

**CITY OF OLYMPIA HEARING EXAMINER
STAFF REPORT**

Project Name /File No.: Copper Leaf Phase II, 18-3670

Applicant: Capital City Developments, LLC, represented by Tom Rieger of Thomas Architecture Studio

Requested Action: Approval of a Shoreline Substantial Development Permit, and Short Subdivision to subdivide a 6.4 acre parcel into seven duplex lots and one remaining lot for the Copper Leaf Phase I (multifamily development).

Project Location: 4410 Henderson Boulevard SE

Water Body: Ward Lake

Shoreline Designation: Shoreline Residential (Ward 1)

Zone District: Urban Village

Comp. Plan Designation: Planned Development

SEPA Determination: A Determination of Non-significance (DNS) was issued for Phase I and II on July 3, 2014. An additional DNS for phase II only was issued on August 2, 2019 with an appeal period that expired on August 23, 2019. No appeals were filed.

Public Notification: Public notification for this hearing was mailed to property owners within 300 feet of the subject property, parties of record, and recognized neighborhood associations; posted on-site; and published in *The Olympian* on August 3, 2019, in conformance with OMC 18.78.020 (Attachment 16).

SPRC Recommendation: Approval, subject to conditions.

Staff Contact: Nicole Floyd, Senior Planner
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I. BACKGROUND INFORMATION

A. Property Description / Context / Site Conditions

The site is located on the eastern side of Henderson Boulevard within the Briggs Village which is a 137-acre master planned development located at the site of the former Briggs Nursery. It was approved by the Olympia City Council in 2003 for 810 residential units, 224,000 square feet of

commercial and office space and numerous community amenities. The approved master plan has two volumes – Volume I sets forth the over-arching vision of the development and establishes types and quantities of commercial land uses and housing types. Volume II contains the design guidelines for the Village.

The master plan was amended in 2014 to reduce commercial development densities, adjust the allocation of residential building types and revise the design guidelines for buildings in the Village Center. The development plan for this portion of the village has remained consistent since the initial adoption in 2003 which designates these units as the Ward Lake Duplexes.

In 2011 a Land Use Application was submitted for this portion of the site. It included the construction of 72 apartments in four buildings along Henderson Boulevard, and seven duplexes tucked behind the apartments. At that time, the Shoreline Master Program prohibited development at densities above two units per acre, however the Shoreline Master Program was undergoing a major update that was expected to eliminate that density limitation. In response, the applicant decided to break the project into two phases. Phase I included the apartments and the bulk of the infrastructure which received Land Use Approval in 2014 and is currently under construction. Phase II (this project) includes the creation of the seven duplex lots and the installation of a portion of the loop trail.

The site is located upland of Ward Lake by a minimum distance of at least 80 ft. and is separated from the lake by a parcel of land owned by the Ward Lake Arboretum. While no critical areas are onsite, it is nestled between two kettles (one with a wetland at the bottom) and Ward Lake. The site is also bound by steep slopes. Given the site's proximity to Ward Lake, a Shoreline Substantial Development Permit is required.

The shoreline designation is Shoreline Residential which sets a 75 ft. shoreline setback. The parcel is not located within this shoreline setback, nor the 20 ft. vegetation conservation area. The application materials include a geotechnical report to address the slope stability and a wetland report identifying the wetland boundaries and buffer. The project is located outside the geologically hazardous area and wetland buffer.



The project includes a short subdivision application to create individual lots for each duplex. This type of application would typically be reviewed and approved administratively, however due to the projects proximity to the shoreline the short subdivision is required to be processed

in conjunction with the Shoreline Substantial Development Permit and is addressed within this report.

B. City Review Process

Application Submittal: The application was submitted and deemed complete on August 24, 2018. Application materials were routed to City staff for review.

Neighborhood Meeting: The City and applicant co-hosted a neighborhood meeting on October 1, 2018. The purpose of this meeting was to enable early coordination and information sharing between the project proponent. The meeting was attended by a handful of people; no major issues were raised. The project architect provided an overview of the proposal and staff responded to process-related questions.

Design Review: The project scope required staff level (rather than Board level) design review. Review comments for the concept design were combined with the other staff review comments distributed to the applicant by the Site Plan Review Committee (SPRC).

