



3/15/2023

Scott McCormick
Associate Planner
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE, Suite 100
Olympia, WA 98501

SUBJECT: City of Olympia Comments
PROJECT NAME: WEST OLYMPIA 24TH AVE
PROJECT NO.: 23-0968
ADDRESS/LOCATION: 2000 24TH AVE NW
PARCEL NUMBER: 09750029001
FILE NO.: County Case #2023100649

Dear Scott McCormick:

The plans date stamped 2/14/2023 were used for the review of this project proposal. Additional comment can be anticipated with further engineering design.

Design review, approval, permitting and subsequent improvements installed shall be in conformance with the current Engineering Design and Development Standards (EDDS) of the City of Olympia. Following Land Use Preliminary Plat Approval and prior to construction, the applicant shall submit detailed engineered design drawings to the Community Planning and Development Department for detailed technical review.

1. General:

The City will review for approval and permitting of the Water, Sanitary Sewer and Street Lighting systems for this project.

2. Water Mains (2.050.B)

The City of Olympia water system has capacity for this proposed development project. Water is currently available to the site from an 8-inch water main in Milroy St. In compliance with the Water Comprehensive Plan and the current EDDS to supply water to this project will require the following improvements:

- A. Extend a minimum 8-inch water main from Milroy St to the site and through the site.
- B. Include on the designed plans any firelines and hydrants needed to serve the development project.
- C. The onsite well will have to be physically disconnected from the public water supply and decommissioned per Washington State Department of Ecology and Department of Health regulations.

3. Sewer (2.050.A)

The City of Olympia's sanitary sewer system has capacity for this proposed project. City sewer is currently available to the site from a gravity 8-inch main in Milroy St. In compliance with the Sewer Comprehensive Plan and current EDDS to supply sewer to this project will require the following improvements:

- A. Extend the gravity main from Milroy St to and through the site.
- B. If a slope less than 1% cannot be achieved, a deviation request will be required.

4. Streets and Alleys (2.040.B.3)

The subject property is within the City of Olympia's Urban Growth Area therefore any frontage improvements and internal streets are to be constructed to standards set forth in the current City of Olympia EDDS.

A. The project as proposed would generate approximately 410 trips. Full frontage improvements will be required. Because the proposal is close to the Local Access daily trip threshold (0-500 daily trips), it may be better to use the neighborhood collector street standard. Future developments beyond this project proposal site, will increase trips beyond the 500 daily trip threshold.

B. Develop a block around the wetland with public right-of-way/street access for the foundation of an area wide street grid expansion.

C. Consider a public neighborhood collector street standard for Solid Waste and Emergency Services truck access and future street connections.

D. Local Access street stubs are needed to all undeveloped parcels greater than an acre with potential to add lots. One neighborhood collector stub is needed to the west for a potential future street connection to Division St.

5. Parks Mitigation Fees:

Through the State Environmental Policy Act (SEPA), the project is subject to City of Olympia parks mitigation costs of development as a condition of final approval. Such fees would mitigate the impact of increasing demands upon the existing and future parks, recreation and open space facilities of the municipal area. An analysis will be completed at the time of Land Use application. The calculated fees are required to be paid to the City of Olympia at the time of utility permit issuance.

6. Other Conditions of Approval:

The Developer will grant to the City of Olympia a Special Power of Attorney Agreement to Annex for non-protest of future annexation of the subject property into the City of Olympia.

If you have any questions about the contents of this letter, please do not hesitate to contact me.

Best regards,



Zulaika Kim
Engineering Plans Examiner
City of Olympia – Community Planning and Development
zkim@ci.olympia.wa.us
360.709.2732

Cc: Scott McCormick, scott.mccormick@co.thurston.wa.us
Arthur Saint, arthur.saint@co.thurston.wa.us



Public Health & Social Services Department
Environmental Health Division
3000 Pacific Ave SE, Olympia WA 98501
Phone (360) 867-2673 Fax (360) 867-2660
TTY/TDD 711 or 1-800-833-6388
www.co.thurston.wa.us/health/ehadm

ENVIRONMENTAL HEALTH PRESUBMISSION CONFERENCE NOTES

While Thurston County staff strives to be as complete as possible, the information presented at the Pre-Submission Conference is based solely on the general information submitted by the applicant. As such, an applicant should not rely on any disclosure or statement provided by County staff at the Pre-Submission Conference as it is preliminary to a final review. Subsequent site visits, detailed review or code amendments may cause alteration of any or all of the information presented at the Pre-Submission Conference. Your project will be subject to any and all regulations, ordinances and policies in effect at the time of formal application submission.

Staff: Dawn Peebles

Conference Date: March 16, 2023 Time: 11:00am

Project: 2023100649 Folder Sequence: 23-101693 VI Tax Parcel(s): 09750029001

Applicant: Caleb Perkins, RJ Development

GENERAL PROJECT INFORMATION:

☒ Plat ☐ Short Plat ☐ Large Lot ☐ Special Use Permit ☐ Administrative Site Plan Review

Proposed Density (if applicable): 47 Units Per 11.28 Acre(s)

Project Description: Proposing a 47-lot Planned Residential Development (PRD) on a 11.28-acre property. The property is currently developed with a single-family residence that will remain on the site.

SOILS, CRITICAL AREAS AND OTHER RELATED INFORMATION:

Soil Classification (Soil Conservation Survey and GeoData Mapping): Alderwood gravelly sandy loam, 3 to 15% slopes

Located in geologically sensitive area: ☐ Yes ☒ No

☐ McAllister ☐ Henderson/Nisqually Watershed ☐ Eld/Totten Watershed ☐ Summit Lake Basin ☐ Lakes

Critical Aquifer Recharge Area (ARA) Classification:

☐ Category I (Extreme) ☒ Category II (High) ☒ Category III (Moderate)

Density/Wastewater Flow Limitations per Critical Areas Ordinance or Sanitary Code:

2 Units Per Acre or 900 Gal/Acre/Day (Maximum)

Located in designated wellhead protection area: ☐ Yes ☒ No

Water System Type: ☐ Group A ☐ Group B

Time of Travel: ☐ 6 Months ☐ 1 Year ☐ 5 Years ☐ 10 Years

Located in areas of soil and ground water concern: ☐ Yes ☒ No

☐ Nitrates ☐ Chlorides ☐ Pesticides ☐ Limited Water Availability

☐ Identified Contaminated Sites:

Other critical areas: ☒ Yes ☐ No

☒ Wetlands ☐ Streams ☐ Flood Zone ☐ High Ground Water ☐ Steep slopes

URBAN GROWTH MANAGEMENT AREA:

Urban Growth Management Area (UGMA): ☒ Yes ☐ No
Thurston County Sewerage General Plan: ☒ Yes ☐ No
UGMA Jurisdiction: ☒ Olympia ☐ Lacey ☐ Tumwater ☐ Other:
Sewer Available: ☒ Yes ☐ No ☐ Unknown
Community On-Site Sewage System (COSS) Required: ☐ Yes ☒ No
If yes, City Ownership & Operation: ☐ Yes ☐ No

Note: In Lacey/Olympia/Tumwater UGMA areas, a COSS with city ownership and operation is required when sewers are not available for: 1) subdivisions with two or more single-family residential lots, or 2) multi-family or non-residential developments.

WASTEWATER TREATMENT INFORMATION:

Existing Sewage Disposal: ☐ Individual On-site Septic System ☐ Community On-site Septic System
☐ Large On-site Septic System ☒ Sanitary Sewer: City of Olympia
Proposed Sewage Disposal: ☐ Individual On-site Septic System ☐ Community On-site Septic System
☐ Large On-site Septic System ☒ Sanitary Sewer: City of Olympia
New On-Site Septic System Design or Upgrades Required: ☐ Yes ☒ No

Notes: The existing residence is currently served by City of Olympia sanitary sewer. All lots within the subdivision are to be served by City of Olympia utilities. Prior to final subdivision approval, written confirmation of sewer construction approval from City of Olympia must be submitted to Environmental Health.

