



Meeting Agenda

Site Plan Review Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Community
Planning & Development
360.753.8314

Wednesday, June 3, 2026

9:00 AM

Virtual Via Zoom

Meeting Link:

https://us02web.zoom.us/webinar/register/WN_aSOS24LDQtKMxM6R3dCIZQ

1. AGENDA REVIEW

2. PRESUBMISSION CONFERENCE

2.A [26-0411](#) St Mikes School - Portable Classrooms, 1204 11th Ave SE, 26-2908

Attachments: [Attachment 1 - Preliminary Site Plan](#)
[Attachment 2 - Vicinity Map](#)
[Attachment 3 - Narrative Description](#)
[Attachment 4 - Presubmission Details](#)

3. ADJOURNMENT

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the meeting, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the meeting 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.



Site Plan Review Committee

St Mikes School - Portable Classrooms, 1204 11th Ave SE, 26-2908

Agenda Date: 6/3/2026
Agenda Item Number: 2.A
File Number:26-0411

Type: information **Version:** 1 **Status:** In Committee

Title

St Mikes School - Portable Classrooms, 1204 11th Ave SE, 26-2908

Report

Project Information:

We are proposing to add (2) 65'x28' modular classroom buildings to the existing St Mike's School Site. These buildings will be located on the edge of the existing play field & concrete walk, with appropriate clearances to each other and adjacent existing structures. Several existing light poles will have to be removed and replaced with building mounted lighting. A new 400A electrical service (200A each building) will be installed and power taken off the existing transformer on site. A new fence will be installed including a large swinging gate with a Knox box and a smaller walk gate with an electronic opener.

Applicant:

Luke Steinbrecher, 7908 Sweet Iron Ct SE, Tumwater WA 98501

Staff Contact:

