



Project Narrative:

This project, located at 3524 7th Avenue SW, Olympia, WA 98502 proposes to add a 4-story building with a total of (62) affordable apartment units in the first Phase of a future two-Phase development*. The existing site is 184,187 SF (4.23 acres). In the development of Phase I, the project intends to add (1) curb cut for on-site access at the East end of 7th Avenue to serve the proposed (94) surface stalls. Project utilities connections for both City Water and City Sewer are intended to be (1) 2-inch domestic water line, (1) 8-inch Fire Sprinkler Service line, (1) 8-inch side sewer line for each Phase of the project and (1) 1.5 – 2 inch irrigation line.

*The future second Phase of development is currently intended to add (1) additional 4-story building with approximately (66) affordable apartment units and approximately (101) surface stalls.

Applicant Pre-Submittal Conference Questions:

- Confirm requirements for sight distances for proposed driveway locations.
- Confirm 5'-6" ROW dedication for new Bike Lane
- Can proposed driveways be offset from driveway across ROW?
- Confirm if Boulevard Street improvement requirements apply.
- Confirm proposed entry locations at Pedestrian Street B meet zoning code requirements
- Phase I and future Phase II will need to be on separate parcels for funding purposes. Confirm process for BLA.
- NW corner of property contains a portion of a vacated ROW. Are there any opportunities for easement and drainage outfall?
- Confirm Intent of Bicycle storage/stall requirements for different bicycle locking designs.
- Confirm timing of DRB and Building Permit processing.
- Confirm retainage of existing trees vs. new tree requirements.
- Requirements/Desires for potential pedestrian connections to North Property (School District Owned?).
- Are there any proposed utility improvements required for this area?
- What is the fire flow to the site?
- Can a dead end main be installed for Phase I?

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