

The GOAT Apartments

Project Narrative

Land Use and Concept Design Review

Site Description

The project is located on 2 parcels of vacant, undeveloped land in Olympia, Washington. Lot A, 3505 Capitol Mall Drive, will be utilized as a tree tract and Lot B, 3300 Capitol Mall Drive, will be developed. The 2.62 acre site to be developed is bordered to the East, North and West by multifamily developments, and to the South by detached single family residential. The site is bordered to the East by Ketner Drive, to the North by 6th Avenue SW, to the West by Alta St SW, and to the South by Capitol Mall Dr. SW. All utilities are available in the adjacent right of ways, including water, sewer, storm water and dry utilities.

Project Description

The project proposal is for a market rate multifamily development on the site under the zoning PO/RM. The project will provide 84 market rate units to the community in a mix of 1 bedroom, 2 bedroom, and 3 bedroom units. A clubhouse and onsite amenities will also be provided for residents.

The project consists of (2) apartment buildings, (2) garage buildings with carriage house units above, a clubhouse building, a long-term bike storage building, a mail kiosk and associated onsite parking and improvements. The two apartment buildings are each 4 stories tall and stepped back a minimum of 10' from the property line, plus an additional 8' to meet the additional setback requirements for the fourth story. One apartment building contains 48 multifamily dwelling units and the other contains 32 multifamily dwelling units. Each garage building has 2 multifamily dwelling units above in the form of carriage units. The Clubhouse contains amenities for resident use, including an exercise room, billiards room, business center and lounge area. Additional onsite amenities for residents include a playground and a covered picnic area.

The primary ingress and egress from the site is at 6th Avenue SW. A 2-way drive aisle loops through the site, providing resident access to dedicated parking. 116 parking spaces are provided in a mix of surface, covered, and garage spaces. 84 long-term bicycle spaces are provided in a dedicated, secured building, and 9 short-term bicycle spaces are provided. Pedestrian and vehicular connection to the site is provided at 6th Avenue SW.

The site has already been through a Boundary Line Adjustment (BLA-13-0130-OL) and Right of Way dedications process (4463775 and 4463667). A short plat of the site was not required because of these processes.

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