



February 21, 2020

City of Olympia
Community Planning and Development Department
601 4th Avenue East, 2nd Floor
Olympia, WA 98501

Project: Olympia 8th Avenue Preliminary Plat, AHBL No. 2200153.10
Subject: Pre-Submission Meeting Request

Civil Engineers

To Whom It May Concern:

Structural Engineers

Please find attached our request for a pre-submission meeting for the Olympia 8th Avenue Preliminary Plat project in Olympia. Enclosed is a conceptual site plan for staff review and feedback at the meeting. A project narrative and specific questions are provided below.

Landscape Architects

Project Narrative

Community Planners

The Olympia 8th Avenue Preliminary Plat project is located off Chambers Street SE and 8th Avenue East in Olympia. The property is approximately 4.15 acres on Tax Parcels 52900100100, 52900200700 and 52900200900. The parcel is zoned Residential Multifamily-18 units per acre (RM18).

Land Surveyors

This project proposes subdividing the parcel into 22 residential lots. Access to the site is proposed via 8th Avenue SE. City water and sewer services will be extended to the site. Stormwater from the new impervious surfaces will be collected in accordance with the City's adopted stormwater manual.

Neighbors

Questions for Staff

1. Please confirm the conceptual site plan meets the density and dimensional requirements of the R 18 zone.
2. Please describe any critical areas located on or near the site and what studies will be required, if applicable.
3. Please discuss open space requirements.
4. What environmental studies (geotechnical, traffic, wetland, gopher, etc.) would the City require for land use and SEPA?
5. Please describe the applications required for land use approval and their associated fees.
6. Please discuss the estimated timeline for land use approval. Can the final engineering plans be reviewed concurrently?
7. Please discuss access to the site. Will the City allow two access driveways off of 8th Avenue SE?

TACOMA

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8. It appears Parcel 52900200700 is 8th Avenue SE ROW. Please discuss required improvements and also if road improvements will be required along Chambers Street South. Please provide road sections.
9. Please discuss onsite right-of-way requirements and provide road section.
10. It appears the nearest sewer connection is at 9th Avenue and Chambers Street. Please confirm this will be our connection point and confirm there is capacity.
11. Please discuss the nearest connection point for water.
12. Please describe any anticipated offsite water and sewer improvements. Are there any latecomer's agreements that will affect this project?
13. Please discuss stormwater requirements for the site. Does the City have plans to adopt any new manuals or codes that would affect this project?
14. Please discuss the applications required for site development approval and their associated fees.
15. Are any bonds required and, if so, are they required prior to approval or prior to start of construction?
16. Please provide an estimated approval timeline and process for site development permits.
17. Please describe any connection or impact fees and provide amounts (if applicable) and when impact fees are due (e.g., at time of final plat or at time of building permits).

Please contact me at (253) 383-2422 with the next available meeting date. We look forward to meeting with City staff to discuss this project in detail.

Sincerely,

J. Matthew Weber, PE
Principal

JMW/lsk

Enclosures

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