



REQUEST FOR PRESUBMISSION CONFERENCE

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

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: WEST BAY TERRACE

Project Address: 1215 WEST BAY DRIVE

OLYMPIA, WA 98502

Assessor's Parcel Number(s): 72600400100, 72600102100, PARTIAL USE OF 72600102400

Legal Description: Section 10 Township 18 Range 2W Quarter SW SE Plat SCHNEIDERS SUBDIVISION BLK 1 LT 21 - 23 & 28
(attach separate sheet if necessary) Document 6/77 EXCEPT RW PER 767/358, EXC 4363334 TO ROW ALSO FOR APPRAISAL PURPOSES ONLY
Lot Block Addition

Zoning: PO/RM

NAME OF APPLICANT: WEST BAY TERRACE LLC

Mailing Address: 6526 TURNBERRY LANE SE, OLYMPIA, WA 98501

Area Code and Phone #: 360.480.9387

E-mail Address: TOMS@REMAX.NET

NAME OF OWNER (or PURCHASER) WEST BAY TERRACE LLC

Mailing Address: 6526 TURNBERRY LANE SE, OLYMPIA, WA 98501

Area Code and Phone #: 360.480.9387

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) TOM RIEGER, THOMAS ARCHITECTURE STUDIOS

Mailing Address: 525 COLUMBIA STREET SW, OLYMPIA, WA 98501

Area Code and Phone #: 360.915.8775

E-mail Address: TOM@TASOLYMPIA.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
TOM RIEGER, TAS

Signature(s) 

Date
1/16/19

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	86,800 sq. ft.	3,000 (TRADED FOR 36,400 SF & VACATED RIGHT OF WAY) sq. ft.	53,400 sq. ft.
Number of Lots	2	1 (PARTIAL USE)	3
IBC Building Type	NONE	VA	
Occupancy Type	NONE	R-2, B	
Number of Buildings	0	2	2
Height	0 ft.	APPROX TOWNHOUSE=33 MIXED-USE=44 ft.	APPROX TOWNHOUSE=33 MIXED-USE=44 ft.
Number of Stories Including Basement	0	TOWNHOUSE=3 MIXED-USE=4	TOWNHOUSE=3 MIXED-USE=4
Basement	0 sq. ft.	TOWNHOUSE=2,656 (664 PER UNIT) MIXED-USE=0 sq. ft.	TOWNHOUSE=2,656 (664 PER UNIT) MIXED-USE=0 sq. ft.
Ground Floor	0 sq. ft.	TOWNHOUSE=5,140 (1,285 PER UNIT) MIXED-USE=5,000 sq. ft.	TOWNHOUSE=5,140 (1,285 PER UNIT) MIXED-USE=5,000 sq. ft.
Second Floor	0 sq. ft.	TOWNHOUSE=3,200 (800 PER UNIT) MIXED-USE=5,000 sq. ft.	TOWNHOUSE=3,200 (800 PER UNIT) MIXED-USE=5,000 sq. ft.
Remaining Floors (number 2-4)	0 sq. ft.	TOWNHOUSE=0 sq. ft. MIXED-USE=10,000 (5,000 PER FL)	TOWNHOUSE=0 sq. ft. MIXED-USE=10,000 (5,000 PER FL)
Gross Floor Area of Building	0 sq. ft.	TOWNHOUSE=8,340 (2,085 PER UNIT) MIXED-USE=20,000 sq. ft.	TOWNHOUSE=8,340 (2,085 PER UNIT) MIXED-USE=20,000 sq. ft.
Landscape Area	53,400 (AFTER TRADE) sq. ft.	-34,556 sq. ft.	18,844 sq. ft.
Number of Vehicular Parking Spaces	0	62	62
Number of Long Term Bike Spaces	0	TOWNHOUSE=0 MIXED-USE=11	TOWNHOUSE=0 MIXED-USE=11
Number of Short Term Bike Spaces	0	TOWNHOUSE=0 MIXED-USE=4	TOWNHOUSE=0 MIXED-USE=4
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	0 sq. ft.	34,556 sq. ft.	34,556 sq. ft.
Total Impervious Surface Coverage (new and proposed)	0 sq. ft.	34,556 sq. ft.	34,556 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):

DEVELOPMENT OF SITE TO INCLUDE TWO NEW BUILDINGS: A BLOCK OF FOUR TOWNHOUSES (THREE FLOORS EACH) AND A MIXED-USE BUILDING WITH GROUND FLOOR COMMERCIAL/OFFICE SPACE WITH THREE LEVELS OF APARTMENTS ABOVE. ACCOMPANYING PARKING AND SITE IMPROVEMENTS.

PLEASE NOTE: *You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.*

PRESUBMISSION CONFERENCE REQUEST REQUIREMENTS

In addition to the content above, the following must be submitted electronically with two hard copies with each Presubmission conference request:

1. A preliminary site plan including, in a rough and approximate manner, all information required on the land use review application, including adjacent areas. (One plan 11" x 17" or smaller; and one electronic copy in a form acceptable to the City.)
2. Vicinity map encompassing at least one square mile and not more than 20 square miles and showing site with respect to nearby streets and other features.
3. Description of vehicular access and utilities to serve the project.
4. Description and location of proposed stormwater system.
5. Summary calculation of both existing and proposed new and replaced hard surfaces, pollution generating hard surfaces, total impervious surfaces, vegetated pervious and cover, and retained natural vegetated areas for the project site.

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



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date