Staff Review: The City's project review team reviewed the project for compliance with applicable codes and ordinances. The team found that additional information was necessary and provided written comments to the applicant on February 8, 2019. The applicant submitted revised plans and reports on May 15, 2019. Following a second review, the project was taken to the SPRC for a recommendation on July 31, 2019. The SPRC recommended approval of the project subject to a number of conditions.

II. POLICY AND REGULATORY FRAMEWORK

The proposal has been reviewed for compliance with City plans and regulations. This report addresses those plans and code sections that are of particular applicability, and addresses compliance in relation to the following:

- Comprehensive Plan Goals and Policies;
- Shoreline Master Program Goals and Policies;
- Title 16, Buildings and Construction, in particular standards for tree protection/replacement and flood damage prevention;
- Title 17, Subdivisions;
- Title 18, Unified Development Code, in particular standards for residential and commercial development, parking, landscaping, design, pedestrian streets, shoreline development, hearing examiner authority;
- The Briggs Village Master Plan; and
- Engineering Design and Development Standards.

A. Comprehensive Plan

The subject property is designated *Urban Village* on the Future Land Use Map. Both designations support mixed-use development and provision of open space. Specific goals and supporting policies from relevant chapters are noted below:

Land Use and Urban Design

GL1: Land use patterns, densities, and site designs are sustainable and support decreasing automobile reliance.

- PL1.6 – Provide for a compatible mix of housing and commercial uses in commercial districts and village sites that enables people to walk and work and shopping, supports transit, and includes convenience businesses for residents. Integrate adjacent uses with walkways and bike paths leading from residential areas to commercial districts and neighborhood oriented businesses.

GL16: The range of housing types and densities are consistent with the community's changing population needs and preferences.

- PL16.12 – Require a mix of single-family and multi-family structures in villages, mixed residential density districts, and apartment projects when these exceed five acres; and use a variety of housing types and setbacks to transition to adjacent single-family areas.

GL24: Mixed use developments, also known as “villages”, are planned with a pedestrian oriented and a coordinated and balanced mix of land uses.

- PL24.4 – Provide for a compatible mix of housing in each village with pleasant living, shopping and working environment, pedestrian-oriented character, well-located and sized open spaces, attractive well-connected streets and a balance of retail stores, offices, housing, and public uses.
- PL24.8: Require village integrity but provide flexibility for developers to respond to market conditions.
- PL24.11: Provide for a single "urban village" at the intersection of Henderson Boulevard and Yelm Highway; allowing up to 175,000 square feet of commercial floor area plus an additional 50,000 square feet if a larger grocery is included; and requiring that only 50% of the housing be single-family.

Staff Findings: The Briggs Village was reviewed for compliance with the Comprehensive Plan when adopted in 2003 and amended in 2014. The design of the village includes a required mix of residential densities and housing types. This development will aid in providing a mix of housing options close to the commercial amenities planned. The project will continue the village loop trail connectivity is already serviced by sidewalks and is providing duplex units which are consistent with the Comprehensive Plan and Master Plan.

B. Shoreline Master Program – Comprehensive Plan Elements

The overall goal of the SMP is articulated as follows:

“Develop the full potential of Olympia’s shoreline in accord with the unusual opportunities presented by its relation to the City and surround areas, its natural resource values, and its unique aesthetic qualities offered by water, topography, views, and maritime character; and to develop a physical environment which is both ordered and diversified and which integrates water, shipping activities, and other shoreline uses within the structure of the City while achieving a net gain of ecological function.”

- PN12.3.A: All shoreline use and development should be carried out in a manner that avoids and minimizes adverse impacts so that the resulting ecological condition does not become worse than the current condition. This means assuring no net loss of ecological functions and processes and protecting critical areas that are located within the shoreline jurisdiction.
- PN12.11.C: Non-water oriented uses may be allowed where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.
- PN12.15.B: Incorporate public access into all new development or redevelopment where it creates or increases demand for public access.
- PN12.19.B: Development should be designed to preserve and enhance the visual quality of the shoreline, including views over and through the development from the upland side of the subject property and views over and through the development from the water.

Staff Findings: The proposed project complies and furthers applicable goals and policies of the Shoreline Master Program.

