



Project concept narrative
11/15/2021

Columbia Flats is a newly proposed eighty-four dwelling unit development located in the Downtown Business District. The downtown business district allows for a maximum height of 75' with two additional stories for residential developments. The building is also located in the State Capitol Height District and therefore has a maximum building height of 108.75 ft. per calculations outlined within 10.10.060 of the OMC.

Total gross square footage is 88,500 SF. The proposed building has three levels of Type 1 or Type 2 construction including a parking structure and one story of residential units. An additional five stories of Type VA construction residential units complete the buildings construction. Units consist of a mix of one bedroom alcove, one bedroom, and two-bedroom units located on the second through seventh levels. The proposed project also includes a fitness room and game room for residents to enjoy on the second floor. Additional open space will be studied to meet design requirements. This will most likely occur at a roof top deck.

The residential entrance to the lobby and solid waste access are located along Talcott St with access to the parking garage at the NW corner of the site along Columbia. The building is set back 5' along Columbia Street to provide clearance for existing utilities. Additional setbacks to the East and North of the site will be studied to provide openness to views at upper floors.