DOMESTIC WATER SUPPLY INFORMATION:

Existing Water Supply: ☒ Single-Family Well ☐ Two Single-Family Well ☐ Group B Public Well
☒ Group A Public Water System ☐ Unknown
Proposed Water Supply: ☐ Single-Family Well ☐ Two Single-Family Well ☐ Group B Public Well
☒ Group A Public Water System ☐ Unknown

Public Water Required due to Project Type or Density: ☒ Yes ☐ No

Coordinated Water System Area: ☒ Yes ☐ No

Priority of Service: ☒ Olympia ☐ Lacey ☐ Tumwater ☐ Other:

Notes: The property is located within City of Olympia's service area. The application notes the existing residence is served by a single-family well. All lots within the subdivision are to be served by City of Olympia public water. The preliminary map must show the existing well site and all wells within 200 feet of the property with their associated sanitary control area. Prior to final subdivision approval, the existing well must be decommissioned by a licensed well driller per Washington State Department of Ecology standards, and written confirmation of final water construction approval from City of Olympia must be submitted to Environmental Health.

INFORMATION REQUIRED FOR COMPLETE APPLICATION OR REVIEW:

<input type="checkbox"/> Method II Analysis and/or Soils Report	<input type="checkbox"/> On-site Septic System Technical Justification
<input type="checkbox"/> Soil Test Pits on Each Lot/in Drainfield Area & Shown on Map	<input checked="" type="checkbox"/> Water/Sewer Priority of Service Letter
<input type="checkbox"/> Show Existing On-site Septic Systems on Map	<input checked="" type="checkbox"/> Integrated Pest Management Plan (IPMP)
<input checked="" type="checkbox"/> Show Existing Well Sites with 100' radii on Map	<input type="checkbox"/> Hazardous Materials Spill Plan
<input type="checkbox"/> Proposed Public Well Sites Staked in Field & Shown on Map	<input type="checkbox"/> Noise Monitoring Plan
<input checked="" type="checkbox"/> Show Location of All Water Supplies w/in 200' of Project on Map	<input type="checkbox"/> Hydrogeological Report

Note: Hydrogeological reports are typically required in Category I or II ARA's to address impacts on water quality or quantity. This can include but is not limited to nitrate loading from subdivisions or areas of limited ground water availability.

INFORMATION REQUIRED FOR FINAL PROJECT APPROVAL:

<input type="checkbox"/> Protective or Restrictive Well Covenants	<input type="checkbox"/> Abandon Existing Septic Tank(s)
<input checked="" type="checkbox"/> Decommission Existing Wells	<input checked="" type="checkbox"/> IPMP Distribution
<input checked="" type="checkbox"/> Confirmation Public Water and/or Sewer Extension Completed	<input checked="" type="checkbox"/> Mapping Conditions Shown

NOTES:

An Integrated Pest Management Plan (IPMP) is required based on the scope of the project within a Critical Aquifer Recharge Area. The goal of the IPMP is to manage landscapes using best management practices that limit the use of pesticides in order to reduce ground and surface water contamination and reduce human exposure to pesticides. An IPMP fact sheet is attached for reference.

THURSTON COUNTY PUBLIC WORKS DEVELOPMENT REVIEW DIVISION

PRESUBMISSION APPLICATION CHECKLIST

Disclaimer: These comments are preliminary in nature and are generally based upon the limited information, limited review and a site visit may not have been completed. These comments may change or otherwise be modified upon a more thorough review of the site and submitted documentation. The proponent should anticipate full compliance with the applicable standards, ordinances and policies and are only vested at the time a land use application is determined to be complete. Any comments contained herein or verbally discussed is intended to help but not replace competent review and use of the applicable standards, ordinances or policies by the proponent or their designee

PRESUB No.	2023100649	Project Name	Perkins
Site Address	2000 24TH AVE NW		
	OLYMPIA WA 98502	Number of Lots	
TP#	09750029001	Building Size (sf)	

GENERAL NOTES

Abutting Roadway #1	24TH	Abutting Roadway #1	
Functional Classification	Collector	Functional Classification	
Bike Route	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Bike Route	<input type="checkbox"/> Yes <input type="checkbox"/> No
Urban Growth Boundary	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes → <input type="checkbox"/> Grand Mound <input type="checkbox"/> Lacey <input checked="" type="checkbox"/> Olympia <input type="checkbox"/> Tumwater		

GENERAL ROAD STANDARDS

Access/Driveway Spacing	<input type="checkbox"/> Rural: _____	<input checked="" type="checkbox"/> Urban: _____
Rural Frontage Improvements	<input type="checkbox"/> No <input type="checkbox"/> Yes: _____	
Urban Frontage Improvements		
Abutting Road #1	Oly UGA	<i>Note internal road classification based upon expected traffic volumes. The most current version of the ITE Trip Generation Manual and local transportation plans will be used to make this determination.</i>
Abutting Road #2	_____	
Rural Internal Road Standards	_____	
Urban Internal Road Standards	Oly UGA Public	
Existing/off-site Road Upgrade	<input type="checkbox"/> N/A <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Additional Review Necessary	

GENERAL STORM WATER STANDARDS

Vested:	<input checked="" type="checkbox"/> No – see below	<input type="checkbox"/> Yes → <input type="checkbox"/> 1994 <input type="checkbox"/> 2009
Core Requirements:	<input type="checkbox"/> 2 & 5 <input type="checkbox"/> 2, 5 & 11 <input type="checkbox"/> 1-5 <input type="checkbox"/> 1-5 & 11 <input checked="" type="checkbox"/> 1-11: see Section 2.4*	
Scoping Review Req.:	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes: see Section 3.2.1*	
Drainage Plan/Report:	<input type="checkbox"/> Exempt: see Section 3.4.1*	<input type="checkbox"/> Abbreviated: see Section 3.5*
	<input type="checkbox"/> Engineered Abbreviated: see Section 3.7*	<input checked="" type="checkbox"/> Engineered: see Section 3.8*

*References are from Volume I of the 2016 Drainage Design and Erosion Control Manual available online at:
<http://www.co.thurston.wa.us/stormwater/manual/manual-home.html>

COMMENTS

Neighborhood Collector Street standard

One Neighborhood collector stub to west

Stubs to all adjacent parcels over 1 acre

Max 30 lots on single access

PERMITS, REPORTS & STUDIES

<input checked="" type="checkbox"/>	Traffic Analysis
<input checked="" type="checkbox"/>	Construction Permit (Grading/Clearing)
<input type="checkbox"/>	Encroachment Permit
<input type="checkbox"/>	Utility Permit
<input checked="" type="checkbox"/>	WSDOT or City Right of Way Permit



