



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 17-2795

Master File #: _____

Date: 6/28/17 JL

Received By: W.SHAUFLER

Project Planner: C.MCCOY

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | _____ |

Project Name: East Bay Redevelopment Site- East Bay Flats and Townhomes (Lot A)

Project Address: 510 State Avenue NE, Olympia, WA 98501

Applicant: 3rd Generation Investment, LLC, contact Walker John

Mailing Address: PO Box 7534, Olympia, Washington 98507-7534

Phone Number(s): 360-705-2303

E-mail Address: walker@oliviabeach.com

Owner (if other than applicant): Port of Olympia

Mailing Address: 606 Columbia Street NW, Suite 300, Olympia, WA 98501

Phone Number(s): 360-528-8000

Other Authorized Representative (if any): Sam Nielson

Mailing Address: 700 NE Multnomah St, Suite 1000, Portland, OR, 97232

Phone Number(s): 503-233-2400

E-mail Address: snielson@parametrix.com

Project Description:
Improvements include development of an existing empty lot into a mixed-use building with apartments, townhomes, commercial properties, and covered parking on the ground-level. Civil improvements include hardscape frontage improvements, new sewer and water services, and stormwater treatment.

Size of Project Site: Project site is ~1.4 acres. Parcel is 2.7 acres.

Assessor Tax Parcel Number(s): 66130000403

Section: 14 Township: 18 N Range: 2 W

Full Legal Description of Subject Property (attached):

Section 14 Township 18 Range 2W Quarter NW, NE, SE Binding Site Plan OLYMPIA AREA ROWING SECOND AMENDMENT SS070154OL LT 3 Document 4118293

Zoning: Urban Waterfront (UW)

Shoreline Designation (if applicable): NA

Special Areas on or near Site (show areas on site plan):

Creek or Stream (name): Indian Creek (runs adjacent to site on Chestnut Street SE.

Lake or Pond (name): _____

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): City of Olympia

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): City of Olympia

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): Jefferson Street NE to the west, Olympia Avenue NE to the north, Chestnut Street SE to the east, and State Avenue NE to the south.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date 06/13/17


Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)