

January 11, 2021

City of Olympia
Community Planning & Development
601 4th Avenue E
Olympia, WA 98501

RE: Smyth Landing Senior Living Apartments
2000 Block of West Bay Drive NW – Olympia, WA
Pre-application Conference Submittal

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1. Project Narrative

The subject property is comprised of a total of 9 parcels approximately 9.59 acres (417,740 s.f.), which includes 2.2 acres (95,832 s.f.) of Tideland and 7.39 acres (321,908 s.f.) of Upland. 7 of the subject parcels are situated east side of West Bay Drive while 2 smaller parcels are situated west of West Bay Drive NW. Currently the parcels are vacant. The only legal site address that we were able to obtain is 1824 West Bay Drive NW. Please refer to the attached document outlining parcels and respective areas.

The proposed project is a housing community for seniors with various income levels, comprising of approximately 431 residential units and 249 parking stalls in 5 buildings. The total area of the buildings is approximately 473,603 s.f. The buildings will consist of one level of Type IA Construction containing structured parking facilities and residential amenities, and, up to 5 stories of type VA construction containing residential units and incidental uses. Site access is afforded via new proposed driveways and motor-courts off West Bay Drive.

Common area amenities will include an active lobby with seating area, library/business center, fitness center, hobby room, game room, media center with home theater, and a social room with kitchenette. Outdoor amenities will include the private landscaped courtyards, seating areas, and a rooftop deck containing a dog run area and pea patch gardens for the tenants.

2. Zoning Code

The parcels located east of West Bay Drive are zoned Urban Waterfront, UW-65 and UW-42-65 while the two parcels west of West Bay Drive NW are zoned Residential Low Density (R4-8).

3. Specific Pre-application Questions

In addition to receiving standard pre-application review and guidance to the project approach, the applicant requests responses to the following specific questions:

- a. What are the required permit applications for this project?
- b. What are process times for each application at this time?
- c. What are the current impact fees for traffic mitigation?
- d. Is Transportation Concurrency Analysis required for this project?
- e. Are there reduced impact fees available for low-income projects?
- f. Is this site affected by an onsite or offsite critical area?
- g. What are the requirements of Fire Department in terms of fire flow capacity for both Type VA and Type IIIA construction?
- h. Are we required to install new fire hydrants? If so, how many?
- i. How many curb cuts are permitted for this site?
- j. Are there any prohibited ingress/egress routes from this project?
- k. Are there any street improvements planned or anticipated?
- l. What offsite mitigation, if any, will be required?
- m. Does the available water system have sufficient pressure and capacity?
- n. Is sanitary system capable of handling expected outflow?
- o. What are detention requirements for this site? Can we utilize the existing detention pond for discharge?
- p. What impact and/or connection fees can be expected for this proposal with respect to the utilities?
- q. Is there a ROW dedication required?
- r. What are the required shoreline mitigations?
- s. Is there a relief from the required 30' building setback from Ordinary High Watermark (OHWM)?

We look forward to receiving your comments at the pre-application meeting. Do not hesitate to contact the undersigned if you have questions or require additional information regarding this proposal.

Sincerely,

MORGAN DESIGN GROUP LLC

A handwritten signature in blue ink, appearing to read 'H. John Parsaie', with a long horizontal flourish extending to the right.

H. John Parsaie, Assoc. AIA, CSI
Vice President

Tax Parcel Info

Master Plan Parcel	Total		Uplands		Tidelands		Tax Parcels
	Acres	Square Feet	Acres	Square Feet	Acres	Square Feet	
D	1.08	47,044.8	0.97	42,253.2	0.11	4,791.6	09510020000
							91014800000
E & F	3.22	140,263.2	2.83	123,274.8	0.39	16,988.4	09510012000
							09510011000
G - East of Rd	2.02	87,991.2	0.97	42,253.2	1.05	45,738.0	91015001000
							09510006002
G - West of Rd	0.28	12,196.8	0.28	12,196.8	-	-	09510006000
H & I - East of Rd	2.56	111,513.6	1.91	83,199.6	0.65	28,314.0	91015002000
H & I - West of Rd	0.43	18,730.8	0.43	18,730.8	-	-	09750018001
TOTAL	9.59	417,740.4	7.39	321,908.4	2.2	95,832.0	