



Meeting Agenda

Hearing Examiner

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact Tim Smith
360.570.3915

Monday, March 10, 2025

5:30 PM

Hybrid - Virtual Via Zoom & Room
207

24-3809 SPSCC Master Plan

Registration Link:

https://us02web.zoom.us/webinar/register/WN_AuxfEpS3TcCPp7zp5SNWVQ

1. AGENDA REVIEW

2. PUBLIC HEARING

- 2.A [25-0184](#) PUBLIC HEARING - Case: 24-3809, South Puget Sound Community College Master Plan

Attachments: [Attachment 1 - SPSCC Staff Report](#)
[Attachment 2 - SPSCC 2024 Campus Master Plan](#)
[Attachment 3 - SEPA Determination 011525](#)
[Attachment 4 - 2009 HEX Decision and Staff Report](#)
[Attachment 5 - Notice of Application](#)
[Attachment 6 - Informational Meeting Summary](#)
[Attachment 7 - Public Comments](#)
[Attachment 8 - Response to Eileen Webb Letter 080724](#)
[Attachment 9 - Tumwater Planning Response 112024](#)
[Attachment 10 - Tumwater Transportation Correspondance](#)

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.



Hearing Examiner

PUBLIC HEARING - Case: 24-3809, South Puget Sound Community College Master Plan

Agenda Date: 3/10/2025
Agenda Item Number: 2.A
File Number: 25-0184

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

Title

PUBLIC HEARING - Case: 24-3809, South Puget Sound Community College Master Plan

Report

Applicant:

South Puget Sound Community College

Representative(s):

Matt Lane, McGranahan Architects, 2111 Pacific, Tacoma WA 98402

Staff Contact:

Paula Smith, Associate Planner, 360.753.8596

Type of Action Request:

The applicant is requesting approval for a Conditional Use Permit for the long-term Master Plan that has been revised for the college that includes a variety of new projects and improvements. In summary these projects include a new 4-story residential housing building that will accommodate approximately 140-150 students, renovations to existing buildings, sports field improvements that include turf field, bleachers, lighting and other supporting structures, a pedestrian bridge crossing over Percival Creek and other minor improvement to existing development on the South Puget Sound Community College campus. (See pages 36, 37 and 38 of the Master Plan, Attachment 2.)

Project Location:

2011 Mottman Road SW

See Attachment 1 for full Staff Report

CITY OF OLYMPIA HEARING EXAMINER

STAFF REPORT

Hearing Date: March 10, 2025

Case: South Puget Sound Community College Master Plan

File Number: 24- 3809

Applicant: South Puget Sound Community College

Representative: McGranahan Architects
Matt Lane

Type of Action Requested: The applicant is requesting approval for a Conditional Use Permit for the long-term Master Plan that has been revised for the college that includes a variety of new projects and improvements. In summary these projects include a new 4-story residential housing building that will accommodate approximately 140-150 students, renovations to existing buildings, sports field improvements that include turf field, bleachers, lighting and other supporting structures, a pedestrian bridge crossing over Percival Creek and other minor improvement to existing development on the South Puget Sound Community College campus. (See pages 36, 37 and 38 of the Master Plan, Attachment 2.)

Project Location: 2011 Mottman Road SW

Legal Description: On File with Community Planning Economic and Development Department

Comprehensive Plan Designation: Low Density Residential Neighborhood

Zoning: Olympia- Residential Single Family (R 4-8) Tumwater- General Commercial (GC)

SEPA Determination: A SEPA Determination of Nonsignificance was issued on January 15, 2025 (Attachment 3)

Public Notification: Public Notification of the hearing was issued on or before February 25, 2025, to the property owners within 300 feet, parties of record, posted on the site and published in *The Olympian*, in conformance with Olympia Municipal Code (OMC) 18.70.140 on February 28, 2025.

Staff Recommendation: Approve with Conditions

Hearing Examiner Authority: OMC 18.82.120

Site Area: Sound Puget Sound Community College Campus Site on Mottman Road encompasses approximately 102 acres of land.

Surrounding Land Uses:

The college campus is bounded by Mottman Road to the north, Crosby Boulevard to the east, Somerset Hill Drive to the south and both residential and commercial developments to the west.

Application Proposal and Background Information:

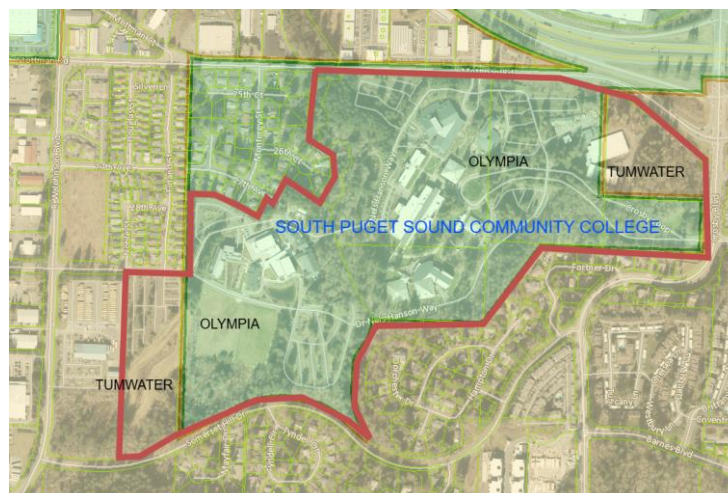
South Puget Sound Community College (SPSCC, or the College) is an existing Essential Public Facility and requires a Conditional Use Permit for the use within the zoning district Residential 4-8.

The following provides some of the timeline of Land Use Applications that are on file with the City for the college:

- February 23, 1984, A college Master Plan under the name of the Olympia Technical Community College (OTCC) was conditionally approved. Included in the OTCC approval, the Master Plan of the College identifies the names and locations of buildings to be constructed, provided conditions of approval and outlined the needs of the College, this approval also includes an approval of a variance to allow building heights to exceed 35 feet. The college Master Plan is valid for 10 years.
- March 6, 1998, Conditional Use Permit is issued to expand the Stormwater Pond.
- January 27, 2003, Conditional Use Permit is approved to construct a new building for the Family Education Center and Child Day Care Center.
- October 1, 2003, Conditional Use Permit is approved to construct the Humanities Building.
- February 15, 2007, Conditional Use Permit is approved to construct a 55,000 sq. ft. 3 story Science Building and to build accessory greenhouses.
- March 10, 2009, Conditional Use Permit to update the Master Plan from 1984, that includes a variety of new future projects. This 2009 Master Plan was approved with conditions. (Hex Decision and staff report provided for reference, Attachment 4).
- November 29, 2018, Conditional Use Permit is approved for the Health and Wellness Center Expansion.

The College is now revising the Master Plan to better outline the forecasted needs of the College. The previous Master Plan was valid for 10 years.

As shown in the aerial below, the college site crosses two jurisdictional lines of both the City of Olympia and the City of Tumwater.



The projects proposed for the SPSCC Mottman Campus are shown on the revised Master Plan Map that can be found on page 46 of the Master Plan (Attachment 2). All the proposed projects are found to be within the jurisdiction of the City of Olympia and therefore before the Olympia Hearings Examiner for Conditional Use Permit. Because the college also resides in the City of Tumwater as well, notice to review and comment on the proposal was provided and comments were received (Attachment 9).

As part of this new updated Master Plan proposal, the plan not only includes the college campus site located in Olympia and Tumwater but also includes other sites that are considered part of the college but may or may not be in the City of Olympia's jurisdiction. This Conditional Use Permit is only for the College Campus site located on Mottman Road SW, all within Olympia's jurisdiction.

A summary of the proposed revised Master Plan projects at the Olympia college campus site are noted below:

- Student Housing- proposed new 4 story building that will provide for student housing projected to serve 140 to 150 students.
- Athletic Turf Field Facilities- Upgrades to the existing unimproved sports fields located south on the site. These improvements include bleacher seating, concession stands, field house building, new turf fields and outdoor lighting.
- Pedestrian Bridge Crossing- New pedestrian bridge that crosses over Percival Creek located along Dr. Nels Hanson Way roadway located just south of Building number 28.
- Other projects within this Master Plan are renovation projects for existing buildings, exterior site improvements or modifications of sidewalks, pathways and landscaping areas.

Application Submittal: Prior to the current application for Conditional Use Permit, the Site Plan Review Committee held a presubmission conference with the applicant in January of 2024. The conditional use permit application was deemed complete on June 25, 2024.

Notice of Application: The City issued the Notice of Application, Anticipated SEPA DNS Determination and Public Meeting Notice on July 3, 2024 (Attachment 5).

Project Information Meeting: The City and the applicant co-hosted a virtual project information meeting on July 22, 2024. The purpose of this meeting was to foster early coordination and information-sharing between the applicant, City staff, interested parties and neighbors. City staff discussed the City's review process, the applicant provided an overview of the proposal and staff and the applicant responded to questions. Three members of the public attended. A Summary of the meeting (Attachment 6) is included for reference. Some of the concerns and topics of interest were centered around the increased traffic through the residential neighborhood to the west, the traffic analysis needed to include more information on trips that students being housed would make and how the student housing needs were determined for the college.

Public Comment: Public comments were received after the Notice of Application was sent out. One resident of the adjacent residential development to the west of the college expressed interest in the project and had concerns about traffic that the housing and sport field improvement projects might generate and also included some suggestions for the college to reimplement their bus route for Intercity Transit and how they could prevent traffic from coming through the western entrance through the residential neighborhood by closing their west entry gate in the evenings to help from vehicles "zipping" through the neighborhood. Comment letters also were received from Thurston County Chamber and Thurston Economic Development Council are included in Attachment 7.

Response to the resident concerns was made by Matt Lane from McGranahan Architects, the College's Authorized Representative which the City received on August 7, 2024 (Attachment 8). The letter responded to the suggestions made and what the college would do if they received complaints about traffic concerns

through the neighborhood. This response was forwarded to the resident as a follow up and no further comments were made following the response.

Staff Review: Staff reviewed the project for compliance with applicable codes, standards and ordinances. The following are the applicable codes staff reviewed for. Staff analysis has been provided for those applicable sections.

1. APPLICABLE REGULATIONS

- A. Comprehensive Plan
- B. OMC Title Environmental Protection
- C. OMC 18.04 Residential Districts
- D. OMC 18.14.120 Cultural Resources
- E. OMC18.32 Critical Areas and 18.37.070 Nonconforming Structures and Uses Within Critical Area Buffers. TMC 16.28.290 Existing Legal Nonconforming structures, uses and activities
- F. OMC 18.38 Parking and Loading
- G. OMC 18.40 Property Development and Protection Standards
- H. OMC 18.70 Administration Procedures for Land Use Permits and Decisions
- I. OMC 18.100 Projects subject to Design Review
- J. Engineering Design and Development Standards and Drainage Design and Erosion Control Manual.
- K. OMC 16.60.080 Tree Density Requirements

- A. Comprehensive Plan.** South Puget Sound Community College is one of 3 colleges that serves the general area and is noted to be a major impact on the culture of our community and our high average level of education. Generally, the project complies with the goals and policies of the Comprehensive Plan. The following citations reflect this compliance:

GL1: Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

PL16.1 Support increasing housing densities through the well-designed, efficient and cost-effective use of buildable land, consistent with environmental constraints and affordability.

GL15: Focus areas are planned in cooperation with property owners and residents.

PL15.6: Work cooperatively with the State of Washington on planning for the Capitol Campus and the Port of Olympia in planning for its properties. Provide opportunities for long-term 'master planning' of other single-purpose properties of at least 20 acres, such as hospitals, colleges and high-school campuses.

GL20: Development maintains and improves neighborhood character and livability.

PL20.1: Require development in established neighborhoods to be of a type, scale, orientation and design that maintains or improves the character, aesthetic quality and livability of the neighborhood.

GE6: Collaboration with other partners maximizes economic opportunity.

PE6.7: Collaborate with The Evergreen State College, St. Martin's University and South Puget Sound Community College on their efforts to educate students in skills that will be needed in the future, to contribute to our community's cultural life and attract new residents.

