



April 9, 2018

Greetings:

**Subject: Docksider Flats – Shoreline Conditional Use Permit, Shoreline Substantial Development Permit and Land Use Approval Decision
File Numbers 17-4634**

The enclosed decision of the Olympia Hearing Examiner hereby issued on the above date may be of interest to you. This is a final decision of the City of Olympia.

In general, any appeal of a final land use decision must be filed in court within twenty-one (21) days. See Revised Code of Washington, Chapter 36.70C, for more information relating to timeliness of any appeal and filing, service and other legal requirements applicable to such appeal. In particular, see RCW 36.70C.040.

Please contact the City of Olympia, Community Planning and Development Department, at 601 4th Avenue East or at PO Box 1967, Olympia, WA 98507-1967, by phone at 360-753-8314, or by email cpdinfo@ci.olympia.wa.us if you have questions.

Sincerely,

Kenneth Haner
Office Specialist III

Enclosure

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DOCKSIDE FLATS (LAURANA),

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Urban Olympia V, LLC

Josh Gobel and Ron Thomas
Thomas Architecture Studio
525 Columbia Street S.W.
Olympia, Washington 98501

A Shoreline Substantial Development Permit, a Shoreline Conditional Use Permit, and land use approval to construct a three-story mixed-use building in the Urban Intensity shoreline jurisdiction.

210 State Avenue N.W., Olympia, Washington.

The Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and proposed use are **approved** subject to conditions requested by City Staff.

The Applicant proposes to construct a three-story mixed-use building commonly referred to as "Dockside Flats" but sometimes referred to as "Laurana", consisting of two upper floors of apartment units with the ground floor used for a restaurant, commercial offices, retail and parking. The project also includes a plaza between the building and Percival Landing. The project site is located at 210 State Avenue in the northwest corner of the intersection of State Avenue and Columbia Street. The site currently contains two vacant buildings previously

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1 occupied by Les Schwab. These buildings and existing parking will be removed as part of the
2 project.

3 A portion of the site lies within 200 feet of Budd Inlet and the project therefore requires a
4 Shoreline Substantial Development Permit as well as land use approval. In addition, the project
5 includes non-water oriented commercial uses within 100 feet of the Ordinary High Water Mark
6 of Budd Inlet and therefore also requires a Shoreline Conditional Use Permit.

7 The project site is located in the Urban Waterfront (UW) zoning district. Its designation
8 in the City Shoreline Master Program is Urban Intensity. Its land use designation in the
9 Comprehensive Plan is Urban Waterfront with High Density Overlay.

10 The project site is bounded by State Avenue to the south, Columbia Street to the East, a
11 multiple use trail immediately to the west and Percival Landing/Budd Inlet further west, a City-
12 owned sewer lift station to the northwest, and an alley and then City-owned parking area to the
13 north. The site lies within a neighborhood of commercial and public uses in close proximity to
14 Percival Landing and Budd Inlet.

15 The project proposes to demolish all existing buildings and construct a new three-story
16 mixed-use building with a total of 44 apartment units on the second and third floors, and ground
17 floor retail of 6,400 square feet plus 29 onsite parking stalls (together with 10 on-street parking
18 stalls). Other notable features include a public plaza to the west facing Percival Landing,
19 outdoor seating for a proposed restaurant, 10-foot wide sidewalks along State Avenue and
20 Columbia Street, a new transit stop along Columbia, and landscaping.

21 Prior to the public hearing on this application I undertook an independent site visit to
22 examine the project site and all surrounding land uses.

23 The public hearing commenced at 6:30 p.m., on Monday, April 2, 2018, in the City
24 Council Chambers in the City Hall. The City appeared through Cari Hornbein, Senior Planner
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1 along with other members of City Staff. The Applicant appeared through its architects, Josh
2 Gobel and Ron Thomas. A verbatim recording was made of the public hearing and all
3 testimony was taken under oath. Documents considered at the time of the hearing were the City
4 Staff Report (Exhibit 1), including all attachments, as well as two additional letters submitted
5 during the hearing from Larry Oline (Exhibit 2) and Bob Jacobs on behalf of Friends of the
6 Waterfront (Exhibit 3). In addition, Power Point demonstrations were provided by the City
7 (Exhibit 4) and the Applicant (Exhibit 5).

8 Ms. Hornbein's testimony followed her Staff Report and Power Point demonstration. Ms.
9 Hornbein finds that the project is consistent with the City's Comprehensive Plan, is in
10 compliance with the Unified Development Code, satisfies all building and construction
11 requirements including sea level rise and tree protection requirements, and complies with the
12 Engineering Design and Development Standards (EDDS).

