



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 17-5161 Master File #: _____ Date: 3/21/18 JL
Received By: _____ Related Cases: _____ Project Planner: C.MCCOY

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the 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 | <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 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"/> Soil and Vegetation 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: Condominiums at Columbia Street

Project Address: 322 Columbia St NW | Olympia, WA 98501

Applicant: Tovani Hart, PC | Todd Tovani

Mailing Address: 609 A Columbia St SW | Olympia, WA 98501

Phone Number(s): 360.339.8274

E-mail Address: todd@tovanihart.com

Owner (if other than applicant): The Rants Group

Mailing Address: 724 Columbia St NW, STE 140 | Olympia, WA 98501

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: New construction, five floors of condominiums, 28 units ranging in size (1,300sf-2,350sf) over two floors of parking garage and lobby space. Access off Thurston Ave (P1) & Columbia Street (Lobby & P2).

Size of Project Site: 14,375 sf

Assessor Tax Parcel Number(s): 78500200100

Section : 14 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached ☐):

Section 14 Township 18 Range 2W Quarter SW NW Plat SYLVESTER Town of Olympia 2 1 & 4 Document 001/014

Zoning: UW, Urban Waterfront

Shoreline Designation (if applicable):

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: City

Proposed: City

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: City

Proposed: City

Access (name of street(s) from which access will be gained): Water - Columbia St, Sewer - Alley

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 03/01/18

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be 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.



GENERAL LAND USE APPLICATION

SUBMITTAL REQUIREMENTS

REQUIRED FOR EVERY LAND USE APPLICATION AND SUPPLEMENTAL APPLICATION(S)

Provide the following:

- All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (Memory stick, USB drive, etc.), and
- 2 complete full size hard copy sets of all required materials, reports, and documents
- 2 full size plan sets with 1 reduced size of all required plans (unless otherwise stated)
- Original signed application(s), accompanied by a scanned electronically submitted copy.
- All applicable fees are due at time of submittal.

The 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 a title-company certified list of property owners of record within 300 feet of the project site. (list requirements below). (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding SEPA 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.)

If your project requires a certified property owner list to be submitted:

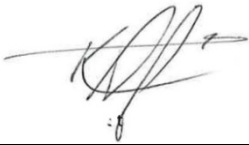
1. Before ordering a property owner list from a title company, please request from a Planner from Community Planning & Development Department to provide you with a map of the properties to be included. Generally, this will include properties within 300 feet of the project site and possibly additional properties depending on the location of your project.
2. The list of property owners shall be certified by a title company. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained.
3. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property:
 - Property owner's complete mailing address
 - Property complete mailing address. (Situs Address)
 - Tax parcel number(s) for each property
4. The cover sheet and list shall be submitted to the city in electronic format and hard copy.

USB Drive File Format-

Electronic Files provided on a USB Drive shall have:

- Each plan set, applications and reports required shall be listed individually on the USB Drive
- Document name examples to be used are referenced below:
 - Site Plan, Landscape Plan, Wetland Report, Wetland Survey, Soil and Vegetation Plan, Stormwater Site Plan, Drainage and Erosion Control Plan, Grading Plan, Architectural Plan Set, Civil Plan Set, Geotech Report, Integrated Pest Management Plan, Traffic Impact Analysis, Hydro-geological Report , Certified Property Owners List, Preliminary Plat Map...etc.)

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



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: 17-5161 Master File #: _____ Date: 3/21/18 JL
Received By: _____ Related Cases: _____ Project Planner: C.MCCOY

Project Name: Condominiums at Columbia Street
Project Address: 322 Columbia St NW | Olympia, WA 98501
Name of Applicant: Tovani Hart, PC | Todd Tovani

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	14,375 sq. ft.	- sq. ft.	14,375 sq. ft.
Number of Lots	1	-	1
IBC Building Type	-	I-A, V-A	
Occupancy Type	-	S-2/R-2	
Number of Buildings	-	1	1
Height	- ft.	77'-6 1/2" ft.	77'-6 1/2" ft.
Number of Stories (including basement)	-	7	7
Basement	- sq. ft.	sq. ft.	- sq. ft.
Ground Floor	- sq. ft.	13,800 sq. ft.	13,800 sq. ft.
Second Floor	- sq. ft.	12,240 sq. ft.	12,240 sq. ft.
Remaining Floors (number <u>5</u>)	- sq. ft.	13,390 (flrs 3-6) 11,655 (flr 7) sq. ft.	65,215 sq. ft.
Gross Floor Area of Building	- sq. ft.	91,255 sq. ft.	91,255 sq. ft.
Landscape Area	- sq. ft.	- sq. ft.	- sq. ft.
Number of Vehicular Parking Spaces	-	P1=27, P2=26	53 spaces
Number of Long Term Bike Spaces	-	28	28
Number of Short Term Bike Spaces	-	3	3
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	14,375 sq. ft.	- sq. ft.	14,375 sq. ft.
Total Impervious Surface Coverage (new and proposed)	14,375 sq. ft.	- sq. ft.	14,375 sq. ft.
Sewer (circle one)	<u>City</u> / Septic	<u>City</u> / Septic	
Water (circle one)	<u>City</u> / Well	<u>City</u> / Well	

PROJECT DESCRIPTION: Please provide a separate, typed, detailed description. see attached.

