

Project Number _____

Tax Parcel Number 09750029001

SUPPLEMENTAL QUESTIONNAIRE

**DESIGN REVIEW
WITHIN THE OLYMPIA URBAN GROWTH AREA**

The following questions provide an opportunity for you to explain how your project meets or exceeds the design guidelines in the Olympia Urban Growth Area (UGA) zoning ordinance (Title 23). Design guidelines for residential projects are provided in Chapters 23.04A and Chapter 23.20. Design guidelines for commercial projects can be found in Chapters 23.05A, 23.06A and 23.20. **Review the design guidelines and respond to each of the following questions in detail.** You may attach additional pages if more space is needed. To view the guidelines online go to www.co.thurston.wa.us/permitting and link to Thurston County Codes.

1. How does the internal site circulation of the project interconnect with the surrounding public streets in a way that enhances pedestrian and vehicular access to and from the site? Refer to Figures 4A-1, 4A-5, 4A-21, 5A-2, 5A-3, 20-1 and 20-2 in the ordinance for examples.

This project's connection to the public street, 24th Ave. NW, will greatly enhance pedestrian and vehicular access to and from the site in the following ways. First, 24th Ave. NW will be, at least, partially improved to include sidewalks providing safer pedestrian access up to the sidewalk on the east side of the intersecting Milroy St. Second, the roadway throughout the site will be 20'-0" wide with planter strips and sidewalks on each side of the road, again providing safe pedestrian access and ample vehicular access, including a cul-de-sac that will provide emergency vehicles turnaround space.

2. How does the project provide for safe and attractive pedestrian access through the site? Refer to Figures 4A-3, 4A-21, 5A-9, 20-3, 20-4 and 20-5 in the ordinance for examples.

This project will provide safe and attractive pedestrian access through the site via sidewalks along the roadway through the site. The county's road standard of a 20'-0" wide drive aisle plus planter strips plus sidewalks will be integrated into the project's design. Moreover, we intend to provide recreational walking trails throughout the open space where permitted.

3. How does the project provide for screened mechanical equipment, outdoor storage areas, utility vault, trash receptacles and satellite dishes or other mobile communications equipment in such a manner that they are not visible from adjacent streets, freeway right-of-way or public pedestrian walkways? Refer to Figures 5A-37 and 20-6 in the ordinance for examples.

This project will provide an enclosed courtyard area for each unit that will allow for screening of mechanical equipment or trash receptacles. Each unit will also have a garage that can provide storage for residents' various needs.

4. How does the project maintain public view corridors of the Olympic Mountains, Budd Inlet, Mt. Rainier, the Capitol Building and the Black Hills? Refer to Figure 20-7 in the ordinance for an example.

Given the location of this project and the surrounding trees, it's unlikely that views of the Olympic Mountains, Mt. Rainier, or the Black Hills are present. Residents on the eastern portion of this project *might* have views of Budd Inlet, which we are taking into consideration with our design. Views of the Capitol Building are also unlikely from this location.

5. How does the project protect and preserve buildings and special historic significance and merit? Refer to figures 20-11, 20-12 and 20-13 in the ordinance for examples.

There currently exists a single-family home at this site that we intend to preserve and incorporate into the project. There are also two barns on the site that will not be fully preserved; however, we are currently exploring ways to incorporate into the project parts of the barns or even design elements from the barns.

6. How does the project ensure buildings have consistent visual identity from all sides visible to the general public? Refer to Figure 20-14 in the ordinance for an example.

The project's design is centered around the idea of community and cohesion, and the structures within the project reflect that. As you can see from the elevations provided within this submittal, there is a common design and color scheme running throughout the project.

7. How do the colors and exterior materials emphasize earth tones or subdued colors on building walls and large surfaces?

The colors (whites, grays, browns, and black) and exterior materials (wood and metal) chosen for the project emphasize earth tones and subdued colors. The overall scheme for the project was given careful thought in order to ensure a cohesion throughout.

8. How have you provided for continued regular maintenance of all landscape materials so that the plantings will achieve the intent, purpose and function of the original design concept?

Continued regular maintenance of the landscaping will be incorporated in the CCRs of the project once the HOA is setup. This would apply to both common areas and individual lots.