- B. Environmental Policy, OMC 14.04.** The Conditional Use Permit and some of the projects proposed within the Master Plan are subject to the State Environmental Policy Act (SEPA).

Staff Response: Notice of the Anticipated SEPA Determination was combined with the Notice of Application and a 14-day comment period was provided (Attachment 5). The first round of City review resulted in a revised SEPA checklist to be provided. After careful review of applicable environmental documents and public comment, the City issued a Determination of Nonsignificance (DNS) for the proposed projects within the Master Plan pursuant to RCW 43.21C.030(2)(c), WAC 197-11-355, and OMC 14.04 on January 15, 2025 (Attachment 3). Notice of the SEPA Determination included a 21-day appeal deadline of February 5, 2025. No appeals were filed. The proposal complies with OMC 14.04.

- C. 18.04 Residential Districts.** 18.04.040 Permitted and Conditional Uses Table 4.01 shows that Essential Public Facilities (Colleges) require a Conditional Use Permit in the R 4-8 Residential District, subject to OMC 18.04.060.W (Essential Public Facilities) and Schools listed 18.04.060.CC includes that those requirements also apply to colleges. This Table also includes that Collegiate Greek system residences, dormitories and apartments are not permitted in the R-4-8 zoning district.

Staff Response: A college is considered an Essential Public Facility which requires a Conditional Use Permit in the Residential R 4-8 zoning district. The college was granted its first Conditional Use Permit for such in 1984. As this proposal does not expand the boundaries of the campus nor change the primary purpose, it is considered an existing and legally established essential public facility. The code under OMC 18.04.060.W relates to criteria that applies when siting of a *new* facility. The criteria for codes relating to schools is noted below within a table as this is the most applicable for this specific scope of the proposal.

The college plans to provide housing for 140 to 150 students in a 4-story building. Though the types of housing noted in the code section above are not permitted, the proposed student housing is considered customary and ordinary to the college function and therefore allowed as an accessory element to this Essential Public Facility.

18.04.060.CC Requirements for Schools: The following requirements apply to all academic schools subject to conditional use approval. Colleges are also subject to these requirements when located in a residential district. Below are the requirements and how the overall college demonstrates compliance.

Requirement Category	Requirements to be met	Proposal to Meet/Mitigate the Requirement
Site Size	1 acre per 100 students	102.7 acres school would allow for up to 10,270 students. In-person on-campus students are projected to be 4,125 (meets the minimum requirement)
Outdoor Play Area	Sites accommodating elementary schools with 10 or more students must contain at least two square feet of open space for every one square foot of floor area devoted to classrooms.	N/A applies to elementary schools
Building Size	80 sq. ft. of gross floor area per student	330,00 sq. ft required, based on in-person on campus student headcount (4,125). The

		existing building footprint totals (551,106 sq ft) exceeds the minimum requirement.
Screening	Any portion of the site, which abuts upon a residential use, shall be screened.	There is an existing 30-foot landscaping buffer and fencing that is required to be maintained for those property lines that are adjacent to the residential subdivision per the previous CUP approval (1984 and 2009 decisions). This Master Plan proposes to maintain this screening requirement. The project has conditioned to be maintained.
Portables	Up to 10 portables permitted without a C.U.P.	No portables proposed.
Building Expansion	Building expansion depicted in a City-approved master plan or comprising no more than 10 percent of a preapproved floor plan is permitted.	Expansion is greater than 10%, and projects were not represented in the previous Master Plan

18.04.080 Development Standards

Type	Code	Proposed	Staff Response
Maximum Building	40%	Per page 83 of the Master Plan the site is at 13.5%	Complies
Impervious Coverage	40%	37.19%	Complies
Maximum Hard Surface	70%	No totals provided	To be verified at time of permitting. Conditioned to provide details.
18.04.080.I.4 Building Height	Up to 60 feet for buildings with 100 foot setback from adjacent residentially zoned property		The student housing building is setback more than 100 feet and therefore allowed to go to 60 feet in height. To be confirmed at time of building permit. Conditioned to comply.
Setbacks- Proposed structures	20-foot front yard; 5 foot interior side yard; 10 foot flanking street	All proposed structures are internal to the site.	The structures are well outside of any required setbacks.

D. OMC. 18.12.140 Cultural Resource Protection. Cultural resources shall be protected from damage during construction and all other development activities. An Inadvertent Discovery Plan shall be required for all projects known or predicted to have cultural resources.

Staff Response:

Resource maps indicate moderate to high likelihood of encountering cultural artifacts at this site. At the time of individual permit applications, the City will consult with interested Tribes and the Department of Archaeology and Historic Preservation. An Inadvertent Discovery Plan will be required for all projects that involve excavation of soil. The project has been conditioned to comply.

- E. OMC 18.32 Critical Areas and 18.37.070 Nonconforming Structures and Uses Within Critical Area Buffers.** Three of the projects proposed in the Master Plan fall within critical areas or critical area buffers. The Pedestrian Bridge Crossing over Percival Creek has a 200-foot stream buffer, the Student Housing project is adjacent to wetland buffers and the Sport Field Improvements are located within an existing wetland buffer.

Staff Response: Pedestrian Bridge Crossing

The Master Plan shows a project for a pedestrian bridge crossing across Percival Creek along Dr. Nels Hansen Way. Detailed plans of the construction of the pedestrian bridge were not provided at this stage of the proposed future project so it is unknown what path forward is needed for potential critical area review. It is likely this project will fall under one of the following exceptions under Chapter 18.32, as categorized below, but more detail information and construction plans are needed before staff can determine.

1. OMC 18.32.420 Exempt Uses and Activities within Stream and Priority Areas, states that one of the exempt activities is that of one that are within an improved Rights of Way, except those activities that alter a stream or wetland, such as a bridge or culvert, or results in the transport of sediment or increase stormwater.
2. OMC 18.32425.H, Administratively Authorized Uses and Activities within Stream and Riparian Areas. Allow the Department to authorize projects for Road/Street expansion of an existing corridor and new facilities as noted below:
 - Crossings of streams shall be avoided to the extent possible;
 - Bridges or open bottom culverts shall be used for crossing of Types S and F streams;
 - Crossings using culverts shall use super span or oversize culverts;
 - Crossings shall be constructed and installed between June 15th and September 15th;
 - Crossings shall not occur in salmonid spawning areas;
 - Bridge piers or abutments shall not be placed in either the floodway or between the ordinary high water marks unless no other feasible alternative exists;
 - Crossings shall not diminish flood carrying capacity; and
 - Crossings shall serve multiple properties/purposes whenever possible.

A condition at the end of this report has been provided that would allow staff to review and determine what the process this project will need for critical area review well in advance of the college starting the permitting process.

Student Housing: The appropriate wetland buffer provided in the wetland report indicates a 140-foot buffer and is consistent with current code. The new student housing building is located northeast of the sports fields and is shown to be outside the 140-foot wetland buffer based on the plans shown on page 146 of the Master Plan (Attachment 2). The wetland biologist raised concern that the student housing project being adjacent to the buffer may warrant encroachments into the critical areas buffer over time and recommended that fencing be provided. Per OMC 18.32.145, the city can place requirements on a project in order to provide future protection that includes permanent signs and fencing on the perimeter of the critical area. Staff has conditioned the project to ensure compliance with the project biologist's recommendation and to ensure fencing and signage are provided.

It should be noted that based on the location of the student housing building, a portion of the building is being placed in an area where mitigation plantings were installed to mitigate from a previous stormwater pond project that was completed years ago. The proposal is to remove some of this mitigation plantings and reestablish this area into a degraded wetland buffer area located south from the sports fields. Mitigation Plans meeting the criteria of OMC 18.32.136 for General Provisions-Mitigation Plan Requirements will be needed. The project has been conditioned to comply.

Sports Field Improvements.

The existing sports fields are in the southwest area of the campus site and adjacent to a wetland (see page 70 of Attachment 2). The sports fields have been in place well before the current codes related to wetland buffers was adopted. Wetland buffer requirements over the years have increased and some of the areas of the sports fields that were previously permitted are now located within the increased wetland buffer areas, which renders the fields as legally established and non-conforming. Since the fields have been approved years ago (prior to June 20, 2005), the fields are allowed to continue per OMC 18.37.070 noted below.

These wetland buffers also fall within the City of Tumwater and is subject to TMC 16.28.290.A for existing legal nonconforming structures, uses and activities also noted below.

OMC 18.37.070 Nonconforming Structures and Uses within Critical Area Buffers.

Existing structures and uses which are located within a critical area or its buffer prior to the effective date of Chapter 18.32, which is June 20, 2005, may continue. As long as there is no negative impact to critical area buffers, the Department may include as "existing structures and uses," and related development such as but not be limited to: garages, out-buildings, lawns, landscaping, gardens, sports fields, sport courts, picnic areas, play equipment, trails and driveways which also existed prior to the effective date of Chapter 18.32.

TMC 16.28.290. A. Existing legal nonconforming structures, uses and activities states the following:

A regulated structure, use or activity that legally existed or was approved prior to the passage of this chapter (8/20/1991) but which is not in conformity with the provisions of this chapter may be continued subject to the following:

- A. No such structure, use or activity shall be expanded, changed, enlarged or altered in any way that increases the extent of its nonconformity without a permit issued pursuant to the provisions of this chapter;*

Staff Response: Olympia Code

The proposed improvements of the soccer fields include replacement into a turf soccer field and being that part of the field was located within existing wetland buffers, the City required a wetland report to have a qualified wetland biologist review the proposal and determine if negative impacts to the critical area buffers would occur due to the modifications per OMC 18.37.070 above. The wetland report within the Master Plan document provides a conclusion from the qualified wetland biologist (Attachment 2, page 148) which states that no negative impacts will be made to the wetlands based on the proposed projects and

that proposed measures as planned will enhance and improve portions of the existing degraded wetland buffer which will increase the wetland functions.

Staff Response: Tumwater Code

Tumwater staff concluded that the athletic fields have been in use since 1990 per historical aerial photos and that the proposed sport field improvements within the existing field areas would not increase the nonconformity.

Both jurisdictions agree that the fields are an existing use and are allowed to remain per the nonconforming codes of both jurisdictions. Tumwater staff agreed (Attachment 7) that permanent fencing and signage should be installed at the edge of the improvements of the fields that are adjacent to the wetland to ensure no further encroachments into the wetland buffer occur in the future. The project has been conditioned to be provided.

D. 18.38 Parking Requirements

Based on the previous Conditional Use Permits approval, parking requirements for the college were based on a transportation impact analysis that recommended that the parking needs for the college be provided at 0.22 parking space per student (headcount, not FTE) and that this ratio should be reevaluated every 10 years to ensure that the parking needs are being met per the college forecasted student headcount. The transportation engineer from SCJ Alliance findings in the Traffic and Parking Demand Scoping Analysis on page 215 of the Master Plan (Attachment 2) indicates that the demand rate used was the .22 stall per headcount that was previously used in 2009 application and states that it was used again as it was found to be a continued appropriate ratio for the college parking.

The projected headcount for the Olympia campus for in-person students for 2034-2035 school year is projected at 4,125, which calculates the need for 908 parking stalls to support the college based on the above parking ratio. A parking inventory was done and a diagram map provided on page 71 of the Master Plan indicates a total of 1,514 vehicle parking stalls being provided to date, which is well over the amount needed based on this previous approved ratio.

Two of the primary projects within the Master Plan planned for the Olympia Campus that parking was looked closely at for impacts, is the Student Housing and the Sport Field Improvement projects.

With the proposed student housing project, it proposes to reduce the parking with the removal of 13 parking stalls to accommodate the building location. Even with this reduction, the college will still meet the overall parking needs.

There are two existing parking lots that are noted in the Master Plan that would be expected to support the sport field events and the proposed student housing project. These lots are noted as Lot F and H and will provide a total of 648 parking stalls.

A summary was provided that indicates that if a maximum attendance of a varsity game was combined with the peak proposed student housing trips, a total of 226 parking stalls would be necessary to accommodate such event and adequate parking stalls are provided for within these nearby parking lots.

