of screening is achieved. This parking is proposed to be temporary parking only. This parking is being proposed for use only during day time hours. This parking has been provided to ease parking along the street and will be signed for future tenant parking and deliveries only. Additional trees have been added to the buffer to provide additional screening of the area limit its impact on adjacent sites. Vehicular access will be controlled and allow closure of sections of the woonerf to cars with bollards.

Per 18.36.060, K. Pedestrian Facilities. Pedestrian facilities, transit stops, and barrier free access may be allowed in required landscape areas without requiring additional buffer area, provided the intent of this Chapter is met and that the function and safety of the pedestrian facility, transit stop or barrier free facility is not compromised. We will be providing the first woonerf in Olympia. The woonerf provides public outdoor recreational space for walking and biking that can be used by tenants and serve parking structures and key circulation for city services. The woonerf allows access to and from the proposed buildings in all areas by foot and bicycle traffic. This will increase safety and use which currently does not exist in the downtown core's narrow asphalt alley ways. The woonerf includes pedestrian accent paving, landscaping and plaza spaces. The woonerf will encourage outdoor space to be used by proposed tenants and businesses. Raised planters that can be used as both seat walls and elevated landscape areas will soften edges of buildings and provide visual interest. The entrance to the parking garage includes greenscreen trellis to allow for plantings to grow up the building. These vertical trellises will soften the façade, provide additional landscape and allow clear site triangles as vehicles are leaving the parking area. Additional trees have been provided in tree grates to allow the north south woonerf to be accessed by bicycle and



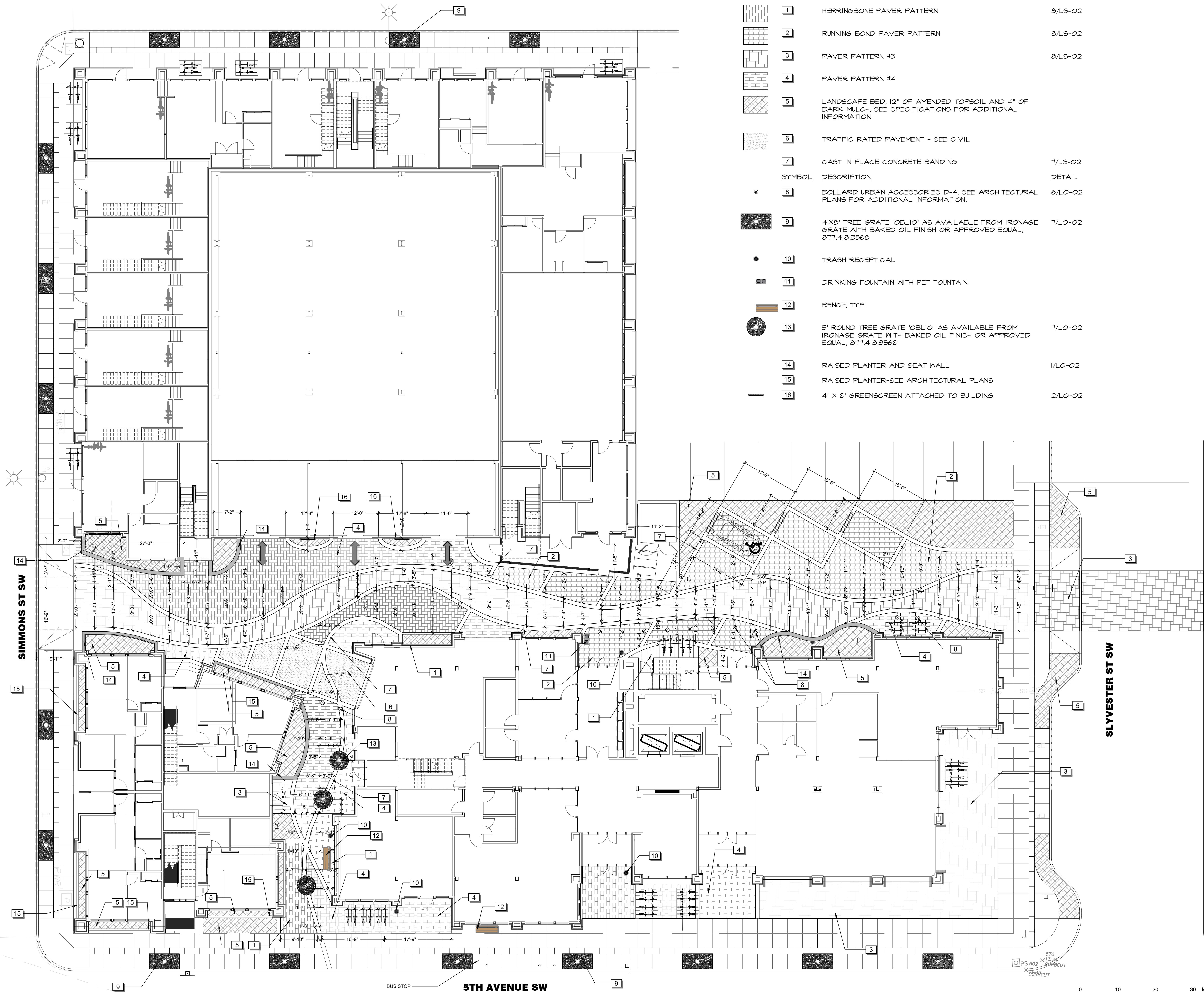
pedestrians, incorporating additional landscaping and adding shade. Requiring trees be in the code required 144 sq.ft. planting area would make this area less accessible for bikes and pedestrians and greatly reduce the amount of plaza area that can be used for businesses and residences. The code does not specifically prohibit them, adding additional trees to the smaller perimeter landscape areas would not be beneficial for the survival of the tree or the structural problems that are associated with trees planted to close to foundations, curbs or walks.

We believe based on the above deviations that our plan should be considered as a modification from the landscaping requirements and reviewed as an alternative landscape plan. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trent Grantham".

Trent Grantham, PLA



DATE: _____

REVISIONS: _____

DATE: _____

DESIGNER: _____

DRAWN BY: T. GRAMM

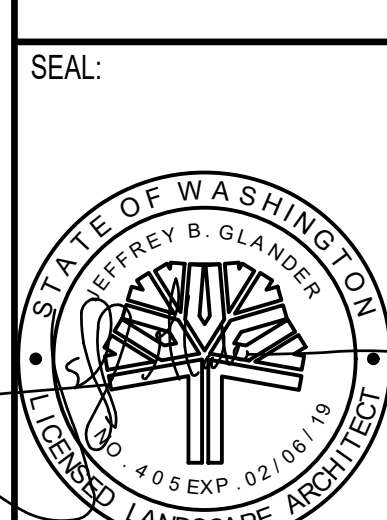
APPROVED BY: J. GLANDER

DATE: SEPT. 14, 2017

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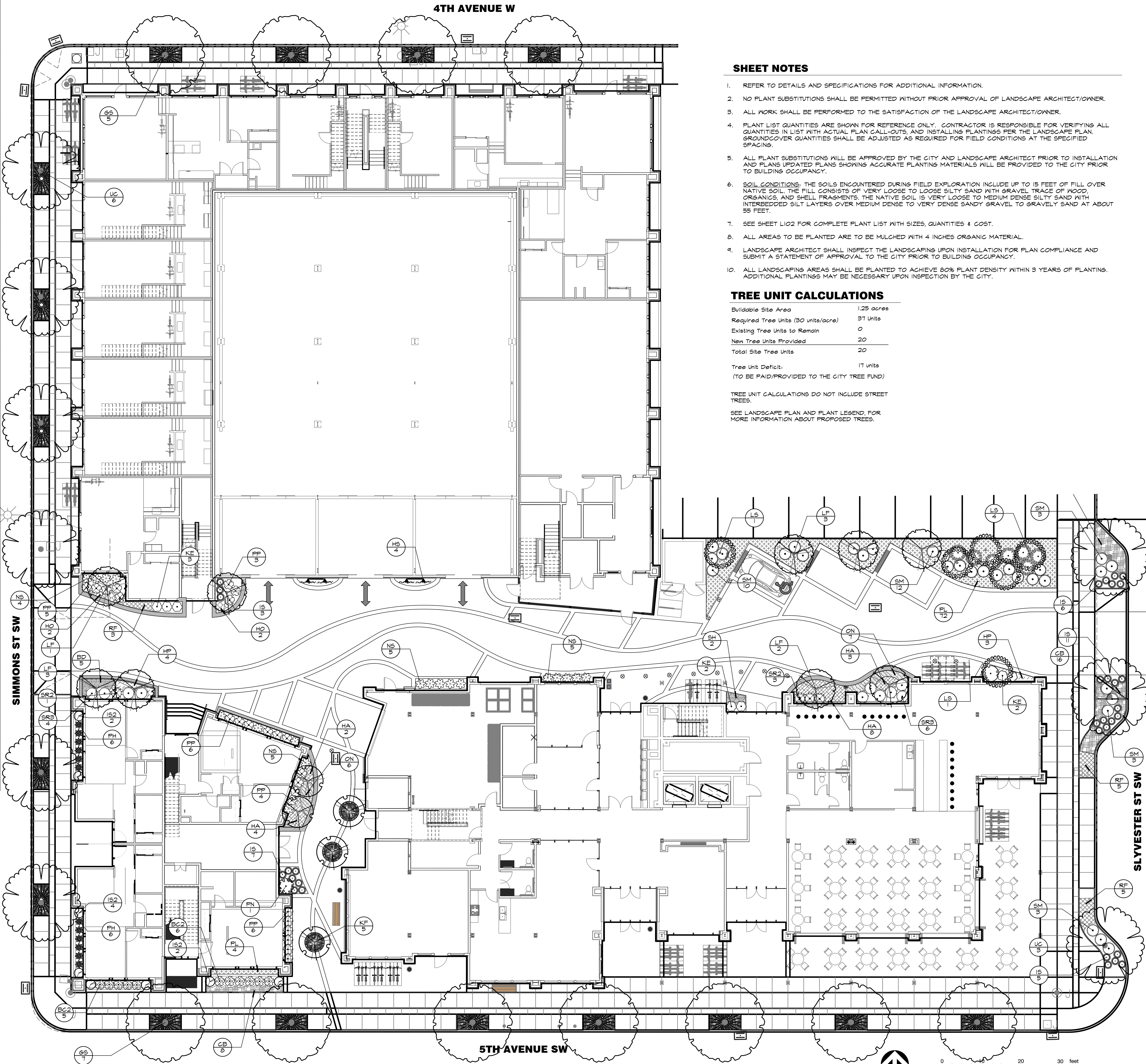
THE VIEWS ON 5TH
OLYMPIA, WA