C. Tree, Soil, and Native Vegetation Protection and Replacement, OMC 16.60

The project is subject to standards in OMC 18.60 regarding tree densities and tree protection during construction. The overall tree density requirements were met with the initial design of the Briggs Village. Required tree units are located throughout the 137 acre village. Trees are not required as an element of this project, however existing trees on the slope are required to be protected. At the point of this reports creation, the requisite tree fencing and protections were installed, inspected, and approved.

Staff Findings: The City’s urban forester reviewed materials submitted and determined the project will comply with OMC 16.60.

D. Short Subdivision, Preliminary Plat Approval, OMC 17.32

OMC 17.32.070 outlines the review and approval criteria for preliminary short subdivisions. The project has been routed to and reviewed by all parties listed in OMC 17.32.110, “distribution of copies.” The project has been conditioned based on some of those reviewer’s comments. Prior to

application of a final plat, the conditions of preliminary plat approval must be met. Conditions generally relate to:

- Adding of various notes to ensure clarity regarding responsibility of open space areas and other areas.
- Identifying easements and other areas.
- Clarify the map to ensure Phase I (the 72 apartment units) is identified as one of the new lots.
- Add language regarding existing wells within 100 ft. of the site.
- All taxes must be paid prior to final plat approval.

The project has been reviewed for compliance with the minimum lot size, width, setbacks and density provisions established in OMC 18.05.080 and has been found to be consistent with those provisions. The city has found that the short subdivision as proposed and conditioned is consistent with the Comprehensive Plan, Master Plan, Zoning regulations and Shoreline Master Program and other applicable standards.

Staff Findings: The proposed project, as conditioned complies with the requirements for preliminary short plat approval.

E. Development Standards , OMC 18.05

The project is required to comply with the Briggs Village Master Plan and the Municipal Code standards in OMC 18.05 and OMC 18.05A. The Master Plan adoption process required that all provisions and conceptual designs established within the Village Master Plan were consistent with OMC18.05 and OMC 18.05A. This means that the vast majority of the requirements established within the municipal code chapters are not applicable at this time, as they have already been shown to comply through the overall design of the Village. Some, more detailed requirements related to site design are applicable and have been reviewed for compliance. This review included an evaluation of setbacks, development coverage, building coverage, height, density, etc. Review compliance has been compiled into checklists which are attached (Attachment 14).

Staff Findings: The proposed project complies with applicable development standards.

Design Criteria, Briggs Village Master Plan Design Criteria and OMC 18.05A:

As with the development standards, the bulk of the design criteria outlined in the municipal code has been folded into the master plan's design criteria and therefore a significant amount of duplication exists. The design criteria in the master plan is site specific and therefore staff recommends placing stronger emphasis on the design criteria written specifically for these units rather than the general design sections.

The Briggs Village Master Plan's design criteria (accessible online here: [Briggs Village - Adopted in 2003 and then amended in 2014](#)) includes specific standards for the Duplex Units anticipated within the village (beginning on page 48). The design criteria identify the location and general layout anticipated for the Ward Lake Duplexes. The overall design intent states that the Ward Lake Duplexes are different from other duplexes in that they will be setback from a smaller, more wooded lane and that they are planned to allow a wide diversity of housing style, like the single-family neighborhoods, and to also allow an orientation away from the street towards the

lake. Unlike the Big House Duplexes or other types of units, the Ward Lake Duplexes are unique because there is a specific set of design criteria for these seven buildings alone. Areas of concern during the review related to garage standards and the lack of diversity in the unit design.

Recessing the Garage: The Municipal Code Design Criteria includes language that encourages the garages to be recessed on these units. OMC 18.05A.210 relates to site design and emphasizes human scale, diversity, and pedestrian orientation. This section includes language that encourages recessed vehicle entries of six feet. This language is not a requirement, rather it is a guideline intended to provide a variety of examples of ways to meet the requirement of avoiding a “barracks-like quality” to the design. The Master Plan section addressing the Ward Lake Duplexes states that recessing garages is an option, but not critical to the streetscape due to the landscape buffer along the lane. Plans show an approximate two foot recess of the garage doors. This is one of several acceptable layouts that could be submitted for the building permit application. Recessing of the garage is encouraged, but not required.

