



# DESIGN REVIEW APPLICATION COMBINED DESIGN REVIEW

## OFFICIAL USE ONLY

Case #: 19-1160 Master File #: 19-1123 LUR Date: March 20, 2019  
Received By: P.Smith Project Planner: P.Smith Related Cases: \_\_\_\_\_

Project Name: Market Flats

Site Address: 312 N Capitol Way, Olympia, WA 98501

Applicant Name: Josh Gobel (Thomas Architecture Studios, LLC)

Phone Number: (360) 915- 8775

E-Mail Address: josh@tasolympia.com

Project Narrative: New Building: Construction of new five story mixed use building with forty-four residential units (20 studios, 12 one bedrooms & 12 two bedrooms) over ground level commercial Space and covered parking.

## OMC 18.100.110.C, Combined Conceptual & Detailed Design Review.

For those projects that meet the following criteria:

1. Have had a pre-submission conference; and
2. Have no apparent environmental issues, such as those listed in the Critical Areas Ordinance (OMC 18.32), SEPA (Title 14) , or transportation issues (EDDS Chap 4); and
3. Do not require a public hearing.

## 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. 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.
5. 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 elevations.
  - ☒ Location of building doors and windows.
  - ☒ Proposed building and roof materials.
  - ☒ 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.
  - ☒ Window details, including materials and colors of framing and glazing materials.
  - ☒ Door details, including materials and colors.
  - ☒ Roof details, including materials and colors.
  - ☒ Location of all exterior light fixture(s).
  - ☒ 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.)
  - ☒ Exterior light fixture detail and cut sheets.
  - ☒ Solid waste collection enclosure and screen details.
  - ☒ Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
  - ☒ Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
  - ☐ Recreation areas including any proposed equipment or swimming pools.
  - ☐ Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- ☒ Building and roof materials.
  - ☒ Window materials.
  - ☒ Building trim colors.
  - ☒ Colors of major signs.



# GENERAL LAND USE APPLICATION

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: 19-1123 Date: March 20, 2019  
Received By: P.Smith Project Planner: P.Smith Related Cases: \_\_\_\_\_

One or more of the following **Supplements** must be attached to this **General Land Use 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 (Lot Consolidation)      | <input type="checkbox"/> Reasonable Use Exception (Critical Areas)                     |
| <input type="checkbox"/> Conditional Use Permit                            | <input checked="" type="checkbox"/> SEPA Checklist <u>In Downtown SEPA Exempt Area</u> |
| <input checked="" 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"/> Tree 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: Market Flats

Project Address: 312 N Capitol Way, Olympia, WA 98501

Applicant: Urban Olympia VII, LLC (Walker John)

Mailing Address: P.O. Box 7534, Olympia, WA 98507

Phone Number(s): 360-705-2303

E-mail Address: walker@oliviabeach.com

Owner (if other than applicant): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Other Authorized Representative (if any): Josh Gobel (Thomas Architecture Studios, LLC)

Mailing Address: 525 Columbia St

Phone Number(s): (360)915-8775

E-mail Address: josh@tasolympia.com

Project Description: New mixed use building with four floors of residential apartments (studio, 1 and 2 bedroom) over one floor of parking, lobby, retail and common spaces.

Size of Project Site: 0.25 acres

Assessor Tax Parcel Number(s): 78501100703 & 78501100700

Section : 14 Township: 18 N Range: 2 W

Full Legal Description of Subject Property (attached ☐):

LOTS 7 AND 8, BLOCK 11, SYLVESTER'S PLAT OF OLYMPIA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 14, IN THURSTON COUNTY, WASHINGTON; EXCEPTING THEREFROM THE SOUTHERLY 90 FEET OF THE EASTERLY 30 FEET OF LOT 7; ALSO EXCEPT THAT PART OF LOT 7 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID LOT 7 THAT IS SOUTH 5° 52' 27" EAST 19.32 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 35° 37' 29" WEST 14.26 FEET TO THE NORTHERLY LINE OF THE SOUTHERLY 90 FEET OF THE EASTERLY 30 FEET OF SAID LOT 7; THENCE NORTH 84° 07' 33" EAST ALONG SAID NORTHERLY LINE, 9.45 FEET TO THE EASTERLY LINE OF SAID LOT 7; THENCE NORTH 5° 52' 27" WEST, ALONG SAID EASTERLY LINE 10.68 FEET TO THE POINT OF BEGINNING; ALSO EXCEPT THE WESTERLY 7 FEET OF SAID LOT 8 FOR CAPITOL WAY;

SITUATE IN THE CITY OF OLYMPIA, COUNTY OF THURSTON, STATE OF WASHINGTON.

Zoning: Downtown Business (DB)

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"/> 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: \_\_\_\_\_

Proposed: \_\_\_\_\_

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

Existing: \_\_\_\_\_

Proposed: \_\_\_\_\_

Access (name of street(s) from which access will be gained): Capitol Way N and Olympia Ave NE

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

2-20-19

\_\_\_\_\_  
Initials

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

*Applicants are 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.*