



Olympia Community Development Department
Re: 7th Ave. Townhome Development

The proposed development will be comprised of two structures each containing four units. As understood primarily by observation of aerial imagery and drive-by site visits, existing site conditions are as follows. The subject property is vacant of any current uses and is vegetated including lightly treed areas. The north property line appears to be a row of coniferous trees. The site is flat and level. There appear to be two foundations from previous structures on the site. One is roughly 120ft. from the south property line at 7th Avenue and the other is approximately 10 feet from the north property line. Neither of these structural components will be retained in the proposed development.

It is proposed that the 8-unit development will be accessed from 7th Avenue by a 20ft. wide access easement that will be adjacent and parallel to the west property line. Each unit will include an 18ft. wide driveway that will be 20ft. in depth from the access easement to the garage door. Conceptually the driveways will provide for supplemental parking in addition to a two-car garage offered with each unit.

Sewer utility will need to be extended westward along 7th Avenue roughly 340ft. from the existing terminus near Fieldstone Senior Living. Surrounding improved parcels employ septic systems. In a conversation with Jeff Coleman at the City of Olympia, RJ Development has verified that there is an accessible water line in 7th Avenue, that the property is serviceable for drinking water, and that stormwater infrastructure is in along the west property line of the subject site.

RJ Development is interested in purchasing the subject property from a seller who has not, up to this point, provided any surveys, plans, title information, or other documentation on property condition. All information gathered on the site has been through observation and discussion with City of Olympia staff in Community Development & Planning and Public Works departments. RJ Development is an experienced Olympia-based real estate development company that strives to create value in the communities in which it operates. RJ has primarily developed Senior Living Communities throughout the west and mid-west but has also been involved in single family and multifamily residential projects over the last several decades. RJ feels that this wealth of experience will carry into the success and completion of a quality project that will benefit current and future residents in the City of Olympia.

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