Garage Dominance: OMC 18.05A.220 requires that garages and carports are designed in a way that does not dominate the dwellings front façade. If alley access is unavailable (which is the case here) then garages are to be designed without a partial view from the street, or stepped back from the façade of the building, or located below sidewalk grade. The guidelines give several options on how to achieve the intent and include suggestions such as emphasizing the pedestrian entrance, reducing driveway width, designing garage space to appear to include habitable space by incorporating windows, etc. The site is designed in a way that only allows for garages to be directly accessed from the street frontage. Overall, the design shows intent to reduce impacts from the driveways. The landscaping has been significantly enhanced through the course or plan review and appears to provide adequate screening.

The term “dominance” has been difficult for plan reviewers evaluating other projects within the Briggs Village related to the garage size. In practice, the City has turned to OMC 18.04.060.EE “Garage Placement and Width” for guidance. This section intends to achieve a similar goal of minimizing the prominence of garages in the Low Density Residential Neighborhoods, and establishes a specific standard of limiting two story buildings to a garage width of no more than 60 percent of the façade. The Concept Design submitted shows the garage occupying approximately 50 percent of the façade of the building, therefore the City finds the proposed design acceptable but encourages the applicant to use elements of the design criteria within the project to further reduce the prominence of the garage along the building façade. Diversity of such elements could help provide more diversity in unit type along the street frontage.

Unit Diversity: Several sections of the municipal code address diversity of unit type, most notably the first sentence of the overall design intent for the Ward Lake Duplexes within the Briggs Village Design Guidelines. It states, “The duplex neighborhood overlooking Ward Lake is planned to allow a wide diversity of housing style, like the single-family neighborhoods . . .” It is noteworthy that this particular section of code applies solely to these seven buildings and asks not just for diversity, but wide diversity. It asks the applicant to look toward the single family residential styles such as the Neoclassical, Colonial Revival, Craftsman and Tudor.

The design intent for wide diversity amongst the buildings within the Master Plan Design Guidelines is likely derived from various sections of OMC 18.05A that also call for variety of building form for various elements. Most notable is OMC 18.05A.260 – Building Design –Roof

Form and Architectural Detail. This section requires residences to reinforce the architectural character of the Village. Design guidelines state that achieving variety on a residential street when units are built at the same time requires the use of some variety in setback, articulated façades and the use of varied roof design and other architectural details. Achieving diversity of character should not rely solely on subtle changes in color, material, or detailing. This is one of several sections that emphasizes the importance of varying design elements on buildings.

Project plans show seven identical buildings to be constructed. Review comments from the City requested increased diversity including a variety of floor plans, changes to façade elements, roof forms, etc. The applicant does not agree that these elements are required and would prefer to construct the structures as proposed. As noted in their response to the review comments (Attachment 15) they do not think the code mandates compliance. A condition of approval is being recommended by the City that intends to ensure the applicant provide greater diversity between the seven units at the time of the building permit application.

Staff Findings: The proposed project, as conditioned complies with applicable design standards in the OMC 18.05A and the Briggs Village Design Guidelines.

F. Shoreline Master Program Regulations, OMC 18.20

The project has been reviewed for compliance with provisions applicable to Shoreline Substantial Development Permits in OMC 18.20.210. These sections reflect criteria spelled out in WAC 173-27-150, which require a proposal to be: 1) consistent with the local Shoreline Master Program, 2) not interfere with the normal public use of the shoreline, 3), be compatible with existing and planned uses in the area, 4) that no significant adverse impacts to the shoreline will occur, and 5) that the public interest suffers no substantial detrimental effect. The following analysis outlines how the proposed project is consistent with these criteria.

Shoreline Permit Procedures, OMC 18.20.280: Shoreline Substantial Development Permits that are subject to SEPA require the Hearing Examiner to hold a public hearing and render a decision on the project.

Shoreline Uses, OMC 18.20.620, Table 6.1: The proposed project exceeds thresholds in WAC 173-27-040 and therefore a shoreline exemption is not available for this project and it requires a Shoreline Substantial Development Permit.

No Net Loss and Mitigation, OMC 18.20.410: All shoreline uses and development shall be located, designed, constructed, and maintained in a manner that maintains shoreline ecological functions and processes. Because the subject property is not directly adjacent to the shoreline and is outside the vegetation conservation area and shoreline setback requirement it will not impact shoreline ecological functions.