LAYOUT SHEET

PLANT SCHEDULE		
TREES	CODE	BOTANICAL NAME
	GS	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST
	KF	KOELREUTERIA PANICULATA FASTIGIATA COLUMNAR GOLDENRAIN TREE
	LS	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' 'SLENDER SILHOUETTE' TULIP TREE
	LF	LIRIODENDRON TULIPIFERA 'FASTIGIATA' TULIP TREE
	UC	ULMUS X 'FRONTIER' AMERICAN ELM
SHRUBS	CODE	BOTANICAL NAME
	AJ	AUCUBA JAPONICA 'GOLD DUST' GOLD DUST AUCUBA
	BC2	BERBERIS THUNBERGII 'MONOMB' CHERRY BOMB JAPANESE BARBERRY
	HS	HYDRANGEA ANOMALA 'SKYLANDS' CLIMBING HYDRANGEA
	IS2	ILEX CRENATA 'SKY PENCIL' SKY PENCIL JAPANESE HOLLY
	IS	ILEX CRENATA 'SOFT TOUCH' SOFT TOUCH JAPANESE HOLLY
	KE	KALMIA LATIFOLIA 'ELF' DWARF MOUNTAIN LAUREL
	NS	NANDINA DOMESTICA 'SIENNA SUNRISE' 'SIENNA SUNRISE' NANDINA
	PH	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS
	PN	PHYSCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK
	PP	PIERIS JAPONICA 'PRELUDE' 'PRELUDE' PIERIS
	PO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' 'OTTO LUYKEN' LAUREL
	SR3	SARCOCOCCA RUSCIFOLIA FRAGRANT SARCOCOCCA
	SR2	SKIMMIA REEVESIANA REEVES SKIMMIA
	SM	SPIRAEA JAPONICA 'MAGIC CARPET' MAGIC CARPET SPIREA
GROUND COVERS	CODE	BOTANICAL NAME
	BD	BERGENIA X 'DRAGONFLY' DWARF BERGENIA
	CB	COTONEASTER DAMMERI 'CORAL BEAUTY' BEARBERRY COTONEASTER
	HA	HAKONECHLOA MACRA 'AUREOLA' JAPANESE FOREST GRASS
	HO	HEMEROCALLIS X 'STELLA DE ORO' STELLA DE ORO DAYLILY
	HP	HEUCHERA AMERICANA 'PALACE PURPLE' 'PALACE PURPLE' HEUCHERA
	ON	OPHIOPOSON JAPONICUS 'NIGRA' BLACK MONDO GRASS
	PL	PRUNUS LAUROCERASUS 'MOUNT VERNON' MOUNT VERNON LAUREL
	RF	ROSA X 'FLOWER CARPET RED' FLOWER CARPET ROSE
	SH	SARCOCOCCA HOOKERIANA HUMILIS SWEET BOX

INSTALLATION & MAINTENANCE SCHEDULE - APPROXIMATE		
SEPT 2018 - DEC 2018	SOIL PREPARATION, IRRIGATION INSTALLATION, PLANTING, STAKING, WATERING, (INCLUDING STORM POND), SUBSTANTIAL COMPLETION EXPECTED JANUARY 2019.	
JAN 2019 - MAR 2019	60-DAY MAINTENANCE PERIOD, WEEKLY MAINTENANCE VISITS AND INSPECTION OF PLANT MATERIAL	
APR 2019	FINAL PUNCH LIST AND ACCEPTANCE OF PROJECT EXPECTED	
APR-SEPT 2019	WEEKLY MAINTENANCE VISITS	
SEPT - NOV 2019	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED	
OCT 2018-MARCH 2019	MONTHLY FERTILIZE AND PRUNING AS NEEDED	
MARCH-SEPT 2019	WEEKLY MAINTENANCE VISITS	
SEPT - NOV 2019	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED	
OCT 2019-MARCH 2020	MONTHLY FERTILIZE AND PRUNING AS NEEDED	
MARCH-SEPT 2020	WEEKLY MAINTENANCE VISITS	
SEPT - NOV 2020	LEAF AND TREE DEBRIS CLEAN-UP AS NEEDED	
OCT 2020-MARCH 2021	MONTHLY FERTILIZE AND PRUNING AS NEEDED	



SHEET NOTES

- REFER TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT/OWNER.
- ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT/OWNER.
- PLANT LIST QUANTITIES ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN LIST WITH ACTUAL PLAN CALL-OUTS, AND INSTALLING PLANTINGS PER THE LANDSCAPE PLAN. GROUND COVER QUANTITIES SHALL BE ADJUSTED AS REQUIRED FOR FIELD CONDITIONS AT THE SPECIFIED SPACING.
- ALL PLANT SUBSTITUTIONS WILL BE APPROVED BY THE CITY AND LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND PLANS UPDATED SHOWING ACCURATE PLANTING MATERIALS WILL BE PROVIDED TO THE CITY PRIOR TO BUILDING OCCUPANCY.
- SOIL CONDITIONS: THE SOILS ENCOUNTERED DURING FIELD EXPLORATION INCLUDE UP TO 15 FEET OF FILL OVER NATIVE SOIL. THE FILL CONSISTS OF VERY LOOSE TO LOOSE SILTY SAND WITH GRAVEL TRACE OF WOOD, ORGANICS, AND SHELL FRAGMENTS. THE NATIVE SOIL IS VERY LOOSE TO MEDIUM DENSE SILTY SAND WITH INTERBEDDED SILT LAYERS OVER MEDIUM DENSE TO VERY DENSE SANDY GRAVEL TO GRAVELLY SAND AT ABOUT 55 FEET.
- SEE SHEET L102 FOR COMPLETE PLANT LIST WITH SIZES, QUANTITIES & COST.
- ALL AREAS TO BE PLANTED ARE TO BE MULCHED WITH 4 INCHES ORGANIC MATERIAL.
- LANDSCAPE ARCHITECT SHALL INSPECT THE LANDSCAPING UPON INSTALLATION FOR PLAN COMPLIANCE AND SUBMIT A STATEMENT OF APPROVAL TO THE CITY PRIOR TO BUILDING OCCUPANCY.
- ALL LANDSCAPING AREAS SHALL BE PLANTED TO ACHIEVE 80% PLANT DENSITY WITHIN 3 YEARS OF PLANTING. ADDITIONAL PLANTINGS MAY BE NECESSARY UPON INSPECTION BY THE CITY.

TREE UNIT CALCULATIONS

Buildable Site Area	1.25 acres
Required Tree Units (30 units/acre)	37 Units
Existing Tree Units to Remain	0
New Tree Units Provided	20
Total Site Tree Units	20

Tree Unit Deficit:
(TO BE PAID/PROVIDED TO THE CITY TREE FUND)

TREE UNIT CALCULATIONS DO NOT INCLUDE STREET TREES

SEE LANDSCAPE PLAN AND PLANT LEGEND, FOR MORE INFORMATION ABOUT PROPOSED TREES.

