

June 3, 2020

City of Olympia
Community Planning and Development
City Hall
604 4th Avenue East
Olympia, WA 98501

Re: Woodspring Suites Olympia
Pre-application Project Narrative

City Review Staff,

This project narrative and enclosed materials are provided to complete a pre-application meeting request on behalf of my client West 77 VP, LLC for their *Woodspring Suites Olympia* project. The following items are included with this pre-application package for your review and consideration:

- 1 – Presubmission Conference Checklist Form
- 1 – Project Narrative
- 1 – Preliminary Site Plan

SITE PLAN AND PROJECT SUMMARY

The project proposes to develop a currently vacant and approximately 2.2-acre site in east Olympia, Washington (Thurston County tax parcel no. 65100700100) with a new hotel with associated surface parking and landscape amenities. The project site is located to the south of the intersection of Martin Way East and Lindsley Lane Southeast and adjacent to the north of the southbound lane of Interstate 5. It is currently zoned GC, *General Commercial* and the proposed hotel use is allowed in accordance with Olympia Municipal Code (OMC) 18.06.020. The location of the project site is illustrated on the enclosed *Preliminary Site Plan*.

The proposed hotel building will be 4 stories and contain 122 hotel rooms. Its program has been designed for extended stay users with in-room kitchenettes, onsite laundry, and exercise facilities. Site improvements to support the new use include surface parking; storm drainage facilities; landscaping; and water, sanitary sewer, power and communication utility services. All site development and public infrastructure improvements required for the project are proposed in accordance with applicable City of Olympia development standards.

Access and services—storm drainage, water, sanitary sewer, and power and communications—to support the proposed hotel development are currently expected to be provided from existing public facilities located in the Martin Way East right-of-way and adjacent properties. Development will include the extension of necessary storm drainage, water, and sanitary sewer services onto the site. The site will be cleared and graded to accommodate the installation of the hotel building, parking areas, and other required improvements.

EXISTING SITE CONDITIONS AND ADJACENT USES

The vacant project site is relatively flat with elevation ranging from 202 to 206 feet throughout the site. It is mostly covered with pasture-type grasses with a few sparse groups of deciduous and coniferous tree groups near the site boundaries. Storm water runoff from the site flows to the southwest of the site from the local topographically higher elevations throughout the site.

The property to the north of the site is an established commercial property within the General Commercial (GC) zone. This property is owned by Money Saver Olympia LLC, which operates *Money Saver Mini Storage* out of the adjacent property to the northwest zoned High Density Corridor 4 (HDC-4). To the east of the property is the Chehalis – Western Trail Trailhead – Lindsley Lane and directly adjacent to the southeast boundary is the Interstate 5 southbound onramp. Both areas are also zoned General Commercial (GC).

VEHICLE ACCESS

The project site proposes to take access from Martin Way East over a combination of improvements over separate real parcels and easements. The parcel fronting Martin Way has a total width of 22 feet while the rear parcel has a 55 foot ingress, egress and utility easement to allow for access to the site. A 20-foot commercial driveway will be built within this area that will extend from the site to an improved driveway asphalt apron located along the south side of Martin Way East.

STORM DRAINAGE AND UTILITIES

The project will include private onsite storm drainage improvements including catch basin inlets. These facilities will outlet to onsite flow control facilities consisting of either tanks or a vault that will have a controlled discharge to either the native soils (if infiltration is found to be viable) or to the existing street drainage system at Martin Way East. Water quality treatment is currently expected to be accomplished by stormfilter either following or preceding detention/infiltration with the site's parking lot or perimeter landscaping; proprietary pre-manufactured filter vaults, or a combination. All new storm drainage systems will be designed and installed in accordance with the City of Olympia's 2016 Drainage Design and Erosion Control Manual and stormwater manual.

Existing water and sanitary sewer services are available from existing mains to the north of the site, both utilities will be provided by the City of Olympia. An existing 10" water main runs through the western portion of the site. An 8" main will be connected to and extended from this main to serve both domestic and fire supply requirements for this project. The proposed main will loop through the site and connect back to the same 10" water main.

The nearest sewer main is located within Martin Way SE approximately 340 lineal feet to the north of the northwesterly property corner. This manhole (IDN:2973) is approximately 21.6 feet deep and is the project's most likely point of connection.

CRITICAL AREA CONSIDERATIONS

There are no critical areas known or expected to be located on or in the vicinity of the site based on visual observations of the property and review of available on-line City and County records.

QUESTIONS FOR THE CITY

The following are some specific items that our team has questions and/or seeks clarification on from the City:

- Is the 20-foot one-way access drive along the north side of the parcel required?
- Are there landscape setbacks from the property line that need to be considered? If so, what are they?
- Are there any specific requirements that need to be met for the trash enclosure?

Please, feel free to contact me directly if you have questions or require additional information to complete your review and processing of this pre-application meeting request. I appreciate your time and efforts, and look forward to meeting with you. Thank you.

Sincerely,

CPH Consultants

A handwritten signature in blue ink, appearing to read "Matthew J. Hough", with a long horizontal flourish extending to the right.

Matthew J. Hough, PE
President

Enclosures

Cc: Mr. Aaron Converse (West 77 VP, LLC)
Copy to file