



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 17-4634

Master File #: _____

Date: 10.25.17Received By: W.SHAUFLERProject 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 FlatsProject Address: 210 State Ave NW, Olympia, WA 98501Applicant: THOMAS ARCHITECTURE STUDIOS LLC.Mailing Address: 109 CAPITOL WAY N.Phone Number(s): 360-915-8775E-mail Address: josh@tasolympa.comOwner (if other than applicant): Urban Olympia V, LLC (Walker John)Mailing Address: P.O. Box 7534, Olympia, WA 98507Phone Number(s): 360-705-2303Other Authorized Representative (if any): Sam NielsonMailing Address: 1019 39th Ave SE, Suite 100Phone Number(s): (253)604-6600E-mail Address: snielson@parametrix.comProject 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 acresAssessor Tax Parcel Number(s): 78507200600 & 78507200800Section : 14Township: 18 NRange: 2 W



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: **17-4634**

Master File #: _____

Date: **10.25.17 JL**

Received By: **W.SHAUFLER**

Project Planner: **C.HORNBEIN**

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 (including basement)	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 (circle one)	City / Septic	City Septic	
Water (circle one)	City Well	City Well	

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

Existing Building: Adaptive reuse of existing historic Montgomery Ward building, creating eleven new work studios for artists, eighteen new residential studios, three new art gallery show spaces, and one restaurant to remain.

New Building: Construction of new residential building with forty-eight residential units (36 studios, 12 1-bedrooms) over ground level commercial space and covered parking.

Each request for **Land Use Review** shall accompany a **General Land Use Application** and include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form. (Submit one plan 11" x 17" or smaller, or 12 folded blueprint plans and one reduced plan 11" or 17" or smaller.)
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, streets and roads, with widths and outside turning radii.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number of bicycle parking facilities.
5. Layout in relation to existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sewer and storm lines, streetlights, wells, septic tanks and drainfields.
7. Proposed locations of fire hydrants and fire department connections (FDCs).
8. Proposed locations and types of solid waste and recycling receptacles.
9. Stormwater Site Plan, including a clearing, grading and erosion control plan. (See Chapter 3 of the [Olympia Stormwater Manual](#).)
10. Existing and proposed contour lines at two foot-intervals.
11. Site plan of existing and proposed.
12. Location of special areas such as wetlands, streams, hillsides, and lakes.
13. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas.
14. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
15. Tree Plan Report.
16. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the [Olympia Traffic Impact Analysis Guidelines](#).)
17. WATER, SANITARY SEWER, STORM SEWER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, each including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow, with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia datum – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer's/Land Surveyor's stamp, signed and dated.
 - Plans submitted on 22" x 34", 24" x 36" sheet size.
 - Rights-of-way dimensions and rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.
 - Scale (horizontal and vertical).

18. SANITARY SEWER / SEWER MAIN Plan to include:
 - Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View.
19. WATER (Main) Plan to include:
 - Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any double-check detector check location.
 - Profile View.
20. STORM SEWER Facilities Plan to include:
 - Plan View with all elements identified at scoping meeting, and proposed manhole/catch basin Manholes/catch basin rim and invert elevation, Size of pipe, If applicable, outlet control details(s) with elevations, pond dimensions with elevation, Treatment facility, Retention/Detention facilities.
 - Profile View.
21. STREET Improvement Plan to include:
 - Plan View including identification of property lines and addresses; spot elevations on curb returns (PC, PT, $\Delta/2$); PI, PC, PT; stationing of horizontal curves; curve information delta, radius, and length for all curves; typical roadway sections and pavement types; sidewalks; driveway entrances; width; curb access ramps – or City standard plan; existing transit stops and shelters; frontage improvements; and any fire lanes.
 - Profile View.
22. SOLID WASTE Collection Plan including:
 - Identify dumpster site location on street and site plans.
 - Show dumpster type and size.
 - Containers.
 - Compactors.
 - Drop Boxes.
 - Easy entrance and exit for collection vehicle and crews.
 - Minimum turning radius of thirty-nine feet (39') for turnaround and positioning for backing up.
 - Minimum access width of ten feet (10').
23. TRAFFIC SIGNALS plan including:
 - Signal Drawing Sheet with
 - Loops.
 - Traffic signal poles.
 - Streetlight poles (if applicable).
 - Pedestrian head signal poles (if applicable).
 - Junction boxes.
 - Conduit runs.
 - Electrical service cabinet.
 - Power source.
 - Controller cabinet.
24. ILLUMINATION or Street Lighting Plan including:
 - J-Boxes.
 - Conduit runs.
 - Streetlight pole location and type.
 - Power Source

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.)