DATE:
REVISIONS:
JOB NO: 24101
DRAWN BY: T. GRAMM
APPROVED BY: J. GLANDER
DATE: SEPT. 14, 2017

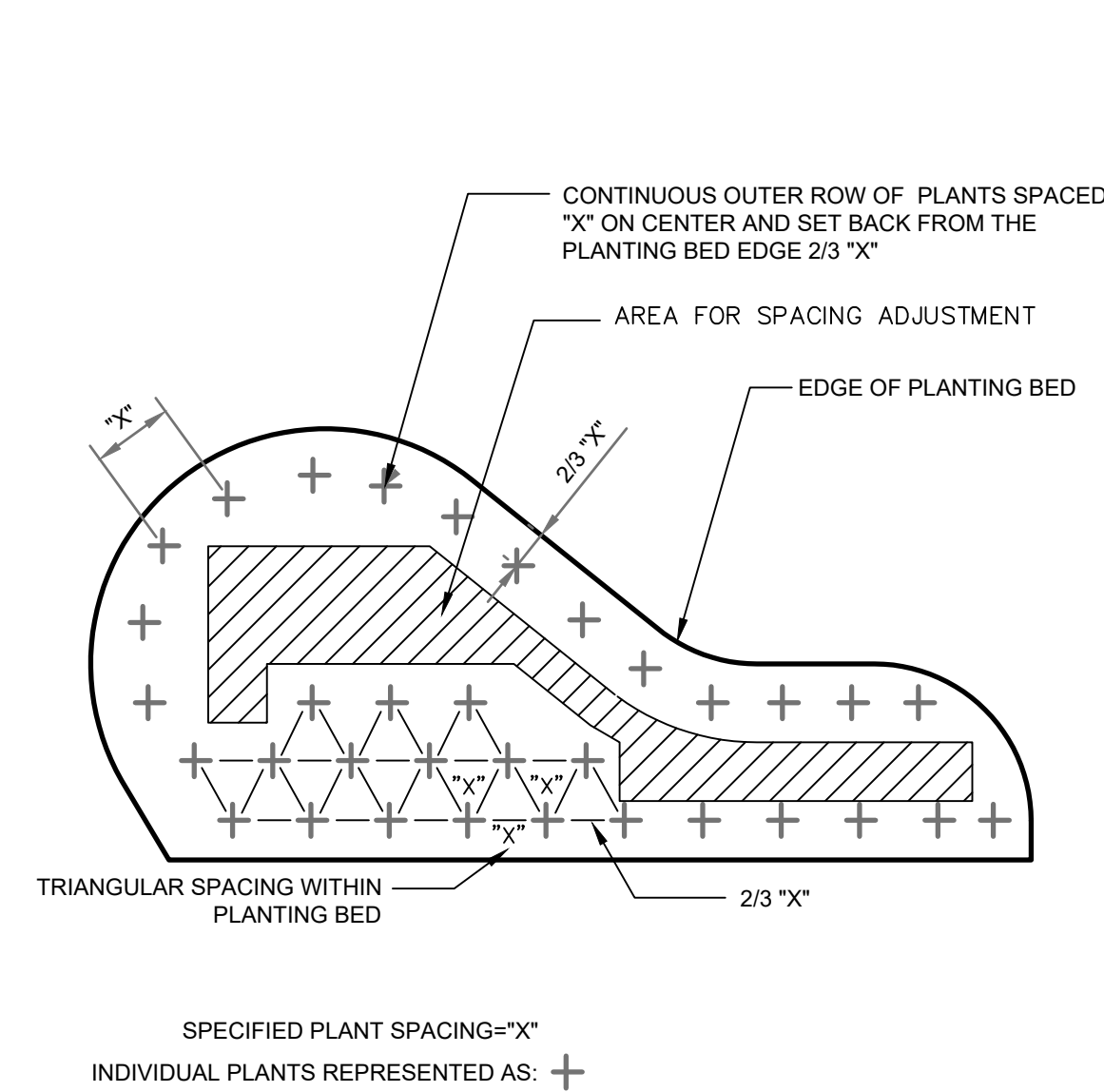
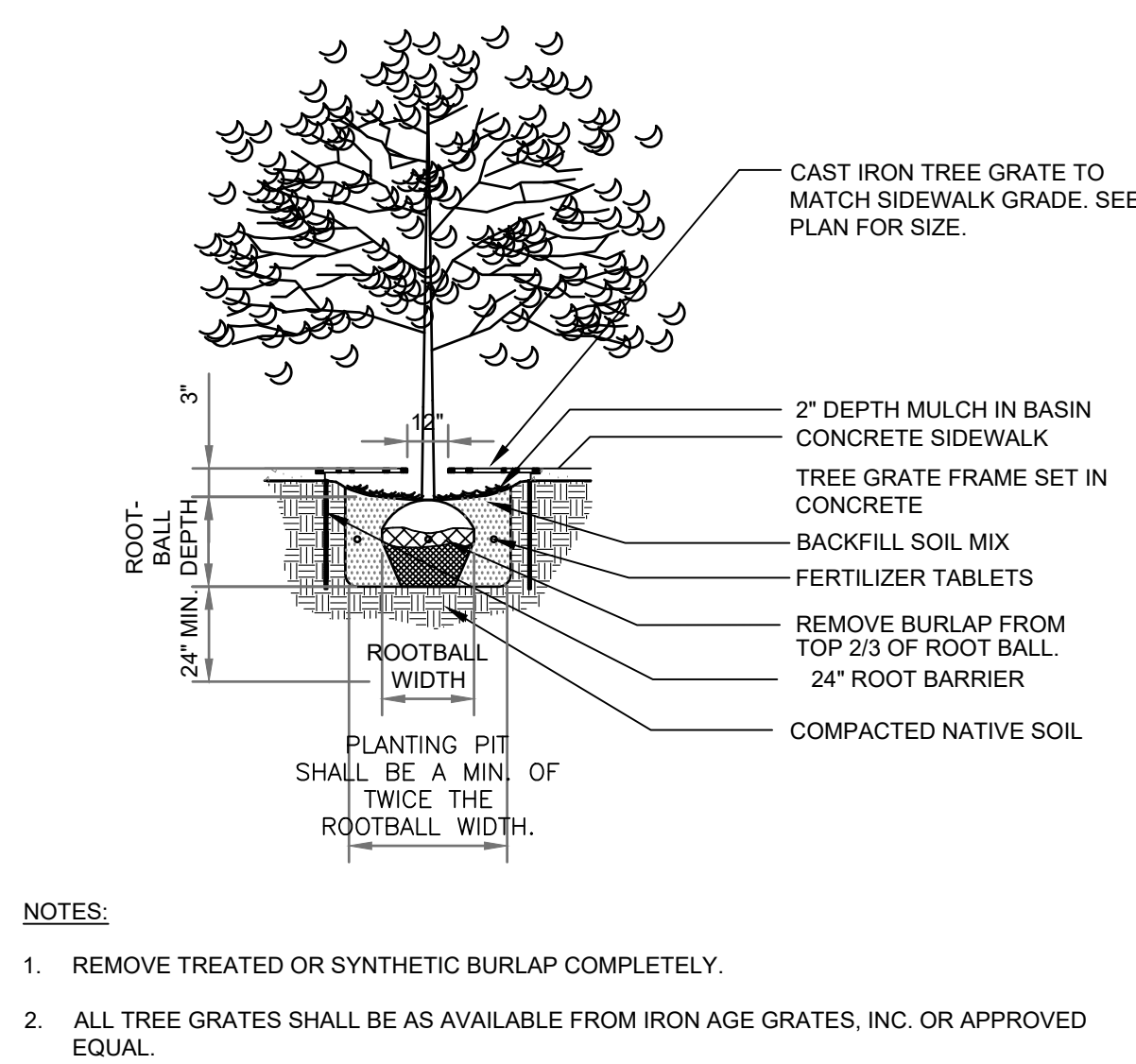
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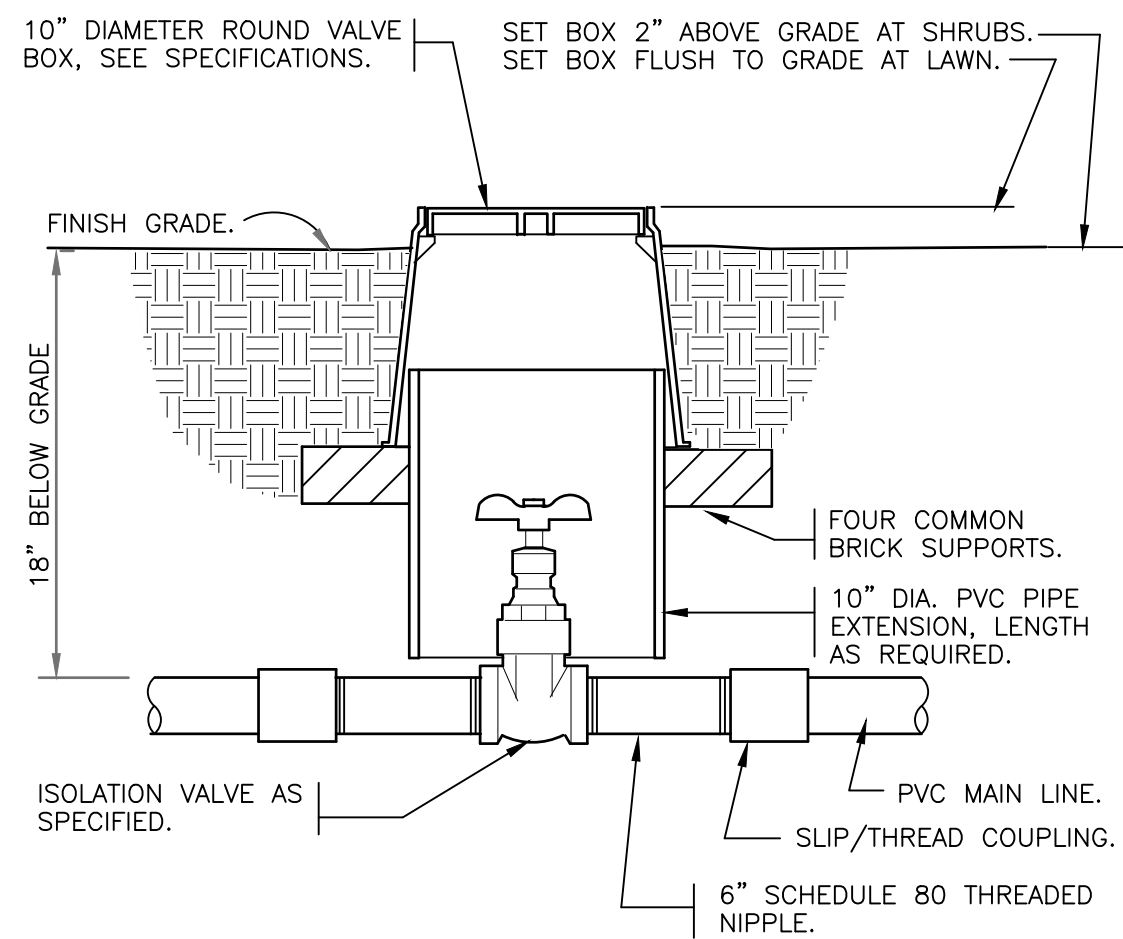
THE VIEWS ON 5TH
OLYMPIA, WA

SEAL:

