

ZONING & CODE INFORMATION

PER OLYMPIA MUNICIPAL CODE

<u>SITE</u>	ZONING: DB (DOWNTOWN BUSINESS) LOT: 100% IMPERVIOUS: 100%
<u>BUILDING</u>	HEIGHT: 75' 75' PLUS TWO STORIES 18.10.160 STATE CAPITOL HEIGHT DISTRICT HEIGHT = E-DK E= 160 (HEIGHT OF INSURANCE BUILDING) D= DISTANCE FROM INSURANCE BUILDING TO SITE = 2050' K = .025 HEIGHT = 160 – (2050X.025) <b>H = 108.75'</b> STORIES ABOVE 75' MUST BE STEPPED BACK 8' (18.06.100.4ci)
<u>MAX BUILDING COVERAGE</u>	NO REQUIREMENT
<u>MAX IMPERVIOUS SURFACE</u>	100%
<u>MIN. LOT AREA</u>	NO MINIMUM
<u>FRONT YARD SETBACK</u>	NO MINIMUM (UNLESS TYPE A OR B PEDESTRIAN STREETS)
<u>REAR YARD SETBACK</u>	NO MINIMUM
<u>SIDE YARD SETBACK</u>	NO MINIMUM

DESIGN GUIDELINES – DOWNTOWN DESIGN CRITERIA 18.120

<u>SUB DISTRICT</u>	BC – BUSINESS CORRIDOR  Substantial redevelopment is envisioned that adds human activity and upgrades the pedestrian routes between Downtown and the Capitol Campus. This will take the form of substantial, urban scale commercial, institutional, and mixed-use buildings with refined façades that complement Campus and Downtown Core buildings. Buildings will include active ground floor uses and inviting facades with weather protection. Enhancements to the streetscape to improve uniformity will include amenities such as lighting, paving, and landscaping to create a strong visual connection between the Campus and Downtown Core
<u>STREET CLASSIFICATION</u>	C STREETS AT BOTH FACADES (OMC 18.120.220 E)  Type C Streets typically include a defined edge at the back of the sidewalk (that is either a building, landscaping or pedestrian oriented space rather than an unscreened parking lot), and provide efficient pedestrian access to building entries  10' minimum sidewalk  Direct pedestrian walkway from sidewalk to building entries if not immediately adjacent to sidewalk  75' PLUS TWO STORIES

SOLID WASTE, SERVICE, MECHANICAL 18.120.260

<u>OPEN SPACE</u>	MULTIFAMILY (18.120.270) 100 SF PER UNIT OF 10% OF NET SF COMMON OUTDOOR SPACE MIN DEPTH = 15' MUST BE ACCESSIBLE TO ALL TENANTS
<u>PEDESTRIAN ORIENTED FACADES 18.120.460</u>	
<u>TRANSPARENCY</u>	75% OF GROUND FLOOR BETWEEN 2 AND 8 FEET EXCLUSIVE OF STORAGE AND SERVICE AREAS.
<u>WEATHER PROTECTION</u>	5' WIDE AWNING OVER 65% OF FAÇADE 8-15' ABOVE WALK
<u>GROUND FLOOR</u>	GROUND FLOOR HEIGHT OF 15' MIN '9 (OR DEMONSTRATE OTHER)

ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS)

<u>STORMWATER</u>	DIRECT CONNECTION TO CITY STORMWATER OIL AND WATER SEPARATOR @ PARKING GARAGE DOWNSPOUTS CONNECT TO STORM
<u>SEWER</u>	MAIN TO CONNECT AT STREET
<u>WATER</u>	MAIN TO CONNECT AT STREET SEPARATE FIRE LINE SEPARATE IRRIGATION METER FOR LANDSCAPING
<u>FRONTAGE</u>	ANTICIPATE FULL FRONTAGE IMPROVEMENTS. CURB, GUTTER, SIDEWALKS, STREET TREES
<u>STREET LIGHTING</u>	ENGINEERING WILL BE REQUIRED FOR INTERSECTIONS WITH LIGHT INSTALLED ON PROPERTY
<u>ELECTRICAL</u>	COORDINATION WITH PSE TO POLE OR SITE MOUNTED TRANSFORMER
<u>SOLID WASTE</u>	FRONT LOAD PICKUP FOR GARBAGE AND CARDBOARD. SIDE LOAD OR RECYCLE. CITY MAY PUSH FOR COMPACTOR

