

April 28, 2021

City of Olympia
Community Planning and Development
City Hall
604 4th Avenue East
Olympia, WA 98501

Re: Woodspring Suites Olympia
Design Review Project Narrative

City Review Staff,

This project narrative and accompanying materials are provided on behalf of my client West 77 VP, LLC to complete the Land Use Review and Board Level Conceptual Design Review applications for their *Woodspring Suites Olympia* project. The *Cover Sheet* (drawing C0.00) and *Detailed Site Plan* (drawing C1.00) that accompany this narrative illustrate the overall site plan and summarize compliance with key, applicable zoning and development standards for the site. Preliminary building floor plans and elevations, civil/site improvements and landscape plans, and supporting technical documents are also provided with this narrative to complete the description and details of the proposed project.

SITE PLAN AND PROJECT SUMMARY

The project proposes to develop a currently vacant and approximately 2.2-acre site in east Olympia, Washington (Thurston County tax parcel no. 65100700100) with a new hotel with associated surface parking and landscape amenities. The project site is located to the south of the intersection of Martin Way East and Lindsley Lane Southeast and adjacent to the north of the southbound lane of Interstate 5. It is currently zoned GC, *General Commercial* and the proposed hotel use is allowed in accordance with Olympia Municipal Code (OMC) 18.06.020. The location of the project site is illustrated on the *Cover Sheet* (C0.00) provided with this narrative.

The proposed hotel building will be 4 stories and contain 122 hotel rooms. Its program has been designed for extended stay users with in-room kitchenettes, onsite laundry, and exercise facilities. Site improvements to support the new use include surface parking; storm drainage facilities; landscaping; and water, sanitary sewer, power and communication utility services. All site development and public infrastructure improvements required for the project are proposed in accordance with applicable City of Olympia development standards.

Access and services—storm drainage, water, sanitary sewer, and power and communications—to support the proposed hotel development are currently expected to be provided from existing public facilities located in the Martin Way East right-of-way and adjacent properties. Development will include the extension of necessary storm drainage, water, and sanitary sewer services onto the site. The site will be cleared and graded to accommodate the installation of the hotel building, parking areas, and other required improvements.

EXISTING SITE CONDITIONS AND ADJACENT USES

The vacant project site is relatively flat with elevation ranging from 200 to 206 feet throughout the site. It is mostly covered with pasture-type grasses with a few sparse groups of deciduous and coniferous tree groups near the site boundaries. Storm water runoff from the site flows to the southwest of the site from the local topographically higher elevations throughout the site.

The property to the north of the site is an established commercial property within the *General Commercial* (GC) zone. This property is owned by Money Saver Olympia LLC, which operates *Money Saver Mini Storage* out of the adjacent property to the northwest zoned High Density Corridor 4 (HDC-4). To the east of the property is the Chehalis – Western Trail Trailhead – Lindsley Lane and directly adjacent to the southeast boundary is the Interstate 5 southbound onramp. Both areas are also zoned *General Commercial* (GC).

VEHICLE ACCESS

The project site proposes to take access from Martin Way East over a combination of improvements over separate real parcels and easements. The parcel fronting Martin Way has a total width of 22 feet while the rear parcel has a 55 foot ingress, egress and utility easement to allow for access to the site. To accommodate the narrow property width fronting Martin Way East, a 20-foot paved asphalt road section has been coordinated with public works and the fire department. A 5-foot at-grade sidewalk will be provided along the west side of the drive to allow for pedestrian access.

STORM DRAINAGE AND UTILITIES

The project will include private onsite storm drainage improvements including catch basin inlets, below-grade pipes, a proprietary stormfilter, and modular R-Tank infiltration gallery. The project is naturally divided into two separate threshold discharge areas (TDA) by an existing topographic high point along the site's access to Martin Way East. Existing drainage patterns will be maintained with the current proposal, with runoff from the northern TDA draining towards the existing stormwater infrastructure along Martin Way East. Runoff from the southern TDA (project site) will be infiltrated onsite. The proposed improved/replaced impervious areas within the northern TDA are not expected to trigger flow control/water quality requirements. The project area contained within the southern TDA will be required to meet a nine core requirements per the City of Olympia 2016 Drainage Design and Erosion Control Manual. Enhanced treatment will be provided by a combination of a Contech proprietary stormfilter followed by infiltration into the native soils (expected to meet Soil Suitability Criteria). Flow control will be provided by a modular R-Tank infiltration gallery system located beneath the proposed parking lot area. All new storm drainage systems will be designed and installed in accordance with the City of Olympia's 2016 Drainage Design and Erosion Control Manual and stormwater manual.

Water will be provided by the City of Olympia. An existing 10" main runs along the west side of the site. An 8" main will be conned to and extended from the main to serve both domestic and fire supply requirements for the project. The proposed main will loop through the site and connect to an existing 8" main on the adjacent parcel to the north (Thurston County tax parcel no. 11817241100).

Sanitary Sewer will be provided by the City of Olympia. The nearest sewer main is located within Martin Way SE approximately 340 lineal feet to the north of the northwesterly property corner. This manhole (IDN:2973) is approximately 21.6 feet deep and will be the project's point of connection

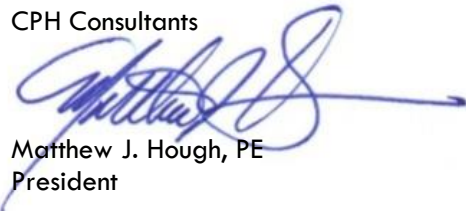
CRITICAL AREA CONSIDERATIONS

There are no critical areas known or expected to be located on or in the vicinity of the site based on visual observations of the property and review of available on-line City and County records.

Please, feel free to contact me directly if you have questions or require additional information to complete your review. I appreciate your time and efforts. Thank you.

Sincerely,

CPH Consultants

A handwritten signature in blue ink, appearing to read "Matthew J. Hough", with a long horizontal flourish extending to the right.

Matthew J. Hough, PE
President

Enclosures

Cc: Mr. Aaron Converse (West 77 VP, LLC)
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