13 The project is located within the Urban Waterfront zone. The intent of this zoning
14 district is to integrate multiple land uses in a waterfront area, enhance public access and use of
15 the shoreline, protect views, preserve a sense of openness on the waterfront and encourage
16 development consistent with the Shoreline Master Program. All proposed uses are allowed uses
17 within the UW zoning district.

18 The project site has a 35-foot height limit for buildings. This height limit is an absolute
19 height limit within those areas under shoreline management regulation. In areas outside
20 shoreline regulation this height limit can be exceeded for ancillary uses such as stairways,
21 elevator shafts, etc. The boundary for shoreline regulations runs roughly through the center of
22 the proposed building, with the west half of the building under SMA regulation and the east half
23 outside of regulation. The building has been constructed to satisfy the 35-foot absolute limit on
24 the west half of the building by placing all stairwells, elevator shafts, etc., on the east half. In
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1 addition, all such ancillary facilities have been placed as far east on the building as possible to
2 allow for the maximum waterfront view protection.

3 Ms. Hornbein explains that the project site is exempt from any required parking for
4 residential uses. Proposed commercial uses including retail, office and restaurant uses, require
5 34 parking stalls. This requirement is being met by the inclusion of 29 parking stalls within the
6 building and credit for 10 additional stalls along State Avenue, for a total of 39 parking spaces,
7 or five more than required. This led to questioning by the Hearing Examiner as to whether these
8 stalls should be limited to commercial uses only, precluding their use by residents. City Staff did
9 not object to such a condition but the Applicant asked that it not be imposed as it felt such a
10 restriction unnecessary and unduly burdensome on the proposed apartment units.

11 Ms. Hornbein noted that the project site lies within the Pedestrian Street Overlay District
12 and that both State Avenue and Columbia Street are Pedestrian A Streets. The project must
13 therefore satisfy enhanced requirements for wider sidewalks, street trees, landscaping, bike
14 parking, etc.

15 An important consideration in the approved design of the project was minimizing view
16 impacts. The building was moved east as far as possible to protect views from public rights-of-
17 way toward Budd Inlet, the Olympic Mountains and the Capitol Dome. Protection of views was
18 given consideration by the Design Review Board and it found that the final design protects and,
19 in fact, enhances scenic vistas.

20 The site is located within 1,000 feet of Budd Inlet and must therefore undertake a Habitat
21 Management Plan unless this requirement is waived by the Washington Department of Fish and
22 Wildlife (WDFW). WDFW has determined that a Habitat Management Plan is not required.

23 The project site is also within the Sea Level Rise Flood Damage Area and must flood
24 proof structures to 16 feet elevation. The finished floor elevation will be 14 feet 6 inches, thus
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1 requiring approximately 2 feet of flood protection. This will be accomplished through "dry flood
2 proofing", that is, the use of raised sills and temporary barriers, all in compliance with Chapter
3 16.80 OMC.

4 As earlier noted, approximately half of the site falls within Shorelines jurisdiction. The
5 project site is designated as Urban Intensity in the City's Shoreline Management Program (SMP).
6 Within this designation non-water oriented uses are not allowed except as part of a mixed use
7 development. As this project proposes a mix of uses the non-water oriented commercial uses are
8 therefore allowed subject to a Shoreline Conditional Use Permit. The project will therefore
9 require both a Shoreline Substantial Development Permit and a Shoreline Conditional Use
10 Permit. As previously mentioned, the project is subject to an absolute 35-foot height limit for
11 that portion within SMA jurisdiction and is also subject to a 30-foot setback from the OHWM.
12 Ms. Hornbein concludes that the project will satisfy these requirements; will protect and enhance
13 waterfront views; and will satisfy the "no net loss" provisions of the City's SMP.

14 In conclusion, Ms. Hornbein finds that the project, as conditioned, meets all requirements
15 of the Comprehensive Plan, the Development Code, the Engineering Design and Development
16 Standards, and the Shoreline Master Program.

17 Following Ms. Hornbein's testimony the Applicant's architect, Josh Gobel, provided some
18 additional testimony in support of the application. Mr. Gobel explained that the project includes
19 an unusual split building design to preserve the continued use of the public alley running through
20 the project site. To allow this continued use the western third of the building is physically
21 separated from the east two-thirds on the ground floor level, creating a breezeway between the
22 two portions of the building where the alley is currently located. Protection of the alleyway is
23 not required for the upper stories and hence the two portions of the building will be united on the
24 second and third floors. Mr. Gobel also confirmed that the final design of the building is
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1 intended to maximize preservation of views by placing the entire building as far east as possible
2 and by moving all of the highest elements (stairwells, etc.) to the east boundary of the building.