COUNTY COMMISSIONERS

Carolina Mejia-Barahona
District One

Gary Edwards
District Two

Tye Menser
District Three

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

Thurston County Pre-Submission Conference Planning and Environmental Section

Case Number: 2023100649

Applicant: RJ Development

Staff Planner: Heather Tschaekofske

Date of Conference: March 16, 2023

Representative: Caleb Perkins

Tax Parcel Nos.: 09750029001

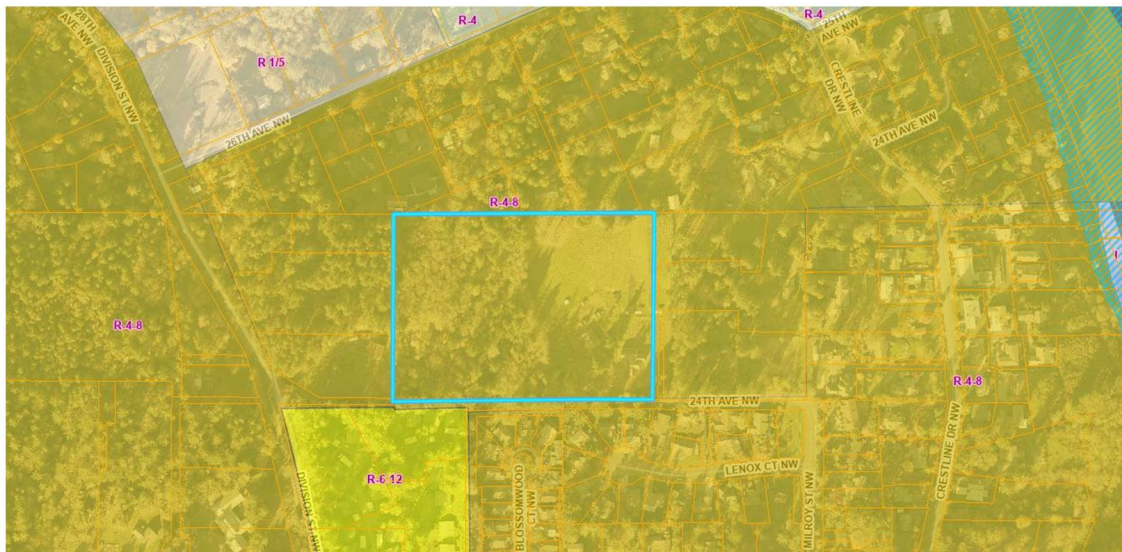
ALL PROPOSALS ARE SUBJECT TO FURTHER REVIEW THROUGH A FORMAL APPLICATION PROCESS AND SITE VISIT.

Proposal:

The proposed development is a subdivision of 11.28 acres into 47 lots via a Planned Residential Development. The property is zoned R 4-8 within the Olympia UGA. Applicant proposes 11 zero lot-line attached single family townhome style dwellings, 24 detached single family homes with accompanying accessory dwelling units, including one existing home on the property, and 12 cottage style dwelling units, resulting in a density of 4.16 units per acre (per applicant).

Note: The applicant will need to provide density calculations on future preliminary maps.

Zoning: See map below: Zoning is Residential 4-8 (R 4-8). Permitting jurisdiction: Thurston County (Olympia UGA).



Thurston County Code – TCC Title 23, Chapter 23.04.020(B)(4) [Purpose] states the following:

4. Residential Four to Eight Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four units per acre to a maximum of eight units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods;

Single-family, townhouse, cottage, and ADU developments are a permitted use within the R 4-8 zoning district of the Oly UGA, per table 4.01.

Note: The property is located within the Olympia School District for the purposes of school mitigation.

Parcel Size: 11.28 acres per current TC Assessor Data.

Permits / Review: The project will require a **Division of Land application** for a Preliminary Plat, in addition to **Planned Residential Development application** (on the same form).

Design Review: Design review is required for residential development which includes cottage housing, ADU's, and townhouse projects of five units or more (TCC 23.50.080); and

23.04A.020 - Multifamily design guidelines—Applicability.

Design guidelines for multifamily apply throughout the Olympia UGA to multifamily projects (i.e., **five units or more and townhouse projects of five units or more**).*

*see enclosed Design Review code 23.04A

23.04.060- Residential districts' use standards, excerpts

1. Accessory Dwelling Units (ADU). Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:
 - a. Number. **One ADU shall be allowed per residential lot in conjunction with any detached single-family structure. (See Section 23.04.080A3 regarding ADUs in new subdivisions.)**
 - b. Location. The ADU shall be permitted as a second dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings.
 - c. Size. The ADU shall have a **gross floor area of no more than eight hundred square feet**, except as authorized by [Section 23.04.060\(1\)\(g\)](#).
 - d. Ownership. The property owner (i.e., title holder and/or contract purchaser) must live on-site when applying for an ADU permit and for six months after completion of the second unit. Owners shall sign an affidavit attesting to their occupancy upon permit application. This requirement does not apply to ADUs built prior to the initial sale of the primary unit on the lot. (See Section 23.04.080A3.)
 - e. Occupancy. No more than one family (as defined in [Chapter 23.02](#), General Provisions) shall be allowed to occupy an ADU.
8. Cottage Housing. Cottage housing developments shall comply with the following requirements:
 - a. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section 23.04.080J, Private and Common Open Space.)
 - b. Site Design. Dwelling units shall be located on at least two sides of the courtyard or common area.

- c. Number of Units. The development shall include no less than four and no more than twelve dwelling units per courtyard.
- d. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed eight hundred square feet in size. Two-story structures shall not exceed one thousand six hundred square feet in size.
- e. Parking. At least fifty percent of on-site parking shall be accommodated in a shared parking lot. (See [Chapter 23.38](#), Parking and Loading.)
- f. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.

23.04.080 - Residential districts' development standards, excerpts

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

A. Maximum Housing Densities.

1. Calculation of Maximum Density.

- a. The maximum housing densities specified in Table 4.04 are based on the entire site, except for specified critical areas including streams, wetlands, landslide hazard areas, riparian areas, fish and wildlife conservation areas, and/or wetland (acres) as defined in [Title 24](#) TCC, and land to be dedicated or sold for public parks, schools or similar nonresidential uses. The maximum housing densities shall be determined by subtracting these areas from the total site area, and then multiplying the result by the maximum dwelling units per acre for each district in Table 4.04 as shown in the following formula:

Total site area (acres)	-	Area of specified critical area and other lands in 18.04.080(A)(1)(a) (acres)	×	Maximum dwelling units/acre by zoning in Table 4.04	=	Maximum dwelling unit potential
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Per TCC 23.04.080(A.3.): Accessory dwelling units built subsequent to the initial occupancy of the primary residence on a lot are not subject to the maximum density limits specified in Table 4.04. In addition, accessory units built on a maximum of twenty percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.

In the R 4-8 zoning district the standard residential density range is 4 – 8 lots per acre.

- 5. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased as follows:
 - b. Cottage Housing. Cottage housing projects shall receive a twenty percent density bonus.
 - c. Townhouses. Townhouses shall receive a fifteen percent density bonus in the R 4-8 and R 6-12 districts.
- 6. Transfer of Development Rights. The following provisions apply to the R 4-8 District.
 - a. In order to develop at a density of four to 4.99 dwelling units per acre in the R 4-8 district, development rights must be obtained from an eligible property owner in a

Thurston County transfer of development rights sending zone (see [Section 23.02.180](#), Definitions). The number of dwelling units proposed for the site plus the number of development rights units applied to the site shall total at least five units per acre. (For example, if the applicant proposes to develop a ten acre site at four units per acre, (s)he would have to obtain ten development rights.) (Also see [Chapter 23.90](#), Transfer of Development Rights.)

b. Development rights must be obtained from an eligible property owner from a Thurston County transfer of developments rights sending zone in order to develop between 7.01 units per acre and eight units per acre in an R 4-8 District. Additional density bonuses may be provided in Section 23.04.080A5, above for densities above eight units per acre.

Development Standards:(TCC 23.04.080 – Table 4.04)

Max. Building Coverage:

45% = 0.25 acre or less

40% = 0.26 acre or more

Max. Impervious Surface Coverage:

45% = 0.25 acre or less

40% = 0.26 acre or more

60% = townhouses

Max. Hard Surface Coverage:

55% = 0.25 acre or less

50% = 0.26 acre or more

70% = Townhouses

Minimum Open Space:

450 SF/unit for cottage developments

Max. Structure Height:

2 stories or 35', whichever is less, except:

16' for accessory buildings;

25' for cottage

35' on sites 1 acre or more, if setbacks equal or exceed building height

Minimum Setbacks:

1. Front: twenty feet (20) feet minimum from frontage property line or easement, except:
10' with side or rear parking; 10' for flag lots.
2. Side: five feet from property line, minimum, except:
10' along flanking streets except garages shall be set back 20'; 6' for zero lot line.
3. Rear: twenty feet from property line, minimum. 10 feet for cottages and wedge shaped lots.

