

**Pre-Submission Conference Request for 7<sup>th</sup> Avenue Duplexes**

3602 7<sup>th</sup> Avenue SW, Olympia, WA

APN 12817430200

September 30, 2021

**Existing Conditions:**

The existing site is relatively flat, undeveloped and covered primarily with natural vegetation. The site is zoned PORM and is surrounded by parcels with the same zoning classification. The south property line abuts 7<sup>th</sup> avenue SE. City water and sewer is available in 7<sup>th</sup> Avenue, but not currently extended to the site.

**Proposal:**

We propose a complex of four duplex buildings on site with access from 7<sup>th</sup> Avenue. Each unit will be designed with 2 stories and a 2-car garage. A common driveway will serve each building. The first 150 feet of the common drive will serve as a fire lane for fire department apparatus. From that point a 150 foot long hose will reach all exterior walls of all buildings.