3 Currently located just northwest of the project site is a City-owned sewer facility. This
4 facility poses several unique challenges to the project, as it must be designed around this facility
5 and must also recognize occasionally unpleasant odors emanating from it. The proposed design
6 includes additional landscaping to mask the sewer facility and minimize its impacts. The
7 Applicant is currently in negotiations with the City to gain public access through this property.
8 The Applicant is also working to arrange for a mural along the City's building to replace the
9 current mural on the building slated for demolition.

10 Mr. Gobel concluded his testimony by noting that the project has been designed with
11 requirements of the Pedestrian Overlay District in mind and the building has been designed to
12 look like an "Olympia" building, that is ,with vertical lines similar to much of Olympia's
13 commercial buildings.

14 Following the Applicant's testimony the hearing was opened to public comment. The
15 only person wishing to speak was Bob Jacobs on behalf of Friends of the Waterfront. Mr. Jacobs
16 also presented his testimony in writing (Exhibit 3). As noted in Mr. Jacobs' written testimony,
17 the Friends of the Waterfront support this project and applaud the final design and its efforts to
18 avoid view impacts along the waterfront.

19 The only public opposition expressed to the project has been written concerns expressed
20 by two individuals that the project does not provide enough parking, but as earlier noted the
21 project is exempt from residential parking and provides for more than the required number of
22 parking stalls for commercial uses.

23 In summary, the project has been found by City Staff to comply with all requirements and
24 has been well received by the public including the Friends of the Waterfront. I therefore
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1 conclude that the project has met the requirements for a Shoreline Substantial Development
2 Permit, Shoreline Conditional Use Permit, and land use approval subject to the conditions
3 requested by City Staff.

4 Accordingly, I make the following:

5 **FINDINGS OF FACT**

6 1. The Applicant, Urban Olympia V, LLC, requests a Shoreline Substantial
7 Development Permit, a Shoreline Conditional Use Permit, and land use approval to demolish the
8 existing structures at 210 State Avenue N.W., and replace them with a three-story mixed-use
9 building with two floors of apartment units over ground floor commercial and office space. The
10 project also includes on-site and on-street parking, outdoor seating, and a plaza between the
11 building and Percival Landing.

12 2. Any Findings of Fact contained in the foregoing Background section are
13 incorporated herein by reference and adopted by the Hearing Examiner as his own Findings of
14 Fact.

15 3. Pursuant to the State Environmental Policy Act, the City as lead agency issued a
16 Determination of Nonsignificance on March 12, 2018. No appeals were filed.

17 4. Notification of the public hearing was mailed to the parties of record, property
18 owners within 300 feet and recognized neighborhood associations, posted on the site and
19 published in The Olympian in conformance with Olympia Municipal Code 18.78.020.

20 5. City Staff recommends approval of the Shoreline Substantial Development
21 Permit, the Shoreline Conditional Use Permit, and land use subject to conditions set forth in the
22 Staff Report.

1 6. The Staff Report, at pages 1-3, contain additional Findings related to the property,
2 the project, and the review undertaken by City Staff. The Hearing Examiner has reviewed those
3 Findings and adopts them as his own Findings of Fact.

4 7. The Staff Report, at pages 3 and 4, contain Findings related to project's
5 consistency with the City Comprehensive Plan. The Hearing Examiner has reviewed those
6 Findings and adopts them as his own Findings of Fact.

7 8. The Staff Report, at pages 4 and 5, contain Findings related to the project's
8 compliance with the City's Shoreline Master Program (SMP). The Hearing Examiner has
9 reviewed those Findings and adopts them as his own Findings of Fact.

10 9. The Staff Report, at page 5, contains Findings related to the project's compliance
11 with Chapter 18.60 OMC regarding tree densities and tree protection. The Hearing Examiner
12 has reviewed those Findings and adopts them as his own Findings of Fact.

13 10. The Staff Report, at page 5, contains Findings related to the project's compliance
14 with Chapter OMC 16.80 relating to Sea Level Rise and Flood Damage Prevention. The
15 Hearing Examiner has reviewed those Findings and adopts them as his own Findings of Fact.

16 11. The Staff Report, at page 6, contains Findings related to the project's compliance
17 with Chapter 18.06 OMC relating to Commercial Districts, including setbacks, height limits, etc.
18 The Hearing Examiner has reviewed those Findings and adopts them as his own Findings of
19 Fact.
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21 12. The Staff Report, at page 6, contains Findings related to the project's compliance
22 with Chapter 18.16 OMC relating to the Pedestrian Street Overlay District. The Hearing
23 Examiner has reviewed those Findings and adopts them as his own Findings of Fact.
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1 13. The Staff Report, at pages 6-8, contain Findings related to the project's
2 compliance with the City Shoreline Regulations, Chapter 18.20 OMC. The Hearing Examiner
3 has reviewed those Findings and adopts them as his own Findings of Fact.

4 14. The Staff Report, at page 8, contains Findings related to the project's compliance
5 with the City's Critical Areas Ordinance, Chapter 18.32 OMC. The Hearing Examiner has
6 reviewed those Findings and adopts them as his own Findings of Fact.

7 15. The Staff Report, at page 8, contains Findings related to the project's compliance
8 with the City's Landscaping and Parking Ordinances, Chapters 18.36 and 18.38 OMC. The
9 Hearing Examiner has reviewed those Findings and adopts them as his own Findings of Fact.

10 16. The project was reviewed for concept design by the Design Review Board on
11 December 14, 2017. The Board has recommended approval with conditions as set forth in
12 Attachment 10 to the Staff Report. Detail design review will occur prior to building permit and
13 issuance.

14 17. The project has been reviewed for compliance with the EDDS relative to traffic,
15 water, stormwater, wastewater, and solid waste and has been found to be compliant except for
16 the undergrounding of overhead lines for which the Applicant has been granted a deviation.
17 Conditions of approval have been imposed by City Staff to assure full compliance with EDDS.

18 18. Minor public concerns have been expressed over the amount of parking for the
19 project but otherwise there has been no public opposition and Friends of the Waterfront have
20 expressed their support for the project.

21 Based upon the foregoing Findings of Fact, the Hearing Examiner makes the following:
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CONCLUSIONS OF LAW

1. The Hearing Examiner has jurisdiction over the parties and the subject matter.
2. Any Conclusions of Law contained in the foregoing Background section or
foregoing Findings section are incorporated herein by reference and adopted by the Hearing
Examiner as his Conclusions of Law.
3. The requirements of SEPA have been met.
4. A Shoreline Substantial Development Permit is required for the proposed use of
this site.
5. A Shoreline Conditional Use Permit is also required for the proposed use of this
site.
6. The site's designation in the Shoreline Master Program is Urban Intensity.
7. The project, as conditioned, complies with the policies and regulations of the
SMP, including those for the Urban Intensity Shoreline.
8. The project, as conditioned, meets all of the requirements for a conditional use.
OMC 18.20.667
9. The project, as conditioned, meets all requirements of the SMP of the
Comprehensive Plan, the SMA and all of the shoreline regulations. Chapter 18.20 OMC
10. The project, as conditioned, complies with the Olympia Unified Development
Code.
11. The project, as conditioned, is consistent with Critical Areas requirements,
Chapter 18.32 OMC.
12. The project, as conditioned, complies with the Engineering Design and
Development Standards (EDDS).

13. The requested Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and land use should be **approved** subject to the conditions recommended by City Staff.

DECISION

The Applicant's request for a Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, and land use approval shall be **approved** subject to the following:

CONDITIONS

1. Development shall be substantially as shown on the architectural site plan (Sheets A100, dated February 7, 2018). This plan shall be attached to the engineering and building permit plans at the time of submittal.

2. The boundary line adjustment (Case No. 17-4666) shall be recorded with Thurston County prior to building permit issuance (including foundation-only permit).

3. Bike parking shall meet the standards of OMC 18.38.220(c). All bike parking locations shall be shown on permit plans and clearly demonstrate compliance with these standards. Signage shall be provided in all locations where the customer entry is more than 50' from the required bicycle parking space or when the required bicycle parking space cannot be seen from the customer entry.

4. Construction pursuant to the shoreline substantial development and conditional use permits shall not begin prior to 21 days from the date of filing as defined in RCW 90.58.140(6) and WAC 173-27-130, or until review proceedings initiated within 21 days from the date of such filing have terminated.

1 5. Per WAC 173-27-090(2), construction activities shall commence within two years
2 of the effective date of the shoreline conditional use permit. The local government may
3 authorize a single one-year extension based on reasonable factors, if a request for extension has
4 been filed before the expiration date and notice of the proposed extension is given to parties of
5 record and the Department of Ecology.

6 6. The following conditions apply to public access provided under OMC 18.34.450:

- 7 a. Public access provisions shall run with the land and be recorded via a legal
8 instrument such as an easement prior to certificate of occupancy;
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10 b. Public access areas shall be constructed and available for public use at the
11 time of occupancy;
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13 c. Signage shall be installed in conspicuous locations indicating the public's
14 right of access and hours of access; and
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16 d. Maintenance of the public plaza shall be the responsibility of the property
17 owner, unless an accepted public or non-profit agency assumes
18 responsibility through a formal agreement recorded with the Thurston
19 County Auditor.

20 7. The Applicant shall submit for detail design review prior to or at the time of
21 building permit submittal. The following items shall be addressed in the submittal materials:

- 22 a. Provide lighting in the plaza and outdoor seating area on the west side of
23 the building;
24
25 b. Provide an alternative paving pattern/texture between the roll-up doors
and curb along Columbia Avenue; and

1 c. Revise the landscape plan to address the following:

- 2 1. Unless the Skyrocket juniper is going to be pruned, replace with a
3 smaller tree;
4 2. Add climbing vines to the metal trellis on the south side of the
5 building;
6 3. Add street trees along Columbia Street;
7 4. Use larger street trees (as large as possible in close proximity to
8 power lines); and
9 5. Provide additional landscaping, for example, planting beds at the
10 intersection of State Avenue and Columbia Street, and containers
11 and/or pots on the east side of the building.
12

13 d. Revise the architectural plans to address the following:

- 14 1. Add details and lighting to the blank wall on the north elevation at
15 the solid waste room;
16 2. Evaluate the canopy over the apartment lobby entrance (maximum
17 height of 12'), and possibly tie in with a canopy over the roll-up
18 doors and bicycle parking; and
19 3. Evaluate the need for additional lighting on the north side of the
20 building; add if warranted for pedestrian safety.
21

22 8. A final landscape plan, prepared in accordance with OMC 18.36, shall be
23 submitted for review and approval at the time of engineering permit application submittal, and
24 address the following items:
25

- a. Depict all utility lines, hydrants, poles, mechanical equipment, etc., on the landscape plan. Where conflicts occur, adjust the location of trees and/or these elements; and
- b. Provide the following information on a separate worksheet: cost estimate for the purchase, site preparation, installation, and 3-years of maintenance of all landscaping and irrigation.

9. Pursuant to 18.40.080.C.7, construction activity is restricted to the hours between 7:00 a.m. and 6:00 p.m.

10. A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation including street trees prior to issuance of the certificate of occupancy. The bond amount shall be 125% of the cost estimate submitted with the landscape plan and approved by the City.

11. The engineering permit application shall comply with the 2016 Engineering Design and Development Standards (EDDS) and the 2016 Drainage Design and Erosion Control Manual (DDECM). Engineering construction plans shall address the following conditions prior to permit issuance:

- a. It shall be noted that the wastewater entering the lift station adjacent to this project displaces air through an existing 20-foot high vent stack. The frequency and duration of the gases is unknown. With a change to residential and retail land uses in close proximity to (and above) the lift station, odors inherent to wastewater may periodically be unacceptable to

1 residents and tenants. The Applicant may install an odor abatement
2 system at their cost as part of the project. The system may be located on
3 City property and turned over to the City for ownership and maintenance.
4 Details will need to be agreed upon by the Applicant and the Utility.
5 However, installation of odor control does not ensure elimination of odors,
6 nor will the City take responsibility for potential odors;

- 7
- 8 b. Existing overhead power and other private utilities shall be underground
9 along the project's street frontage, per EDDS 2.070, unless a deviation to
10 the standards is approved by the City Engineer;
- 11 c. An EDDS deviation request shall be submitted if proposed street tree
12 grates are different than the four-foot standard specified in Chapter 4,
13 EDDS;
- 14 d. The State Avenue ramp at Columbia Street shall be designed to align with
15 a future bulb-out configuration on the southwest corner of the intersection;
16 and
- 17 e. The lighting plan shall be updated at the time of engineering permit
18 submittal to include LED fixtures. Lighting calculations per the EDDS
19 shall be included in the plan set. Street lighting shall be added or
20 relocated based on the results of the lighting plan.
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22 12. The Applicant shall provide for the waste management/recycling for collection of
23 all solid waste generated on the site, designed to Chapter 8 of the EDDS and subject to the
24 following conditions:
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- 1 a. Street-side placement of garbage and recycling containers by the building
2 occupant/management will be required. The actual location and container
3 positioning will be determined when the containers are delivered and
4 adjusted as necessary during the first couple of collections; and
5 b. Overhead clearance for the front-load truck shall be 25 feet where the
6 containers are emptied. The existing power lines may prohibit collection
7 near the solid waste door on the sidewalk.
8

9 13. If contamination of soil or groundwater is encountered during site work and
10 construction, the Applicant shall notify the Department of Ecology's Environmental Report
11 Tracking System Coordinator for the Southwest Regional Office at 360-407-6300.

12 14. A right-of-way obstruction permit shall be obtained from the City prior to any
13 work at the public right-of-way.

14 15. Right of Way Performance Bond - Bonds or other allowable securities will be
15 required by the City to guarantee the performance of work within the subject site and rights-of-
16 way, or maintenance of required public infrastructure intended to be offered for dedication as a
17 public improvement. See both EDDS Section 2.030.F and Volume 1 Section 2.6.1 of the 2016
18 DDECM for more information.

19 16. Fire sprinklers and standpipes are required for this project. The fire line must go
20 vertical once inside the building until it reaches the proposed location of the riser room.
21

22 17. The sprinkler fire department connection (FDC) may be wall mounted at a
23 location to be approved by the Fire Department.

24 18. An exterior sprinkler control valve is required.
25

1 19. Street tree and on-site tree species and locations will be determined at the time of
2 engineering and landscape plan review.

3 20. A fee in lieu of planting the minimum tree density will be determined at the time
4 of engineering and landscape plan review at a rate of \$380.00 per tree.

5 21. Necessary tree protection measures will be determined at the time of engineering
6 plan review of existing on-site trees and street trees to remain during construction.

7 22. A signed Inadvertent Discovery Plan (IDP) which outlines how the project
8 proponent and site crew will respond in the event that archaeological resources are uncovered
9 during the course of project work should be submitted by the Applicant at the time of
10 engineering plan submittal. An approved IDP template will be provided to the Applicant by the
11 City of Olympia. The signed IDP will be reviewed at the preconstruction meeting and shall be
12 maintained at the project site and available for inspection for the duration of excavation and
13 construction.
14

15 23. Demarcate the property line in the concrete (e.g., score line or contrasting paving)
16 where the City and private property meet along Percival Landing.

17 24. To maintain safety and visibility, the Applicant shall coordinate with the Public
18 Works and Parks departments regarding the proposed mural on the pump station enclosure.

19 25. Addressing shall be per the attached floor plan with the exception that the retail
20 space on the corner will be addressed as either 203 Columbia St. NW or 201 State Ave NW,
21 depending on which door is used as the main entrance.
22

23 26. The project shall comply with the City of Olympia Construction Codes as adopted
24 through the Olympia Municipal Code, OMC 16.04, as follows:
25

- 1 a. A City of Olympia demolition permit shall be obtained for the removal of
2 existing buildings or portions of buildings and remodels. The Applicant
3 shall submit an application to the Olympic Regional Clean Air Agency
4 (ORCAA) prior to application and issuance of a demolition permit;
5
6 b. The project shall comply with the provisions of accessibility as required
7 by the International Building Code and ICC ANSI 117.1.2009;
8
9 c. The project is subject to the provisions of the Sea Level Rise Ordinance as
10 adopted through the Olympia Municipal Code, Chapter 16.80;
11
12 d. A soils report is required to address soils conditions and all foundation and
13 building design criteria per the International Building Code; and
14
15 e. Parking shall be installed to address the provisions of the IBC for
16 electrical vehicle charging pursuant to Washington State Amendments
17 Chapter 427.

18 27. Impact fees shall be paid prior to building permit issuance.

19 DATED this 6 day of April, 2018.

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Mark C. Scheibmeir
City of Olympia Hearing Examiner

RECONSIDERATION/APPEAL

21 The approved variance is a final decision of the City. Any party may file a Motion for
22 Reconsideration within 10 days of service of this decision in accordance with OMC 18.75.060.
23 Appeals shall be made to Superior Court pursuant to provisions of Chapter 36.70C RCW. The
24 filing of a Motion for Reconsideration is not a prerequisite for seeking judicial review. If a
25 Motion for Reconsideration is filed, the time for filing an appeal shall not commence until
disposition of the Motion.

*Findings of Fact, Conclusions of Law
and Decision - 18*

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