

# IRISGROUP

*civil engineers*

4160 6<sup>th</sup> Ave SE, Ste 105  
Lacey, WA 98503  
(360) 688-1302

April 8, 2019

**City of Olympia  
Community Planning and  
Development Department**

601 4<sup>th</sup> Ave E  
Olympia, Wa 98501

Re: Presubmission Conference Application – Project Narrative  
South Sound Village Cooperative  
1611 Yelm Highway SE  
Olympia, WA 98506

Sir or Madam,

The intent of this presubmission conference request is to discuss the planned development of a 67-unit Village Cooperative ("Retirement Homes" per OMC) at the above-referenced site. Parking will be both above and below-grade. The site will be developed in two phases, as depicted on the conceptual site plan included in the submittal package.

**Existing Conditions:**

The site is primarily undeveloped, with one existing, vacant agricultural building and various storage containers that would be removed prior to construction. No critical areas have been identified onsite at this time.

**Land Use:**

The proposed use is understood to be a permitted use in the underlying Professional Office/Residential Multifamily District (PO/RM) residential district.

**Vehicular Access:**

Pedestrian, public-transport, and POV access is proposed from Yelm Highway and Henderson Blvd. Full vehicular access is proposed at both frontage roads.

**Utilities:**

Water: A 12" water main is available for connection at Yelm Highway, with an existing 8" stub to the site. It is anticipated that a looped main will be required to obtain adequate fire flow.

Sewer: An existing 8" sewer stub is available at the northern property boundary, with connection to an existing sanitary main in Yelm Highway.

Stormwater: Based on record soil data, it initially appears that onsite LID stormwater management is feasible for individual lot runoff, with use of a pervious paver bioretention facility (under parking lot) for stormwater quality and quantity control. Soil analysis and retention/treatment design has not yet been completed.

Dry Utilities: Power and gas are available at Yelm Highway and Henderson Blvd. Capacity analysis would be completed based on allowable density.

Thank you for your time and consideration of this matter.

Nicholas D. Taylor, PE  
The Iris Group PLLC  
[ntaylor@irisgroupconsulting.com](mailto:ntaylor@irisgroupconsulting.com)