

**1801 West Bay Dr NW
Olympia, WA 98502**
Questions/ Answers for City of Olympia
Pre-Application Meeting

MEETING DATE: T.B.D.

PRESENT: (TO BE DETERMINED), PRELIM. LIST

David Wilson – Carletti Architects
Justin Younker – Cascadia Development
Doug Ellison – Cascadia Development
Paul Rasmussen – Cascadia Development
Steve Smith – EB5 Coast to Coast
??- Planning Department
??- Building Official
??- Public Works Engineering
??- Public Works Stormwater
??- Solid Waste Services
??- Fire Marshall
??- Police/ Safety

PROJECT DESCRIPTION

Cascadia Development is proposing an Independent Living Facility – Senior Apartments for this site. The site layout currently shows (2) 3 story buildings each over an enclosed parking garage. The footprint for each building is 16,224 sf. (1) story of parking and (3) stories of Independent living so each building is a total of 64,896 sf. Each building has proposed (54) units each or a total of (108) units. There are proposed to be (48) 2 bedroom units and (60) 1 bedroom units total. A new parking lot will be constructed with full storm treatment and new landscaping. This building will be a VA fire sprinklered building with an I-1, condition 1 occupancy over the S-2 closed parking garage.

PLANNING

Item 1

Cascadia Development is looking at purchasing (5) parcels. 91015002000, 91015001000, 0951000602, 09750018001, and 09510006000. The development will primarily be happening on the (3) parcels to the East of W Bay Drive NW. Zoning for the 3 sites east of West Bay Dr. NW is “UW” Urban Waterfront zone correct? The other (2) parcels to the West of West Bay Drive NW are zoned R-4-8 correct? There is “UW” zoned property to the North of the site. There is “R-4-8” zoned property to the West of the site. To the East of the site is Budd Inlet. To the South of the site is a “UW” Zone. See the site plan for all the neighboring properties with the labeled zones. Is all of the above correct?

Answer: -

Item 2 - Setbacks

The building setbacks for the site property are as follows:

Side/ Interior North 0'-0"

Rear/ East 0'-0"

Side/Interior or South 0'-0"

Front or West 0'-0"

Is this correct?

Answer: -

The proposed building has provided building setbacks of the following:

64'-4" minimum setback provided from North Property Line.

75'-4" minimum setback provided at East Property Line.

66'-0" minimum setback provided at West Property Line.

64'-0" minimum setback provided at South Property Line.

We assume building setbacks are ok?

Answer: -

Other than these setbacks we will just need to look at IBC code requirements and landscaping buffers that are required. Is this correct?

Answer: -

Does the layout shown for the proposed building footprint/ parking meet setback requirements for landscaping?

-We have provided 10'-0" landscaping on the West from W Bay Drive NW to the parking lot. --

-We have provided a 10'-0" landscaping strip on the South from the parking lot to the property line.

-We have provided a minimum of 5'-0" landscaping area from the parking lot to the North property line.

-We have provided a minimum of 5'-0" landscaping area from the building to the East along the new proposed trail bordering budd inlet.

Answer: -

Item 3 - Parking

What will be the required parking stalls for this project? City of Olympia Municipal code does not appear to have an "Independent Living" Senior Apartments use noted within the Parking and Loading chapter 18.38 table 38.01. The closest we could find was Multiple Unit Dwellings at 1.5 stalls per unit. Since this is "Independent Living" – Senior apartments usually for functional purposes the building wants to have 1 stall per unit and 5 or so for employees and around 1 for 10 units guest parking. 108 stalls + 5 stalls + 11 stalls = (124) stalls. Currently we have (131) parking stalls provided and functionally this would work for the owner. What will

the city of Olympia allow for the parking calculation for this project use? If we use 1.5 stalls per unit that would require (162) stalls and we would be (31) stalls short.

Answer: -

Item 4 – Bike Parking:

Are we required to provide 1 bike parking stall per 10 units? So $108/10 = 11$ bike parking stalls required? Is this correct?

Answer: -

Item 5 - Landscaping Requirements:

Site Coverage:

27,407 sf of new landscaping is provided Pervious

74,222 sf of existing Budd Inlet Pervious

31,220 sf of existing (2) West of Bay Road Existing Pervious sites

Total Site SF all (5) parcels = 230,432 sf

58% of the overall site sf is Pervious (OK) Confirm this is all acceptable.

Street Trees:

One tree will be provided on street fronts being W Bay Drive NW at 30'-0" O.C. in a minimum landscape strip of 10'-0" wide. Is this what is required?

