



PROVIDENCE OLYMPIA SUPPORTIVE HOUSING

PROVIDENCE | PRE-APPLICATION | JULY 22, 2021



Narrative & Calculations

NARRATIVE - CIVIL

Existing Site Conditions: The Providence Supportive Housing Project proposes to construct multifamily housing on Tax Parcel 11818120100 in the City of Olympia. The site address is 3260 Martin Way East, Olympia, WA 98506 and fronts Ensign Road NE. The site is zoned RM-18, Residential Multifamily.

The subject property is bordered by Ensign Road NE to the west, an undeveloped property owned by the same owner in the south, and Woodard Creek to the East. The site is roughly triangular with a point in the north where Woodard Creek converges. The parcel is 46.16 acres and slopes from a high elevation of 160 in the southwest to a low of 144 along the east boundary and 148 along the north boundary toward Woodard Creek. The site is generally on a moderate grade from 1% - 5% slopes except for the southeast boundary with slopes up to 10% toward Woodard Creek.

There are 4 Category III wetlands and 1 Category I wetland onsite. The Category I wetland encompasses the eastern property line and extends beyond the subject property to the east. Two of the Category III wetlands are located in the southwest corner of the property and the two remaining Category III wetlands are located in the north.

Onsite soils are mapped by NRCS as Yelm fine sandy loam, Mukilteo muck, drained, and Indianola loamy sand. The entire site is within a Zone A Floodplain for Woodard Creek.

Proposed Utilities: The Providence Supportive Housing Project will be served by existing water and sewer stubs to the property from Ensign Road NE. Stormwater will be managed onsite to the maximum extent possible through a combination of Low Impact Development techniques (permeable pavement, roof drain infiltration, etc.) and onsite detention which will release to Woodard Creek, matching existing conditions.

CALCULATIONS

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	2,010,729.6 sq. ft.	0 sq. ft.	2,010,729.6 sq. ft.
Number of Lots	1	0	1
Occupancy Type	N/A	R2	
Number of Buldings	0	1	1
Height	0 ft.	37 ft.	37 ft.
Number of Stories Including Basement	0	3	3
Basement	0 sq. ft.	N/A	N/A
Ground Floor	0 sq. ft.	12,100 sq. ft.	12,100 sq. ft.
Second Floor	0 sq. ft.	12,100 sq. ft.	12,100 sq. ft.
Remaining Floors (number Third Floor)	0 sq. ft.	12,100 sq. ft.	12,100 sq. ft.
Gross Floor Area of Building	0 sq. ft.	36,300 sq. ft.	36,300 sq. ft.
Landscape Area	0 sq. ft.	15,910 sq. ft.	15,910 sq. ft.
Number of Vehicular Parking Spaces	0	18	18
Number of Long Term Bike Spaces	0	18	18
Total Amount of Hard Surfaces (<i>pavement, green roofs, pervious pavement, etc.</i>)	0 sq. ft.	20,595 sq. ft.	20,595 sq. ft.
Total Impervious Surface Coverage* (<i>new and proposed</i>)	0 sq. ft.	15,090 sq. ft.	15,090 sq. ft.

*Impervious Surface Coverage assumes proposed parking lot will be permeable pavement.

QUESTIONS - ARCHITECTURAL

Parking needs for this use are less than city requirements. What is the process to approve a reduced parking count?

QUESTIONS - LANDSCAPE

What type of planting is required for the perimeter of the property adjacent to the road and at what width? Landscape is currently showing Type III at a 10'+ width. Per OMC, landscape is screening the parking lot along road with a 10' wide Type I planting and a 5' wide Type I planting on the north side of the parking lot.

Are any perimeter plantings required for the north, east or south sides of the development?

QUESTIONS - CIVIL

What implications will development in the floodplain have on this project?