BUILDING CODE 1BC 2018

<u>OCCUPANCY CLASSIFICATION</u>	R2 (RESIDENTIAL MULTIFAMILY), S2 (PARKING GARAGE)
<u>SEPARATION</u>	1 HR SEPARATION BETWEEN R2/S2 (SPRINKLERED) 3 HR FOR HORIZONTAL SEPARATION FOR VA OVER
<u>BUILDING TYPE</u>	SUGGEST 5 STORIES TYPE VA (70' SPRINKLERED) OVER TYPE 1 OR 2.
<u>FIRE SEPARATION DISTANCE</u>	MIN 5' @ NORTH FOR 25% OPENINGS MIN 10' @ EAST FOR 45% OPENINGS MIN 15' 75% OPENING ALLOWED
<u>SPRINKLERED</u>	PROTECTED BUILDING REQUIRED FOR R2
<u>EGRESS</u>	ONE EGRESS STAIR THROUGH LOBBY, ONE DIRECT TO PUBLIC WAY. STAIRS TO BE 2 HOUR RATED TRACTION ELEVATOR WITH BACK UP GENERATOR AND PRESSURIZATION

WASHINGTON STATE ENERGY CODE

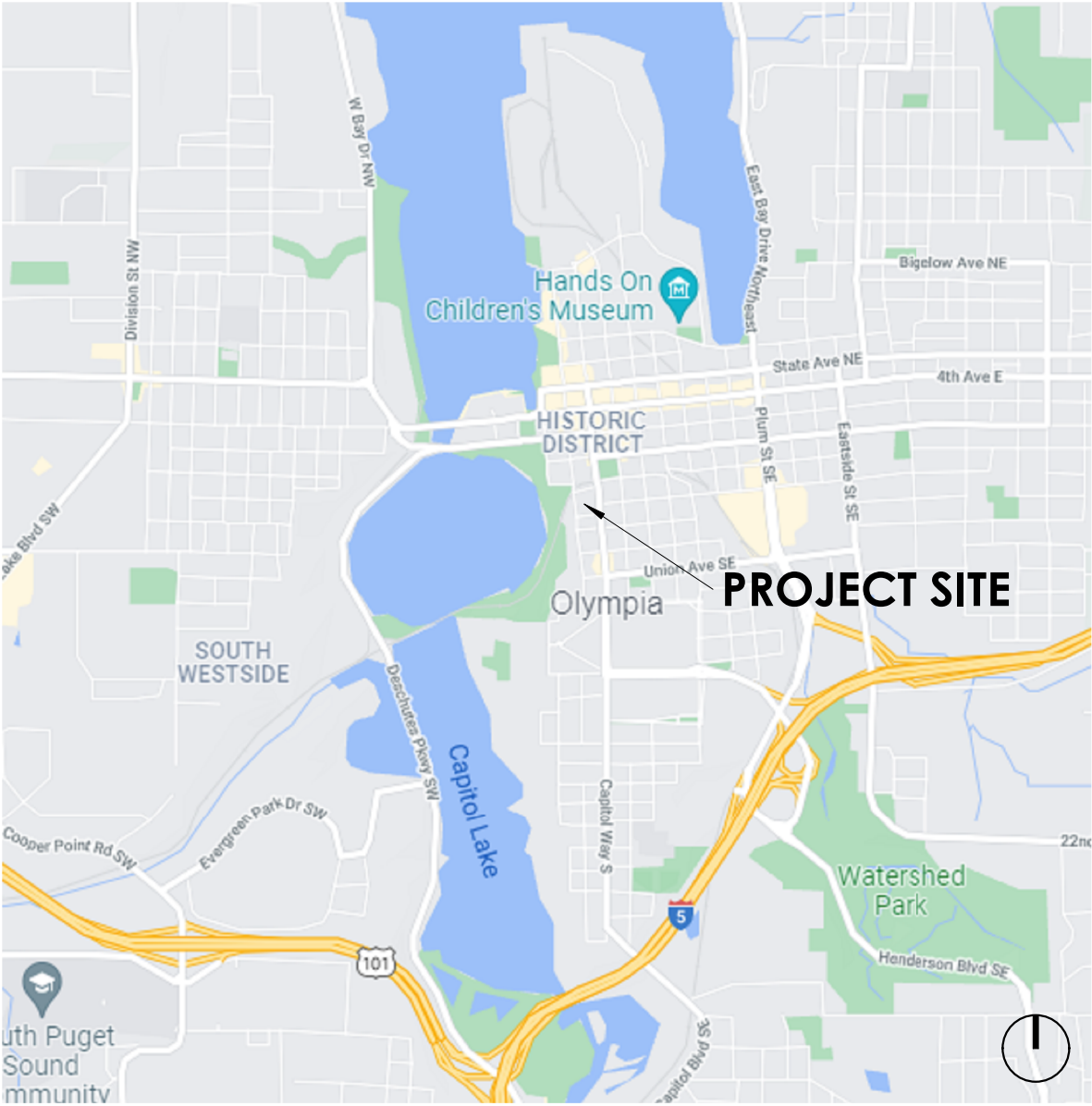
<u>BUILDING ENVELOPE</u>	CONTINUOUS INSULATION AT EXTERIOR WALLS DEDICATED OUTDOOR AIR WITH ENERGY RECOVERY
<u>ENERGY UPGRADES</u>	SOLAR PANELS LED LIGHTING HVAC EFFICIENCY PLUMBING FIXTURE LOW FLOW APPLIANCE ENERGY STAR OR BETTER