Minimum Lot Size:

2,500 SF = cottage (2,000 SF minimum)
 3,000 SF average = townhouse
 4,000 SF = other

Minimum Lot Width:

45' except: 35' = cottage
 22' = 1 story townhouse
 18' = 2 story townhouse

B. Minimum Housing Densities.

1. Calculation of Minimum Density.

Note: Table 4.04 in [Chapter 23.04](#) includes those areas proposed to be devoted to residential and associated uses (e.g., lots or tracts to be occupied by dwellings; private community clubs, tot lots, recreation areas, and greenbelts; and street rights-of-way).

a. The entire site shall be included in the minimum density calculation except for specified critical areas including streams, wetlands, landslide hazard areas, flood hazard area, high groundwater hazard areas, riparian areas, and fish and wildlife conservation areas as defined in [Title 24](#) TCC and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual; tracts required for tree retention pursuant to [Chapter 17.25](#) TCC and/or [Section 23.04.080\(J\)](#), existing, opened street rights-of-way and land to be sold or dedicated to the public (e.g. school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development). The minimum housing densities shall be determined by subtracting these areas from the total site area, and then multiplying the result by the minimum dwelling units per acre for each district identified in Table 4.04 as shown in the following formula:

Total site area - acres	-	Area of specified critical area and other lands in 18.04.080(B)(1)(a) (acres)	×	Minimum dwelling units/acre by zoning in Table 4.04	=	Minimum dwelling unit potential
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b. All dwelling units in convalescent homes/nursing homes and accessory dwelling units count toward the minimum density required for the site by Table 4.04.

2. Average Density. A housing project may contain a variety of housing densities (consistent with Table 4.04) provided that the average density for the entire development (e.g., all of the property subject to a single subdivision, site plan or PRD approval) is neither less than the minimum density nor more than the maximum average density established for the applicable district in Table 4.04.

J. Private and Common Open Space.

1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with [Chapter 23.36](#), Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for walkways, tennis courts, swimming pools, or similar recreational uses which require an impervious surface. Up to a five percent increase in impervious surface coverage may be allowed to accommodate such hard surfaced recreational facilities. The requirements in section J 1 do not apply to open space required in 5 and 6 below.
2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:
 - a. A minimum of two hundred square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten feet.
 - b. A minimum of fifteen hundred square feet or two hundred square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five percent slope) and well drained to enable active use in summer provided that at least fifty percent of such open space shall comply with soil and vegetation protection area standards.

Landscaping standards: A landscaping plan shall be prepared by a professional landscaper or landscape architect pursuant to the standards contained in TCC Title 23, Chapter 23.36, Landscaping and Screening. Also see TCC 23.36.140 – Residential landscape requirements. It appears that type 2 landscaping would apply to this project along the external property lines. However TCC 23.36.190 – Incompatible uses appears to apply as discussed below. In addition to property lines, stormwater swales and ponds shall also be landscaped.

23.36.190 Incompatible uses:

A. Incompatible Uses.

1. An incompatible uses is defined as:
 - a. A commercial or industrial zoning district or use adjacent to: (1) a residential lot of two acres or less, or (2) a residential zoning district with a density of one unit per two acres or greater.
 - b. **A proposed residential subdivision lot that is less than fifty percent of the square footage of an existing contiguous residential lot.**

This section requires a 30 foot vegetated buffer where the code requires it, although the width could potentially be reduced through a variance per TCC 23.66, or in coordination with the PRD process.

23.38 Parking:

Development shall adhere to the listed parking and loading standards per TCC 23.38. The proposed plat shall follow parking/bicycle standards per Table 38.01:

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Accessory dwelling unit	One (1) space per unit.	None.	None.
Cottage housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (one (1) space per twenty (20) linear feet)	One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).
Single-family to include duplex and townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None.	None.

23.56 PRD—PLANNED RESIDENTIAL DEVELOPMENT**23.56.020 Purpose.**

A. The intent of the PRD regulations is to permit greater flexibility and, consequently, more creative and imaginative design as required for the development within the MR 7—13, MR 10—18, urban village (UV), neighborhood villages (NV), and neighborhood center (NC) and community oriented shopping center (COSC) districts, and co-housing residential areas than generally is possible under conventional zoning regulations.

B. It is further intended to promote urban infilling and more economical and efficient use of the land, while providing a development which is compatible with the surrounding neighborhood, a harmonious variety of housing choices, a higher level of urban amenities, and preservation of natural topography, unique geological features, and open space.

C. It is also intended to encourage the provision of more usable and suitably located recreation facilities and other public and common facilities than would otherwise be provided under conventional land development procedures.

D. Additionally, it is the purpose of this chapter to enable clustering of development in order to preserve the significant wildlife habitat located in certain land use districts as depicted in the Olympia Joint Plan and take the greatest possible advantage of existing topography and other natural features to promote environmental and aesthetic goals by optimizing siting, orientation, layout and design of structures to protect natural vegetation, wetlands, drainage areas, slopes and other natural features.

23.56.040 General requirements.

A. Land Use Districts. Planned residential development may be permitted in R-4, R 4—8, R 6—12, MR 7—13, MR 10—18, NC, NV and UV zoning districts;

B. Minimum site area: none;

C. Permitted Uses. Permitted uses are as follows:

1. Residential uses and other permitted uses within the underlying use district,

2. Accessory uses to the above,

3. Uses that may be allowed by special use permit in the underlying zone, subject to the requirements of Section 23.56.140F, Nonresidential Uses;

D. Density. The density requirements of the underlying use district shall apply;

E. Platting Requirements. When any parcel of land in a PRD is intended for individual ownership or sale, the platting and procedural requirements of the Thurston County Subdivision Ordinance, Title 18 of the Thurston County Code, and applicable state laws pertaining to the subdivision and conveyancing of land and the preparation of maps shall be followed. **Applications for preliminary or short plat approval should be submitted simultaneously, and processed concurrently, with applications for PRD approval.**

23.56.060 Preliminary approval process.

A. Presubmission Conference. Prior to making application, the developer shall meet with the department for an initial discussion of the proposal.

B. Application For Preliminary Approval. An application for a PRD may be filed only by a person having a legal interest in the property.

1. The applicant shall complete and submit to the department a PRD application in accordance with the submittal requirements in Section 23.72.060.

2. Each and every PRD application submitted to the department shall comply with the county's SEPA regulations, TCC Chapter 17.09, adopted in compliance with the State Environmental Policy Act, Chapter 43.21C RCW.

3. Accuracy for all data and information submitted on or with a preliminary development plan shall be the responsibility of the applicant. Any proposed plan found to be inaccurate or misleading as to hamper the decision of the hearing examiner shall be returned to the applicant with a letter stating that the plan or application must be corrected and returned to the department.

4. An application for preliminary approval shall be reviewed in accordance with the procedures in Section 23.72.040C.

5. In order to promote development flexibility within large PRDs (e.g., one hundred acres or greater), the hearing examiner may defer review of certain of the preliminary PRD application requirements at the time of PRD approval, provided that an alternative review and information submittal procedure is contractually established and approved by the county.

C. An approved PRD, or subsequent revision thereto, shall be binding as to the general intent and apportionment of land for buildings, stipulated use and circulation pattern. The terms and conditions upon which approval was given shall not be changed except as provided in Section 23.56.120B, Minor and Major Adjustments of the Final Plan.

