

Sleater-Kinney Cottages

Olympia Cottage Rentals

Evergreen Housing Development Group

Presubmission Conference Project Narrative

3/04/2020

Overview

The Applicant, Evergreen Housing Development Group LLC, is proposing to develop the two properties at 607 and 709 Sleater-Kinney Rd NE, Olympia, WA as a, for rent, 117-unit cottage community. Parcel No. 11817210100 and 11817210200.

The plan proposes a private for rent community of cottage homes to be served by private access drives and private onsite utilities that will connect to the public road system and public utilities at Sleater-Kinney Rd. NE.

The applicant requests to be included on the March 18, 2020 Presubmittal Conference agenda.

Site Access & Circulation

There are two points of access shown onto Sleater-Kinney Rd. NE. The southernmost access is proposed as the primary entry and the northernmost access will function as a secondary access point. Both proposed points of access are generally aligned with the existing residential driveway aprons serving the existing homes.

The majority of the cottage homes proposed are single-story and are either in stand-alone or duplex configurations. Approximately 10% of the units currently proposed will be two-story townhomes in a duplex configuration. The architectural site plan submitted with the presubmission application is color coded to the various building and unit types and includes a full unit matrix. The 117 units will be contained in 79 structures. The plan also includes a leasing office building and a fitness building that will also service a community pool in the central green. As described the completed project will have 81 structures.

The primary pedestrian connections and pedestrian routes have been interspersed throughout interior of the development and provide access to parking areas and the drive aisles that provide vehicular circulation around the perimeter of the community. The intent is to create a walkable cottage community focused on the pedestrian rather than the car.

Most parking is provided via surface parking. However, the two-story townhomes are provided with 1 car garages, as are a large majority of the 2-bedroom cottages.

Utilities

The conceptual civil plans are based on having private sewer and water serving the site. As currently depicted water is looped through the site and connects to the water main in Sleater-Kinney are the two proposed driveway connections to the site. Sewer is routed through the site and directed to the northeast corner of the site. The plan proposes to install a public sewer main from the northeast corner of the site at the intersection of Sleater-Kinney Rd. NE and 6th Avenue NE and running sewer north approximately 380-feet to tie into the existing sanitary sewer manhole near the intersection of Sleater-Kinney Rd. NE and Balsam Avenue NE.

The proposed stormwater systems are very preliminary at this point. In concept, the large majority of stormwater will be directed to detention facilities that will eventually outfall into the wetland buffer in via flow spreaders. There is also a limited amount of stormwater runoff that would naturally run off the site to the northeast and the conceptual stormwater plan depicts a direct connection to the stormwater system in Sleater-Kinney Rd NE near 6th Avenue NE for the NE basin.

Wetland

SJC Alliance delineated a wetland onsite and prepared a report in 2014 for a different client. Because the delineation and report were older than 5 years Evergreen Housing Development Group LLC engaged SJC Alliance in February 2020 to complete a reassessment of the wetland and their 2014 wetland report in order to provide an updated wetland evaluation. Since the original report was prepared the wetland rating system has changed (previous 2014 wetland rating following 2004 WWRWS).

SJC Alliance found that the delineation of the wetland was still valid and that old wetland flags still persist in several locations along the wetland edge since flags were set in 2014. And in summary determined, “therefore, there is no need to re-delineate the wetland edge.”

Per SJC Alliance, the current 2015 WWRWS results also indicates a Category II wetland, and in summary was given a habitat score of 5 under the current CAO code, which results in a 140 ft. wetland buffer. See Technical Memorandum, prepared for Evergreen Housing Development Group, dated February 20, 2020.

The proposed site plan depicts a 140-foot buffer from the wetland edge as delineated by SJC and surveyed by MTN2Sound Surveying. Currently, the project is proposing no buffer averaging and no buffer reductions, however it is our understanding that Department of Ecology has recently updated their technical guidance which would place a wetland with a Habitat Score of 5 points or less into the lower habitat quality category, rather than the moderate habitat quality category. This would potentially impact considerations of wetland buffer reductions for purposes of assessing buffer reductions and mitigation for such reductions. If the City of Olympia intends to adopt a policy or update code to follow the updated technical guidance

from DOE to be applied to City of Olympia's Critical Areas Ordinance or Code, prior to a formal land use application for the proposed project, Evergreen Housing Development Group would be interested to know for purposes of site planning.

The only impacts currently proposed to the wetland buffer would be for stormwater outfall dispersion into the wetland buffer to help mimic natural stormwater runoff patterns.

Presubmission Questions:

Evergreen Housing Development Group will compile a list of questions for the Presubmission Conference and will coordinate with City of Olympia permit staff to submit said questions at least one week prior to the Presubmission Conference. We look forward to meeting with the City of Olympia to discuss this exciting new project.