Paula Smith, Associate Planner, 360.753.8596

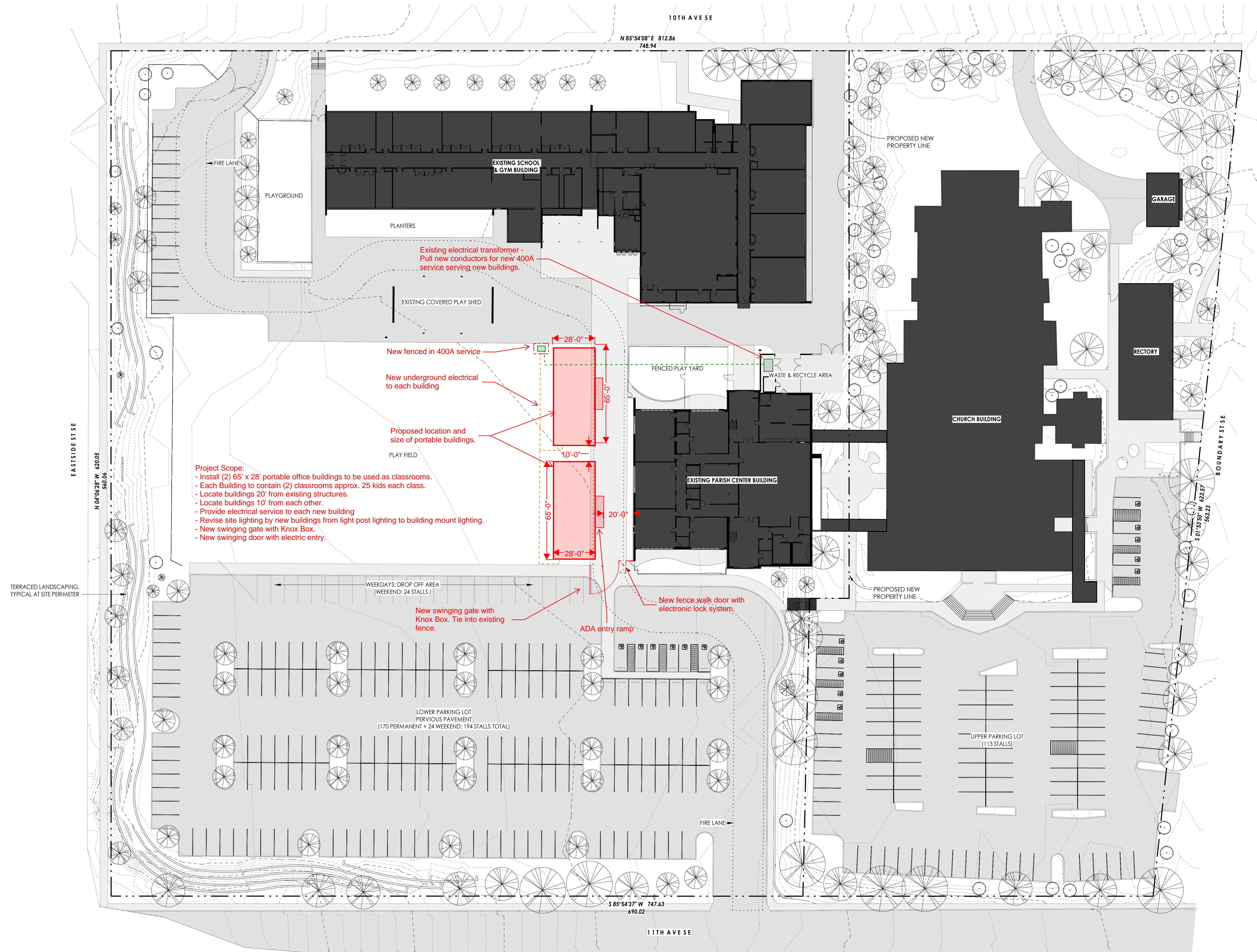
SITE NOTES - EXISTING

SITE CONDITIONS
 PARCEL AREA: 268,148 SF (6.16 ACRES)
 PARCEL NUMBER: 78207000200
 SITE ADDRESS: 1208 11TH AVE SE OLYMPIA, WA 98501

