



NOTICE OF LAND USE APPLICATION & PUBLIC MEETINGS

Notice Mailed: JULY 7, 2017
File Number: 17-2795
Project Name: EAST BAY FLATS AND TOWNHOMES
Project Address: 510 STATE AVE NE
Applicant: 3RD GEN INVESTMENT GROUP LLC
PO BOX 7534
OLYMPIA, WA 98507-7534
Lead Planner: CATHERINE MCCOY, ASSOCIATE PLANNER
PHONE: (360) 570-3776
EMAIL: cmccoy@ci.olympia.wa.us

**Neighborhood Meeting:
Aug 3, 2017 at 5:30 p.m.**

**Public Comment Period Ends:
August 9, 2017 at 5:00 p.m.**

**Design Review Board Meeting:
August 24, 2017 at 6:30 p.m.**

Project Description: CONSTRUCTION OF THREE BUILDINGS, 69 RESIDENTIAL UNITS, PARKING FOR 72 VEHICLES, AND APPROXIMATELY 8,500 SQ.FT. COMMERCIAL SPACE. THE PROJECT INCLUDES A RAISED COURTYARD, A 2,200 SQ.FT. COMMUNITY BUILDING, AND A PEDESTRIAN WATERCOURSE ALONG THE EAST PROPERTY LINE.

Written Comment Period

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Catherine McCoy, Lead Planner, of the Olympia Community Planning & Development Department. Failure to submit timely comments may result in an assumption of “no comment”.

Neighborhood Meeting

This proposal will be the subject of an informational meeting for the neighborhood to be hosted by City staff at **City Hall, 601 4th Avenue East, Olympia, Washington, at 5:30 p.m. on August 3, 2017**. Questions about both the proposal and the City’s review procedure will be welcomed.

Notice of Design Review Board Meeting

A public meeting of the Design Review Board is required prior to land use decision on this proposal and will be held at **6:30 p.m. on August 24, 2017, in room 207 of Olympia City Hall, 601 4th Avenue East**. This meeting is open to the public; written comments will be accepted prior to or on the date of the design review meeting. All comments related to the project should be submitted to the Lead Planner.

If you require special accommodations to attend and/or participate in any of the above mentioned meetings, please contact Community Planning & Development Department by 10:00 a.m., 48 hours in advance of the date or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Decision

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision.

Other Information about This Project

Application Received / Deemed Complete: June 28, 2017

Review and Approval: Land Use (Site Plan) Review, SEPA Environmental Review, Board Level Concept and Detail Design Review, Engineering, and Building.

The applicant prepared the following project studies and/or environmental documents at the City's request:

- Civil Plan Set
- Concept Architectural Plan Set
- Critical Areas Map
- Engineering Reports: General Requirements and Implementation for Cleanup of Contaminated Soils
- Geotechnical Report
- Habitat Management Plan
- Landscape Plan
- Preliminary Drainage Report
- SEPA Environmental Checklist
- Traffic Impact Analysis
- Wetland Assessment Report

Government programs providing funds for this project: None

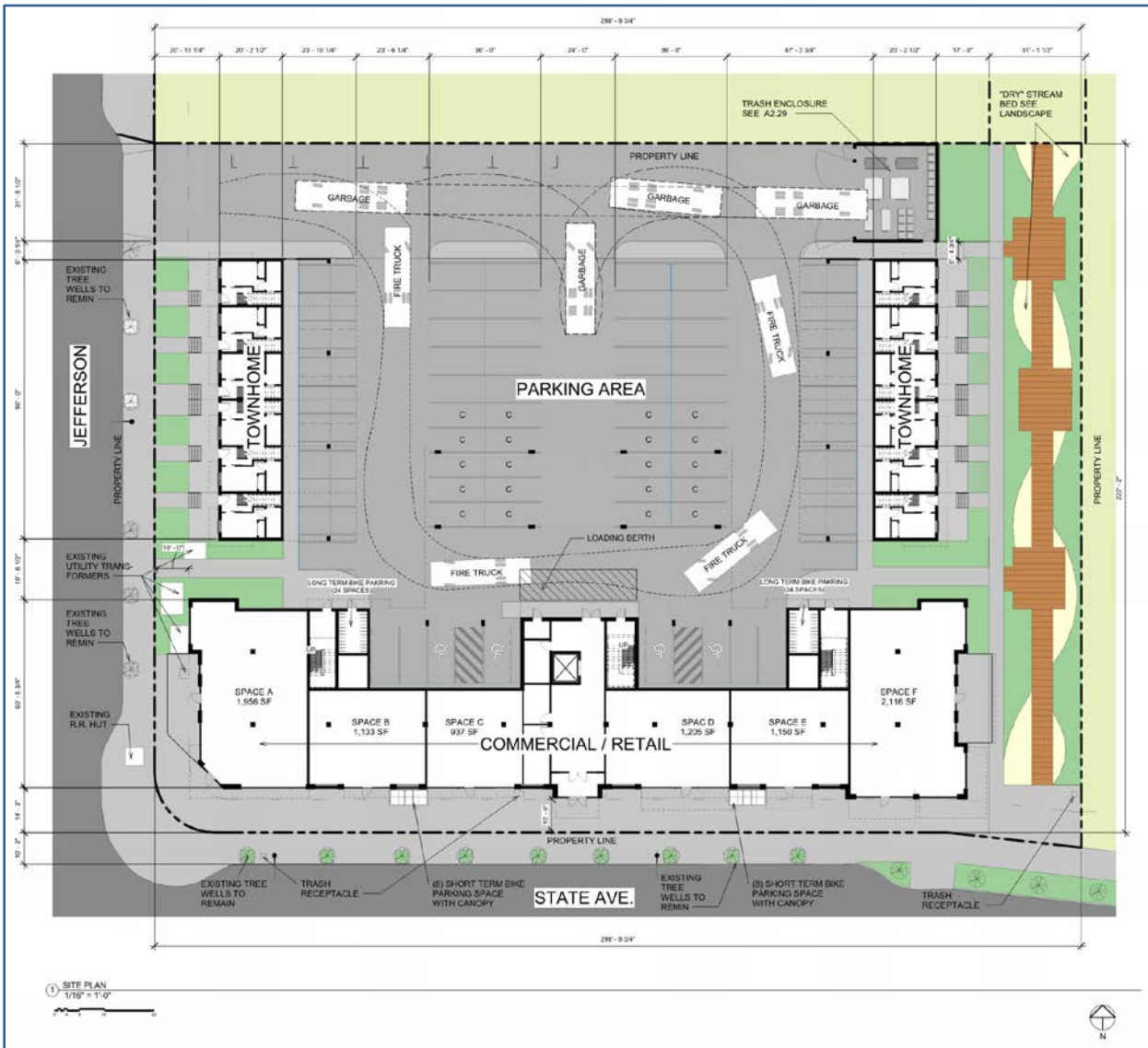
Please note, at this time no determination of consistency with City or State plans, standards, or regulations has been made. At a minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to **agencies, neighborhood associations, and neighboring property owners**. Lists of specific parties notified are available upon request.

VICINITY MAP



SITE PLAN



This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.

Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date