COLUMBIA FLATS  
798 COLUMBIA ST SW | OLYMPIA, WA

SCHEMATIC DESIGN | 11/03/21



VICINITY



CONTEXT LEGEND

- CIRCULATION
- ROUTE 13 (BUS): 15 MINUTE INTERVALS
  - ROUTE 620 (BUS): 1 HOUR INTERVALS
  - PEDESTRIAN ROUTES (HEAVY USE)
- CONTEXT
- SHORT BUILDING (<20' TALL)
  - MEDIUM BUILDING (21-35' TALL)
  - TALL BUILDING (>35' TALL)
  - OVERHEAD UTILITY LINE
  - TRAIN TRACKS
  - PARK
  - WATER
- SITE
- PROPERTY LINES
  - FOOTPRINT OF PROJECT SITE



1 SITE CONTEXT



SITE LEGEND

CONTEXT

SHORT BUILDING (<20' TALL)

MEDIUM BUILDING (21-35' TALL)

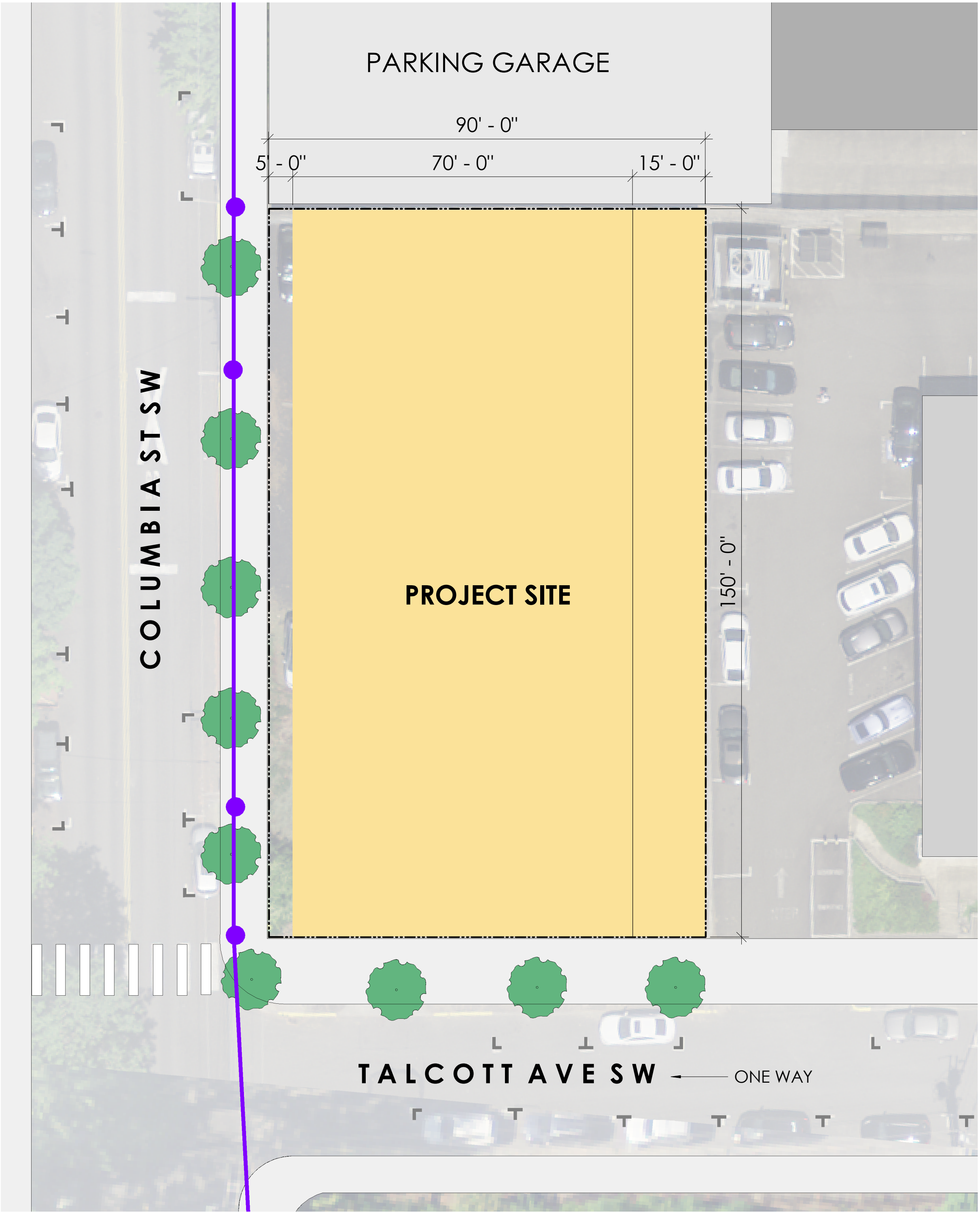
TALL BUILDING (>35' TALL)

OVERHEAD UTILITY LINE & UTILITY POLE

SITE

PROPERTY LINES

FOOTPRINT OF PROJECT SITE



1 SITE PLAN

0' 8' 16' 32'

UNIT COUNT

UNIT TYPE	# UNITS	TOTAL SF
1 BEDROOM ALCOVE	46	20,424 SF
1 BEDROOM	27	19,320 SF
2 BEDROOM	11	9,592 SF
TOTALS	84 UNITS	49,336 RENTABLE SF

