



2000 24th Ave. NW, Olympia, WA 98502

Project Overview

This proposed West Olympia project is a new residential community in Thurston County, Washington within the Urban Growth Area of the City of Olympia. It will create 34 lots through the County's Planned Residential Development (PRD) regulation process. The parcels of land in the PRD are intended to be fee simple, saleable lots. The applicant has elected to apply for review for adherence to PRD standards and regulations in order to provide a finished neighborhood for eventual residents that benefits from the intents of PRD as listed in section 23.56.020 Thurston County Code ("TCC"). Efficiency and flexibility in placement and size of home lots, use types, roadways, common spaces, off-street parking, etc. is made possible by way of PRD review. The efficiencies created during this phase of the project will allow for further efficiencies to be realized at later stages of civil and home construction. As collaborative efforts are made to meet the intents of the PRD, the end result should be a comfortable, well-designed neighborhood that is accessible to those from a broad range of lifestyles and incomes. It is also the intent of the applicant to implement certain low impact development tactics. Such strategies will be touched on below.

The PRD application procedure, as referenced above, provides the flexibility to develop a neighborhood that meets more than simply a need for housing. The plan and design of the neighborhood aims to develop a sense of community and belonging that can be lacking in more common subdivision designs. The orientation of the residences around central, amenity-laden common areas and green-ways aims to bolster the social, cultural, and environmental capital of the neighborhood by connecting residents to one another and their surroundings. Providing the opportunity for genuine interpersonal connection between neighbors is at the heart of this project. The project is timely and relevant as people are looking for more genuine and organic connection after years of "social distancing" and an over-abundance of digital connection associated with the Covid-19 response. This housing project responds timely to the desire to reconnect in a more authentic way. This connectivity, when coupled with a safe, relevant, and well-designed home, can result in an increased sense of self and quality of life for residents. With those needs met, residents of the neighborhood can then leave their homes and contribute positively in a greater measure to their surroundings in employment, education, and civil obligations. The resident, the neighborhood, and the greater regional community are able to sustainably "develop" together.

The project is located at 2000 24th Ave. NW, Olympia, and is approximately 11.28 acres in size. The parcel number is 09750029001. The parcel zoning is Residential Four to Eight Units Per Acre (R 4-8). The applicant's proposal here consists of ten zero lot-line attached single family townhome style

dwelling units and 24 detached single family homes, some with accompanying accessory dwelling units (ADUs), including one existing home on the property resulting in a density of five (5) units per acre¹, well below the maximum density allowed within this zone. The uses and densities listed above also adhere to those allowed within the zone.

The property is currently used as a primary residence and small livestock operation. Half of the property is heavily treed and naturally vegetated. There is a mapped wetland review area centrally located on the property and extending north from the southern property line. A wetland reconnaissance has been conducted to confirm presence and location of wetlands on the property. A report containing findings has been submitted and is currently in review. A winter water groundwater study was conducted by qualified professionals and results will be submitted as required throughout the submittal process. It is the applicant's intention to address this critical area as is required by TCC and any other applicable agency with jurisdiction over these matters.

This project seeks to provide timely and differentiated housing directly serving the wants and needs of Thurston County residents. Certain low impact development tactics combined with a concept that promotes large preserved natural areas will create a living environment desirable to the community. The natural character of the land will be better retained than typical developments while also providing a more desirable space for residents.

Intentional low impact development tactics

1. RJ Development has chosen to not build to the allowable density per acre. RJ Development's proposal will not max out the parcel and bring the most homes possible. This will reduce environmental impacts along with impacts to the character of the surrounding area. Estimations show a reduction in the amount of units between thirty and forty percent, depending on the platting method used by an owner, than what would be allowable.
2. The proposed project also creates a large, contiguous forested area by preserving existing native trees. This area will be preserved for recreational use, as permitted, and for protection of the native character of the land.
3. Stormwater will be handled in a manner that reduces the overall disturbance of the land. Instead of one large water management area for the whole site, the project will utilize less impactful methods that will ensure stormwater distribution throughout the whole site. This reduces the moving of soil and overall earth moving on the site.
4. In conjunction with the stormwater distribution strategy, bioretention methods will be used to further enhance water management. Bioretention describes the various designs using soil and plant complexes to manage stormwater. For example, plantings and specific soil compositions would be used within the storm water management designated areas.

¹ Density calculation used: Total Site Acres – Area of specified critical area and other lands in 18.04.080(A)(1)(a) (acres) = Site Acres used for Density → 11.28 acres – 4.48 = 6.8 → 34 units / 6.8 acres = 5 units per acre

5. To further reduce earth moving and overall impact on the site, the applicant will explore utilizing the existing top soil present on site for common space landscape areas as well as private lot landscape areas. Additionally, the storm facilities will utilize this material as allowed. These methods will reduce the impact to the site by reducing the need for imported materials thus leaving the site closer to its original state.