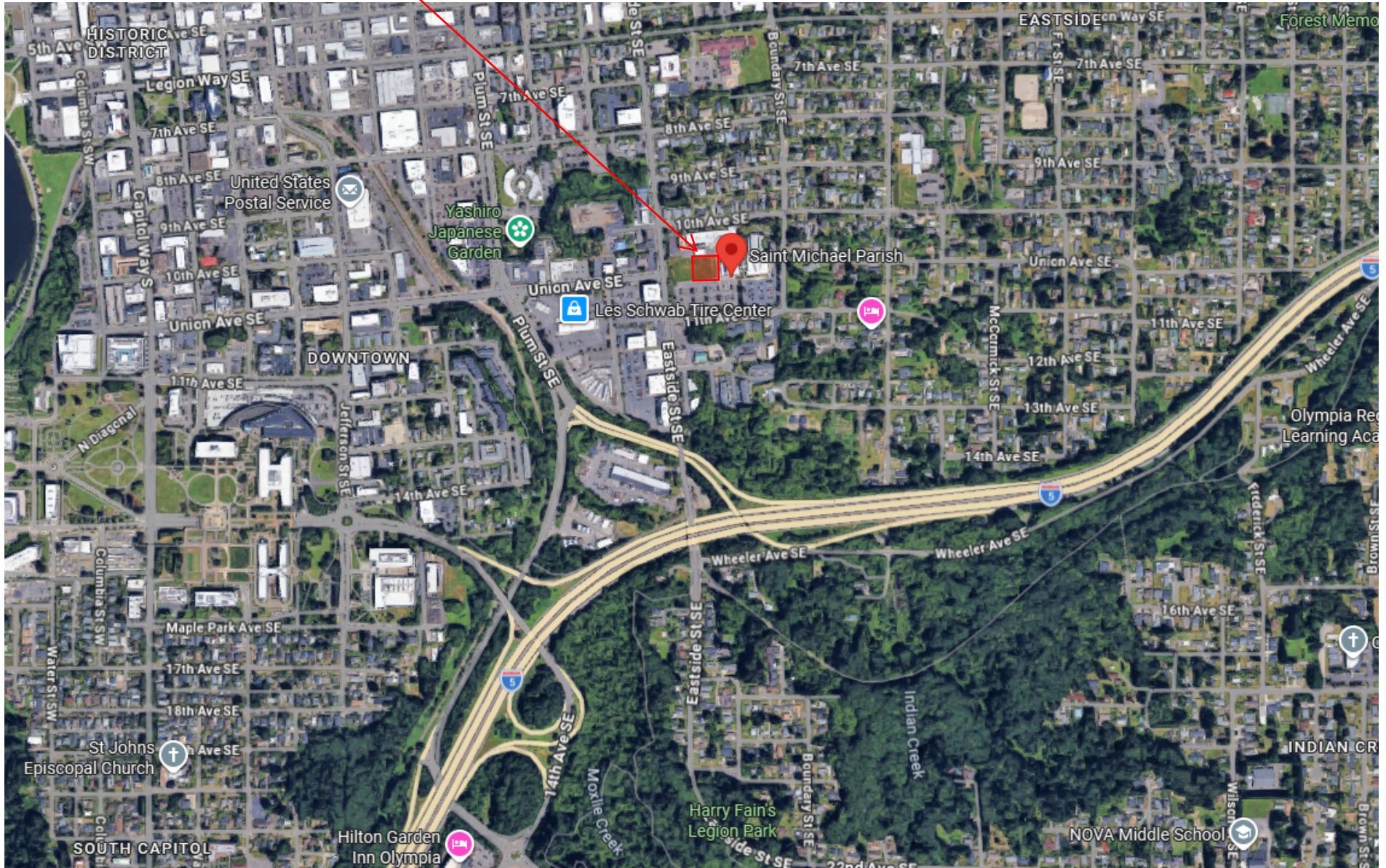
OLYMPIA MUNICIPAL CODE
 ZONING: R6-12 (0.26 ACRES OR MORE)
 MAX. HEIGHT: 35'
 MAX. STORIES: 2
 BUILDING COVERAGE (MAX.): 40.0%
 IMPERVIOUS COVERAGE (MAX.): 40.0% (+10.0% FOR NON-RESIDENTIAL USE)
 HARD SURFACE COVERAGE (MAX.): 70.0% (+20.0% FOR NON-RESIDENTIAL USE)

2017 APPROVED AND PROPOSED NEW CONDITIONS

BUILDING COVERAGE:	
2017 APPROVED:	76,283 SF (18.9%)
IMPERVIOUS COVERAGE:	
2017 APPROVED:	185,152 SF (46.0%)
HARD SURFACE COVERAGE:	
2017 APPROVED:	245,521 SF (61.0%)
LANDSCAPE COVERAGE:	
2017 APPROVED:	154,114 SF (38.2%)
PARKING 2017 APPROVED:	
STANDARD:	223 STALLS
COMPACT:	106 STALLS
+ HANDICAP:	16 STALLS
TOTAL:	345 STALL



AREA OF WORK



Pre-submission Conference Narrative

DATE: May 21th, 2026
TO: City of Olympia
ATTN: Planning & Development Department
FROM: Kaufman Construction & Development
ADDRESS: 1204 11th Ave SE, Olympia, WA
PROJECT: St Mikes – Modular Classroom Buildings
RE: **Pre-submission Conference Narrative**

Plans Examiner,

Below is a brief description of the proposed project:

Project Specific: We are proposing to add (2) 65'x28' modular classroom buildings to the existing St Mike's School Site. These buildings will be located on the edge of the existing play field & concrete walk, with appropriate clearances to each other and adjacent existing structures. Several existing light poles will have to be removed and replaced with building mounted lighting. A new 400A electrical service (200A each building) will be installed and power taken off the existing transformer on site. A new fence will be installed including a large swinging gate with a Knox box and a smaller walk gate with an electronic opener.