GROSS CONDITIONED SF

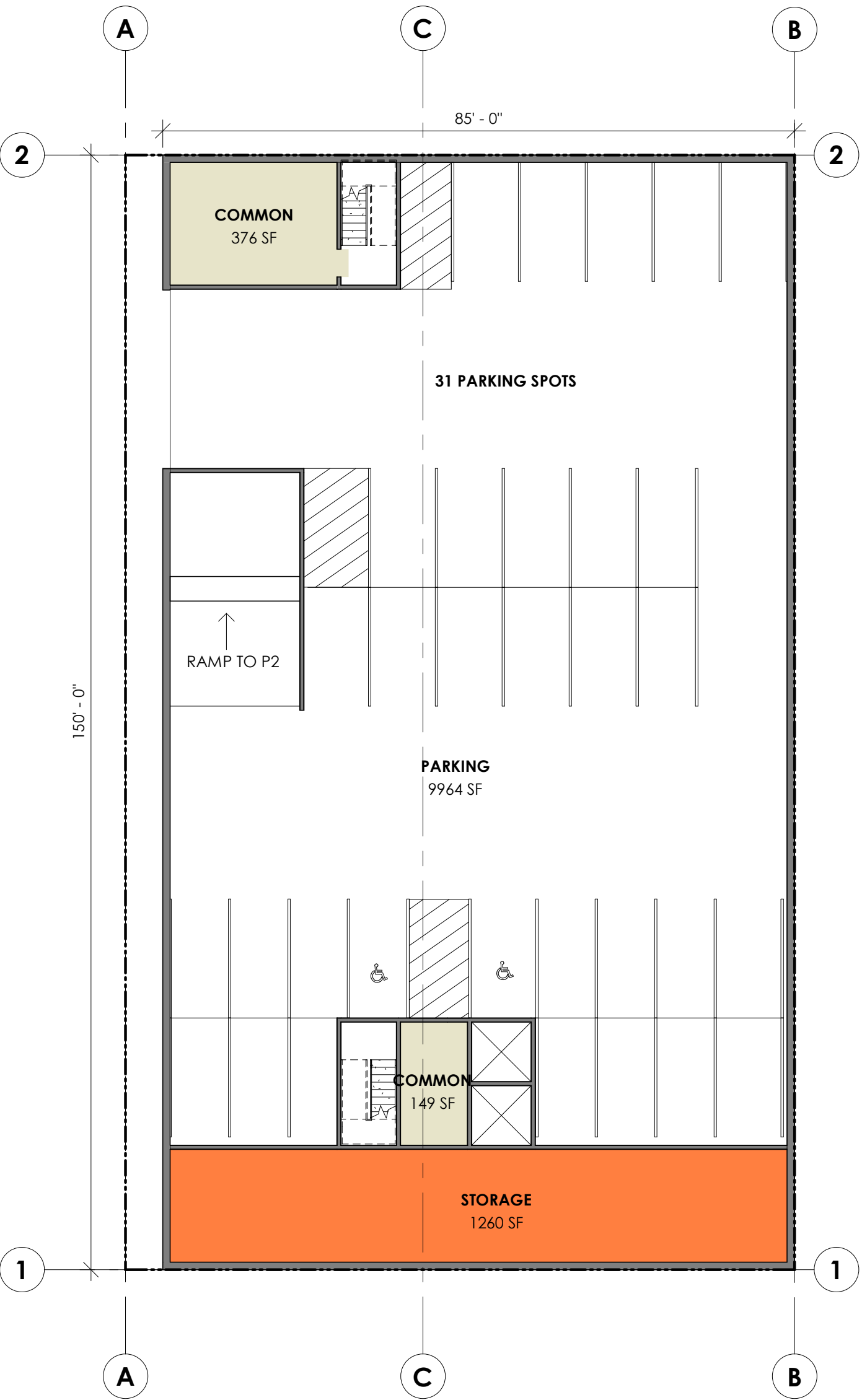
BEDROOMS, LOBBY, COMMON AREAS,  
GAME ROOM, FITNESS, STORAGE,  
STAIRS 67,085 SF