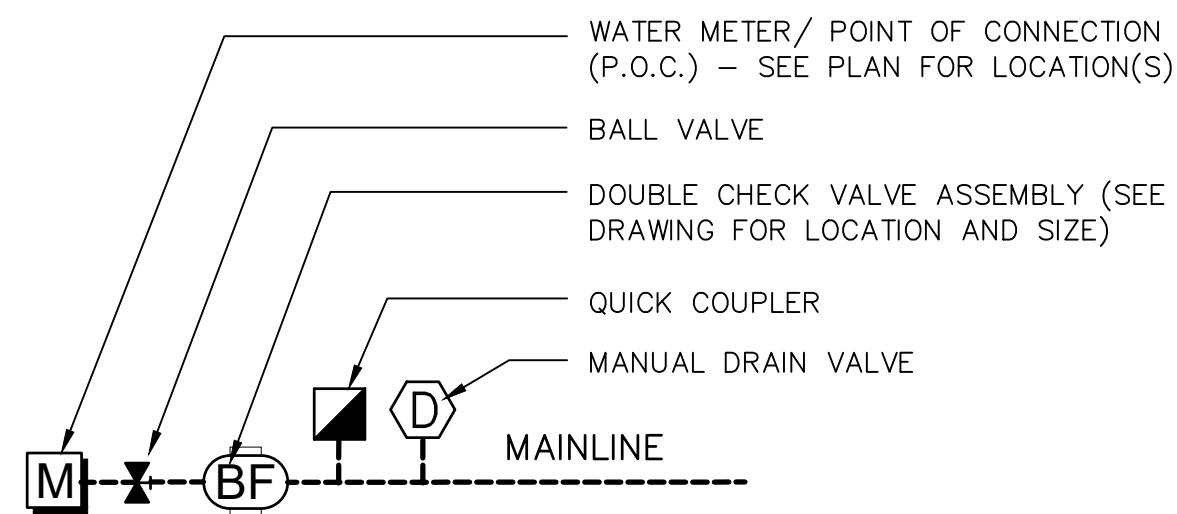
LANDSCAPE PLAN

DRAWING NO:
LS-01
2 OF 6

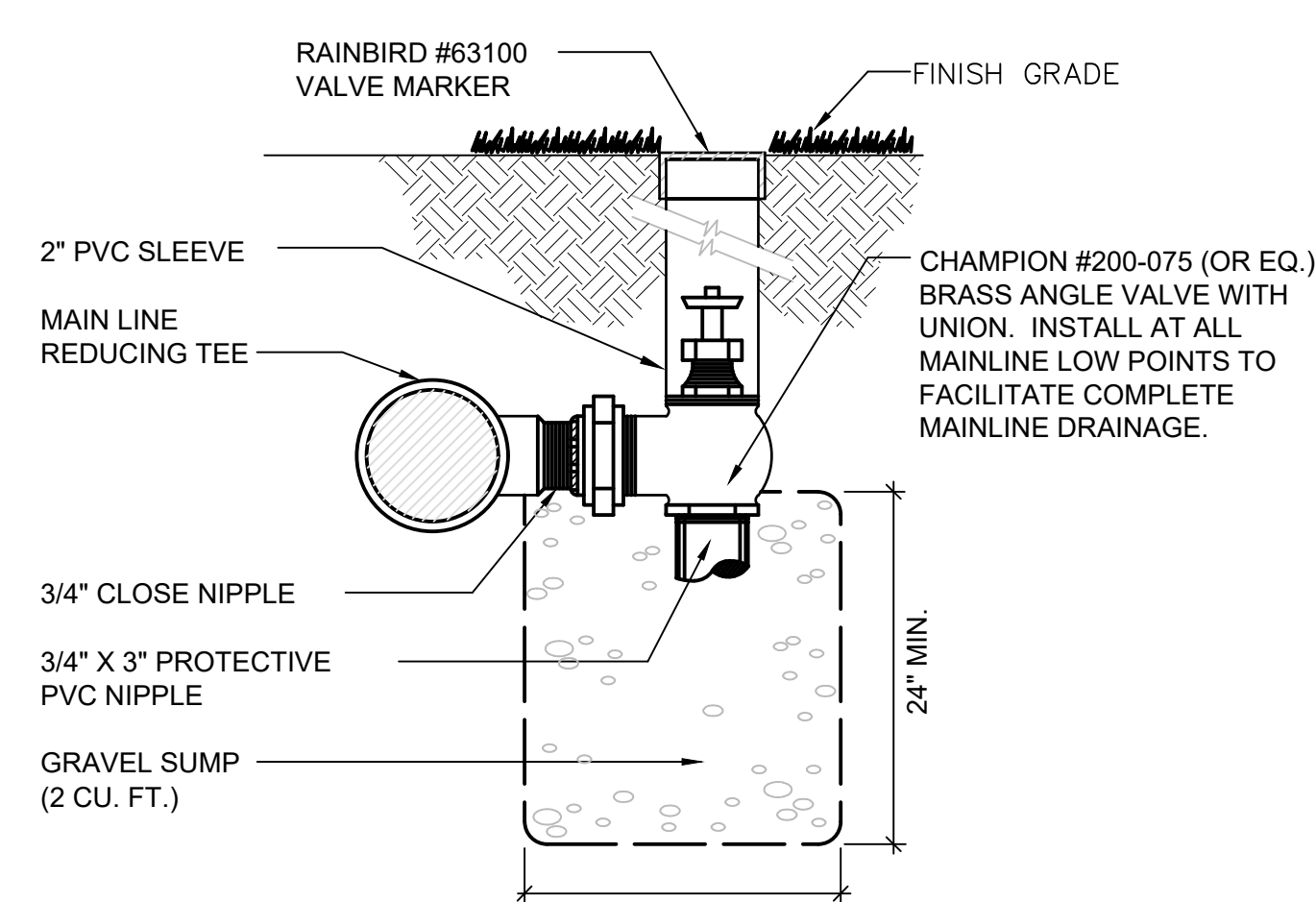




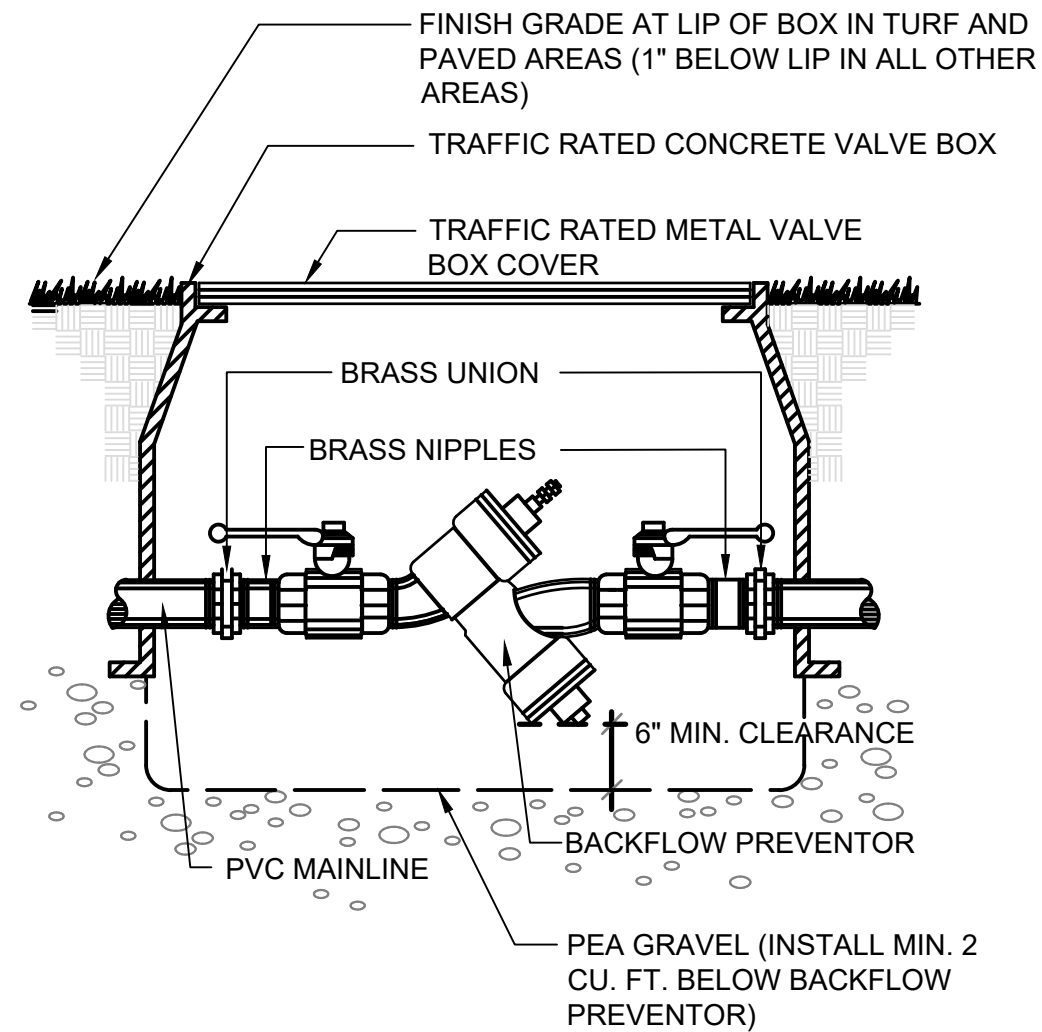
1 BRASS ISOLATION VALVE
1 1/2" = 1'-0"
P-CO-CHE2-114