Parking Lot Landscaping:

Is there a quantity of trees or sf of landscape that need to be provided per parking lot landscaping provided?

Screening:

Is there any other landscape screening that will be required?

Other:

Any other Landscaping Requirements we may be missing on our site plan?

Irrigation:

Assume irrigation plans will be required for the project.

Answer: -

Item 6 - Land Use:

-SEPA will be required because we are going to be over 500 cubic yards fill/ grade, and greater than 40 parking spaces (cumulative), for the construction of a commercial building greater than 12,000 SF in area? Correct?

-Design Review– Required correct?

-Shoreline Review – Required correct?

-What type of a land use process do we need to go through? Do we need to go through Hearing Examiner Review? How long roughly will the land use process take?

Required Reports:

-Critical Areas/ Shorelines Report?

-Geo-Technical Report?

-Phase 1/2 Report?

-Traffic Impact Analysis?

-Other?

Answer: -

Item 7 – View Blockage – Building Height for UW zone.

We are proposing (2) buildings that have a total view blockage of up to 70%. Our building is 3 stories over a parking garage and less than 42'-0" above grade. We have provided a waterfront trail amenity the full length of the East side of the property with Plazas and Artwork and pocket parks. This should allow the above building and view blockage noted above. Are we understanding this correctly? Does the site plan what the City is anticipating seeing for the trail amenity?

Answer: -

Item 8 - Flood Plain

Are we in the flood plain? What is the base flood elevation? Do we have to be 1'-0" above the base flood elevation for the finished floor? Can the parking garage be below the base flood elevation?

Answer: -

Item 9 – Impact Fees

Traffic fees

What would the traffic impact fee be per trip? Our TIA report to generate the trips and proposed fee based on this per trip fee with the City? Anything else to take into consideration?

Answer: -

Fire fees

What would the impact fee be for fire? How is it calculated? What would it be projected to be for this project?

Answer: -

Drainage fees

Is there a fee? If so what is it? How is it calculated?

Answer: -

Sewer Hook Up Fees

Is there a hook-up fee for sewer per fixture unit required? If so what is it? How is it calculated?

Answer: -

Water fees:

Who does the design team coordinate the water meter sizing, locations and the fees with? Does this go through the City of Olympia or an outside Water Purveyor? Is there a water meter size fee? If so what is it? Separate Meter for Irrigation and Domestic Service?

Answer: -

Other fees:

Any other fees to consider. If so what and how much etc?

Answer: -

ENGINEERING

Item 1 - ROW

What if any off-site improvements will be required? We have an existing asphalt road – West Bay Drive NW which has one lane each way and is approximately 24'-0" wide. Do you want to have a center turn lane for the length of the development 36'-0" wide total with a sidewalk curb and gutter on the East of the driveway. We would take the road width increase from the existing center of roadway. How far South do we need to run the ROW improvements if required? Will we need to provide a ROW permit application and ROW bond for anything? Other Thoughts?

Answer: -

Item 2 – Additional ROW requirements.

Are there any other ROW requirements for the site based on the Site layout?

Answer: -

Item 3 –Site Stormwater detention-treatment

What will be the requirements for drainage? We are assuming 2012 DOE/ BMP in tandem with the City of Olympia Stormwater requirements? Or have you adopted the 2018? Will we just be required to provide stormwater treatment and then discharge to inlet? Would any sort of storm vault for storage be required? If so what would the requirements be? Is the above correct and are there any further thoughts or comments on storm water?

Answer: -

Item 4 – ROW treatment - detention

Would storm water detention and treatment for the existing ROW be required? Looks like we can tie into the existing system at the street. It probably depends on if we widen the street for a center turn lane. Thoughts on this?

Answer: -

Item 5 – Storm Conveyance

Are there any known downstream conveyance issues?

Answer: -

Item 6 – Sewer

Would we tie into sewer at the street/ existing pump station. Size of existing sewer line. Any issues tapping into the sewer at the street? What depth is the existing line at?

Item 7 – Gas

Is there gas in the street or is it further South on W Bay Street?

FIRE

Item 1

What will be the required fire flow for the project?

Our calculation is below:

1) Independent Living "I-1" Condition 1 occupancy 64,896 SF, with (fire sprinklers), V-A construction 4,500 GPM required but 75% reduction allowed per B105.2 so a minimum of 1,500 GPM should be provided. Is our calculation correct?

Answer: -

What is the fire flow in GPM provided at the site currently?

Answer: -

A fire alarm system will be required for the building? What are the exact Fire alarm requirements?