GROSS NON CONDITIONED SF

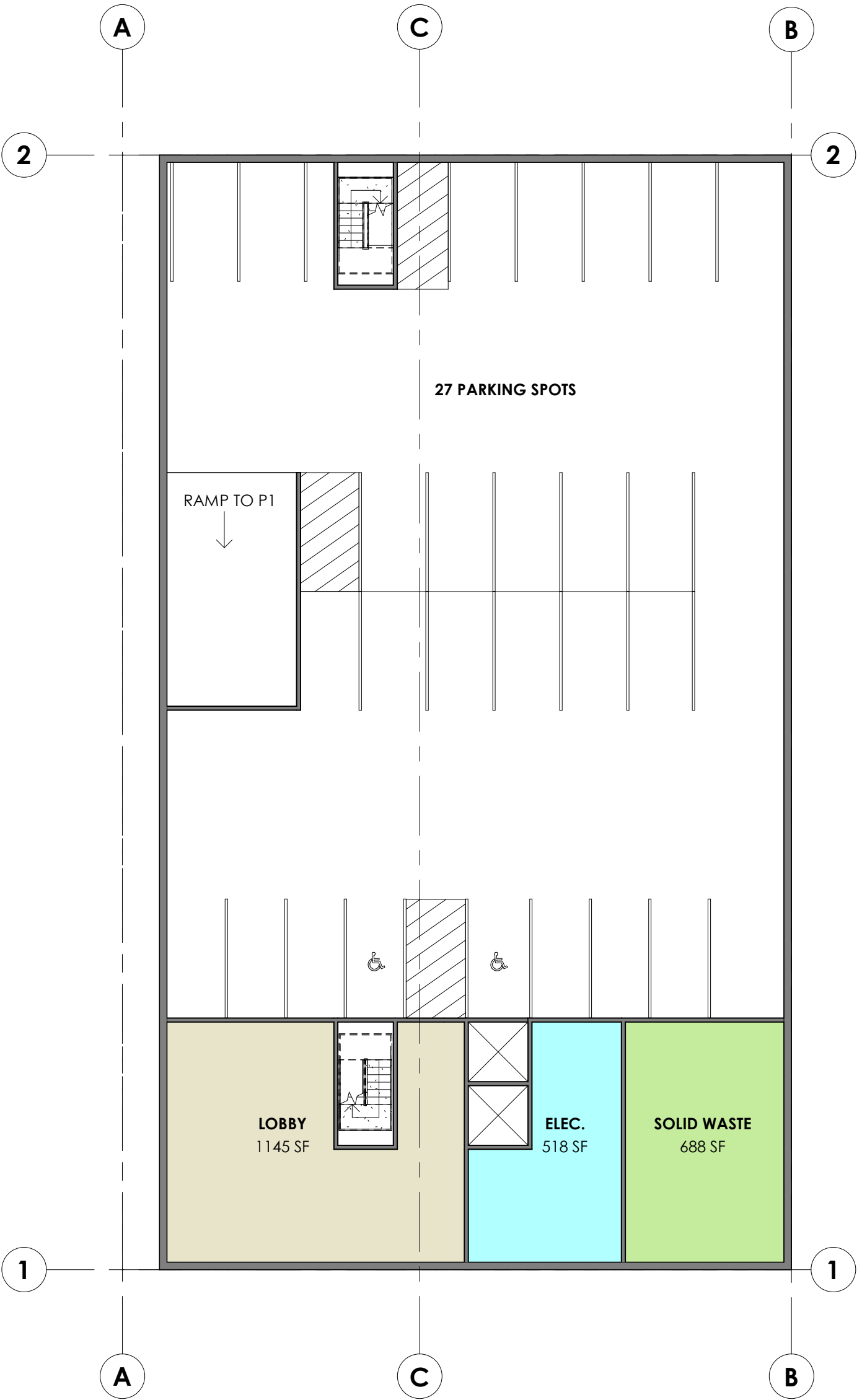
PARKING, ELECTRICAL,  
SOLID WASTE 21,415 SF