D. Permits.

1. Permits. The department may issue permits within a PRD prior to the approval of the final plat, provided that:

a. The improvements will be consistent with the approved preliminary PRD.

b. The county has reviewed the application and determined that the improvements are to be constructed in conformance with the Thurston County Code.

c. All required improvements have been completed or arrangements or contracts have been entered into to guarantee that such required improvements will be completed for the phase of the project involved.

d. Partial or complete construction of improvements shall not relieve the developer from, nor impair county enforcement of, conditions of preliminary PRD approval.

2. Building Permits. Building permits may be issued for any structure within a PRD prior to the approval of the final PRD, provided that:

a. The construction will be consistent with the approved preliminary PRD.

b. The building permit application must identify the location and dimensions of the proposed building in relation to all lot lines for the site and must provide proposed building elevations.

c. No vertical construction may take place until the necessary fire flow and emergency vehicle access have been provided to the building(s).

d. All required improvements have been completed or arrangements or contracts have been entered into to guarantee that such required improvements will be completed for the phase of the project involved.

e. Partial or complete construction of structures shall not relieve the developer from, nor impair county enforcement of, conditions of PRD approval.

f. Units may not be rented or sold until final PRD approval.

23.56.080 Final PRD approval.

A. Application. Application for final PRD approval:

1. For any portion of the PRD which is to be platted, approval of the final plat by the board of county commissioners shall constitute final development plan approval for the platted portion of the PRD. Application requirements shall be as provided for final plat approval under county ordinance.

2. For any portion of the PRD which is not to be platted, approval of a binding site plan shall constitute final development plan approval. The department may attach terms and conditions to the approval of the site plan if necessary to ensure compliance with the preliminary PRD. Review of the site plan shall be as provided for site plan review in Chapter 23.72.

B. Phasing. If a proposed PRD is to be developed in phases, the project as a whole shall be portrayed on the preliminary PRD, and each phase shall individually receive final development plan

review and approval according to the procedures established herein. Those portions of the PRD which have received preliminary approval but which have not yet received final approval shall be subject to the provisions of Section 23.56.100, Expiration and extensions.

23.56.100 Expiration and extensions.

A. If a final PRD is not approved within five years from the date of preliminary PRD approval, and an extension of time has not been granted, the preliminary PRD approval shall expire and the land and the structures thereon shall be used only for a lawful purpose permissible within the underlying zone.

B. Knowledge of expiration date and initiation of a request for extension of approval time is the responsibility of the applicant. The county shall not be held accountable for notification of expirations. All requests for an extension of time must be submitted to the department at least thirty days prior to expiration of preliminary PRD approval. The department may grant a single extension for no more than one year. If an extension of time is granted, the PRD shall be subject to all new and amended regulations, requirements, policies or standards which are adopted after the original date of approval unless there has been substantial on-site work completed.

23.56.120 Administration and enforcement.

A. Building Permit. Building permits and other permits required for the construction or development of property under the provisions of this chapter shall be issued only when the work to be performed meets the requirements of the final plan and program elements of the PRD, except as provided in Section 23.56.060E.

B. Minor and Major Adjustments of the Final Plan.

1. Minor adjustments may be made and approved when a building permit is issued. Any such alteration must be approved by the department. Minor adjustments are those which may affect the precise dimensions or siting of buildings (i.e., lot coverage, height, setbacks), but which do not affect the basic character or arrangement and number of buildings approved in the preliminary or final plan, nor the density of the development or the amount and quality of open space and landscaping. Such dimensional adjustments shall not vary more than ten percent from the original, nor shall they permit development which would conflict with Section 23.56.140.

2. Major adjustments are those which substantially change the character, basic design, density, open space or other requirements and conditions of the planned residential development. When a change constitutes a major adjustment, no building or other permit shall be issued without prior approval of such adjustment by the hearing examiner.

23.56.140 Development and design standards.

A. General Criteria.

1. All requirements of the underlying use district and other county ordinances, including but not limited to urban design guidelines, connecting streets, tree protection and drainage design and erosion control shall apply within the PRD unless specifically modified pursuant to the provisions of this chapter. For urban villages, neighborhood villages, and neighborhood centers the applicable goals and policies contained within the Olympia Joint Plan shall be applied.

2. Any action to approve a preliminary development plan for a proposed PRD shall be based upon the following findings:

a. That the proposed development is in conformance with the Olympia Joint Plan;

b. That exceptions from the standards of the underlying district are warranted by the design and amenities incorporated in the development plan and program;

c. That the system of ownership and means of developing, preserving and maintaining open space are suitable, as provided in Section 23.56.140D.

3. The department may require the proposed development to be clustered on a portion of the site in order to preserve significant wildlife habitat (see Map 2-4 in the Olympia Joint Plan) and well-head protection areas.

4. If a plat is involved, the county shall issue no building permit for vertical construction for a multifamily structure in a PRD until final plat approval has been granted for the single-family lots in the PRD, if any. If the PRD is to be built in phases, this requirement shall apply to the development in each phase.

B. Minimum Lot Size. The hearing examiner may allow lot sizes to be reduced (provided that the applicable setback requirements are met) to enable creation of common open space or allow preservation of significant wildlife habitat or a wellhead protection area.

C. Maximum Coverage. Building coverage and development coverage of individual parcels may exceed the percentage permitted by the underlying zone, provided that the overall coverage of the project as a whole does not exceed the percentage permitted by the underlying zone.

D. Open Space.

1. Common open space, if any, may contain such structures and improvements as are necessary and appropriate for the out-of-doors enjoyment by residents of the PRD.

2. The developer shall provide a bond or other assurance acceptable to the prosecuting attorney that any improvements made in the common open space will be completed. The county shall release

the bond or other assurance when the improvements have been completed in accordance with the development plan.

3. Before approval of the final development plan may be granted, the developer shall submit to the county covenants, deeds and/or homeowners' association bylaws and other documents guaranteeing maintenance, construction, common fee ownership, if applicable, of open space, community facilities, stormwater facilities, private roads and drives, and all other commonly owned and operated property. These documents shall be reviewed and approved by the county staff to ensure that they comply with the requirements of this chapter prior to approval of the final development plan by the county. Such documents and conveyances shall be accomplished and be recorded, as applicable, with the county auditor as a condition of any final development plan approval.

4. All common open space shall be landscaped in accordance with the landscaping plan submitted by the applicant and approved by the county. Natural landscape features which are to be preserved, such as existing trees, drainage ways, rock outcroppings, etc., may be accepted as part of the landscaping plan.

5. That portion of the open space which is to be available for the common use of the residents of the PRD shall be either:

(1) Conveyed to a public agency which will agree to maintain the common open space and any buildings, structures, or improvements which have been placed on it; or

(2) Owned in common by the property owners within the PRD or a homeowners' association.

E. Perimeter Treatment.

1. Relationship of PRD Site to Adjacent Area. The design of a PRD shall take into account the relationship of the site to the surrounding areas. The perimeter of the PRD shall be so designed as to minimize undesirable impact of the PRD on adjacent properties and, conversely, to minimize undesirable impact of adjacent land use and development characteristics on the PRD.

2. Structures located on the perimeter of the development shall be set back in accordance with the front yard setback of the underlying zone.

F. Nonresidential Uses.

1. Nonresidential uses are permitted in a PRD as specified in Section 23.56.040C, provided that such uses are primarily for the service and convenience of the residents of the development.

2. Uses permitted by special use permit in the underlying zone shall conform to standards as provided in Chapter 23.48, Special Uses.

3. Permitted uses shall conform to the standards of that use district, and to the following additional requirements:

a. Building permits or occupancy permits for such uses shall not be issued until completion of one-half of the total dwelling units.

b. Screening and landscaping shall be provided adequate to protect all neighboring uses from potential adverse effects.

c. All sides of the proposed buildings shall be finished in a style which is harmonious with the development as a whole and with neighboring uses.

