



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____ Master File #: 19-1623 Date: April 23, 2019
Received By: P.Smith Related Cases: 18-1827 Land Use Project Planner: P.Smith

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

- | | |
|---|--|
| <input 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 type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input checked="" 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 type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: OLY Moxie

Project Address: 700 11TH Ave SE, Olympia, WA 98501

Applicant: Lendlease represented by Centerline Solutions (Angela Raymond)

Mailing Address: 8218 154TH Ave NE, Suite #120, Redmond, WA 98052

Phone Number(s): 509.998.9015

E-mail Address: araymond@centerlinesolutions.com

Owner (if other than applicant): Oregon-Wash RR & NAV CO.

Mailing Address: 1400 Douglas Stop 1640, Omaha, NE 68179

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: Proposed new 120-foot wireless Communication Facility that will be stealth as a monofir to blend in with the natural environment and surrounding neighborhood. The related equipment will be located at the base of the tower within a fenced leased area that will be fully landscaped.

Size of Project Site: 2,500 square feet

Assessor Tax Parcel Number(s): 78205400100

Section : 23 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached ☒):

See Attached.

Zoning: Urban Residential (UR)

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Lake or Pond (name): _____ | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input checked="" type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> None |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): N/A not proposed

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): N/A not proposed

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): 11TH AVE SE

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

Angela Raymond

Date 4/22/2019

Examiner

Initials

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.



DESIGN REVIEW APPLICATION - DETAIL

Application may precede or accompany a building permit application.

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Project Name: OLY MOXIE

Site Address: 700 11TH AVE SE

Applicant Name: Lendlease represented by Centerline Solutions (Angela Raymond)

Phone No.: 509.998.9015

E-Mail Address: araymond@centerlinesolutions.com

Project Narrative: Lendlease is proposing a new 120-foot tall wireless communication facility. The tower will be stealth as a monofir to blend in with the natural environment and lessen the visual impact on the surrounding neighborhood. Related equipment will be located at the base of the tower within a fenced and be fully landscaped.

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
4. Detailed 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.
 - ☒ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☒ Location of above ground mechanical or utility equipment and screening option(s).
 - ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☒ Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
 - ☒ Solid waste collection location and enclosure/screening option(s).
 - ☒ Existing or proposed retaining walls or fences with spot elevations at top and bottom.
 - ☒ Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
 - ☒ Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
 - ☒ All features included on the detailed site plan.
 - ☒ 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 (photos, sketches, other).

- ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☒ Location and spacing of proposed plantings.
 - ☒ Common and botanical names of each species, include native (N) or non-native (NN).
 - ☒ Container or caliper size of plants at installation.
 - ☒ Quantities of plant material by species and size at installation.
6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:
- ☒ Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
 - ☒ Finished floor elevation(s).
 - N ☐ A Location of building doors and windows.
 - ☒ Proposed building and roof materials.
 - N ☐ A Location of exterior steps and stairways.
 - ☒ Color rendering of any building elevation visible from a public right-of-way.
 - ☒ Exterior building details, including all materials and colors.
 - N ☐ A Window details, including materials and colors of framing and glazing materials.
 - N ☐ A Door details, including materials and colors.
 - N ☐ A Roof details, including materials and colors.
 - N ☐ A Location of exterior light fixture(s).
 - N ☐ A Location and type of major sign(s).
7. Detail Sheet (fully dimension and scale each detail):
- ☒ Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
 - N ☐ A Exterior light fixture detail and cut sheets.
 - N ☐ A Solid waste collection enclosure and screen details.
 - N ☐ A Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
 - N ☐ A Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
 - N ☐ A Recreation areas including any proposed equipment or swimming pools.
 - N ☐ A Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- ☒ Building and roof materials.
 - N ☐ A Window materials.
 - ☒ Building trim colors.
 - N ☐ A Colors of major signs.