

January 17, 2025

City of Olympia
Community Planning and Development

Re: Medical Office Bldg Feasibility – Project scope narrative

Project Description

The existing site located at 527 McPhee Rd SW, Olympia, WA 98502 is an unoccupied lot with no existing structures to be demolished. The site is mostly covered with large trees, which would need a review for how best to proceed. It is currently zoned HDC-4, but due to the nature of the site and the parcel's shape, HDC-4 requirements for street frontage and setbacks in relation to building location are difficult to achieve. Our team would like to meet with Community Planning and Development to determine the best pathway to achieve the zoning and design intent at this site, propose a plan for future phasing to create a medical campus that complies, and to discuss any other applicable zoning requirements for this site.

Our team is looking to maximize the efficiency of site development by approaching this in two phases. In Phase I, the majority of parking for both phases can be provided, along with pedestrian plaza and landscaping. Phase I allows the site to connect to its neighboring parcel to the south, and starts to create a medical campus. By setting the building back in Phase I greater than the HDC-4 requirements, this facilitates a second building to be built as Phase II if the neighboring parcels are acquired in the future.

The client is looking to build a new two-story medical office building (MOB), approximately 20,000 square feet in footprint, for a total gross square footage of 40,000 SF. The site can be accessed from the neighboring site's parking lot at the south, as well as from the northeast strip of parcel that connects to McPhee Rd. The north end of the site will also be the primary access for fire, as well as waste management services. At-grade surface parking will be provided on site along with necessary stormwater management systems and landscaping.

The site plan layout provides for patient drop-off at the front of the building, along with a main pedestrian axis from the proposed building entry, continuing across the site and adjacent to a large pedestrian plaza that is accessed from McPhee Rd. Other site features also include a back-up emergency generator to keep patient services uninterrupted and the provision for waste management services necessary to the building operation. Site walls or elements will be used to screen off the equipment or trash collector from the public view.

At this time, sewer and water are not available to the site, but will be part of our civil design work. Connection to the water main is fairly straightforward and will occur from our north access drive to the main on McPhee Rd, with the potential to loop to the other existing MOB's. For sewer items, we would further investigate the (2) manholes near the site (paths shown on map below in purple and red), and potentially explore use of a grinder pump as an alternative if these are unavailable.