18.38.100 Table 38.01. Vehicle and Bicycle Parking Requirements.

Dormitories require 1 vehicle space for every 3 beds, plus 1 space for the manager and requires long term bicycle parking spaces at 1 space per 14 beds and requires 10 spaces per dormitory.

Staff Response: As stated above, vehicle parking for the college exceeds the amount parking required for the college and with the addition of residential student housing (dormitories) would require 1 vehicle space per 3 beds plus any manager spaces. At 150 students and possibly 2 managers being housed would roughly be 52 spaces and the analysis report and the plans provided indicates that adequate parking to support the student housing building is made. Bicycle parking details for long- and short-term bicycle requirements were not provided at this stage and plans at time of construction will need to show compliance to the above requirements and meet design standards for such per OMC 18.38.220.C. The project has been conditioned to provide.

E. OMC 18.40.060 and 18.40.080 Property Development and Protection Standards

These sections provide codes for lighting and noise to ensure that new and altered uses and development produce a stable environment, desirable and harmonious with existing development.

Staff Response: The code section in this chapter provided for lighting states:

All display and flood lighting shall be constructed and used so as not to unduly illuminate the surrounding properties and not to create a traffic hazard.

The applicant provided a lighting analysis for the proposed lighting poles for the sport field improvement project (page 232 of the Master Plan Attachment 2). The report concludes that the lighting levels towards the nearby residential neighborhood located northwest of the fields is nearly zero and that the majority of the lighting spills that do occurs, lands on to the parking lots located to the east and west of the field, which are both on the campus site.

With the proposed future activities on the sports field such as games, more noise will be generated than what has been made in the past from the site. Offsite residential uses range from 200 feet to 700 feet from the proposed fields. OMC 18.40.080 states that the maximum allowable noise levels as measured at the property line of noise impacted uses or activities are set forth in the Washington Administrative Code (WAC), Chapter [173-60](#), titled "Maximum Environmental Noise Levels. The Master Plan does not address how they may control or limit noise at such events. Staff recommends that the college adopt policies and procedures measures that address noise generated activities at the field and how they plan to limit those events and meet the above WAC code. This would be consistent as to what has been done for other schools in Olympia in the past that have sports fields and stadiums events. The project has been conditioned to comply.

F. Specific Regulations and Requirements

18.70.020 Land Use Applicability. Land use approval is required for the following types of projects:

1. A change of use of land or addition that results in a substantial revision to the approved site plan;

2. Any new nonresidential and nonagricultural use of land; and
3. The location or construction of any nonresidential or nonagricultural building, or any project in which more than four dwelling units are contained.

Staff Response: The Student Housing and the Sports Field Improvement projects appear to meet the Land Use applicability code based on the fact that those projects appear to be a *substantial revision to the approved site plan*. It is possible that the Land Use Review process could be waived per OMC 18.70.020 which states:

Upon finding that any land use permit application meets the criteria for land use review, but the scope/scale of the project does not warrant the land use review process, the Director may waive the land use review process and appropriate land use application fees. Application of this exemption does not result in waiver of code requirements or construction permit processes.

The Master Plan submitted demonstrates that most of the applicable land use criteria will be, could be met or has been conditioned to comply with this Conditional Use Permit. Since this is a Master Plan and the City has no idea when the college will build these projects out, it is recommended that the college submits an application for a Presubmission Conference for the three projects affected by critical areas, so that the college can receive detailed information about the application process and at that time, a determination if the project could receive a land use waiver could be made at that time. The project has been conditioned to comply.

18.70.180.C Additional Conditions. The Hearing Examiner may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood, or the general welfare of the public.” The conditions may:

1. Increase requirements in the standards, criteria, or policies established by this Title;
2. Stipulate an exact location as a means of minimizing hazards to life, limb, property, traffic, or of erosion and landslides;
3. Require structural features or equipment essential to serve the same purpose set forth in item 2 above;
4. Impose conditions similar to those set forth in items 2 and 3 above to assure that a proposed use will be equivalent to permitted uses in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;
5. Ensure that the proposed use is compatible with respect to the particular use on the particular site and with other existing and potential uses in the neighborhood.
6. Assure compliance with the Citywide Design Guidelines, Unified Development Code, chapter [18.20](#) OMC, as recommended by the Design Review Board.

Staff Response: City staff did not identify any additional conditions outside the code requirements for the revised Master Plan proposal but recognizes the Examiner’s authority to add conditions should they find it appropriate.

OMC 18.70.070.B. Conditional Use Permit. Unless exercised or otherwise specified, a conditional use permit approval is void two years from the date a notice of final decision was issued and can be granted an extension for an additional two years as provided in OMC [18.70.070\(A\)](#). If exercised, a conditional use permit is valid for the amount of time specified by the approval authority. If the use allowed by the permit is inactive, discontinued, or abandoned for 12 consecutive months, the permit is void and a new permit must be obtained in accordance with the provisions of this title prior to resuming operations.

Staff Response: Based on the previous approvals granted from the examiner, a total of 10 years was granted for validity of the Master Plan to be built without having to obtain a separate Conditional Use Permits for the projects propose. It is unknown to staff what the 10-year time frame signifies but staff encourages the examiner under your authority to consider a longer span of time that the Master Plan is valid for, ideally when a new Master Plan has been approved that replaces the previous one could be supported by the City. It should also be noted that projects that are not part of the Master Plan proposal would require a separate Conditional Use Permit. A condition of such has been provided at the end of this report.

G. Design Review OMC 18.100.060 Projects subject to Design Review.

Projects with a building area greater than 5,000 square feet that requires a Conditional Use Permit in a residential zone requires Design Review by the Design Review Board and subject to 18.110 Basic Commercial Design Criteria and 18.170 Multifamily Residential design chapters.

Staff Response: This application did not provide any additional information that relates to design review for the student housing building which would meet the above threshold for design review.

Staff believes that this project could fall under an exception under OMC 18.100.060.B that would exempt the project from design review if the project does not affect the character, use or development of the surrounding properties. Based on the size of the college site, being 102 acres and the location of the student housing building being internal to the site with at least 400 feet from the closest property line of the college, that there is no directly adjacent properties or public street frontages to be benefited by the applicable design review chapters of the code, staff has a condition provided at the end of this report that could allow staff to further assess design review applicability for the student housing building at time of the Presubmission Conference.

H. Engineering

The SPSCC Master Plan provided a narrative of how the Master Plan would provide for water, sanitary sewer, storm drainage, solid waste starting on page 85 Attachment 2. The applicant provided a traffic memorandum analysis that provides some details about added vehicle trips for both the student housing project and the sport field improvements and those projects would warrant or require a full Traffic Impact Analysis.

Staff Response:

1. Water/Sewer – The water and sewer proposed improvements within the master plan were found to be acceptable. A civil permit for each project to install these improvements will be required as needed.
2. Storm Drainage – The Master Plan document provides guidance that a Stormwater Drainage Report will be needed for some of the projects noted within the Master Plan and that each project would be reviewed to the current Drainage and Erosion Control Manual that is adopted at time of application. It also notes that scoping meetings are recommended prior to making any land use or permitting

application of which staff agreed with. The Master Plan if approved does not vest the college for stormwater regulations. The project has been conditioned to provide.

3. Solid Waste – It is noted in the Master Plan that a scoping meeting is needed for any new solid waste facilities that may be needed to support the new uses. Plans for permitting will need to demonstrate the ability for appropriate solid waste trucks to maneuver and collect based on the requirements of the EDDS that are in place at time of engineering submittal. The design of solid waste/recyclables collection facilities will conform to current City standards. The project has been conditioned to provide.
4. Streetside Improvements in General –Adjacent streets are located both in the City of Olympia and Tumwater.

City of Olympia staff reviewed the traffic memorandum analysis provided by the applicant and consulted with the City of Tumwater for the Student Housing and the Sports Field Improvements projects. The following is staff conclusions based on City of Olympia's EDDS:

- A. The student housing project will result in a net reduction of approximately 7 trips of off-site traffic impacts during the weekday p.m. period, being students that previously commuted would now be contained on-site resulting in less trips. City of Olympia and Tumwater staff agreed that this project would not generate additional off-site traffic impacts that would result in a Traffic Impact Analysis to be done.
- B. The new soccer field it is not expected to have any net new trip generation impacts than what occurs with the existing soccer field usage now. Soccer games/events would occur on weekday evenings and Saturdays when off-site traffic volumes are much lower than the p.m. peak hour. It is estimated that during these lower volume off-peak times that a maximum soccer game could generate 150 trips. Given the multiple ways to access the soccer field with trips coming from Mottman Road, Crosby Boulevard and RW Johnson Boulevard these inbound and outbound trips would be distributed on to those streets and are not expected to be greater than 50 trips in one direction of travel and not create a significant traffic impact. This is estimated on existing "off-peak" traffic volumes and intersection level of service (LOS) that are much lower than the p.m. peak hour that currently exist at an estimated LOS B/C level.

The City of Olympia Comprehensive Plan defines intersection level of service around the campus with an acceptable threshold of "D." Typically the Engineering Design and Development Standards (EDDS), Chapter 4, Appendix 7, Traffic Impact Analysis (TIA) Guidelines for New Development only address the normal weekday peak hour conditions per the EDDS. The peak hour is the worst-case condition and since they are reducing traffic at this time, no mitigation measures are required.

In particular, a project that generates less than 50 vehicles in the peak direction of the peak hour on the adjacent streets and intersections, as this project proposes, does not require a Traffic Impact Analysis.

Through their review of the project, the City of Tumwater requested that a traffic distribution diagram to be provided before permitting so that it could be determined if a full Traffic Impact Analysis was necessary for the proposed new activities on the sports fields. With both jurisdictions having different results based on how both sets of EDDS are written, a meeting between the jurisdictions was held which resulted in staff agreeing that the applicant should conduct a traffic scoping meeting with Olympia who will include Tumwater staff prior to submitting an application for development of the soccer field improvements. The applicant should prepare a memo as

needed for the traffic scoping, meeting the requirements set out in the City of Olympia Engineering Design and Development Standards. Based on the traffic scoping and the memo, the City's will make the determination if additional traffic research (TIA) is necessary for the sports field improvement project.

The project has been conditioned.

General Facility Charges- General Facility Charges for City utilities (Water, Sanitary Sewer, Stormwater and Solid Waste) and the LOTT sanitary sewer Capacity Development Charge were deemed applicable and will be assessed at the time engineering construction permits.

The project has been conditioned to comply to the above items.

- I. OMC 16.60.080 Tree Density Requirements** A minimum of 30 tree units per acre is required for new development and projects that have site disturbing activities.

Staff Response: It is likely that some trees may be removed to be able to accommodate the variety of projects. Any new building, additions or other site disturbances will require a Level 2 Soil and Vegetation Plan prepared by a Qualified Professional Forester per the City of Olympia Urban Forestry Manual (2021 update version.) Conditions have been made to ensure when a report is necessary.

II. Agency Comments

Comments from other agencies were provided during the commenting period. There are summarized below:

- A. Squaxin Tribe. Had no specific cultural resource concerns for the project and recommend having an Inadvertent Discovery Plan in place during construction.
- B. Olympic Region Clean Air Agency (ORCAA). Provided details of when an asbestos survey would be needed on all demolition projects.

Staff Response: The city considers the recommendations made by the above agencies and have conditioned the project to comply.

- III. CONCLUSION & RECOMMENDATION** Pursuant to OMC 18.70.050, the Director recommends approval of the 2024 SPSCC Master Plan revision for the college subject to the following conditions:

1. **Parking Ratio.** The proposed parking ratio of 0.22 automobile parking stalls per student (headcount, not FTE) be approved and be reevaluated at the time the college is updating any future Master Plans.
2. **Timeline.** This Master Plan as approved, becomes invalid only once an updated Master Plan is submitted and approved, replacing said Master Plan. Projects outside of the scope of this Master Plan adopted are subject to a separate Conditional Use Permit approval per OMC 18.70.180.
3. **Scoping Meetings.**
 - a. Prior to submitting a Land Use application or Civil Engineering Plans, the applicant shall have scoping meetings for projects that involve stormwater and solid waste.
 - b. A transportation scoping meeting for the soccer field improvement project shall be requested with the City of Olympia (staff to include the City of Tumwater) prior to any permitting applications being made. The applicant shall provide a memo for the traffic scoping, meeting the requirements set out in the City of Olympia Engineering Design and Development Standards. Based on the traffic

scoping and this memo, the City's will make the determination on if additional traffic research (TIA) is necessary.

4. **Building Height.** A maximum 60' building height is allowed for buildings that are located at least 100' setback from adjacent residentially zoned property line per OMC 18.04.080.I.4.
5. **Civil Engineering Plans.** The applicant shall submit a final Civil Engineering application for any water and sewer, storm drainage report, solid waste, any pedestrian pathway projects, a Level 2 Soils and Vegetation Plan (if applicable) shown in the Master Plan that require permitting for such. General facility charges will be assessed at time of review. An Inadvertent Discovery Plan will be required for all projects that involve excavation of soil. Drainage Design Report shall be subject to the adopted code in place at time of application. All construction plans shall provide impervious and hard surface coverage totals when applicable. Also see condition 7.
6. **Landscaping Buffer/fencing.** The existing 30-foot vegetation landscaping buffer surrounding the college per the screening requirements for residential adjacent properties shall be maintained as well as the north and south property line fencing that abuts the residential subdivision on the west side of Percival Creek (Per 2008 Hearing conditions).
7. **Project Specific Conditions.** The following are conditions that shall be met based on the specific projects within the Master Plan:
 - A. Sport Field Improvements
 1. A Presubmission Conference should be requested by the applicant to obtain land use review process details of what plans and reports are needed. A determination as to if the project could receive a land use waiver could be decided at that time.
 2. For permitting submittal, the applicant shall also provide the following for planning staff to review: Detailed site plan, detailed construction drawings of the turf field, final landscaping plans, mitigation planting plans, all construction plans to provide building, impervious and hard surface coverage totals and details showing all wetland protection measures and permanent fencing and signage being provided.
 3. The College shall provide proposed policies and procedures measures they propose to adopt that address noise generated activities at the field and how they plan to limit those events and meet WAC Chapter 173-60 to have on file with the City.

B. Student Housing

A Presubmission Conference should be requested by the applicant to obtain land use review process details of what plans and reports are needed and if a land use waiver could be given. Design Review applicability would also be reviewed by staff to determine if exceptions under OMC 18.100.070.B applies.

For permitting the applicant shall also provide the following for planning staff to review: Detailed site plan, detailed construction drawings with building elevations, final landscaping plans, mitigation planting plans, all construction plans to provide building, impervious and hard surface coverage totals and details showing all wetland protection measures and permanent fencing and signage being provided. Provide on the construction plans of the proposed locations and bicycle

rack types for the long- and short-term bicycle parking facilities showing compliance to OMC 18.38. 220.C.

C. Pedestrian Bridge Crossing

A Presubmission Conference should be requested by the applicant along with providing detailed pedestrian bridge construction plans well in advance of the proposed project for determination of critical area review and process.

D. Miscellaneous Interior Renovations, including pathway and sidewalk

Apply for the appropriate construction permitting and provide an applicable asbestos report with ORCAA as needed for any demolition projects. For projects that change any impervious or hard surface coverage, provide existing and proposed totals with the percentage of coverages shall be placed on all plans sets. If any tree removal is proposed with any exterior site improvements, then a Level 2 Soil and Vegetation Plan would be required. Any soil excavation will require an Inadvertent Discovery Plan.

Report submitted by: Paula Smith, Associate Planner, on behalf of Community Planning & Economic Development Director and the Site Plan Review Committee.

360.753.8596, psmith@ci.olympia.wa.us

Attachments:

1. SPSCC Staff Report
2. SPSCC 2024 Campus Master Plan
3. SEPA Determination 011525
4. 2009 Hex Decision and Staff Report
5. Notice of Application
6. Informational Meeting Summary
7. Public Comments
8. Response to Eileen Webb Letter 080724
9. Tumwater Planning Response 112024
10. Tumwater Transportation Correspondence



SOUTH PUGET SOUND COMMUNITY COLLEGE

2024 Campus Master Plan

DECEMBER 2024



SPSCC Campus Master Plan

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1 Executive Summary



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SPSCC Campus Master Plan

Executive Summary

1 Executive Summary

Established in 1962, South Puget Sound Community College has evolved from its origins as a vocational technical institute to become a comprehensive community college. The college's service district, Thurston County, is one of the fastest growing counties in the state. Thurston County has seen its population increase nearly 47% from 2000 to 2020, and is projected to grow to 371,542 by 2050, a 86% increase from 2000 (according to OFM's December 2022 Projections for Growth Management.) Fall 2023 will see a more than 15% increase in enrollments over Fall 2022, although it is estimated that it could be 2026 before pre-pandemic enrollment levels are reached again.

In 2023-24, the college updated its 2019 Campus Master Plan. The purpose of this document update is two-fold: firstly, to reflect the newly constructed and acquired facilities; and secondly, to assist in the prioritization of projects across all college campus locations. Paramount to this Master Plan update is the intentional alignment of SPSCC's Mission, Vision, Values, and Commitment to Diversity statements with the planning of its future educational facilities to create a single, cohesive, and thoughtfully designed institution of higher education.

With the introduction of multiple campus locations, SPSCC's overarching Master Plan goal is to establish a strong presence to making education accessible where the community needs it. Similar to the sharing of Mission, Vision, Values and Commitment to Diversity, creating synchronous Master Plan goals helps to unify the college campuses as a single entity. Throughout the process, SPSCC committed to the following goals in the unified Master Plan:

- Communicate a strong message of making education accessible and equitable.
- Develop signature programs with which each campus will be identified.
- Facilitate students' ability to earn an Associate, Bachelor of Applied Science, and Bachelor of Science in Computer Science degree at a single location.
- Improve student access to comprehensive services.
- Support health & wellness activities for students, staff and the community.
- Maintain high quality, up-to-date technology infrastructure to support a variety of learning including online, hybrid, face-to-face, virtual and high flexibility modalities.
- Form on-going partnerships with other institutions and local businesses.

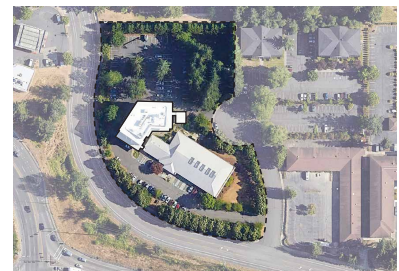
Recommendations for achieving these goals have been prioritized to optimize state funding, local funding, and partnership opportunities.



OLYMPIA CAMPUS



LACEY CAMPUS



DR. ANGELA BOWEN CENTER FOR HEALTH EDUCATION



STILLERY - AERIAL SITE PHOTO

CRAFT BREWING & DISTILLING CENTER



Additions to the Olympia Campus include a newly renovated Health and Wellness facility. The Allied Health program has been relocated to the Angela J. Bowen Center for Health Education (Bowen Center), located just across Highway 101 from the Olympia Campus. The Bowen Center was fully renovated to create a state-of-the-art training center for nursing and medical assisting students.

SPSCC completed the full renovation of Building 3 on the Lacey Campus into the center for Architecture, Engineering, and Construction Technology (AECT) program with local funding. Building 2, has also been renovated. The Lacey Campus faces unique restrictions for state funding. Existing buildings are not eligible for Major Renovation or Replacement funding until 20 years after purchase.

The college's Craft Brewing & Distilling Center in Tumwater has seen the development of the Craft Brewing and Distilling program, offering students hands on training toward an Associate or Bachelor of Applied Science Degree.

The history of South Puget Sound Community College has been dramatically enriched with the growth of our footprint within the community. Working in tandem, the Olympia and Lacey campuses of SPSCC, plus locations in Yelm and Tumwater, will be equipped to meet the diverse higher education needs of the entire South Sound region. This 2024 Campus Master Plan document strives to provide a blueprint for SPSCC to realize its mission of supporting student success in post-secondary academic, transfer, and workforce education.



Olympia Campus
2011 Mottman Rd. SW.
Olympia, WA 98512

Bowen Center
2421 Heritage Ct. SW.
Olympia, WA 98502

Brewing & Distilling
4200 Capitol Blvd.
Tumwater, WA 98501

Lacey Campus
4220 6th Ave. SE.
Lacey, WA 98503

SPSCC in Yelm
1315 W Yelm Ave.
Yelm, WA 98597

SPSCC Campus Master Plan

Executive Summary

ACKNOWLEDGEMENTS

SOUTH PUGET SOUND COMMUNITY COLLEGE

Timothy Stokes, President

Dave Pelkey, Vice President for Student Services

Samantha Dotson, Executive Human Resources Officer

Tysha Tolefree, Vice President for Finance and Operations

Michelle Andreas, Vice President for Instruction

Kelly Green, Vice President for Advancement

Rip Heminway, Executive Technology Officer

Amanda Ybarra, Executive Diversity Officer

Jason Selwitz, Dean of Applied Technology

Jennifer Barber, Dean of Transitions Studies

Bryan Powell, Dean of Natural and Applied Sciences

Victoria Hill, Dean of Student Financial Services

Amy Tureen, Dean of Academic Success Programs

Jennifer Manley, Dean of Student Engagement and Retention

Valerie Robertson, Dean of Enrollment Services

Noel Rubadue, Dean for Corporate and Continuing Education

Melissa Meade, Dean of Humanities and Communication

Marriya Wright, Dean of Allied Health

Jennifer Gilliard, Dean of Social Sciences & Business

Laura Price, Director of Facilities (previous)

Darrell Huggins, Director of Facilities (current)

SPSCC BOARD OF TRUSTEES

Rozanne Garman, Chair

Steven J. Drew, Vice Chair

Doug Mah, Board Member

Jefferson Davis, Board Member

Judith L. Hartmann, Board Member

WASHINGTON STATE BOARD FOR COMMUNITY AND TECHNICAL COLLEGES

Darrell Jennings, Capital Budget Director

WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES

Essa Oro, Project Manager



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2 History of SPSCC



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SPSCC Campus Master Plan

History of SPSCC

2 History of SPSCC

SPSCC'S NATIVE LAND ACKNOWLEDGEMENT

We Are On Indigenous Land.

South Puget Sound Community College is located on the ancestral lands of the Steh-Chass band of the Squaxin Island Tribe and Nisqually Indian Tribe, who have long been stewards of the region's waters, plants, and animals. The southernmost point of the Salish Sea, these lands were—and still are—a place of gathering, trade, and community for many Coast Salish peoples. We recognize that all who are not Salish peoples are visitors here. We commit to join these peoples to share their history, build relationships, increase representation, and restore the living world around us.

COLLEGE HISTORY

South Puget Sound Community College was founded as Olympia Vocational Technical Institute (OVTI) by the Olympia School District in 1962. Until 1981, it had the unique distinction of being the only community college in Washington State devoted entirely to vocational technical education. In 1970, the Washington State Legislature approved and financed the acceptance of OVTI into the state community college system. The college joined Centralia College as members of Washington State Community College District Twelve, serving Lewis and Thurston counties. Shortly after joining Community College District Twelve, the college was granted candidate status accreditation by the Northwest Association of Schools and Colleges. Following a self-study in 1974 and a visit by a review team the following year, full accreditation was granted in 1975.

The college moved to its present site in the fall of 1971. Until 1976, it was housed in 10 modular buildings on the 56-acre campus as well as in rented off-campus facilities. The first permanent building, the College Center (Building 22) was completed in the spring of 1976 adding a total of 72,000 additional square feet. The Board of Trustees for Community College District Twelve changed the name from Olympia Vocational Technical Institute to Olympia Technical Community College in the spring of 1976 as a positive reflection of its commitment to collegiate standards of excellence and as a reaffirmation of the unique vocational and technical heritage and emphasis of the college. In 1980, the Board of Trustees passed a resolution calling for the evolution of the college to a fully comprehensive community college through the addition of an academic college transfer program. In 1982, the college began awarding an Associate in Arts degree. In 1984, the name of the college was changed to South Puget Sound Community College to describe more fully and recognize the comprehensive mission of the college and its geographic service area.