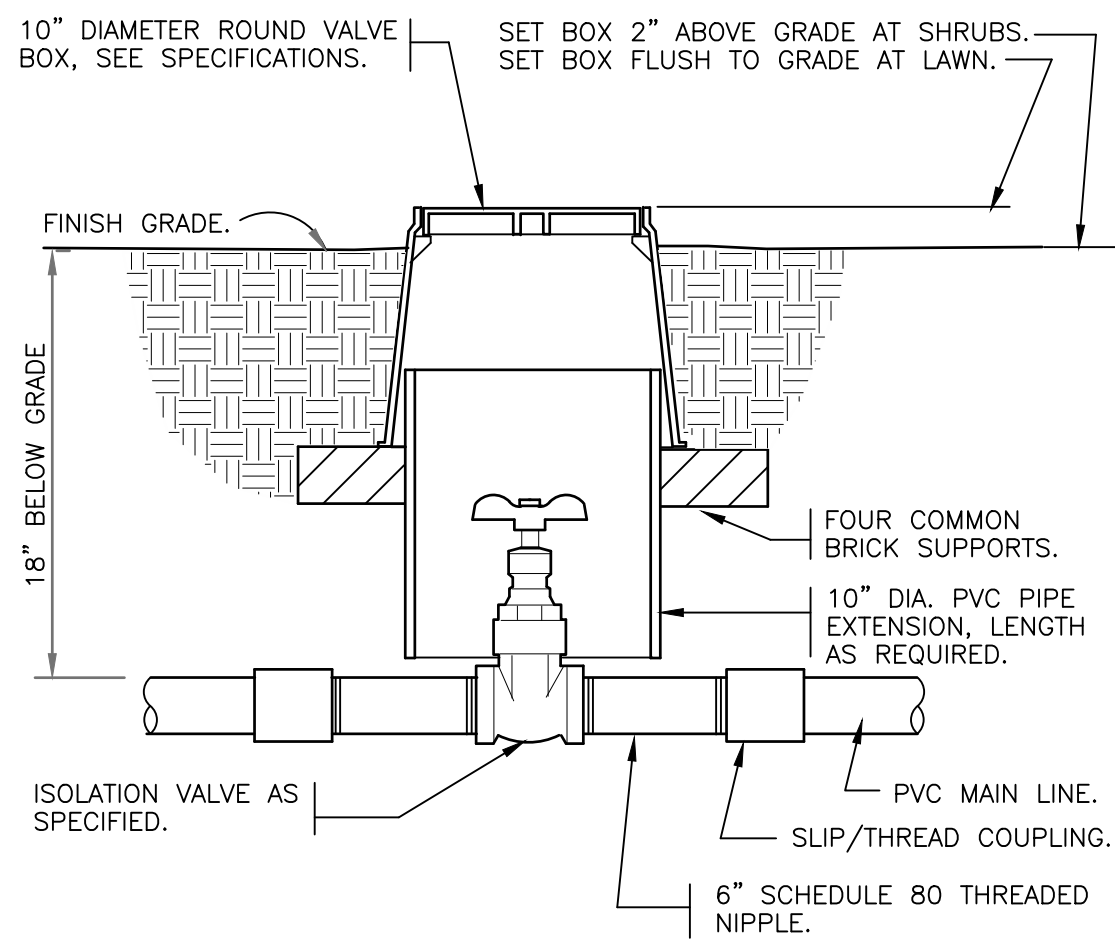
2 POINT OF CONNECTION (POC) DETAIL
N.T.S.
P-CO-VIE-01



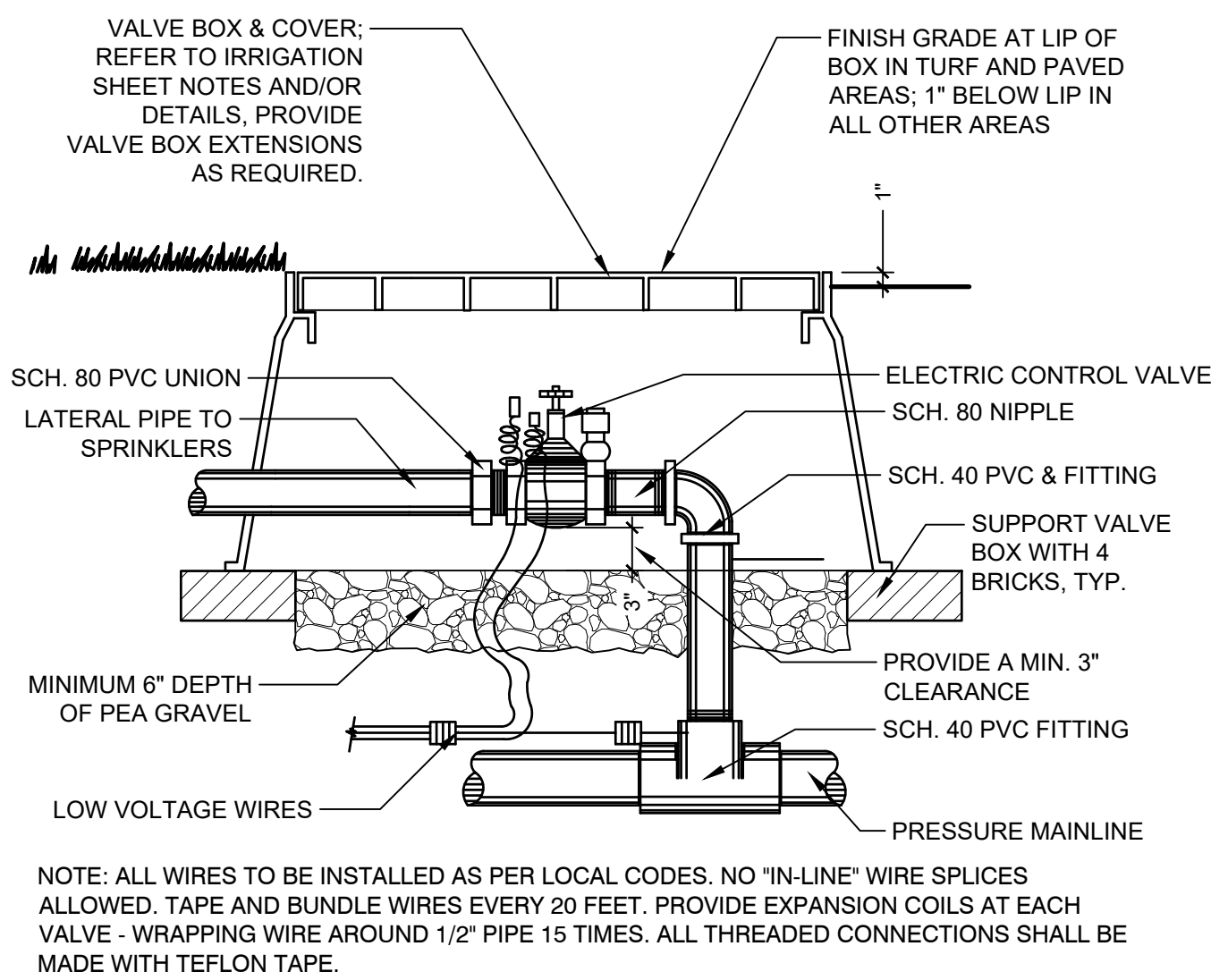
3 MANUAL DRAIN VALVE DETAIL
NTS
P-CO-LAR1-10



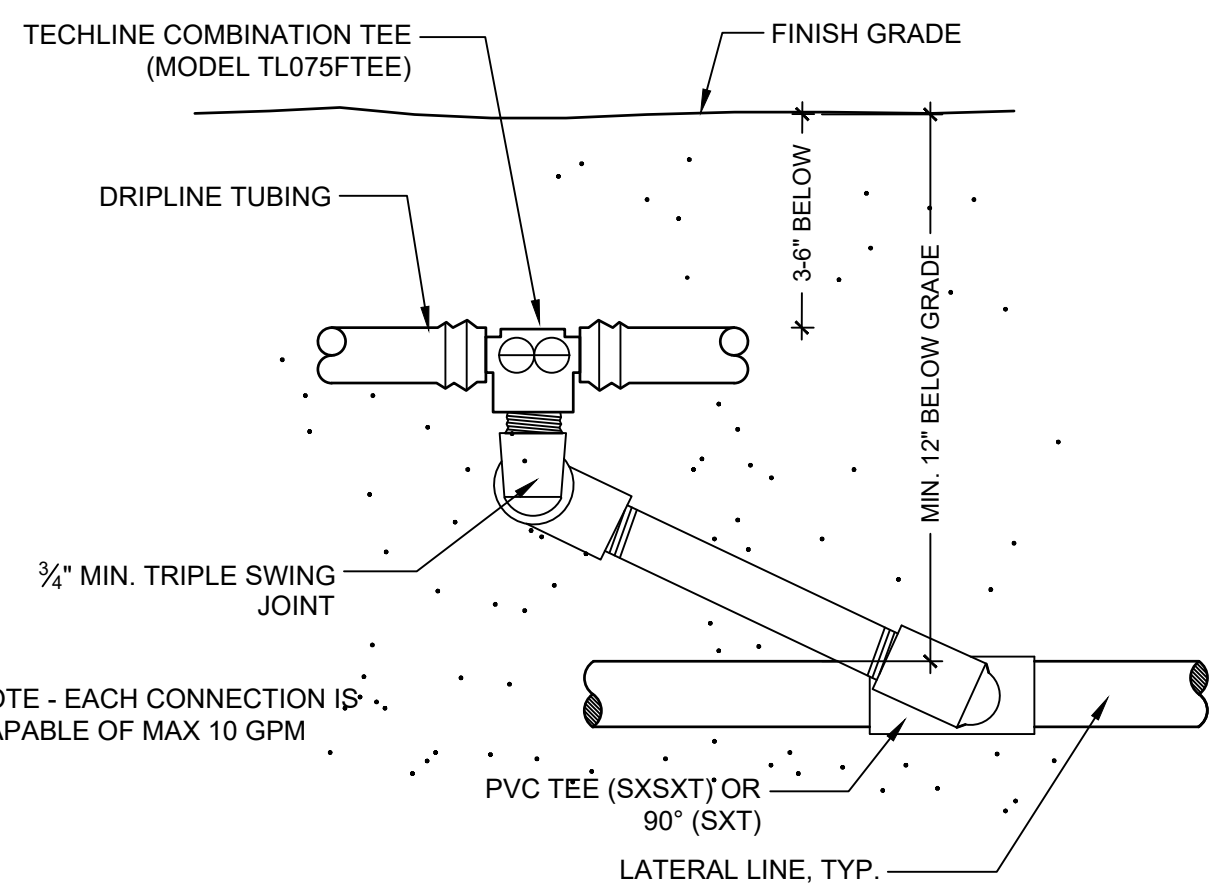
4 DOUBLE CHECK VALVE (DCVA)
NTS
P-CO-VIE-03