4. Accessory uses such as storage of boats, campers and recreational vehicles shall be permitted only if visual screening is provided. This same provision shall apply to garbage storage, recycling and collection areas.

Environmental Review:

Critical Aquifer Recharge Area: The property is mapped as a Category II Aquifer Recharge Area. Development standards for such areas are included in the CAO (TCC 24.10). These standards are applied by the Public Health and Social Services Department as part of their project review.

Wetlands: Mapping depicts wetlands on and adjacent to this site. Wetlands will be subject to review under the current Thurston County Critical Area Ordinance (TCC 24.30). The wetlands shall be delineated by a professional to determine the wetland edge, category and its score for habitat, water quality, and hydrologic functions. The report shall be prepared by a qualified wetland scientist or non-certified professional with a minimum of five years experience in the field of wetland science, including experience preparing wetland reports. The report shall be prepared in accordance with the 1987 US Army Corps of Engineers Wetland Delineation Manual, 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual and compliance with TCC 24.35.

The proposal shows recreational use areas and paths through the depicted wetland and buffer, along with a dog park. It is unlikely this level of use would be allowed within the critical area without an RUE permit. Proposed impacts to the critical areas on site will be fully reviewed during the permit process.

Please see TCC 24.30.250 and 24.30.260 for permitted recreational uses within wetland buffers.

Subdivision in Critical Areas (TCC 24.55):

Refer to TCC 24.55 for areas not eligible and areas eligible for subdivision. A note shall be placed on the plat identifying any use restrictions on individual lots required pursuant to the Thurston County Critical Areas Ordinance (Title 24 TCC). A wetland buffer cannot be reduced to create lots. In some instances, buffer averaging may be proposed, per mitigation sequencing.



Wetland mapping per Geodata

SEPA: Environmental Review is also required for residential developments exceeding nine units, and/or clearing 5,000 square feet of forested area or grading in excess of 500 cubic yards.

A SEPA Environmental Checklist will be required for the project based upon the proposed density, for removal of trees and for potential grading in excess of 500 cubic yards (TCC 17.09).

Forest Practices (TCC 17.25):

If more than 5,000 square feet of treed area will be removed as part of construction or site preparation then a Class 4 Forest Land Conversion Application is required. It appears that more than 5,000 square feet of treed / forested area may be cleared. This can be reviewed more thoroughly through the required tree preservation plan for the project per TCC 23.36.080 – Landscape and Tree Plan Requirements.

Other Comments: Other County review departments will also have specific requirements.

See comments from City of Olympia on sewer and water utility extension requirements, improvements, mitigation, PRD design, etc per 3/15/23 letter.

Project Process: Preliminary Plat and SEPA Environmental review (SEPA Checklist). A Class IV Forest Lands Conversion permit is needed if removing more than 5,000 sq. ft. of forested area. Design Review is required. Density calculations shall be placed on the face of the plat map.

Timing: For Preliminary Plat - Type 3 Application, 28-day completeness & 120-day review clock. The review clock stops when additional information is requested. Also see the attached information regarding the Project Review Timeline (PRT) which will apply to this project.

Materials Given To Applicant:

Copy of Planning Notes
Intake checklist
City of Olympia comments dated 3/15/23
Design Review code 23.04A

Application Fees:

Current Fees (subject to change):

Planned Residential Development \$10,746.00
Preliminary Plat - \$7,938.00
Design Review: \$1,512.00
Environmental Checklist: \$5,260.00
Forest Land Conversion: \$1,103.00

Hearing Examiner Deposit: - \$2,000.00

All application forms are available online at
www.co.thurston.wa.us/permitting/Master_SubApp/master_application.

County code is available online at
https://library.municode.com/wa/thurston_county/codes/code_of_ordinances.

DISCLAIMER

While Thurston County staff strives to be as complete as possible, the information presented at the presubmission conference is based solely on the general information submitted by the applicant. As such, an applicant should not rely on any disclosure or statement provided by County staff at the presubmission conference as it is preliminary to a formal application submission and review. Subsequent site visits, detailed review or code amendments may cause alteration of any or all of the information presented at the presubmission conference.

Project Review Timeline (PRT)

On September 1, 2021, the county implemented a new intake and review process for land use applications, called the Project Review Timeline (PRT). The purpose of the PRT is to:

- 1) Provide applicant's a clear path towards project review and associated timelines.
- 2) Place the responsibility on the applicant to submit accurate and thorough information on application submittals to the county staff.
- 3) Provide coordinated review of applications among all county departments with all county comments to the applicant consolidated into one Communications Matrix.

The PRT results in the following changes:

- Land use applications that require a pre-submission conference will no longer be accepted at the counter at the Building Development Center.

- To submit a land use application, the applicant will be required to schedule a 30 minute In-Take meeting with the county and submit the Intake Appointment Checklist together with all of the applicable land use application materials.
- Intake appointments are scheduled by the Applicant through Nicole Ross thurstonprt@co.thurston.wa.us 360-867-2177
- Applicants shall coordinate with Nicole to submit the applications, plans, and reports the week prior to the intake appointment for staff to review.
- Applicants shall submit the appropriate number of full-sized paper plans as dictated by the application type. Applicants shall also submit all applications, forms, reports, and plans on a flash drive in PDF format (along with one hard copy of everything on thumb drive).
- At the virtual or in-person In-Take Meeting, the applicant will meet with staff from all the relevant county departments, who will review the application materials for completeness. If there are any application materials missing from the submittal, the application will not be accepted and the applicant will need to reschedule an In-Take appointment.
- Once the application is accepted by the county, the lead planner will develop a Project Review Timeline with all the key dates in the first review process.
- Within 66 days of the Intake Appointment, the lead planner will send the PRT timeline and comment matrix to the applicant containing all the required revisions needed to the application.
- The applicant will have 180 days to respond to the comment matrix. The applicant's comments must go into the Comment Matrix and directly correspond to each issue raised by the county and external review agencies. The applicant will need to schedule a second In-Take appointment in order to submit the revised land use applications.
- At the second In-Take Appointment, all county staff will review the application materials for completeness. If there are any application materials missing from the submittal, the application will not be accepted and the applicant will need to reschedule the second In-Take appointment.
- Once the application is accepted by the county, the lead planner will send the applicant a revised Project Review Timeline with all the key dates in the second review process.
- If the comment matrix was adequately addressed by the applicant, the lead planner will compile all reviewing departments/external agency comments on the comment matrix and the lead planner will issue the Notice of Application, the SEPA checklist, and prepare staff report and schedule public hearing.
- If any of the departments state that they cannot proceed to the hearing with a recommendation of approval, or approval with conditions, the applicant will be given the opportunity to proceed to hearing with a denial recommendation or be given the opportunity to withdraw the application. The county has the authority to review requests for partial refunds. Any county time spent on the review cannot be refunded.

