

Armory Campus Pre-Application Meeting

Narrative and Questions

September 3, 2021

The Armory Campus site is located in the Eastside neighborhood, in the block defined by 5th Avenue SE on the north, Legion Way SE on the south, Eastside Street SE on the east and Quince St SE on the west. The site includes two buildings; the approximately 50,000 sf National Guard Armory and the Garage building. The historic Armory building was built in 1939; the National Guard is expecting to vacate the building in 2021. The City of Olympia has identified the site for arts, cultural and entrepreneurial uses that benefit the community. The design team is currently conducting outreach efforts to understand with more specificity the nature of potential uses in order to create a Concept level plan.

This is an introductory pre-pre application meeting to enable the project team to better understand the City's perspectives on the requirements for major renovations and to review the requirements and scope of potential interim use of the buildings and grounds on the Armory campus.

We have reviewed meeting notes from November 2020, and we would like to follow up at this preliminary stage as follows:

Land Use

The Armory site is zoned Residential Multi Use (RMU).

Permitted Uses

How does the City categorize arts uses? Maker spaces? Community gathering spaces of various sizes?

Parking Uses

Does the Armory qualify as exempt from parking requirements under Parking: 18.38.160.C? (buildings before 2002 used for commercial are exempt from vehicle parking but not bike parking)

Landscaping

We understand a requirement for perimeter landscaping, and will coordinate with any input from historic preservation.

Engineering

From the previous meeting notes, we understand that upgrades may include dedicated fire lines for sprinklers, and upsized water meter and pedestrian improvements at the frontage.

We may desire to implement programming outside the building. Is there anything we should be considering from your standpoint if we are installing new pavement, covered areas, or various kinds of landscaping?

What improvements within the building will trigger increases in the sizes of utility connections:

- Domestic water?
- Sanitary sewer?
- Fire protection?

Have there been inspections performed on utility services?

Storm Water

We understand that replacement or addition of 2,000 sf of hardscape will trigger treatment requirements. Are there any requirements that would be needed if we stay below that trigger?

Solid Waste

We understand that we will need to accommodate solid waste and recycling, and may wish to meet later in the process when we have a better understanding of program.

Building Code

Long term we expect that we will trigger Substantial Alteration provisions and we will need to meet current codes, including energy, seismic, fire protection and accessibility. We do not believe that it will be classified as a critical facility, but please let us know if you believe otherwise.

We are interested in near-term uses for the facility; what uses/occupancies will be allowed prior to major renovations?

Will it be acceptable to maintain the existing occupancies are as summarized below:

- Lower Level: S-1 Storage.
- Main Level: A-3 Assembly (Drill Hall) and Business/Office Use (perimeter spaces)
- Upper Level: B (perimeter spaces) and S-1 (mezzanine overlooking Drill Hall)

The Drill Hall is approximately 11,120 sf. Would temporary use of the space for assembly be acceptable if the occupant load is limited to 300 people?

Are there any near-term uses of the Armory (prior to substantial alteration improvements) that might trigger structural improvements?