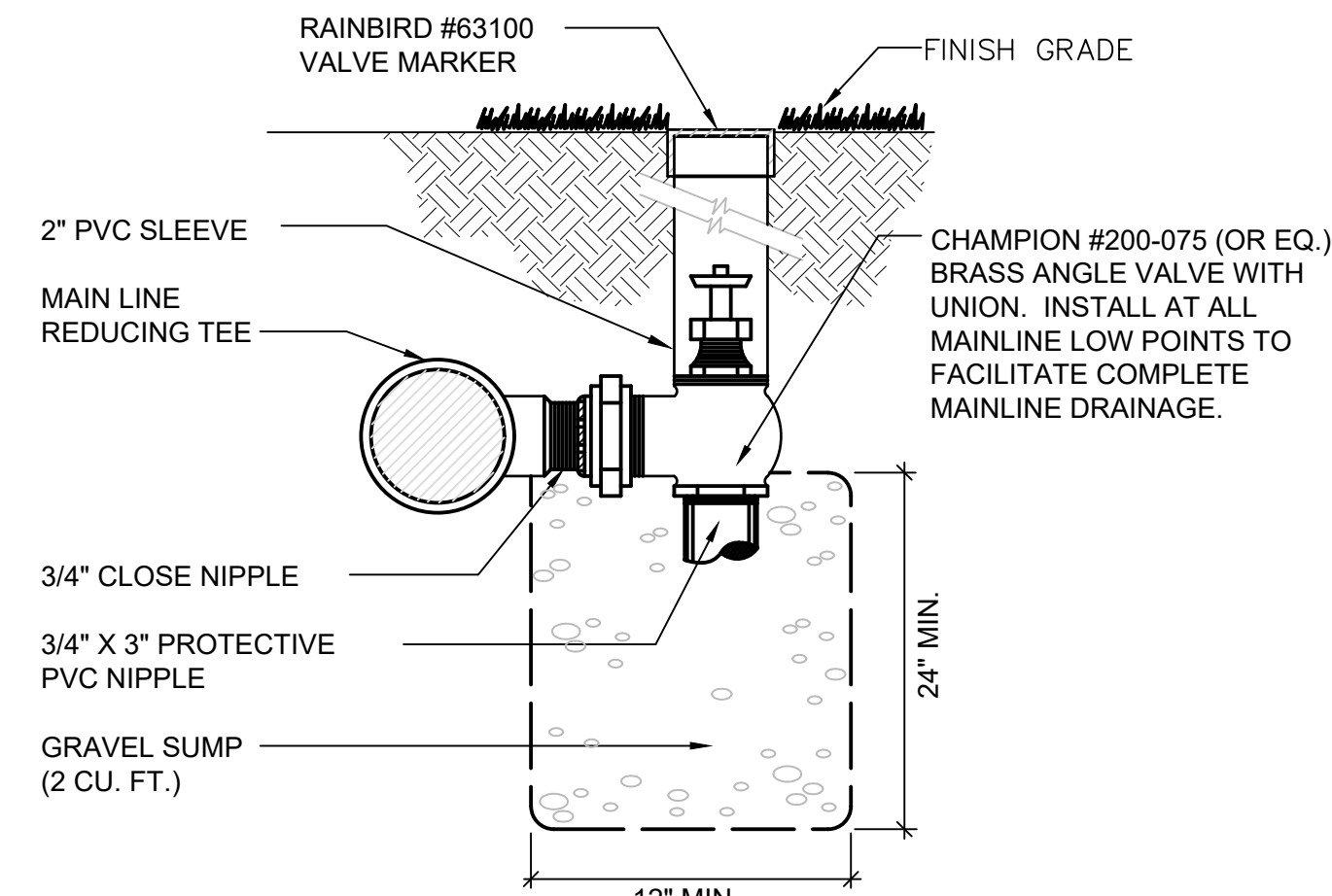
5 BRASS ISOLATION VALVE
1 1/2" = 1'-0"
P-CO-VIE-05



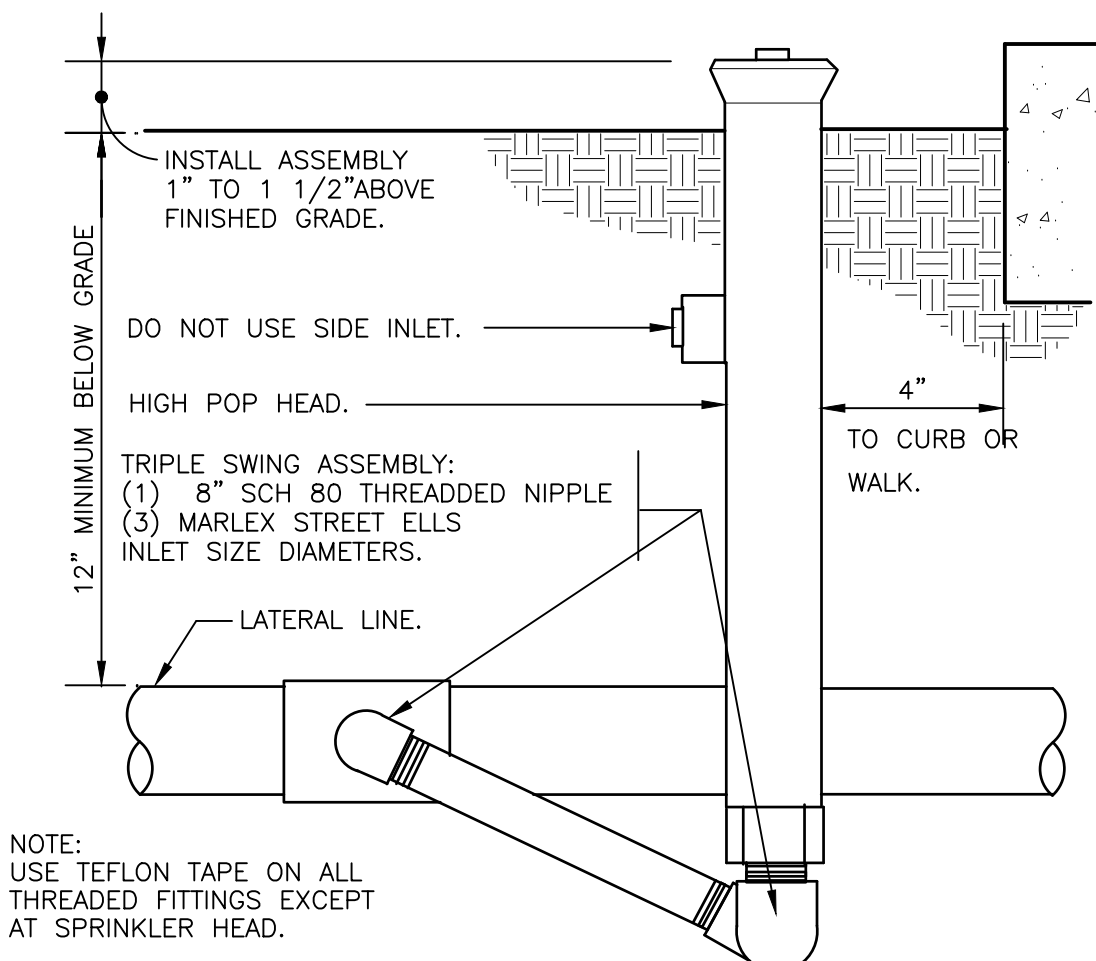
6 ELECTRONIC CONTROL VALVE
NTS
P-CO-VIE-08