Site Conditions – Existing: The existing site is one parcel and is to remain as found. Trenching for electrical service & data is the only site modification required..

Proposed Vehicle Access - Existing: Existing vehicle access and parking will be used for new structures. No work to be added.

Proposed Utilities: The new buildings will only require electrical service connection. We intend to pull power off the existing transformer and install a 400A service. Plumbing is not required.

Thank you,

Luke Steinbrecher



Presubmission Conference Details

Project Name: St Mikes School - Portable
Classrooms
Permit Number: 26-2908
Address: 1204 11TH AVE SE
Parcel Number: 78207000200
Parcel Owner: CORP CATHOLIC
ARCHBISHOP
Applicant: Steinbrecher, Luke
Date: 05/22/2026

Proposed Project Description

Proposed Zoning:

Parcel Area - Existing (Sq. Ft.):
Parcel Area - To Be Added (Sq. Ft.):
Parcel Area - Total (Sq. Ft.): **252728**
Number of Lots – Existing:
Number of Lots - To Be Added:
Number of Lots – Total: **1**
IBC Building Type – Existing:
IBC Building Type - To Be Added:
Occupancy Type – Existing: **E Educational IBC 305**
Occupancy Type - To Be Added: **E Educational IBC 305**
Number of Buildings – Existing:
Number of Buildings - To Be Added:
Number of Buildings – Total: **2**
Building Height - Existing (Ft.):
Building Height - To Be Added (Ft.):
Building Height - Total (ft.): **12**
Number of Stories - Existing (Including Basement):
Number of Stories - To Be Added (Including
Basement):
Number of Stories - Total (including basement):
Basement - Existing (sq. ft.):
Basement - To Be Added (sq. ft.):
Basement - Total (sq. ft.):
Ground Floor - Existing (sq. ft.):
Ground Floor - To Be Added (sq. ft.):

Ground Floor - Total (sq. ft.):
 Second Floor - Existing (sq. ft.):
 Second Floor - To Be Added (sq. ft.):
 Second Floor - Total (sq. ft.):
 Remaining Floors - Existing (sq. ft.):
 Remaining Floors - To Be Added (sq. ft.):
 Remaining Floors - Total (sq. ft.):
 Gross Floor Area of Building - Existing (sq. ft.): **0**
 Gross Floor Area of Building - To Be Added (sq. ft.): **3348**
 Gross Floor Area of Building - Total (sq. ft.): **3348**
 Landscape Area - Existing (sq. ft.):
 Landscape Area - To Be Added (sq. ft.):
 Landscape Area - Total (sq. ft.):
 Paved Parking - Existing (sq. ft.): **73000**
 Paved Parking - To Be Added (sq. ft.): **0**
 Paved Parking - Total (sq. ft.): **73000**
 Number of Parking Spaces – Existing: **194**
 Number of Parking Spaces - To Be Added: **0**
 Number of Parking Spaces – Total: **194**
 Bicycle Parking - Existing (spaces): **10**
 Bicycle Parking - To Be Added (spaces): **0**
 Bicycle Parking - Total (spaces): **10**
 Total Impervious Area - Existing (sq. ft.): **185152**
 Total Impervious Area - To Be Added (sq. ft.): **3348**
 Total Impervious Area - Total (sq. ft.): **188500**
 Sewer – Existing:
 Sewer - To Be Added:
 Water – Existing:
 Water - To Be Added:
 Primary Contact Name: **Luke Steinbrecher**
 Primary Contact Email Address: **luke@kaufmancd.com**
 Primary Contact Phone Number: **360-481-6810**
 Owner or Agent: