

City of Olympia Land Use Review Comments – Phasing

Responses in **RED**.

See Attached Phasing Axonometric for initial phase

a. Phase 1 site work:

- i. Includes only the south half of restoration. Remaining restoration could be out 10 years. Please identify where in the environmental documents this is addressed and what approach is anticipated for this long term phased approach. A memo addressing this would be particularly helpful from the environmental team.

**RESPONSE:**

The Applicant has revised the phasing plan to complete the shoreline restoration in a single phase (Phase 1).

- ii. Phase 1 site work will add the parking garage and structural retaining walls for the plaza under buildings 2 and 3 but not building 1. Is that accurate? If so, please clarify the conditions of this area under building 1 during this phase:

**RESPONSE:** Correct Phase one will add parking garage and retaining walls for plaza under building 2 & 3 only.

- Area where building 1 will be located will be graded as needed for site preparation and restoration.
- Access Ramp and trail down to parking garage level will be constructed.
- Temporary asphalt base access drive (to meet EDDS standards) from ramp to parking garage will be constructed until building 1 begins construction.

1. Need a clearer picture of what the 10 years following completion of phase 1 building (buildings 2 and 3) but before construction of phase 3 (building 1) will look like adjacent to building 2 (south side).

- a. Will the land under building 1 be dirt? Flat? Paved?

**RESPONSE:** Land will be dirt and mostly flat / existing to remain, with temporary asphalt access drive. Erosion control measures will be in place until Phase 3 can begin.

- b. Will this still be the primary vehicular access for all residents in buildings 1-4...assume so.

**RESPONSE:** Yes, primary access will be from the south ramp and the temporary asphalt access drive

- c. Will there be a wall against west bay drive with a 26' drop off? Will there be a railing - assume so.

**RESPONSE:** The existing grade at building 1 will remain as-is, slope to be maximum 2:1, with erosion control measures No railing will be constructed. If grade change from ROW is greater than 30" the temporary fencing will be erected as needed.

2. What does the north side of the building (3) look like in this phase?  
**RESPONSE:** See attached Phasing Axonometric Diagrams for North and South Elevations.

Where building phase 2 happens, but not for 5 years?

- a. Will this be dirt? Concrete?

**RESPONSE:** Adjacent future phases will be dirt with temporary asphalt access drive to North and South Ramps.

- b. Will there be a retaining wall against West Bay Drive or not dug out yet?

**RESPONSE:** Retaining walls will only occur at constructed phases. Remaining future phase areas will be dirt slope maximum 2:1, with erosion control measures.

- c. Will the parking garage be open air on the north side?

**RESPONSE:** North and South sides of parking garage will be open air, with black vinyl coated chain link fence with PVC slats.

- d. Will there be vehicular access through the site? Assume so, but not clear. With construction fencing surrounding the drive aisle?

**RESPONSE:** Vehicular access for residents will be to a temporary asphalt access drive from south ramp and to north ramp. No fencing will be constructed along the temporary asphalt access drive.

Emergency response vehicles will have access via the Promenade/Trail.

- e. If the trash compactors are to be in their final location with building phase 1 – how will people get garbage to this location?

**RESPONSE:** Trash compactors will be installed in the location per design drawings. Access to trash compactors will be via the temporary access drive. Property management stall will have trash bins to transport mobile collection bins to the compactors.

3. How is fire access affected by the phasing?

- a. It is understood that the promenade/trail will be paved (although the Development agreement says gravel on phase 2 prior to phase 2 completion). Please confirm.

**RESPONSE:** Emergency response vehicles will have access via the Promenade/Trail. The entire trail along with North and South access ramps to be constructed with Phase 1.

- b. If the phase line runs directly on the edge of building 3, how will fire access be provided to the north side of this building?

**RESPONSE:** Emergency response vehicles will have access via the Promenade/Trail, as well as access off West Bay Drive. A temporary gravel hammerhead turn around can be provided at the temporary asphalt access drive at the North

and South sides of the initial phase as needed per fire marshal

- i. Maybe the phasing line has moved north so that the plaza / vehicular access is provided at this upper level?

**RESPONSE:** Phasing line has not moved. Primary access at Plaza level from West Bay Drive provides partial access for Emergency Response Vehicles. See fire access plan pages A13 for reference.

- c. Similar question for the south side of building 2. Unclear where the edge of plaza will be and if trucks / aid is accessible at the plaza level of this side of the building during this phase.

**RESPONSE:** See response above for both North and South side access.

- iii. When will dedication / ROW vacation for the trail occur in this timeline? There seems to be a wide range of possibilities here, from before any permits are issued to possibly 15 years from now when construction is complete.

**RESPONSE:** Trail dedication and ROW vacation will occur with Phase 1 site development, as trail construction is to be completed in Phase 1 per the DA. The waterfront trail will be open to the public upon completion of Phase 1 except during periods of active adjacent site or building construction.

- b. Phase 2 site work occurs (presumably) before phase 2 building (buildings 3 and 4).

- i. Is phase 1 site work to be completed before beginning phase 2 building?

**RESPONSE:** Yes, Phase 1 sitework to be complete prior to start of Phase 2 building.

- ii. Is phase 2 site work to be completed before start of phase 2 building?

**RESPONSE:** Phase 2 sitework to be partially complete prior to start of Phase 2 building, then fully complete at end of Phase 2 construction.

- iii. How will compactor location be affected by phase 2 building construction? Presumably, during building phase 2 construction access to the compactor would be through an active and massive construction site. Please clarify anticipated approach to this.

1. Will there be a temporary location during construction or will construction not significantly affect access to the compactors?

**RESPONSE:** Compactors to be temporarily relocated to Phase 3 site during construction of Phase 2. Once Phase 2 site work is complete compactors will be re-located back to final location as designed. Access to temporary compactor location will be reviewed and approved by City of Olympia Solid Waste Department prior to building of phase 2.

2. Will garbage trucks be able to access the compactors with ease during construction?

**RESPONSE:** Access for garbage trucks will be provided and easily accessible. Final coordination to be addressed during Phase 2 permit submittal & review.

- iv. Is vehicular flow through the site (through the parking garage) to be 1 or 2 way. What about during phase 2 building construction? Or phase 3 (building1).

**RESPONSE:** Vehicular access and flow through the site is to be 2-way. Temporary access may re-direct circulation during construction phases, and will be submitted for review and approval at each phase.

I recognize these seem somewhat detailed in nature, that's a fair. The phasing timeline is also very long thus we need to make sure each phase can stand on its own in terms of providing services. I appreciate your willingness to address these types of questions. I am hopeful these questions give you an understanding of what we are struggling with and that you can provide us with some clarity on these types of topics. A site plan showing each phase independently would be particularly helpful, but not essential.