Additional permanent campus structures were not in place until 1989, when construction was completed for the Library/Media Center (Building 28), the Student and Administrative Services Building (Building 25), the Food Service Center (Building 27), and the Lecture Hall (Building 26). A health sciences cluster was added on the west side of Percival Creek in 1992, including the Learning Assistance Center (Building 33), the Gymnasium (Building 31) and the Natural Sciences Building (Building 32). The Technical Education Center (Building 34) was added in 1997. The Child and Family Education Center opened in 2004, followed by the Kenneth J. Minnaert Center for the Arts in 2005, which dramatically altered the character of the main campus entry from Mottman Road. Natural Sciences (Building 35) was completed at far western edge of the campus in 2008. The Automotive, Welding and Central Services Building (Building 16) and Anthropology, CAD & Geomatics (Building 23) were added in 2010. The renovation of Building 22 into the new Center for Student Success was completed in 2014. The remodel and addition to Building 31 as a Health & Wellness Center was finished in 2021.

The wooded natural environment of the campus has always been especially prized by the South Puget Sound community, with buildings, surface parking lots, and other improvements nestled within the trees to sustain a close relationship of natural and built elements. As the College and the surrounding residential neighborhoods have grown, the City of Olympia has become increasingly protective of on-campus natural resources such as Percival Creek, a salmon-bearing stream. Adoption of a new Stormwater Manual by the City of Olympia in 1994 forced an extensive campus-wide project between 1999-2005 to meet these new requirements for stormwater storage, drainage and treatment. The project increased campus stormwater storage capacity by 108% and included construction of several surface detention ponds and underground storage galleries, as well as improvements to existing wetland areas.

SPSCC operated the Hawks Prairie Center on Marvin Road in Lacey beginning in 1995. With the growing demand for program space in Lacey, in 2012, the college performed due diligence and initiated the real estate purchase of the 7.94-acre Rowe Six property at 4220 6th Avenue SE to develop into the new "Lacey Campus". The site was originally designed in 1980-1981 as a five building office park, comprised of wood construction in one and two-story buildings. The site location directly across from the Lacey Transit Center allows for the continued expansion of the college's services in response to local needs, particularly in the northeast region of the tri-city area.

The remodeling of Building 1 on the Lacey Campus was completed for fall quarter 2015, coinciding with the expiration of leased space at the Hawks Prairie Center. Opening in partnership with the Thurston County Economic Development Council (EDC), the project serves as an Entrepreneurial Center for the entire region. Building 3 was renovated in 2019 and houses the Architecture, Engineering and Construction Technology programs as well as Machining Technologies.

SPSCC Campus Master Plan

History of SPSCC

In 2018, SPSCC launched its Craft Brewing & Distilling program, the only program of its kind in the nation. In Fall 2020, the program moved into its new home at the Craft Brewing & Distilling Center located in the Tumwater Craft District.

In October 2022, SPSCC celebrated the grand opening of the Dr. Angela J. Bowen Center for Health Education. The Bowen Center was acquired in January 2019 and now houses the SPSCC Foundation and Nursing and Medical Assisting programs. Named in honor of Dr. Angela Bowen, an Olympia physician, medical research pioneer, and philanthropist who passed away in 2017, the SPSCC Foundation was gifted a \$1.19 million in-kind contribution by Dr. Bowen and her estate to support the purchase of the building, the largest gift of its kind in college history.

Future projects are further outlined in the following sections of this master plan.

MASTER PLANNING HISTORY

The first Campus Master Plan on record was included in the 1984 Conditional Use Permit (CUP) granted by the City of Olympia which describes setbacks, general building locations, height limits and other development standards

A comprehensive Campus Master Plan was performed with the college by SRG Partnership in 2007. This Plan was approved for a Master Conditional Use Permit by the City of Olympia in 2009, which updated development standards for the campus from the 1984 CUP.

In 2013, NBBJ/MGT of America Inc. completed the Lacey Campus Development Plan, which informed subsequent improvements to the Lacey Campus.

In 2015, McGranahan Architects and the college produced an updated and abridged Campus Master Plan. This Plan was updated internally by the college in 2019, and served as the basis for the 2023-24 update by McGranahan Architects and the college.

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3 Demographics & Growth



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SPSCC Campus Master Plan

Demographics & Growth

3 Demographics & Growth

THURSTON COUNTY

The SPSCC service district has one of the fastest growing populations in the state, particularly in the north part of Thurston County. Thurston County is the 6th most populated county in the state with 349 people per square mile. The total population continues to climb each year with a 47% increase from 2000 to 2020 and is expected to increase 86% by 2050. (Source: OFM, December 2022 Projections for Growth Management).



ENROLLMENT FACTORS & IMPACTS

Between 2015 and 2020 the number of full time equivalent students (FTE) decreased slightly by 3%. Further decline due the pandemic landed enrollment at in Fall 2022 at 3,297 FTE, with a total headcount of 4,246 students for that quarter. By the end of the 2022-23 academic year total FTE increased to 3,793.

Despite fewer young people moving through and graduating from the K-12 system, future enrollment increases are anticipated with the continued population growth of the region, statewide efforts focused on 70% of the population earning a post-secondary credential by 2026, and the evolving higher education system.

HEADCOUNT AND TOTAL FTE PROJECTION TABLE

	Thurston County Population	% Growth	SPSCC Headcount	SPSCC Total FTE
2015	271,409	1.40%	9,703	4,381
2016	276,016	1.70%	9,757	4,476
2017	280,399	1.60%	9,610	4,454
2018	285,842	1.90%	9,974	4,483
2019	289,597	1.30%	9,882	4,633
2020	294,793	1.80%	8,329	4,261
2021	297,977	1.00%	7,631	3,817
2022	298,758	0.30%	7,598	3,793
2023	299,003	0.08%	8,207	4,235
2030	333,675	11.6%*		4,779**

* Projected population growth percentage between 2023 and 2030

** FALL 2029 Projections from 2023-25 Preliminary CAM

Sources:

[The Thurston County Profile from the Unemployment Security Division](#) | [SBCTC Community College Enrollment](#) | [SPSCC Student Profile](#)



The SPSCC college planning objectives are centralized around the institutional strategic plan core themes focusing on student achievement and closing equity gaps. The college has data dashboards that inform the college strategic plan, student enrollment, and achievement. These include, but aren't limited to; student enrollments, retention rates, graduation rates, course success rates, and post college activity. Disaggregated student success data is used across the college to inform decision making. A key activity is the use of data to build the college biennial operational plan. The operational plan identifies implementation strategies and funding supporting student success initiatives. Key strategies for the 2022-24 operational plan include; course scheduling that meets students' needs and program paths, just in time student supports, best practices for teaching post-Covid, increase open education resource opportunities, and continued development of programs within the diversity, equity, and inclusion center, to name a few. All of these strategies are designed to improve retention, graduation rates, and post college transitions to a four-year institution or the workforce.

Fall 2022, 61% of SPSCC students were enrolled in academic transfer programs, 26% in workforce programs, 8% in basic skills programs, and 5% in job upgrade or general study programs. The college served 1,054 Running Start (Washington State's dual high school/college program) students. The average student age is 25, and 40% of students are students of color.

Monitoring enrollment is a priority. Daily enrollment reports are delivered to leadership employees. These reports inform course scheduling, advising, and outreach. Annualized total enrollment for SPSCC was at 4,483 FTE in 2018-19, the full year prior to the Covid-19 pandemic. The first two full years (fall 2020 through spring 2022) of Covid saw a two year accumulated 20% decline in total annualized FTE enrollment. FTE for the 2022-23 academic year rebounded 5 points. Overall, Washington Community Colleges continued to struggle generating FTE post-Covid (2022-23), with an average FTE deficit of 21% compared to 2018-19 FTE. At SPSCC, the deficit was 15%. This 6-point difference demonstrates the enrollment focused work at SPSCC. For the 2023-24 academic year, fall FTE saw a 15% increase in FTE from the prior fall 2022 quarter and 6% shy of fall 2018 pre-Covid FTE enrollment.

SPSCC Campus Master Plan

Demographics & Growth

The following is a demographic synopsis of the population changes in Thurston County as outlined by the Thurston Regional Planning Council:

- Thurston County had an older population than the state in 2020. Thurston County's population of those aged 65 and older was 17.9 percent compared to the state's 15.9 percent. The county is less diverse than Washington State.
- Gender distribution in Thurston County remains stable with 51% females in 2010 and 2020.
- For the 2017-2021 time period, an average of about 5,275 active-duty military personnel lived in Thurston County – more than double the number in 2000.

NEEDS ANALYSIS

The 2023 Facilities Condition Survey identified only Building 13 – the Grounds Shop - as scoring in the range to need improvement by renovation. A number of infrastructure projects were also identified in the survey. The college will continue to seek funding to address these critical needs.

In addition, as the mode of instruction has changed over the past several years there is a greater need to maintain high quality, up-to-date infrastructure in support of a variety of learning including online, hybrid, face-to-face, virtual and high flexibility modalities.

Students attending South Puget Sound Community College can experience housing instability and/or the lack of affordable housing in the area. The highest number of out of state applicants experiencing housing needs due to relocating are student athletes and international students. In addition there are a number of students experiencing homelessness. SPSCC is participating in the State Board for Community Colleges (SBCTC) housing grant program. The College continues to see the need for student housing grow. In Spring 2022 it was anticipated that 60-70 students would need housing in addition to the emergency housing program for students with dependents. By Fall, 2023 almost 90 students were housed in off-campus housing overseen by the college. The solution to this housing need is to build housing specifically designed for students. The college anticipates the need over the next few years will be for as many as 140-150 beds. This is a need state-wide. Over half of the community and technical colleges in Washington state currently have some form of student housing. SPSCC is proposing a student housing project to address these housing challenges. Further information about this project can be found in Section 6 Implementation Plan

The college anticipates that its capital request in the 2025-27 biennium will include additional Minor Works-Program funding for Building 34 and requests for ongoing and significant infrastructure improvements.



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4 Strategic & Academic Planning



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SPSCC Campus Master Plan

Strategic & Academic Planning

4 Strategic & Academic Planning

This 2024 Master Plan includes the following summary of strategic and academic plans:

STRATEGIC PLAN

Mission

South Puget Sound Community College's Mission is to support student success in postsecondary academic transfer and workforce education that responds to the needs of the South Sound region.

Vision

SPSCC supports student success and builds prosperity by collaborating with leaders in industry, education, and our community to offer innovative, accessible, and affordable learning experiences. We embrace all of our students and the diversity of their goals.

We employ devoted people who mirror the diversity of our community and contribute to an inclusive, welcoming environment.

By investing in the creativity of our staff and faculty, we construct clear and compelling pathways that lead our students to successful outcomes on their educational journeys.

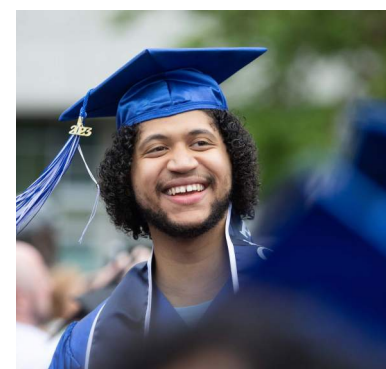
We strive to be fiscally responsible.

We are fiscally strong and our mindful use of technology, embedded in purposeful instruction, helps students persist and achieve their academic goals.

Our graduating class reflects the community we serve, and our students successfully transition from higher learning into the leaders and innovators of tomorrow.

Values

- Pursue excellence – We use our resources responsibly and ethically in pursuit of excellence. We continuously improve our programs, services, and operations.
- Operates in an atmosphere of accountability and respect – We work cooperatively in taking on challenges, making good decisions, helping each other be successful, and promoting a respectful, open, and safe communication.