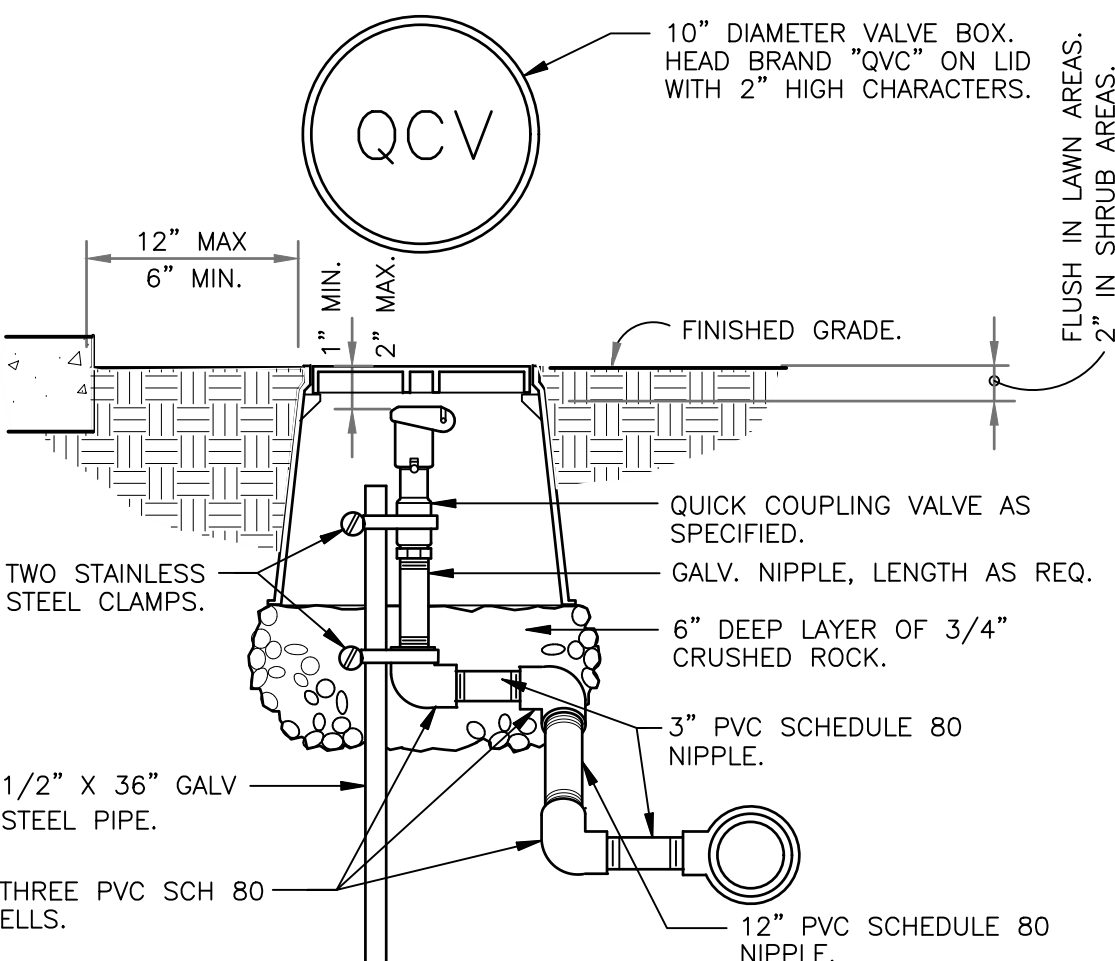
7 TECHLINE START CONNECTION (SWING JOINT RISER)
N.T.S.
P-CO-VIE-10



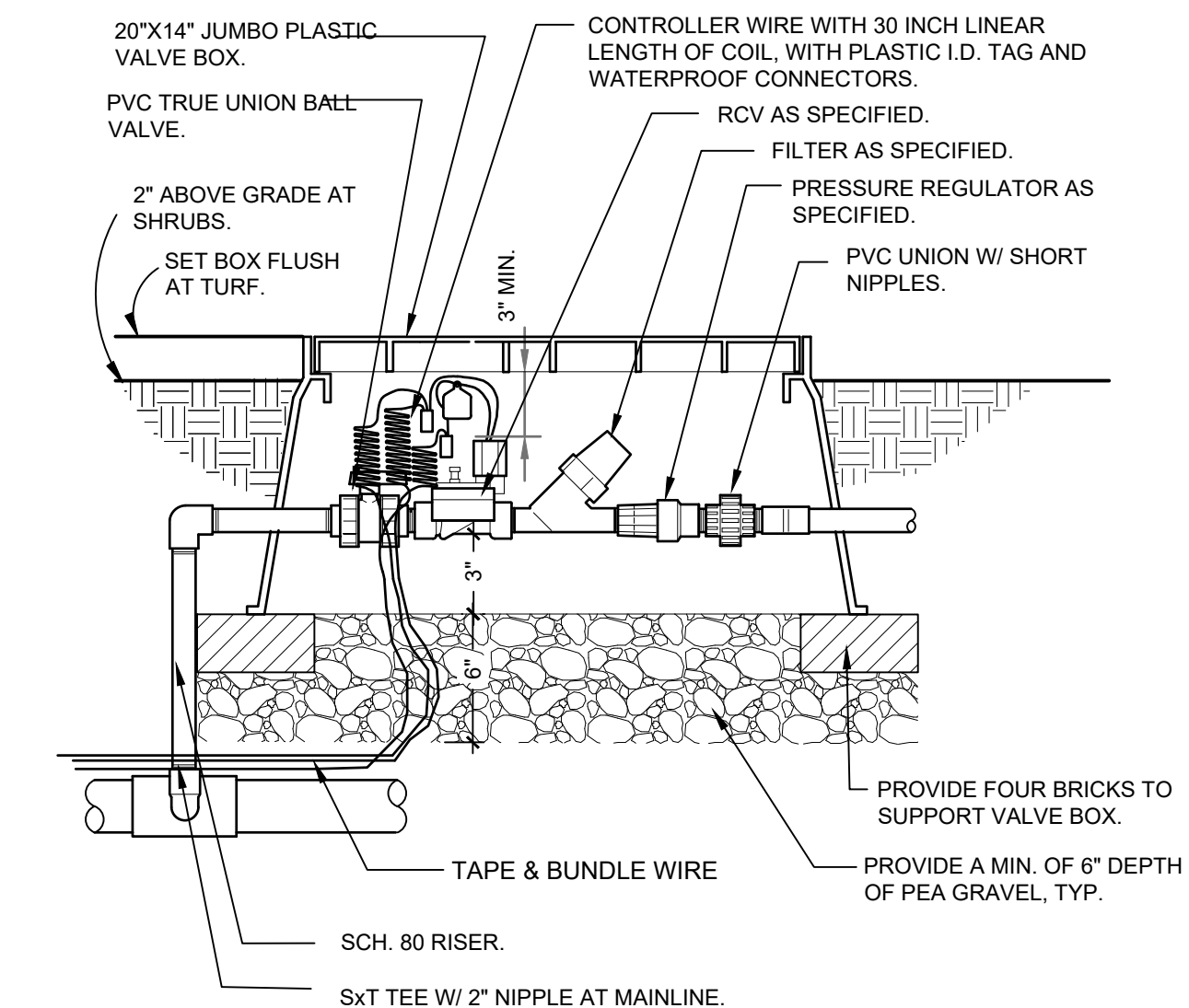
8 MANUAL DRAIN VALVE DETAIL
NTS
P-CO-VIE-11