Each request for **Land Use Review** shall accompany a **General Land Use Application** and must be submitted electronically with two hard copies. The submittal must 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 five plans 11" x 17" or larger, and an electronic copy)
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, fire lane if applicable, streets and roads, with widths and outside turning radii for emergency and solid waste vehicles.
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 and location of both long term and short term bicycle parking facilities.
5. 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, sanitary sewer lines and stormwater lines, streetlights, wells, septic tanks and drainfields.
7. Drainage Control Plan for the project including site development drawings, Drainage Design Report, Construction Stormwater Pollution Prevention Plan, and Stormwater Site Management Plan as required. (See Volume I, Chapter 3 of the *Olympia Drainage Design and Erosion Control Manual – DDECM.*)
8. Existing and proposed contour lines.
9. Location of critical areas such as wetlands, streams, hillsides, and lakes with associated wetlands and buffers as outlined in OMC 18.32.
10. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas as required in OMC 18.36.
11. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
12. Soil and Vegetation Plan as outlined in OMC 16.60.
13. 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.*)
14. WATER, SANITARY SEWER, STORMWATER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia vertical datum (NAVD88) – 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 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.

15. 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 with horizontal and vertical scale.
16. 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 backflow prevention device location(s).
 - Profile View with horizontal and vertical scale.
17. STORMWATER Facilities Plan to include:
- Plan view with all elements identified at scoping meeting, and required elements for site development drawings from Chapter 3, Volume I of the DDECM, and catch basin and or manhole rim and invert elevations, size of pipe, and if applicable, outlet control details(s) with elevations, pond dimensions with elevation, treatment facility, detention facilities, and onsite stormwater management features.
 - Profile view of storm water pipe and structures within streets and public right of way
 - Detail sheets as necessary to sufficiently depict and verify proposed stormwater components match any hydraulic or hydrologic modeling in the Drainage Design Report.
18. SOLID WASTE Collection Plan including:
- Identify solid waste enclosure site location on street and site plans.
 - Show solid waste container type(s) and size(s), for example carts, dumpsters, drop boxes and compactors, as applicable.
 - Show collection vehicle ingress and egress into and out of the site, without backing onto streets, and approach and access to the enclosure(s).
 - Show minimum turning radius and access width, consistent with current requirements in Chapter 8 of the most current City of Olympia Engineering Design and Development Standards.
 - Show hard surface access to enclosure location, with a maximum slope of 3%.

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



DESIGN REVIEW APPLICATION - CONCEPT

OFFICIAL USE ONLY

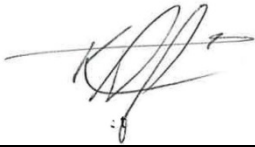
Case #: 17-5161 Master File #: _____ Date: 3/21/18 JL
Received By: _____ Related Cases: _____ Project Planner: C.MCCOY
Project Name: Condominiums at Columbia Street
Site Address: 322 Columbia St NW | Olympia WA 98501
Applicant Name: Tovani Hart, PC | Todd Tovani
Phone Number: 360-339-8274
E-Mail Address: todd@tovanihart.com
Description of Project: see attached

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.

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Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date

PROJECT DESCRIPTION

New construction of a building approximately 91,255 sf to house two-floors of parking structure and five-floors of condominium units. The units range in size (1,300 sf - 2,350 sf) and are over the parking garage and lobby space. Access to the project site is by two driveways, one off Thurston Ave (at northeast of site) to access parking level 1, and the second access off Columbia St (at southwest of site) to access parking level 2. The main resident lobby entrance is off Columbia street with additional access from the interior of the parking level 1. Garbage, Recycle, and Cardboard is located off Thurston Ave, building maintenance will rollout containers for curbside pick up. Residents will access a trash/recycle chute located at each residential floor. All cardboard will be collected in the Waste Room at the first floor in a 4 yard container. Site utilities as follows: Water is taken from the existing meter on Columbia St. Fire connection is off the water main on Columbia St., and Sanitary sewer will connect to the existing service lateral in the alley and enter the site approximately mid-point of the building. The new building requires a new fire hydrant located at the corner of Columbia St & Thurston Ave. The entire site will be roofed, anticipated runoff will connect directly to the existing storm drain stub at the northwest corner of the property.