- Responds to and partners with the communities we serve – We continually monitor and are responsive to the community’s changing needs in an increasingly global economy. We seek opportunities for effective partnerships with community members, businesses, and organizations.
- Fosters inclusiveness at our campuses – We honor diversity and encourage compassion for individual expression. We promote inclusiveness and equity on our campus and in the community.
- Provides student-centered education – We facilitate student success by maximizing learning opportunities and reducing barriers. We provide resources to support students in achieving their goals.

Core Themes

1: Student Achievement

We prepare students for further education and employment.

- Goal 1: Increase student persistence
- Goal 2: Increase certificate and degree completion in transfer and workforce programs
- Goal 3: Increase job placement for workforce education students



2: Equity

Given the diversity of our changing community, we cultivate an environment that reduces barriers and removes equity gaps.

- Goal 1: Close equity gaps
- Goal 2: Increase the ethnic diversity of faculty, staff, and administrative/exempt employees



3: Learning and Engagement

We create accessible and enriching student experiences.

- Goal 1: Enhance General Education Competency
- Goal 2: Enhance quality student experiences and campus life activities

SPSCC Campus Master Plan

Strategic & Academic Planning

ACADEMIC PLAN

Academic Plan Guiding Principles

The College has established the following principles to guide academic planning decisions:

- One college in multiple locations
- Symmetry of Programs
- Signature Programs at each location
- Partnerships with community groups, businesses and regional and state institutions
- Expansion of technology
- Expansion of athletics and recreational facilities

Academic Goals

Student Services The College must create a stronger presence for the delivery of all student services which support enrollment, with one-stop centers centrally located and easy to access with expanded technology access and use of web-based advising, registration and evaluation programs.

Technology The college must expand its access to technology for students, faculty, staff and administrators.

Academic Programs The College will sustain a shared focus on both academic and professional/technical programs, enhancing current programs and developing new programs to respond to emerging economic initiatives within the service area.

Pre-College Education The College must develop comprehensive pre-college education programs at each site to respond to the specific educational and cultural needs of the service area.

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5 Master Plan Goals & Recommendations



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SPSCC Campus Master Plan

Master Plan Goals & Recommendations

5 Master Plan Goals & Recommendations

1. Communicate a strong message of making education accessible and equitable.
2. Develop signature programs in partnership with local government and community organizations to strategically respond to the economic development and training needs of the community.
3. Facilitate students' ability to earn an Associate, Bachelor of Applied Science, and Bachelor of Science in Computer Science degree at a single campus location.
4. Improve student access to comprehensive services.
5. Support health & wellness activities for students, staff and the community .
6. Maintain high quality, up-to-date infrastructure in support of a variety of learning including online, hybrid, face-to-face, virtual and high flexibility modalities.
7. Form ongoing partnerships with other institutions and local businesses.



Goal #1: Communicate a strong message of making education accessible and equitable.

Recommendations, Outcomes and Updates:

- Develop a consistent SPSCC brand package that includes clear signage and wayfinding consistent across all campuses.
- Adhere to consistent design practices outlined in the Master Plan Design Guidelines at all campuses.
- Follow the college's Equity Guiding Principles including continually identifying barriers to academic and professional success and strive to remove them.

Goal #2: Develop signature programs with which each campus will be identified, strategically responding to the economic development and training needs of the local community.

Recommendations, Outcomes and Updates:

- Expand the Science and Health programs to improve space utilizations and program capability with Science Labs, open Computer Labs, and a Student Health Center.
 - The new Health and Wellness Center opened in 2020.



SPSCC Campus Master Plan

Master Plan Goals & Recommendations



- The Angela Bowen Center for Health Education opened in 2022 and houses the nursing and medical assisting programs.
- Develop and foster entrepreneurship programs in partnership with the US Small Business Administration, Thurston County Economic Development Council and the Washington Center for Women in Business.
- Establish the Lacey Campus as a campus to stimulate development of related programs and respond to the growing needs of the local business, manufacturing and construction industries.
- In 2018 the Craft Brewing and Distilling program was launched, responding to industry requests for this specialized training.

Goal #3: Facilitate students' ability to earn an Associate, Bachelor of Applied Science, and Bachelor of Science in Computer Science degrees at a single campus location.

Recommendations, Outcomes and Updates:

- Establish a Science Lab, such as a Composites and Material Sciences which could operate in conjunction with the Architecture, Engineering, and Construction Technology (AECT) programs.
 - Lacey 3 was renovated and opened in 2019 to serve the Machining Technologies and AECT programs.
- The Craft Brewing & Distilling Center will offer both Associate and Bachelor of Applied Science degree programs.
- Update Building 34 to serve as a technology hub offering computer science, cybersecurity and network administration and software development degrees.



CENTER FOR STUDENT SUCCESS

SPSCC Campus Master Plan

Master Plan Goals & Recommendations

Goal #4: Improve student access to comprehensive services.

Recommendations, Outcomes and Updates:

- Create partnerships with local institutions to supplement on-campus student services.
- Research options, work with regulatory agencies and begin planning for student housing.
- Student Technology Support is expanding to offer additional services for both on-campus and on-line students.

Goal #5: Support health & wellness activities for students, staff and the community.

Recommendations, Outcomes and Updates:

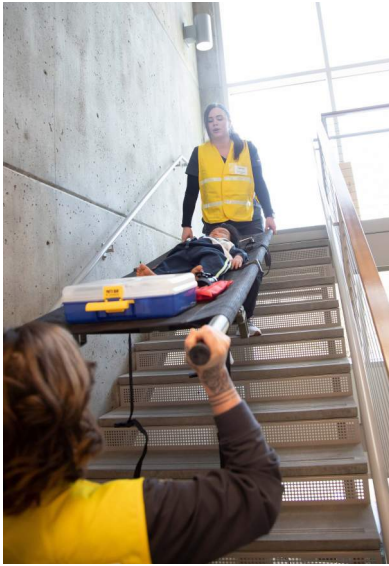
- Create new and improve existing pedestrian paths for exercise and safe movement between parking and buildings, including the addition of a dedicated pedestrian bridge along Dr. Nels Hanson Way North.
 - Several pedestrian pathway projects were completed in 2023
- The Health and Wellness Center opened in 2020.
- Utilize local athletic and recreational space to adequately support fitness programs.
 - In Fall 2023 a golf program was created as a result of an invitation from a local golf course.
- Evaluations of the feasibility of a turf soccer field on campus are ongoing.

Goal #6: Maintain high quality, up-to-date infrastructure in support of a variety of learning including online, hybrid, face-to-face, virtual and high flexibility modalities.

Recommendations, Outcomes and Updates:

- Ensure high quality industry-based equipment, software and technology tools to ensure students are prepared to enter living-wage jobs and careers.
- Ensure when possible that building and remodel projects incorporate future network infrastructure needs and network redundancies into project design and construction.
 - Improved campus backbone by incorporating new vault and fiber runs as a part of the Building 34 remodel project.
 - Replace out-of-date fiber connections to buildings 14 and 16 and the Bowen Center.
 - Develop network redundancy for the Bowen Center.





- Increase network resiliency by establishing a new point of presence to south campus by connecting 29th Avenue to the campus network, capable of servicing a proposed student housing project.

Goal #7: Form ongoing partnerships with other institutions and local businesses.

Recommendations, Outcomes and Updates:

- Create Community Health Partnerships to help support improvements to the Allied Health programs.
- Partner with the Thurston County Economic Development Council.
- Capitalize on the college's northeastern Thurston County location to connect with Joint Base Lewis-McChord (JBLM).
- Offer training opportunities to area veterans through partnerships with the City of Lacey and the Department of Veterans Affairs.
- Create partnerships with local organizations to provide athletic and recreational space for students.

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6 Implementation Plan

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SPSCC Campus Master Plan

Implementation Plan

6 Implementation Plan

Implementation of recommendations for our campuses are planned to be phased over a 10-year period, with close coordination of proposed projects and program shifts between the campuses.

To ensure that all campuses continue to provide strong facilities support for all programs, strategic renovation of some existing buildings is anticipated. The following projects have been recently completed or are planned for construction/renovation over the course of the next 10 years. For further clarification, see the Implementation Plan spreadsheet and the staged phasing master plan diagrams for each campus on the following pages.

OLYMPIA CAMPUS

Campus Signage and Wayfinding

The experience of new students and community members arriving to campus has been enhanced with more comprehensive signage. The signage strengthens the college's brand and facilitates the uniting of all campuses as a single, cohesive institution. Additional signage improvements will continue to strengthen locating parking, building and program destinations as well as uniting the college branding across campus locations.

Buildings 13 and 15 – Facilities Compound

These buildings in the Facilities Compound are in need of renovation to support the growing services provided by the department, to safely secure equipment and to offer additional support services to the college.

Building 16 - Automotive, Welding and Central Services

The welding wing of Building 16 was renovated during the 2019-21 biennium, updating lighting and addressing HVAC deficiencies as well as making program improvements.

Building 25 - Student and Administrative Services

First floor renovations were completed in 2015. The upper floor offices of Building 25 will be renovated in the 2023-25 biennium. The Foundation has moved from Building 25 into the fourth floor of the Bowen Center.

Building 26 - Lecture Hall

Although not included in the 10 year plan, Building 26 is a small, outdated facility. Its location is a good option for demolition and replacement with a larger facility if future growth or repurposing is needed beyond this plan.



SIGNAGE & WAYFINDING



BUILDING 16



BUILDING 25



BUILDING 26



BUILDING 31

Building 27 – Student Union Building

A renovation of Building 27 is planned for the 2023-25 biennium. It will consolidate student support services, the Diversity, Equity and Inclusion Center and student government space and provide more community facing student services.

Buildings 31 – Health and Wellness Center

Renovation and an addition to the athletic Building 31 was completed in the 2019-21 biennium as a Health & Wellness Center. The new facility adds approximately 20,000 SF to the existing space and furthers the college goal to support health & wellness activities for students, staff and the community



BUILDING 32

Building 32 - Natural Sciences

Building 32 is not currently being used by the college for instructional classes. The City of Tumwater, Water Resources and Sustainability Department, will be leasing a portion of the building, beginning Fall of 2023. Their mission and work closely aligns with the college's commitment to sustainability and the college envisions collaborative learning and educational projects with the city.



BUILDING 34

Building 34 - Technical Education Center & Dental Clinic

With the Nursing and Medical Assisting programs moved to the Bowen Center, Building 34 will be refurbished to house technology based programs such as Cyber Security and Network Administration, Computer Programming and Office Technology. The 2023-25 Capital Budget provides Minor Works-Program funding to begin the renovation process. The college anticipates seeking additional funding in the 2025-27 biennium to complete these updates.

Percival Creek Bridge Removal/Creek Restoration

After significant investigation, it was determined that the Percival Creek Pedestrian Bridge was unsafe and needed to be removed. The college, working with its partners, developed a plan for removal which occurred in Fall 2023. The college remains committed to restoration of Percival Creek and its native salmon habitat.



BRIDGE ON DR. NELSON HANSON WAY N

Dr. Nels Hanson Way S Pedestrian Bridge

Dr. Nels Hanson Way S is in need of a new pedestrian bridge along the road crossing over Percival Creek. This new bridge is planned to be located along the north edge of Dr. Nels Hanson Way S, directly adjacent to the vehicle road. This will be a similar configuration to the existing pedestrian bridge on Dr. Nels Hanson Way N. The new pedestrian bridge will improve pedestrian movement between Lot H and Buildings 27 and 28.

Walkway Improvements to Building 21 Minnaert Center

There are existing sidewalks and pathways around Bldg 21 that are in need of improvement. The walkways could be developed with landscape, signage, lighting, painting of curbs, and may be widened to improve movement along this path.

SPSCC Campus Master Plan

Implementation Plan

Student Housing and Athletic Field Facility

Considering the potential housing challenges students are facing, SPSCC is in the process of developing a student housing project that may potentially address these challenges. The proposed student housing project is planned to complete design by 2025 with construction planned for the 2025-27 biennium. The student housing project will serve 140-150 students, and will occupy the open green space at the southwest edge of the Olympia Campus, along Dr. Nels Hanson Way. The proposed building will be approximately 240' from the property line and less than 60' in height, including mechanical penthouses and other equipment. An athletic turf field project is proposed to take place in conjunction with the student housing project. The Appendix of this Master Plan includes reports outlining considerations for civil infrastructure, wetlands, transportation & parking, and lighting issues related to these projects.





BUILDING 1
NEW ENTREPRENEURIAL CENTER



BUILDING 2



BUILDING 3



BOWEN CENTER



CRAFT BREWING & DISTILLERY

LACEY CAMPUS

Building 1 - Entrepreneurial Center

SPSCC and the Thurston Economic Development Council (EDC) entered into a collaborative agreement to establish a Business Resources Center at the Lacey Campus. Together they seek to catalyze the development and growth of the high-wage, high-value private sector companies in the South Puget Sound region.

This Entrepreneurial Center involves the collocation of EDC staff in the renovated Building 1, with the objective that this partnership will allow both organizations to capitalize on each other's strengths and ensure that the highest quality business resources are provided to Thurston County. The renovation of Building 1 was completed in 2015.

Building 2 – Veterans Resources

The College leases space in Building 2 to the Department of Veterans Affairs (The Vet Center) and to the City of Lacey (Lacey Veterans Services Hub). A renovation of Building 2 was completed in 2020.

Building 3 - Technology Center

Building 3 is the center for Advanced Manufacturing Technology, Architecture, Engineering, and Construction Technology, which coincides with regional needs and the local economy. Building 3, with its connection to Business and Entrepreneurship, dovetails well with the activities that take place in Building 1.

Building 3 has been completely modernized, which now includes an advanced manufacturing facility along with classrooms for AutoCAD, general purpose computer labs and classrooms. A Composites and Material Science Lab could be added to the campus to create a strong link between the Technology and Manufacturing programs, accurately reflecting current manufacturing careers.

BOWEN CENTER

In 2022 the college celebrated the grand opening of the Dr. Angela J Bowen Center for Health Education. The building houses the nursing and medical assisting programs as well as the Foundation offices.

CRAFT BREWING AND DISTILLING

In 2018 SPSCC launched its Craft Brewing and Distilling program, the only of its kind in the nation. In Fall 2020 the program moved into the Craft Brewing and Distilling Building in the Tumwater Craft District. It includes classrooms, labs, and a small scale production space.

SPSCC Campus Master Plan

Implementation Plan

LONG-RANGE PLANS

Projects being explored in the 10 Year Capital Planning Implementation include Student Housing, a turf soccer field facility, a renovation project for the Maintenance and Facilities Buildings 13 and 15, further renovation of Building 34 as a hub for Information Technology programs. In addition, site improvements around Building 21 are planned to clarify the pedestrian connection between the main entry to the Center for the Arts and its primary parking area to the northwest. A pedestrian bridge on Dr. Nels Hanson Way North is needed and is included in the 10-Year plan. With the opening of the Bowen Center, enrollments in both nursing and medical assisting programs have grown significantly.

IMPLEMENTATION SCHEDULE

Campus	Project	2023-25	2025-27	2027-29	2029-31
		10-Year Capital Plan			
O	Building 25 - Office Renovations	D/C			
O	Building 27 - Student Union Renovation	D/C			
O	Building 34 - Technology Programs Renovation	D/C	D/C		
O	Student Housing	PD/D	C		
O	Athletic Turf Field Facility	PD/D	C		
O	Buildings 13 & 15 Renovation		D/C		
O	Walkway Improvements to Bldg 21 Minnaert Center		D/C		
O	Dr. Nels Hanson Way S Pedestrian Bridge		D/C		

Matrix Key	
PD/D	Pre-Design/Design
D/C	Design/Construction
O	Olympia Campus

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SPSCC OLYMPIA CAMPUS - AERIAL SITE PHOTO

SOUTH PUGET SOUND COMMUNITY COLLEGE
OCTOBER 2024



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SPSCC OLYMPIA CAMPUS - EXISTING CONDITIONS

SOUTH PUGET SOUND COMMUNITY COLLEGE
OCTOBER 2024

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SPSCC OLYMPIA CAMPUS - 10 YEAR PLAN

SOUTH PUGET SOUND COMMUNITY COLLEGE
DECEMBER 2024

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SPSCC LACEY CAMPUS - AERIAL SITE PHOTO

SOUTH PUGET SOUND COMMUNITY COLLEGE
OCTOBER 2024

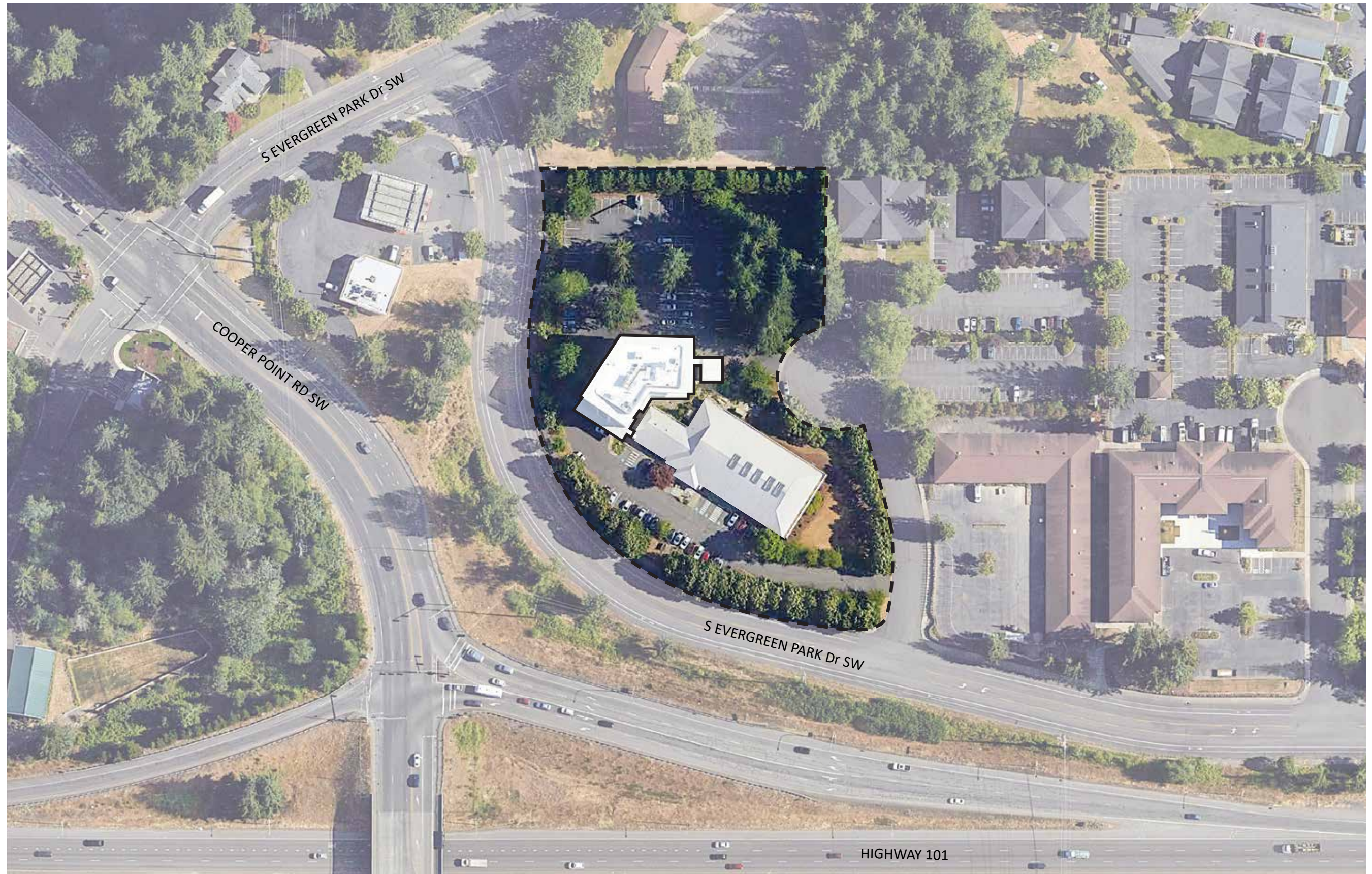


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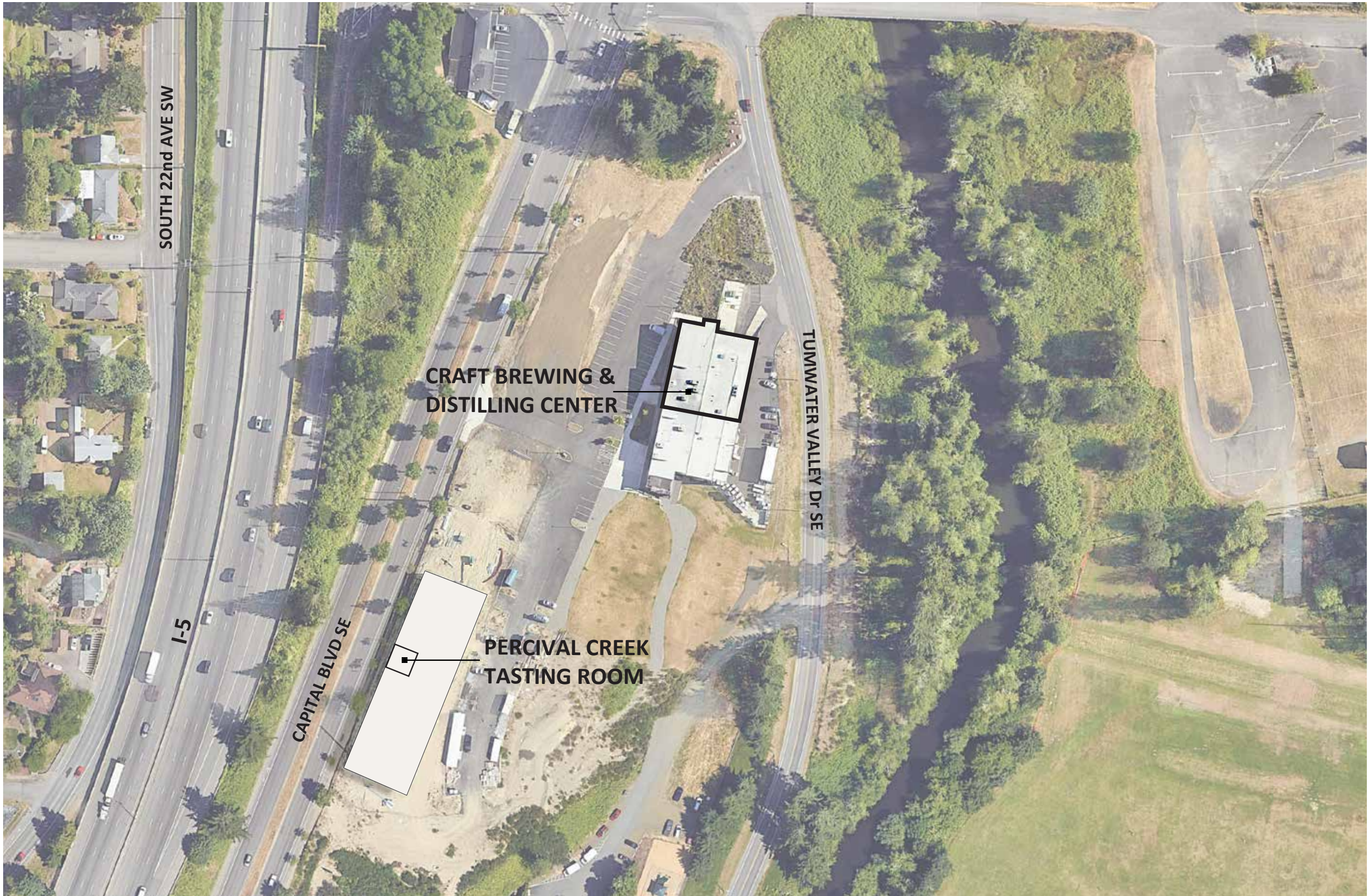
SPSCC BOWEN CENTER - AERIAL SITE PHOTO

SOUTH PUGET SOUND COMMUNITY COLLEGE
OCTOBER 2024



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SPSCC BREWING & DISTILLERY - AERIAL SITE PHOTO
SOUTH PUGET SOUND COMMUNITY COLLEGE
OCTOBER 2024



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7 Development Guidelines



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SPSCC Campus Master Plan

Development Guidelines

7 Development Guidelines

South Puget Sound Community College intends to apply consistent standards of development to all campus locations, with allowances for circumstances related to the physical site or local governmental jurisdiction. The goal is to establish, develop and maintain a responsive, innovative and sustainable physical environment that promotes excellence, diversity and professional and personal growth.