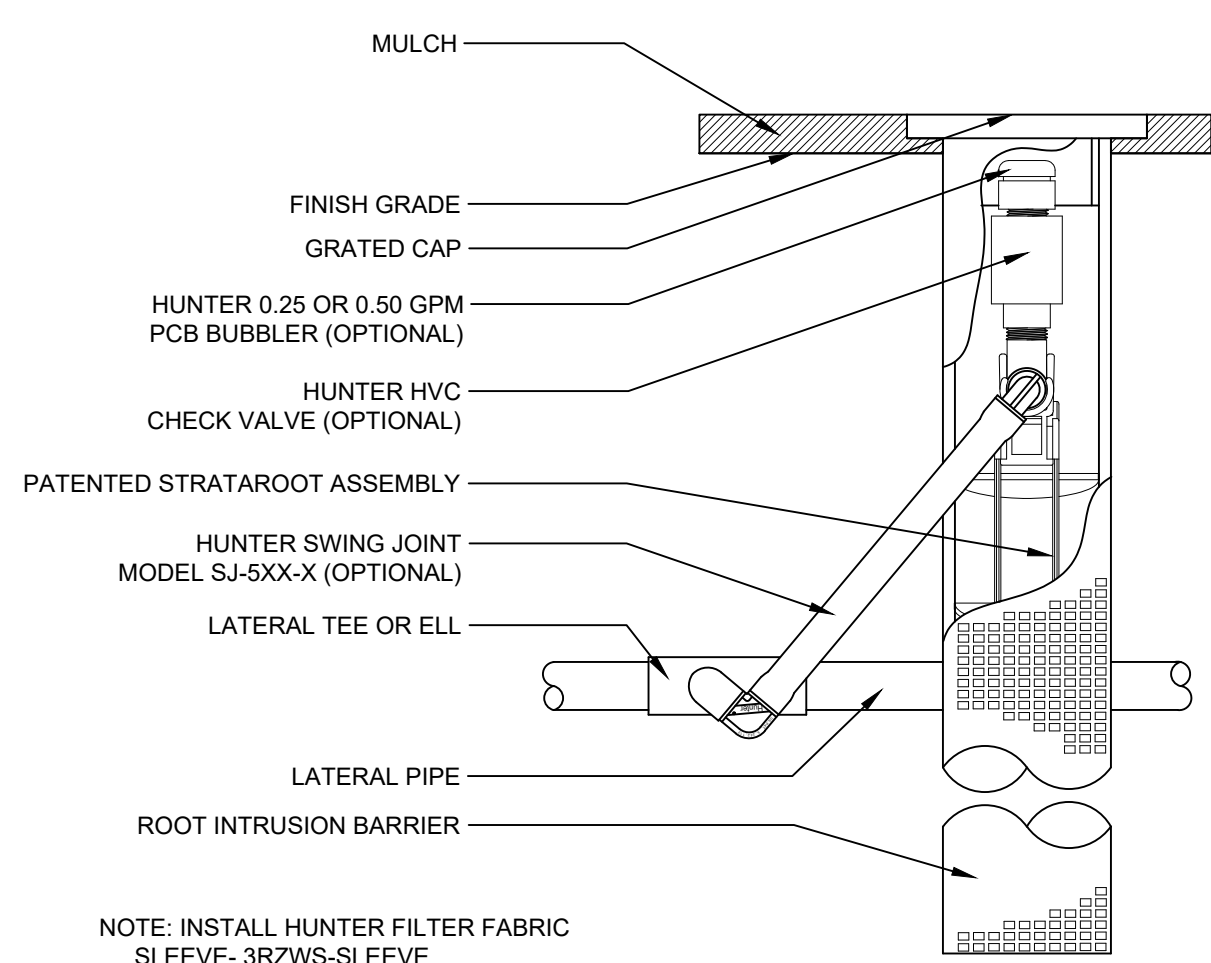
9 SHRUB SPRAY HIGHPOP MARLEX ASSEMBLY
3" = 1'-0"
P-CO-VIE-31



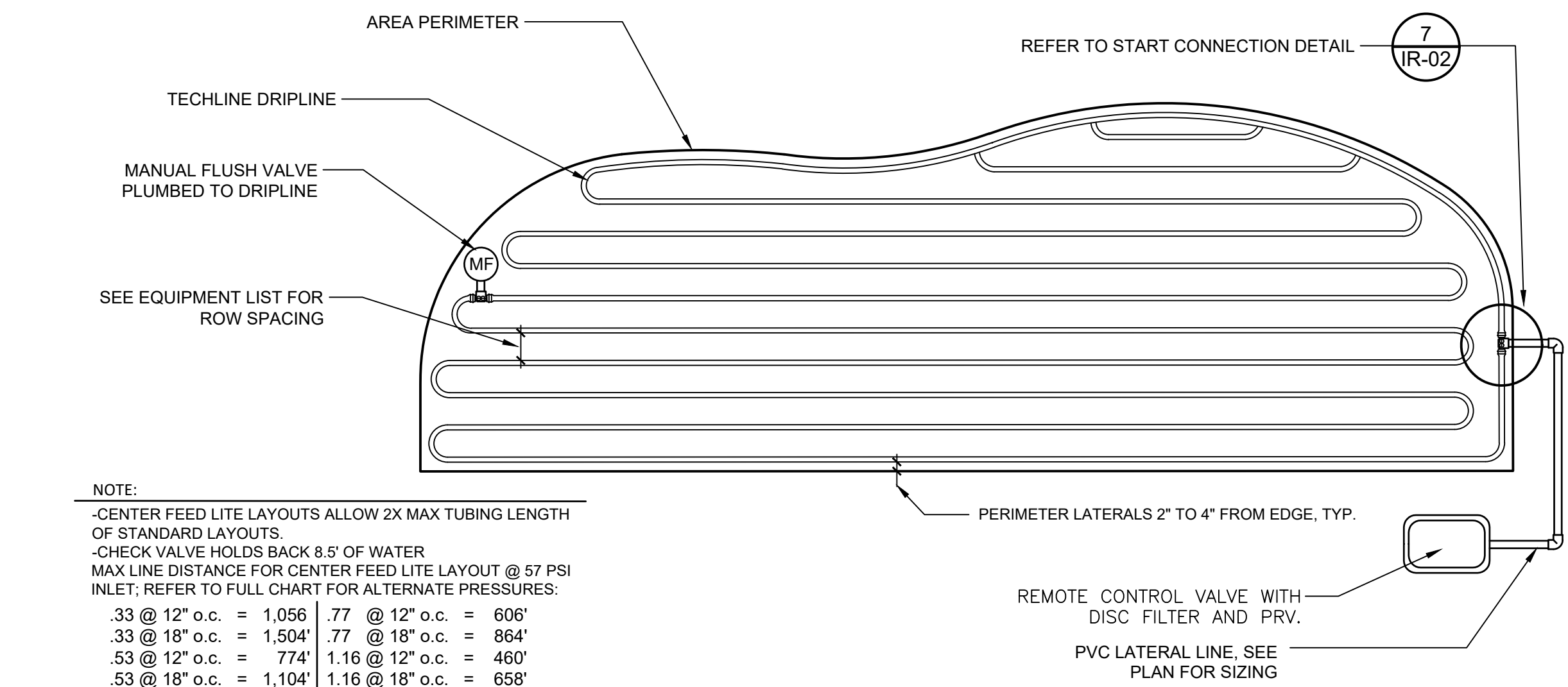
10 QUICK COUPLING VALVE IN BOX
1 1/2" = 1'-0"
P-CO-VIE-33



11 DRIP VALVE/FILTER/REGULATOR
N.T.S.
P-CO-VIE-13



12 18" AND 36" ROOT ZONE WATERING SYSTEM
3" = 1'-0"
P-CO-VIE-20



13 TECHLINE HCVXR LITE IRREGULAR AREAS
N.T.S.
P-CO-VIE-12

IRRIGATION SPECIFICATIONS

- THIS PLAN IS DIAGRAMMATIC; ALL PIPING, VALVES, ETC. SHALL BE INSTALLED IN SHRUB BEDS WHERE POSSIBLE AND SHALL FOLLOW THE PLAN AS CLOSE AS IS PRACTICAL.
- LOCATE ALL MAINLINES WITHIN THE PROJECT LIMITS.
- PIPE SIZES ARE CONSTANT BETWEEN PIPE SIZE CALL-OUTS. ALL LATERAL PIPES SHALL BE INSTALLED AT 12" DEPTH AND 24" DEPTH UNDER PAVED AREAS. MAINLINE PIPE SHALL BE INSTALLED AT 18" BELOW GRADE AND 24" BELOW PAVED AREAS.
- REFER TO DETAILS FOR ADDITIONAL INFORMATION.
- ALL PIPING AND WIRING UNDER PAVED AREAS SHALL BE HOUSED IN GLASS 200 PVC SLEEVES INSTALLED AT A 24" DEPTH. SIZE SLEEVES AS NEEDED TO ACCOMMODATE PIPE AND WIRES, UNLESS OTHERWISE SPECIFIED ON DRAWING.
- CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NEEDED TO OBTAIN FULL COVERAGE. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE NOZZLE CHANGES AS NEEDED AT NO ADDITIONAL COST. ADJUST HEAD POSITIONS AND ADD OR DELETE HEADS AS NEEDED DEPENDING ON ACTUAL FIELD CONDITIONS.
- ALL MANUAL, GATE AND ELECTRICAL VALVES AND OTHER UNDERGROUND EQUIPMENT SHALL BE HOUSED IN NELSON, AMETEK OR EQUAL RECTANGULAR VALVE BOXES.
- NO IN-LINE WIRE SPLICES ALLOWED. SUPPLY VALVE BOXES AT ALL ELECTRICAL JUNCTIONS. TAPE AND BUNDLE WIRES EVERY 25 LINEAR FEET.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETE SYSTEM DRAINAGE. INSTALL KING BROS. 1/2" AUTOMATIC DRAIN VALVES AT LATERAL LINE LOW POINT(S). INSTALL MANUAL DRAINS AT ALL MAINLINE LOW POINT(S) AND WHERE INDICATED ON PLAN. CONTRACTOR SHALL PROVIDE ADJUSTABLE CHECK VALVES ON ANY IRRIGATION HEAD THAT EXPERIENCES LOW HEAD DRAINAGE.
- ALL THREADED PIPE CONNECTIONS SHALL BE MADE USING TEFLON TAPE

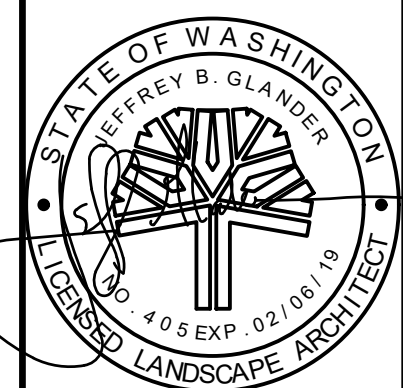
- WRAPPED AT LEAST THREE TIMES AROUND PIPE THREADS.
- ALL GATE AND ELECTRIC VALVES SHALL BE INSTALLED WITH UNIONS ON THE DOWNSTREAM END OF THE VALVE (REFER TO DETAILS).
- ALL PIPE SHALL HAVE A FIRM UNIFORM BEARING FOR THE ENTIRE LENGTH OF EACH LINE, FREE OF ROCKS OR DEBRIS. ALL TRENCHES CONTAINING PIPE AND/OR WIRES SHALL BE BACKFILLED WITH CLEAN TOPSOIL, FREE OF ALL LUMBER, RUBBISH AND ROCKS OVER 1" IN SIZE, OR CLEAN SAND IF CLEAN TOPSOIL IS NOT AVAILABLE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ONE SET OF AS-BUILT RECORD DRAWINGS SHOWING EXACT ACTUAL LOCATIONS OF ALL SPRINKLER EQUIPMENT. CONTRACTOR SHALL ORIENT OWNER WITH COMPLETE SYSTEM AND CONTROLLER OPERATIONS, AND WINTERIZATION PROCEDURES.
- CONTRACTOR SHALL SUPPLY AND INSTALL ALL EQUIPMENT SHOWN ON THE PLANS AND INDICATED IN THE SPECIFICATIONS TO ACHIEVE PROPER OPERATION OF SAID EQUIPMENT. ALL EQUIPMENT INSTALLATIONS, ELECTRICAL AND PLUMBING CONNECTIONS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES, THESE SPECIFICATIONS, AND THE MANUFACTURERS RECOMMENDATIONS WHETHER INDICATED ON THE DRAWINGS OR NOT.
- CONTRACTOR SHALL INCLUDE IN HIS BID ONE FALL WINTERIZATION AND ONE SPRING ACTIVATION OF IRRIGATION SYSTEM. THESE ACTIVITIES SHALL BE INCLUDED AS PART OF OWNER ORIENTATION PROCEDURES. ANY DAMAGE TO THE IRRIGATION SYSTEM OR THE LANDSCAPE AS A RESULT OF FAILURE TO COMPLY WITH THESE REQUIREMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL GUARANTEE IN WRITING ON HIS COMPANY LETTERHEAD ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE FULL YEAR FOLLOWING ACCEPTANCE OF SYSTEM INSTALLATION.
- BACKFLOW PREVENTOR SHALL BE INSPECTED AND TESTED BY A CERTIFIED BACKFLOW DEVICE INSPECTOR. PROVIDE OWNER WITH ONE COPY OF APPROVAL CERTIFICATE.

DATE	
REVISIONS	
QCE NO.	24101
DRAWN BY	T. GRAMM
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DATE	SEPT. 14, 2017

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SEAL:



IRRIGATION DETAILS & SPECIFICATIONS

DRAWING NO:

IR-02

6 OF 6