

1115 Wheeler Ave SE – Low-Income Rental Housing

We need to tear down the existing dilapidated house. Then, we would like to divide the property three ways (see proposed site plan, attached) with two lots on the front of the property on Wheeler Ave and one lot in the back of the property bordering the Woodland Trail. A shared driveway running down the middle of the property would connect the back lot to the street. On each lot I would like to build a house (1300-1500 sq ft) with an attached ADU (no bigger than 850 sq ft) upstairs. The houses and ADU's would all be rented as low-income rental units, mainly for helping people transition from homelessness to housing.

The property is comprised of 3 lots from 2 different plats. The back of the property is divided by one right of way running east-west and bounded on one side by another right of way running north-south (Orange Street?). Vacating the rights of way may be beneficial. Property owners adjacent to the rights of way seem to be myself, neighbor homeowners, City of Olympia, and a railroad company(?). How does that work? I would be interested in applying to vacate these rights of way only if 1) the end result is simplified property boundaries, 2) the end result does not reduce my property size, and 3) the setback for the back of my property is pushed back giving me more space and flexibility in site planning.

Questions I have about this property:

- 1) My understanding is that a Boundary Line Adjustment can split lot 3 from lot 4. Can a second BLA resize lot 12 (the triangle in a different plat) to become buildable (move the boundary between lot 12 and lot 4 towards Wheeler Ave)? Or would a subdivision be required?
- 2) The property currently has a septic tank. I believe there is a sewer running along the Woodland Trail. Would we connect to the sewer there for all development on the property? Would the septic tank need to be dug up and removed or filled in or ???
- 3) I believe that any new construction would require fire suppressant sprinklers. Is there sufficient water volume and pressure in the water main to support sprinklers?
- 4) What options are there to remove, move, replace, or significantly prune the trees on the front of the property that are tangling with the power lines?
- 5) The existing dilapidated structure that needs to be torn down appears to be built very close to the side/angled property line. What setbacks (5' or 20') apply to that angled property line? Is there a reason why the city wants or needs that portion of lot 3?
- 6) If I applied to vacate the right of way (approx. 30 feet long) on the east side of lot 12 (the triangle), would the vacation apply as well to the continuation of the right of way (Orange St?) on the south side of the Woodland Trail? Or would it apply only to the 30 feet north of the Woodland Trail?