Creating Solutions for Our Future

NAME OF PUBLIC SYSTEM City of Olympia

Building Development Center

Master Application

Page 2 of 2

BILLING OF INVOICES

The fee charged at the time of application covers base hours listed on the fee schedule. When base hours by a Department are used, a monthly billing invoice is generated at the hourly rate listed on the fee schedule. Should review of the project exceed the base hours allotted, billing invoices shall be mailed to: ☐ Owner ☒ Applicant ☐ Point of Contact

PROPERTY OWNER (additional property owner sheet can be obtained online at www.thurstoncountybdc.com)Property Owner Name Tamara M. Brathovde and Jeffrey C. SchwabMailing Address 2000 24th Ave. NW City Olympia State WA Zip Code 98502

Phone () Cell () Fax ()

EMAIL

Communication from staff provided by Email? ☒ YES ☐ NOProperty Owner Signature* Tamara Brathovde Jeffrey Schwab Date 02-09-2023

APPLICANT

Applicant Name RJ Development - Caleb PerkinsMailing Address 401 Central St. SE City Olympia State WA Zip Code 98501Phone (360) 810 8356 Cell () Fax ()EMAIL caleb@rjdevelopment.comCommunication from staff provided by Email? ☒ YES ☐ NOSignature* Caleb Perkins Date 02/08/2023Digitally signed by Caleb Perkins
DN: C=US, E=caleb@rjdevelopment.com, O=RJ Development, LLC, CN=Caleb Perkins
Date: 2023.02.08 10:26:33-08'00'

POINT OF CONTACT (Person receiving all County correspondence)

Name Caleb PerkinsMailing Address 401 Central St. SE City Olympia State WA Zip Code 98501Phone (360) 810 8356 Cell () Fax ()EMAIL caleb@rjdevelopment.comCommunication from staff provided by Email? ☒ YES ☐ NOSignature* Caleb Perkins Date 02/08/2023Digitally signed by Caleb Perkins
DN: C=US, E=caleb@rjdevelopment.com, O=RJ Development, LLC, CN=Caleb Perkins
Date: 2023.02.08 10:27:13-08'00'

*DISCLAIMER

Application is hereby made for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in the application package and that to the best of my knowledge and belief, such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made or forwarded, the right to enter the above-described location to inspect the proposed, in-progress or completed work. I agree to start work only after all necessary permits/approvals have been received.



PRESUBMISSION CONFERENCE

Page 1 of 4

Staff Use Only

2023100649 23-101693 VI Area:
Site: 2000 24TH AVE NW OLYMPIA
09750029001
Sub Type: Plat

THURSTON COUNTY
RECEIVED

FEB 14 2023

BUILDING DEVELOPMENT CENTER
Date Stamp/Staff Initials

CKX

1. Application Submittal Checklist - All items listed are required at the time of application. Incomplete applications will not be accepted.

- ☒ Master Application
- ☒ Application Fee. Refer to the current fee schedule. *Additional fees may occur if the base hours/fees are exhausted.*
- ☒ One Site Plan 11" X 17" or smaller. See Site Plan Submittal Requirements on page 4

2. Project Description (Provide as much detail as possible. Attach separate sheet if necessary):

Please see attached narrative included with this application.

3. Project Type: Choose all that apply.

- ☒ Plat ☐ Large Lot Subdivision ☐ Short Plat Subdivision
- ☐ Special Use ☐ Commercial project ☒ Site Plan Review ☐ Design Review
- ☐ Multi- Family project ☐ Shoreline Development
- ☒ Other: Critical Areas Determination

4. Property Zoning: Zoning Designation: R4-8

- ☒ Rural County ☐ Lacey UGA ☐ Tumwater UGA ☒ Olympia UGA ☐ Grand Mound UGA

5. Access: ☒ Existing ☐ New ☐ Private Road ☒ Public Road

Name of road or street from which access is or will be gained: 24th Ave NW

How many other parcels have access by this road ? Include vacant parcels? at least two others



PRESUBMISSION CONFERENCE

Page 2 of 4

6. Utilities

Water Supply:

Existing: ☒ Single Family Well ☐ Two Party Well ☐ Group B Well ☐ Group A Well

Name of public water system: _____

Proposed: ☐ Single Family Well ☐ Two Party Well ☐ Group B Well ☐ Group A Well

Name of public water system: City of Olympia

Is water system located/proposed onsite? ☒ Yes ☐ No

If no, tax parcel number of property the water system is or will be located : _____

Are there any off-site water supplies within 200 feet of the property? ☒ Yes ☒ No

The methods used to obtain this information must be documented, which may include communications with adjacent property owners and field verification. How was this information verified?

Communication from property owner

Sewage Disposal:

Existing: ☐ Individual Septic System ☐ Community Septic System

☒ Public Utility Name of Public Utility City of Olympia

Proposed: ☐ Individual Septic System ☐ Community Septic System

☐ Public Utility Name of Public Utility _____

Are the test pits dug? ☐ Yes ☐ No If No, explain

Is sewage system located/proposed onsite? ☐ Yes ☐ No

If no, Tax parcel number of property the system is located or will be located: _____

7. Critical Areas on or within 300' of the property

☐ None ☐ Shoreline ☐ River/Creek ☐ Lake/Pond ☒ Wetland ☐ Ditch ☐ High Ground Water

☐ Important Habitat/ Species ☐ Oak trees ☐ Mima Mounds

Name of water body: _____

Has the property ever flooded? ☐ No ☒ Do not know ☐ Yes, when? _____ (Include area on site plan)

Slopes greater than 40%? ☐ Yes ☒ No

Are there other Critical Areas? (e.g. eagle's nest, etc.) : Unknown



PRESUBMISSION CONFERENCE

Page 3 of 4

8. Project Information – For Non Residential Proposals:

- a. What are the hours of operation? N/A
- b. What are the days of operation? N/A
- c. What is the total number of employees engaged in the business? N/A
- d. Does the owner/operator of the proposed business reside on the property where the business is located? ☐ Yes ☒ No
- e. Are customers expected to visit the site? ☒ No ☐ Yes.
If Yes, the average number of customers visiting the site per day _____ per week _____
- f. Are parking spaces being provided? ☒ No ☐ Yes. How many _____
- g. Will this proposal generate noise? ☒ No ☐ Yes. Please describe.
N/A
- h. Will there be any outside storage of materials or equipment? ☒ No ☐ Yes. Please describe. N/A
- i. Are any vehicles involved in the business? ☒ No ☐ Yes List the type of vehicle and how many.
N/A
- j. Will there be hazardous materials associated with the use? ☒ No ☐ Yes
If yes, describe in detail what hazardous materials will be used. A hazardous materials handling, storage, and spill response plan may be required at time of application.
N/A
- k. Is a sign proposed? ☒ No ☐ Yes. How many and what type (wall sign, monument sign, other)?
N/A
- l. Is the use proposed within an accessory structure? ☒ No ☐ Yes. What is the square footage of the accessory structure? N/A
- m. What is the gross square footage of the existing non-residential buildings? 2360
- n. What is the gross square footage of the total finished project? TBD
- o. What is the square footage of existing impervious area? 1624
- p. What is the total square footage of impervious area after the finished project? TBD

Impervious area means pavement (compacted gravel, asphalt and concrete), roofs, revetments, or any other man-made surface which substantially impedes the infiltration of precipitation.



PRESUBMISSION CONFERENCE

Page 4 of 4

9. Site Plan Submittal Requirements

- Site plan shall be legible and drawn to a standard engineer scale on 11" X 17" or 8 1/2" x 11" sheet.
- Example scales include 1" = 30' or 1" = 100'
- Aerial photographs are not accepted as site plans.
- All applicable items noted below shall be addressed on the site plan.

Applicant	Site Plan Checklist	Staff
<input checked="" type="checkbox"/>	a. North arrow, site address, tax parcel number and map scale used	<input type="checkbox"/>
<input checked="" type="checkbox"/>	b. All property line boundaries and dimensions. Property owner is responsible for knowing their property line locations and flagging them onsite if requested.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	c. All existing and proposed structures	<input type="checkbox"/>
<input checked="" type="checkbox"/>	d. All means, existing vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	e. All easements encroaching onto the property (for example: utility, road, railroad, etc)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	f. Location of all existing and proposed utilities such as septic tanks, drainfields, reserve drainfield areas, sewer lines, water lines, wells, and springs.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	g. The location of all existing off-site water supplies within 200 feet of the project site with their associated sanitary control radii (100' for wells & 200' for springs).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	h. The location of any area protected by covenant on the project site for water sources.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	i. Location of any critical areas and buffers (example: wetlands, ponds, streams, steep slopes, seasonal drainages, marine bluffs, flood plain, high groundwater, oaks, special habitat, etc)	<input type="checkbox"/>
<input checked="" type="checkbox"/>	j. Vicinity Map at a scale of not less than three (3) inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways	<input type="checkbox"/>
<input checked="" type="checkbox"/>	k. For non-residential projects, the location of proposed parking and outside storage areas	<input type="checkbox"/>
<input checked="" type="checkbox"/>	l. All existing vegetation to remain and proposed landscaping, including location and type	<input type="checkbox"/>

The project site must be identified in the field by posting an identification sign visible from the access road. The sign and flagging are provided by Thurston County to the applicant at the time of application.