Critical Areas, OMC 18.20.420: All use and development within the shoreline shall comply with OMC 18.32. Further review of critical areas is provided in this report. There is a wetland to the north of the project, wetland buffers meeting the requirements of the Municipal Code have been provided. The project is adjacent to steep slopes, a geotechnical report has been submitted that establishes code compliance.

Public Access, OMC 18.20.450 - .460: Physical public access to the lake is not feasible due to topography and a lack of proximity of the project to the shoreline. Visual public access is being provided through the extension of the Briggs Loop Trail. Seating and lighting are shown on plans for the trail. A condition of approval has been added to ensure the loop trail associated with this project is constructed prior to occupancy of the units.

Residential Use and Development, OMC 18.20.690: New residential development must meet development standards set forth in Table 6.2 and 6.3. In addition, residential development must be designed to preserve the aesthetic character of the shoreline and minimize view obstructions. The proposed project complies with setback and height limitations in Table 6.2 and 6.3.

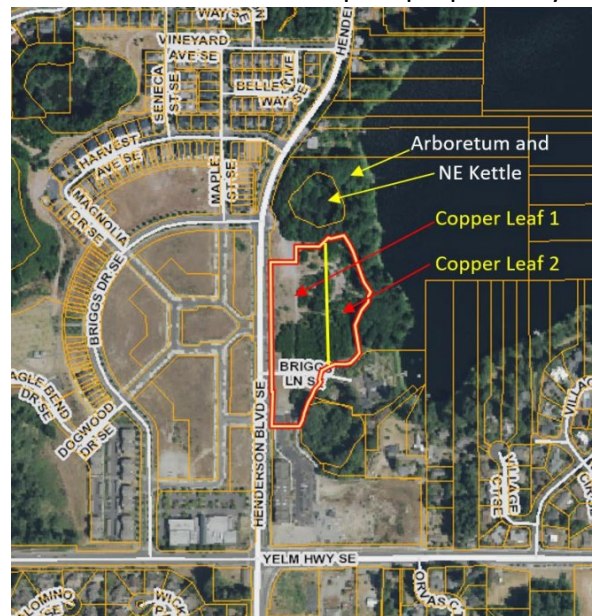
Utilities, OMC 18.20.170: Utility facilities/lines must avoid impacts to shoreline ecological functions and minimize conflicts with existing and planned uses. Installation of utilities (water, sewer, stormwater) will occur well away from the shoreline. Staff does not anticipate any impacts to shoreline ecological functions as a result of the proposed utilities (see Civil Plans, Attachment 6).

Staff Findings: Based on the foregoing analysis, the proposed project complies with the Shoreline Master Program, as well as criteria found in WAC 173-27-150.

G. Critical Areas, OMC 18.32

Wetlands, OMC 18.32.400: The subject property is adjacent to a wetland within the North East Kettle to the north of the project site. The applicant has submitted a wetland report prepared by SCJ Alliance (Attachment 10). The report includes a wetland delineation, rating, classification and identifies the applicable buffers. They concluded that it is a category III wetland and requires a 140 ft. buffer. The buffer width does not extend onto this project site and includes an intact plant community. As this project is not impacting the wetland, nor directly adjacent to the wetland the requirements of OMC 18.32 are not applicable for this site.

Another kettle (the Southwest Kettle) is to the south of the site, however it was determined that this kettle does not include a wetland. The assessment was done by SCJ Alliance with the first phase of this project in 2014.



Geologically Hazardous Areas: The original geotechnical report was prepared in 2011, was amended in 2012, then in 2017 and now in 2019. The site is adjacent to a geologically hazardous area, as defined in OMC 18.32.600 and requires a buffer established by a geotechnical engineer. The geotechnical reports (Attachment 9) indicate that the proposed development as shown will be adequately setback from the geologically hazardous area. A condition of approval has been added to ensure all recommendations established in the geotechnical reports are implemented with the construction for this project.

H. OMC 18.36, Landscaping

A landscape plan was submitted with the land use application (Attachment 7) and reviewed and found to be conceptually compliant with the requirements of the landscaping chapter. Further review will be conducted with the engineering construction permit application review.