PARKING

58 PARKING SPOTS



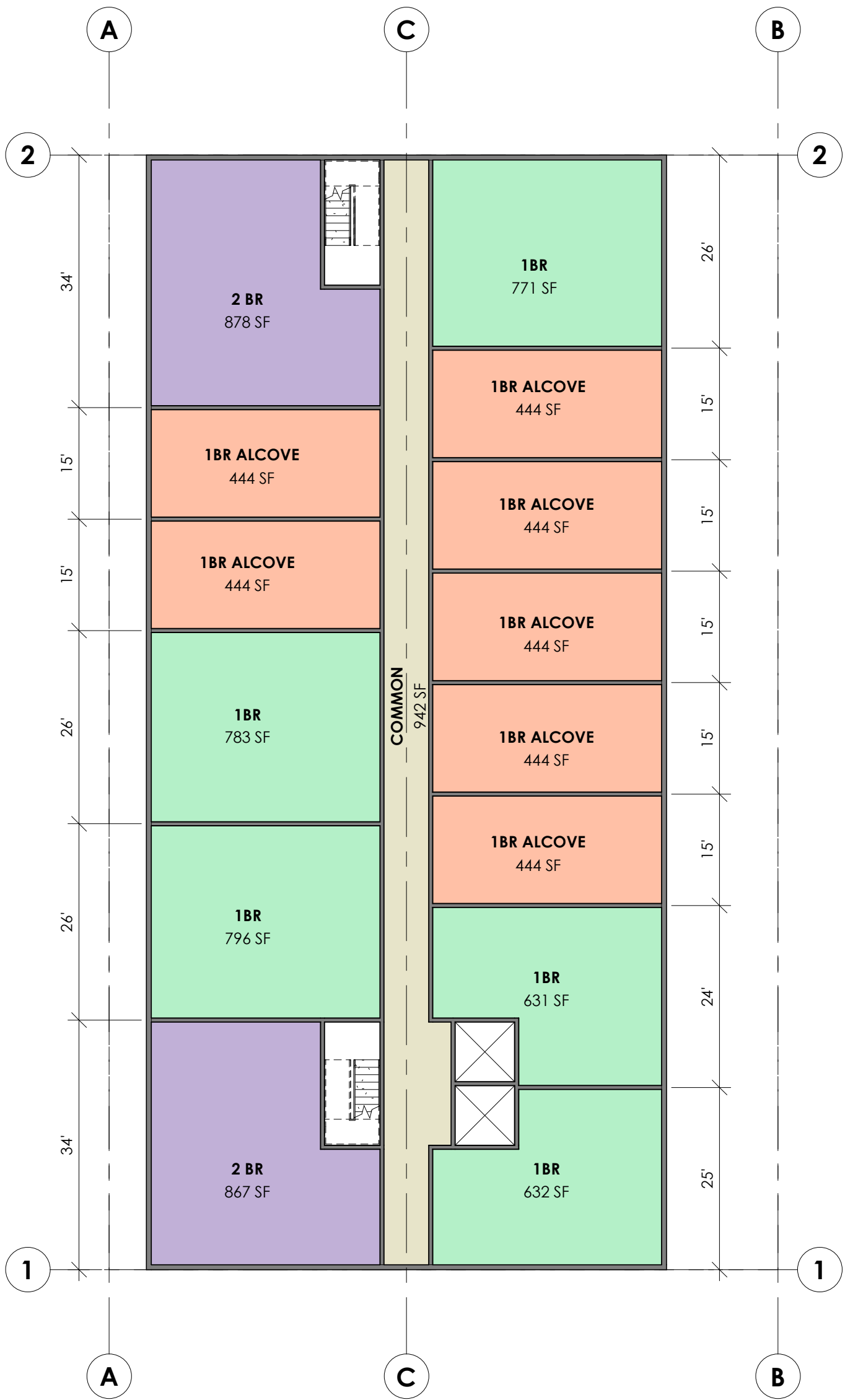
5 P1 0' 8' 16' 32'



1 P2 / GF 0' 8' 16' 32'



2 FLOOR 2 0' 8' 16' 32'



3 FLOOR 3-7 0' 8' 16' 32'

