



City of
OLYMPIA

REQUEST FOR PRESUBMISSION CONFERENCE

☐ MAJOR

☐ MINOR

Community Planning & Development, 837 7th Avenue, SE, P.O. Box 1967, Olympia, WA 98507-1967
Telephone (360) 753-8314 - Fax (360) 753-8087

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____
Received By: _____ Project Planner: _____ Related Cases: _____

Note: Presubmission file will be purged in one year if there is no further activity on this project.

Please print or type and FILL OUT COMPLETELY

Proposed Project Title: **Budd Bay Landing** _____

Project Address: **510 East Bay Dr. NE, Olympia** _____

Assessor's Parcel Number(s): **34700100401, 34700100200, 9110162000, 34700100100, 9110160000, 9110168000** _____

Legal Description: **See Attached** _____

(attach separate sheet if necessary) Lot Block Addition

Zoning: **RM-18** _____

NAME OF APPLICANT: Budd Bay Landing, LLC _____

Mailing Address: **22011 NE 99th St., Vancouver, WA 98682** _____

Area Code and Phone #: **701-212-2710** _____

E-mail Address: **jason@terrapacificinc.com** _____

Name of OWNER (or PURCHASER) Budd Bay Landing, LLC _____

Mailing Address: **same as above** _____

Area Code and Phone #: _____

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) **Jason Gunderson** _____

Mailing Address: **4001 Victoria Pl., Mount Juliet, TN 37122** _____

Area Code and Phone #: **701-212-2710** _____

E-mail Address: **jason@terrapacificinc.com** _____

I affirm that all answers, statements, and information submitted with this request are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this request. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this request.

Print Name

Jason Gunderson

Signature(s)

Date

10/16/2020

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	62,291 sq. ft.	0 sq. ft.	62,291 sq. ft.
Number of Lots	6	0	6
UBC Building Type		Type II garage, VA upper	
Occupancy Type		Multifamily	
Number of Buildings		1	
Height	ft.	34 ft.	ft.
Number of Stories Including Basement		4	
Basement	sq. ft.	18,235 sq. ft.	18,235 sq. ft.
Ground Floor	sq. ft.	18,235 sq. ft.	18,235 sq. ft.
Second Floor	sq. ft.	18,235 sq. ft.	18,235 sq. ft.
Remaining Floors (number 1_____)	sq. ft.	18,235 sq. ft.	18,235 sq. ft.
Gross Floor Area of Building	sq. ft.	54,705 sq. ft. finished 18,235 garage	54,705 sq. ft. finished 18,235 garage
Landscape Area	sq. ft.	31,056 sq. ft.	31,056 sq. ft.
Paved Parking	sq. ft.	13,000 sq. ft.	13,000 sq. ft.
Total Impervious Area	sq. ft.	31,235 sq. ft.	31,235 sq. ft.
Sewer (circle one)	City/Septic	<u>City</u> /Septic	
Water (circle one)	City/Well	<u>City</u> /Well	

PROJECT DESCRIPTION (please fill out the above table and provide general information below):

Budd Bay Landing is a condo development with 25 units ranging from 1,400 to 1,650 square feet. The lower-level parking garage is designed to accommodate 30 cars with elevator and stair access to the floors above. Bicycle parking, storage for recreation equipment, recycling, and garbage are all in the underground garage.

Site amenities include on-grade parking adjacent to Pearl Street, garden spaces for residents, and exterior recreation spaces. Connection to East Bay Drive is proposed to provide both pedestrian and resident parking access.

Individual units will have some combination of water, mountain, and Capitol views. All units have a private covered balcony and a minimum of 2 bedrooms and 2 baths.

Exterior finishes will be resilient finishes, to include prefinished fiber cement board, prefinished metal, and masonry or stone accents. Sustainability and durability will be considered in the selection of building products.

The design character will reflect the style of newer construction across the bay on Columbia St., Fourth Ave., and Capitol Way. This will incorporate large windows and patio doors, with good weather and sound resistance.

PLEASE NOTE: You can expect more detailed feedback from City staff if you supply all the information requested above and on the following page.

PRESUBMISSION CONFERENCE SUBMITTAL REQUIREMENTS

❑ **Required plans:**

Submit one 11" x 17" or smaller readable plan.

OR

Two blueprint size plans and 1 reduced 11" x 17" copy.

Providing a digital copy on disk (PDF or AutoCAD format) will be appreciated.

❑ **You are not required to submit engineered or construction plans at this time. However, you are required to submit in a rough and approximate manner, the following information:**

1. A vicinity map showing the property boundaries in relation to the closest streets and major streets in the area.
2. Locations, sizes, and uses for the existing and proposed structures. Indicate gross floor area of each and type of construction.
3. Proposed internal parking layout, including new and existing access points to streets.
4. Existing and proposed utilities/easements both on and abutting the site, including hydrant locations, waterlines, sewer and storm lines, street lights, and any wells and/or septic tanks and drain field areas.
5. Proposed location, size, and type of solid waste and recycling containers.
6. Location of proposed/existing stormwater retention/detention area.
7. Location of all potential "critical areas" such as wetlands, streams, hillsides, lakes, flood zones, etc.