

Narrative Description of Proposed Land Use  
Curtis Bales Architect  
January 24, 2019

Brentwood Apartments  
1067 Cherry St SE  
Olympia, WA

The proposed project is repair of fire damage, renovation, and fourth floor addition to existing apartment building.

The existing building is three story multi-family apartments.  
The completed project will be four story multi-family apartments.

The existing building is in the State Capitol Height District Overlay, with 65 foot maximum height permitted.  
The proposed height including fourth floor addition is approximately 45 feet.

Supplemental Narrative information:

There are three existing buildings on the site; this project involves the existing three-story apartment building located along Cherry Street. The project is repair of fire damage, renovation, and installation of fire sprinklers as required by the Fire Marshall. This is an existing building on an existing site and we are not impacting existing setbacks, locations of structures, the site access, or parking layout.

The project was initially going to be in-kind repair of the fire damage to the existing building as we have discussed with the city previously. But my client requested that we explore adding a floor to the building, and this is what we would like to discuss with you at the Pre-Submittal meeting. When the floor is added it requires shear wall upgrades, and provides the opportunity for finish upgrades, minor reconfiguration of interior walls, frontage improvements, and a sloped roof.

The building currently has 17 existing apartments and one storage unit. With the added floor the building will have 6 additional apartments for a total of 23 apartments. We have identified an opportunity to reconfigure two apartments at Cherry Street grade level to achieve ADA compliance for those units. The storage unit houses electrical equipment and will contain the new fire sprinkler equipment.