I. Parking, OMC 18.38

Residential Parking, OMC 18.38: A minimum of two vehicular parking stalls are required for each unit and have been provided as seen on the plans. Bicycle parking is not required for this project.

J. Engineering Design and Development Standards (EDDS)

The project has been reviewed for compliance with the EDDS relative to traffic, water, stormwater, wastewater and solid waste. It was found to be compliant. The vast majority of infrastructure improvements were installed as a part of Phase I of this project.

Staff Findings: As conditioned, the project will comply with the EDDS.

K. PUBLIC COMMENT

Public Comment: The City received the following comments:

- Thurston County Environmental Health: An existing offsite well has been identified within 100' of the project. Final Plat Plans shall show the location of all off-site wells within 200' of the property with their 100' sanitary control area. A restrictive covenant is required to be filed with the Thurston County Auditor's Office for any existing sanitary control area that encroaches on the subject property.
 - Staff Response: A condition of approval has been added to ensure compliance.
- Nisqually Indian Tribe – No concerns, concurs with the Cultural Resource Assessment and requests that an Inadvertent Discovery Plan be stored on premises and that all employees are familiar with its implementation.
 - Staff Response: A condition of approval has been added to ensure compliance.
- David Bulger – Recommendation to avoid impacts to Ward Lake, direct lighting downward to reduce impacts, and clean sidewalks.
 - Staff Response: The project is outside the Ward Lake Shoreline Setback and Vegetation Conservation Area. The City has requirements to ensure lighting is directed downward, compliance will be reviewed with the Engineering Permit.
- Gail Yenne – Suggests adding a vehicular access route to connect to Henderson Boulevard at the intersection of Briggs Drive where the existing construction entrance is located to reduce traffic impacts.
 - Staff Response: This area is on a separate parcel in separate ownership. The parcel is currently developing the Arboretum and associated parking in this location. Vehicular access from the Orchard Lane intersection has been part of the Master Plan since 2003.

III. CONCLUSION AND RECOMMENDATION

Pursuant to OMC 18.72.100, the Site Plan Review Committee finds that the project, as conditioned, meets all applicable provisions of the Municipal Code and Engineering Design and Development Standards. Therefore, the Site Plan Review Committee recommends approval of the Shoreline Substantial Development Permit and Short Subdivision subject to the following conditions:

1. The final short plat and site plan shall be substantially similar to the preliminary short plat (sheet SP-01) and the architectural site plan (sheet A1.1), as modified by the conditions of approval herein.
2. All future development including the construction of the duplexes shall comply with the Briggs Village Master Plan as amended (effective April 9, 2014, Ord. 6299).
3. The final short plat application shall be submitted in compliance with OMC 17.24 and RCW 58.17 and shall be revised as follows:
 - a. Add a note stating the homeowner association shall maintain the trail and associated improvements, not the City of Olympia.
 - b. Add a note stating that maintenance of critical area tracts is the responsibility of the homeowners association.
 - c. Add a note stating that no moorage or recreation floats are proposed, nor permitted in association with Ward Lake because no lot has physical shoreline access.
 - d. Revise language related to the shoreline to read "shoreline designation" rather than "shoreline buffer".
 - e. Revise the landslide hazard area buffer to reflect the reduced setback/buffer outlined in the geotechnical report.
 - f. Show all easements that are needed to be established.
 - g. Phase I will become a separate parcel and has been shown as lot 8.
 - h. All Ingress/egress for both Phase I (lot 8) and Phase II are physically located on Phase I parcel (lot 8). An easement shall be established for all ingress/egress.
 - i. Existing easements for adjacent privately owned parcels on Phase I (lot 8) shall be shown and referenced with an Auditor File Number.
 - j. All utilities for both Phase I parcel (lot 8) and Phase II are physically located on the Phase I (lot 8). Easements for use of these utilities shall be established, shown on the plat map and recorded with the plat.
 - k. Legal Description should reflect most current Deed (AFN. 4288980), which is that the parcel description is Parcel C of the Boundary Line Adjustment filed under AFN. 4040676.
 - l. The applicant shall grant a non-public restrictive covenant for the portion of the off-site well's 100 ft. sanitary control area that encroaches on the subject property. The covenant shall be submitted to Thurston County Environmental Health for review prior to being recorded with the Thurston County Auditor's Office.
4. An engineering permit application shall be submitted for review and approval prior to construction. The permit submittal shall comply with the 2013 Engineering Design and Development Standards (EDDS) and the 2009 Drainage Design and Erosion Control Manual