At the presubmission conference you will be provided with comments and requirements for your proposed use based on the information you provide. This is an informal meeting between staff and the applicant. No decisions are made. Public comment is limited to the applicant and advisors.

Presubmission conferences are a required first step for the following types of development projects:

- Plats, short plats and large-lot subdivisions
- Special use permits (Hearings Examiner approved only)
- New nonresidential and/or commercial uses, including expansions and change of use.



THURSTON COUNTY
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FEB 14 2023

BUILDING DEVELOPMENT CENTER

2000 24th Ave. NW, Olympia, WA 98502

February 10, 2023

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 47 lots through the County's Planned Unit Development (PUD) regulation process. The parcels of land in the PUD are intended to be fee simple, saleable lots. The applicant has elected to apply for review for adherence to PUD standards and regulations in order to provide a finished neighborhood for eventual residents that benefits from the intents of PUD as listed in section 22.36.010 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 PUD 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 PUD, 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 PUD 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.

RJ Development

401 Central St SE – Olympia, WA 98501

(360) 528-3343 – www.rjdevelopment.com

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 11 zero lot-line attached single family townhome style dwellings, 24 detached single family homes with accompanying accessory dwelling units (ADUs), including one existing home on the property, and 12 cottage style dwelling units resulting in a density of 4.16 units per acre, 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 will be submitted with the application for preliminary plat. A winter water groundwater study is currently being 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 Thurston County Code 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 forty and fifty 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 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.

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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.

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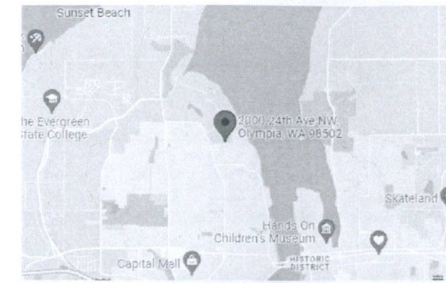
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THURSTON COUNTY
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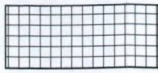


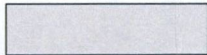

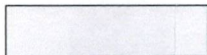
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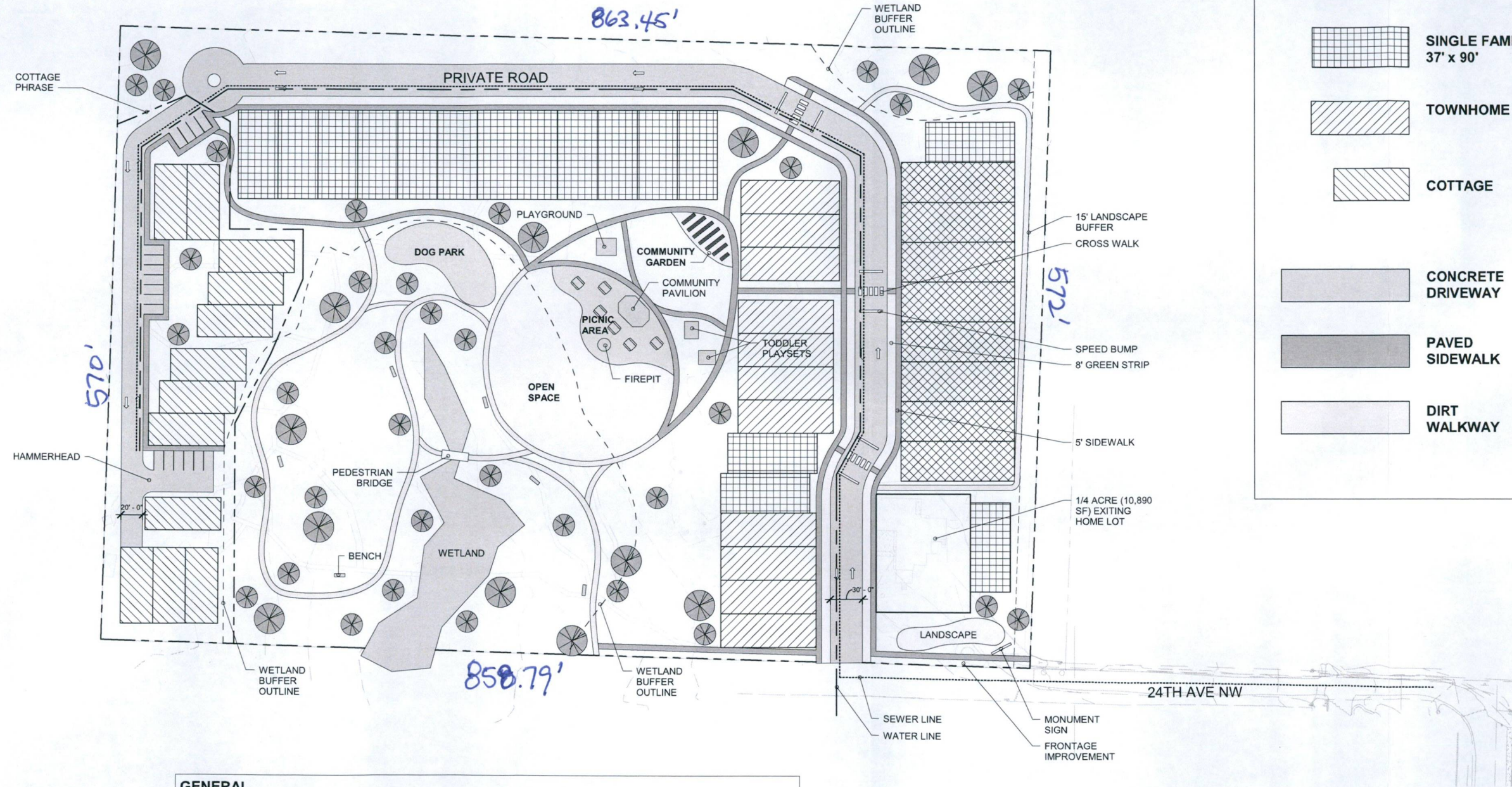
BUILDING DEVELOPMENT CENTER



VICINITY MAP

SITE LEGEND

-  SINGLE FAMILY & ADU
37' x 105'
-  SINGLE FAMILY & ADU
37' x 90'
-  TOWNHOME
-  COTTAGE
-  CONCRETE
DRIVEWAY
-  PAVED
SIDEWALK
-  DIRT
WALKWAY



GENERAL

PARCEL #: 09750029001
LIST TOTAL ACREAGE: 11.28
TOTAL UNIT COUNT: 24 (SINGLE FAMILY & ADU) + 11 (TOWNHOME) + 12 (COTTAGE) = 47
DWELLING UNITS PER ACRE DENSITY: 47 (TOTAL UNIT COUNT) / 11.28 (ACRE) = 4.16

1 SCHEMATIC SITE PLAN
SCALE: 1" = 50'-0"



LAMBETH ARCHITECTURE, LLC
355 NW 48TH ST.
SEATTLE WA 98107
(303) 818-9430

WEST OLYMPIA
2000 24TH AVE NW OLYMPIA, WA 98502

DRAWING ISSUE: 05/03/22

NO	REV	DATE

DRAWING TITLE
SCHEMATIC
SITE PLAN

SCALE: 1" = 50'-0"
PLOT DATE:
PRINCIPAL:
PROJ. MGR.:

SHEET NO.

A1.00