Answer: -

Item 2

There are no fire hydrants on this site but there is a water line in the street. Where would you propose placing the fire hydrants on the site?

Answer: -

Item 3

Fire lanes: We have fire truck access on the West of the building with access at the North and South of each building and in between the buildings. Can the fire department work around what is provided on the site plan? Where do you want red painted curbs which note fire truck access?

Answer: -

Item 4

Where do you want the FDC and PIV to be located for the project for each respective building? Should we have the DDCV in a vault below ground or hot box above ground or within the buildings?

Answer: -

Item 5

Will there be any requirements by the fire dept. to provide a fire line loop?

Answer: -

BUILDING

Item 1

Occupancy: "I-1", Condition 1 "Independent Living/ S-2 Parking Garage Correct?

Answer: -

Item 2

We are assuming a construction type VA construction fully fire sprinklered building:

- 1) Allowable Height/ stories and area per IBC. Parking Garage 16,224 sf. 1st Floor – 3rd Floor is each 16,224 or a total of 64,896 sf each building. (I-1/ VA is allowed to be 70'-0" tall/ (4) stories with 31,500 sf per floor allowed) We have (4) yards 20'-0" or greater from each building so we get a 75% increase. $(31,500 + (10,500 \times .75)) = 39,375$ allowed per floor. $39,375 \times 4$ floors so max allowable = 157,500. Note - no one floor can exceed 39,375 sf. (OK)

- 2) Parking Garage will be an "Enclosed Parking Garage" per 406.6 IBC Code and meeting all requirements of this section.
- 3) VA building will require floor/ceiling assemble to be 1 hour at all floors/ ceiling typ.
- 4) Exterior 1 hour walls to be rated from the inside face only since we are greater than 10 ft from the property line in all directions per IBC 705.5

Do you see any issues with the direction we are interpreting the code?

Answer: -

Item 3

EXITING

Exiting should work. We have (2) main exit stairwells that run the full height of the building all (4) stories. All locations in the building will be accessible to (2) exits by the corridors. The stairwell shafts will be 2 hour rated since they are connecting 4 or more stories. The exit corridors and stairwells will keep a 4'-0" wide exit path to the outside of the building. The central stair will just connect the parking garage to the main floor. It can be used for exiting from the lobby as well. Elevators will be provided to connect the 4 stories and will have 2 hour rated shafts and be able to accept gurneys. Note that the elevators will not be an accessible means of egress because we are not 5 stories or greater.

Occupant Load (prelim calculation) 64,896 sf building (residential areas per table 1004.1.2 (1 occupant per 200 sf) or 324 max. occupant load total. (2) exits required. We provide 2 exits. All the exit locations are separated by good distance and are right off of the main access corridors. The parking garage provides (3) exit stairwells which exit direct to a corridor and directly out of the building along with (2) other egress doors.

-Egress Width required per occupants served is $.2 \times 324 = 64.8$ inches required and 128 inches provided or $128 > 64.8$ (OK) (code section 1005.3.2)

-Exits are $1/3$ the diagonal distance of the area served where there are required to be more than one exit. (Code section 1007.1.1)

-All exits are less than 250'-0" from any area within the building to the exterior since we are fire sprinklered. Table 1017.2

-The common path of egress travel shall not exceed 75 ft from any point in a room to a corridor where an occupant has a choice of 2 paths of egress travel to two exits. (Yes we meet this) (OK)

I believe we meet the exiting requirements. Do you see any issues that could be potential problems?

Answer: -

Item 4

Plumbing Calculations.

48,672 sf (3) story (I-1) occupancy with (54) units (for ea. building)
16,224 sf parking garage (S-2) (for ea. building)

All (54) units have a Private WC/LAV/ Shower. (OK) (for ea. building)
Common Space at Main Floor we have provided (2) restrooms with LAV/ Shower (OK)

No Restrooms at Parking Garage Floor #1
(2) public restrooms at Main Level Floor #2
No public restrooms at Floor Level #3 and #4.

Drinking Fountain Provided at Main Level Floor #2 but not at other levels.

Do you agree that the plumbing calculations above are correct and that we meet them?

Answer: -

SANITATION

Item 1

We have (2) large dumpster area about 24'-0" wide x 14'-0" deep. Do you feel that we have enough dumpster space for this facility? They can each fit (2) 8 yard dumpsters and multiple recycling totes. This should be plenty do you agree?

Answer: -

Item 2

How does the sanitation truck vehicle access look for the site?

Answer: -