(DDECM) that were in effect at the time of master plan approval (March 2014, Ord. 6896). The following shall be addressed prior to submittal of the engineering permit application:

- a. Tree Protection: The Project Forester shall provide tree protection locations on the Demolition and Erosion Control Plans, and shall identify the timeline for installation of fencing and all other tree protection measures. The timeline shall indicate that the fencing will be installed prior to any onsite construction and inspected prior to the preconstruction meeting. The project forester shall be contacted throughout construction to advise if issues arise between trees and construction.
 - b. Landscaping: A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted and shall include a cost estimate for the site preparation, installation and 3-years of maintenance of all landscaping.
5. Stormwater Permitting: The developer or their contractor shall obtain a Construction Stormwater General Permit from the Washington State Department of Ecology before any permit is issued for earth-disturbing activities associated with this project.
6. Building Permit: The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04. Project shall comply with the provisions of accessibility as required by the International Building Code (IBC) and International Code Council (ICC) ANSI 117.1 2009 (or the version in effect at the time of permit submittal) and submit the following:
 - a. A detail design review application submittal shall be submitted concurrently with the building permit application. The submittal shall include all site amenities and feature anticipated for the trail.
 - b. Buildings shall include a diversity of housing styles as outlined in the overall design intent statement for the Ward Lake Duplexes section of the Briggs Village Design Standards (page 50).
7. Fire: This project shall adhere to the Olympia Municipal Code Ch. 16.32, 16.36, 16.40, 16.44, and 13.04, Olympia Engineering Design and Development Standards (EDDS) Ch. 4, and 6, and the 2015 International Fire Code. Underground Fire plans shall be submitted with the application for the Building Permit unless submitted sooner.
8. Cultural Resources: Pursuant to OMC 18.12.140, an Inadvertent Discovery Plan shall be prepared and submitted with the construction permit application(s). The plan outlines how the project proponent and site crew will respond in the event that archaeological resources are uncovered during the course of project work. The plan shall be completed and approved prior to issuance of any construction permits or commencement of any site work, and a copy of the plan maintained on site throughout construction.
9. All recommendations in the Geotechnical Report shall be implemented with construction of the project.
10. Vegetation Maintenance Bond: A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation including street trees before issuance of the Certificate of Occupancy. The bond amount shall be 125 percent of the cost

estimate submitted with the Landscape Plan and approved by the City.

11. Right of Way Performance Bond: Bonds or other allowable securities will be required by the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required public infrastructure intended to be offered for dedication as a public improvement. See both EDDS Section 2.030.F and Volume 1, Section 2.6.1 of the 2016 DDECM for more information.
12. Hours of Operation/Construction Noise: Pursuant to 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.
13. Impact Fees: This project will be subject to impact fees. These fees will be due and payable when building permits are issued. Specific impact fees will be determined when a complete building permit application is submitted. Prior to that date, all impact fees are subject to change.
14. Construction pursuant to the shoreline substantial development permit shall not begin prior to 21 days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until review proceedings initiated within 21 days from the date of such filing have terminated.

Submitted by: Nicole Floyd, Senior Planner, on behalf of the Site Plan Review Committee
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Attachments:

2. Project Applications – General Land Use, Design Review, Land Use Supplement, Preliminary Plat and Joint Aquatic Resource Permit Application.
3. Architectural Site Plan
4. Concept Plans and Elevations
5. Context Plan
6. Civil and Preliminary Plat Plans
7. Landscaping Plan
8. Abbreviated Traffic Impact Analysis
9. Geotechnical Reports
10. Wetland Report
11. Environmental Checklist
12. Notice of Application
13. Substantive Review Comments – with applicant responses
14. Staff Code Analysis – Applicable Sections of OMC 18.05 & 18.05A
15. Public Comments
16. Public Hearing Notice and Determination of Nonsignificance (includes legal notice and master distribution list)