SUSTAINABILITY

Responsible stewardship of its lands and the environment is a core value of South Puget Sound Community College, and the creation of a sustainable physical environment is an important strategic objective. Facilities development on all campuses will occur within an integrated framework of design, construction, maintenance and demolition practices that is mindful of the environmental, economic and social impacts of that development. Campus design standards for site and buildings systems will integrate sustainable practices. 2005 Executive Order 04-06 requires that state-funded buildings pursue at least a 'silver' rating in the US Green Building Council's voluntary Leadership in Energy and Environmental Design (LEED) rating system. The college is committed to ensuring compliance with the energy performance standards established in 2019, and expanded in the 2022 Clean Buildings Act. Visibly sustainable building elements are encouraged to reinforce sustainable initiatives in the College curriculum and operations. Specific issues with regard to sustainable planning and design are discussed in the guidelines that follow.

LAND USE

South Puget Sound is committed to maintaining strong partnerships with planning authorities in Olympia, Tumwater and Lacey, and ongoing development of campuses is intended to support goals shared with those jurisdictions. There are no projects planned for SPSCC's locations in Tumwater.

GENERAL

Olympia Campus

Most of the Olympia Campus lies within the limits of the city of Olympia, with the exception of two areas which extend into the city of Tumwater: an 8.3-acre section at the northeast edge of campus off of Crosby Boulevard, and a second 6.9-acre section at the southwest corner. All of the proposed projects in the 10-year Master Plan are located in Olympia's jurisdiction.

Campus development is generally subject to the Olympia Zoning Code and originated in the 1984 Conditional Use Permit (CUP) granted by the City of Olympia which described setbacks, general building locations, height limits and other





development standards. These development standards were updated in the 2007 Campus Master Plan, which was approved in a Master CUP in 2009 by the City's Hearings Examiner for campus development effective for 10 years, until 2019. See Appendix for conditions of the 1984 and 2009 Master Plan CUP's.

The 2024 Campus Master Plan proposes a Student Housing and Athletic Field Facility, which are accessory uses and supportive of the college function. Athletic field developments have been included in previous Master Plans, but have not been fully developed to what was shown. This Campus Master Plan update will be submitted to the City of Olympia for a new CUP in 2024 to include these uses, effective for another 10 years until 2034.



Property Details

- Zoning: Residential 4-8 (Chapter 18.04- Olympia Municipal Code)
- 102 acre site
- 1,514 parking stalls
- Lease tenant in Building 32
- 507,041 GSF total building area

Setbacks

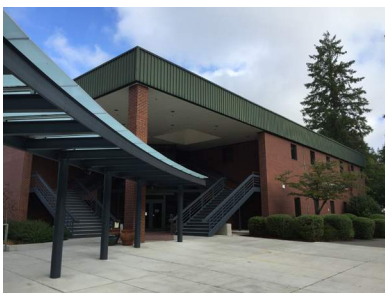
Previous CUP conditions require a landscape buffer setback of 30' from adjacent residential areas; and a 100' setback is required for buildings exceeding 45' in height, up to 60'. Conditions also included requirements regarding maintaining the landscape buffer and the fence along the north and south property lines abutting residential subdivision on the west side of Percival Creek. (See Landscape + Open Space section of this chapter for compliance information.) An upgraded "F" (fish-bearing) classification of Percival Creek resulted in a buffer requirement of 200' from the creek for any development not already specified in the 1984 CUP.



Critical Areas - Wetlands & Streams

A Wetland Reconnaissance and Mitigation Study was performed in 2024 (see Appendix), which roughly identified wetland boundaries at the SW corner of campus and identified measures to offset expected impacts from the proposed Student Housing and Athletic Field projects. The Study determined:

- The proposed projects would be outside of wetland buffers.
- The Athletic Field would be considered existing development and any reconfiguration in this area would be allowed without further critical area review.
- The Student Housing will impact existing upland mitigation, but is outside of wetland buffers, and the upland mitigation areas could be replaced by wetland enhancement which would result in improved wetland conditions.



SPSCC Campus Master Plan

Development Guidelines

The college is proposing to add a new pedestrian bridge over Percival Creek along the north edge of Dr. Nels Hanson Way S, directly adjacent to the vehicle road. One of the 2009 Master Plan Conditional Use Permit Conditions says, "Any structure or use located in the 200-foot buffer along Percival Creek prior to June 20, 2005 may be rebuilt within its footprint for the footprint of related development as defined by OMC 18.37.070 A, B, and C. However, no construction or other activity described in OMC 18.32.415 may take place outside such footprints unless a buffer reduction is obtained." (see Appendix g.2) More information will be required for this project in the future before permitting to determine if it falls within this condition, exempt by OMC 18.32.111.D, or found to be subject to critical area review.

See Olympia Campus Known or Suspected Critical Areas and Streams plan for more information on wetlands and streams

Height Limits

Previous CUP conditions stipulate where development occurs between 30' and 100' of the College property line, building heights are restricted to three stories and a maximum of 45'. Where development occurs 100' or more from the property line, buildings may be up to 60' in height, including mechanical penthouses and other equipment.

Lot Coverage

The SPSCC Olympia campus is within a residential district and is required to meet section 18.04.080 Residential Districts Development Standards of the City of Olympia's Unified Development Code. The maximum allowable impervious surface for properties within residential districts is 40%. However, section 18.04.080 K allows for increased surface coverage limits for schools that may increase the total amount of impervious hard surfaces above the maximum by up to ten percent (10%) for impervious surfaces, and twenty percent (20%) for hard surfaces.

The total existing percent impervious is 36.4%. The 10-year Campus Master Plan includes the following proposed projects which include impervious: Walkway Improvements to Building 21 (Minnaert Center); Dr. Nels Hanson S Pedestrian Bridge; and the Student Housing building and Athletic Field Bleachers and Concessions. The total proposed percent impervious is 0.8%. The total percent impervious (existing + proposed) is 37.2%. The proposed impervious surface is well below the maximum allowable impervious surface coverage allowed for the property. Refer to Appendix e for the area calculations exhibit summarizing impervious surface coverage.

Lacey Campus

In 2012, South Puget Sound Community College purchased an existing, 5-building office park in the Woodland District of Lacey, to replace leased space at Hawks Prairie Center. The Lacey Campus at this location has been envisioned as an 'Entrepreneurial Center' through a collaborative partnership with the Thurston





Economic Development Council (EDC). Building 1 was renovated and opened in the fall of 2015. Building 3 was renovated in 2019. Building 2, a leased space for the Vet Center and the City of Lacey Veterans Services Hub was renovated in 2020.

Lacey Campus Property Details

- Zoning: Woodland District Zone (Chapter 16.24 Lacey Municipal Code)
- 7.94 acre site
- 294 parking stalls
- Original buildings were wood-framed and were constructed in 1980-1981.
- HVAC, electrical systems, and roofing were in need of updating
- Lease tenants in Building #2
- 83,034 GSF total building area:
 - #1: 52,627 (1 story) Renovated in 2015
 - #2: 9,946 (2 story) Renovated in 2020
 - #3: 20,431 (2 story) Renovated in 2019

Setbacks

Setbacks are minimal, ranging from a maximum of 10' along street frontages and minimum setbacks of 10' (side) and 15' (rear).

Height Limits

Buildings are allowed up to 150' in height (10 stories, assuming 15' floor-to-floor heights).

Lot Coverage

Site coverage is not limited by floor area ratios and only requires that "building coverage shall be sufficient to accommodate the use." Required open space: 10% of the site area (34,400 SF, met by existing landscape).



STORMWATER POND IN FRONT OF HEALTH & WELLNESS CENTER, OLYMPIA CAMPUS

SPSCC Campus Master Plan

Development Guidelines

STORMWATER

The 2022 Drainage Design and Erosion Control Manual (DDECM) is the City of Olympia's current stormwater manual. The 2022 DDECM sets standards and provides guidance on the measures necessary to control the quantity and quality of stormwater produced by new development and redevelopment within the City of Olympia. The DDECM requires Low Impact Development (LID) techniques to the maximum extent feasible.

The Master Plan does not vest the campus to a certain stormwater manual. Projects will need to comply with the standards in place at the time of land use application.

If a project disturbs more than 1-acre, a Department of Ecology (DOE) National Pollutant Discharge Elimination System (NPDES) permit will be required. The NPDES permit will need to be obtained prior to any earth moving activities. A Stormwater Pollution Prevention Plan (SWPPP) shall be submitted to and approved by the City prior to beginning any site disturbing activities at the project.

TRANSPORTATION + PARKING

Olympia Campus

South Puget Sound Community College strongly supports the use of public transit and other alternatives to single occupant private automobiles. One transit stop for Intercity Transit Buses exists on the Olympia Campus at the Crosby Loop near Building 25. Both campuses will maintain designated transit stops, and the College will continue to work with Intercity Transit and other local transit providers to expand and optimize existing transit service available to Mottman Road.

Secure bicycle parking, both covered and open, will be provided. Both the College and local municipalities support provision of the minimum feasible number of parking stalls to encourage carpools and other alternate modes of transportation, but because most students, staff and faculty do arrive on campus by car, provision of adequate parking is a significant concern for the campus community.

The Olympia Campus has 1,514 parking stalls. Although spaces for small pockets of additional parking can be found in several locations (typically 10-20 cars each), opportunities for further development of new surface parking are limited because of the City of Olympia's recently implemented requirements for detention of stormwater runoff from impervious areas, an increase in the Percival Creek stream buffer dimension and also because the college is committed to retaining the lush, distinctive landscape character of the site. (See Olympia Campus Parking Inventory Plan.)

Changes in the delivery of instruction, especially post-Covid, has resulted in far fewer students on campus for face-to-face instruction vs. on-line learning. As a result, there is a significant amount of parking available. As the college explored the addition of a student housing and athletic facility in the Master Plan, a Traffic and Parking Demand Scoping Analysis was performed in 2024, which found there will be sufficient existing parking to accommodate those needs (see Appendix.) Per



LACEY TRANSIT CENTER



2009 CUP conditions, a parking rate of 0.22 parking stalls per student (headcount, not FTE) was used to estimate the peak parking demand for the existing campus.

In February 2024 the College received grant funding through the Washington EV Charging Grant program to install ten (10) electric vehicle charging stations. The college anticipates they will be installed by Fall 2024.

Primary campus access points will remain at the entrances on Mottman Road (north) and Crosby Road (east) with minor access on RW Johnson Road (west).

Lacey Campus

Access to public transportation is conveniently located across Sixth Avenue from campus at the Lacey Transit Center.

Other Sites

The Bowen Center location on Heritage Court has 102 parking spaces.

The Craft Brewing and Distilling Center location in Tumwater has 47 designated parking spaces.



I-5 REGIONAL TRAIL NEXT TO LACEY CAMPUS

LANDSCAPE & OPEN SPACE

The Olympia Campus is a developed site characterized by its surrounding Pacific Northwest landscape. The long-term spatial organization of the campus hinges on a strong central pedestrian spine with secondary paths that radiate outward to the site's perimeter. Future development should work to preserve and reinforce this concept, but also focus on developing a hierarchy of open space nodes along this pedestrian spine to create a sequence of intimate outdoor rooms as well as a central open space for larger gatherings and major events.

Recent design interventions to the central pedestrian spine, in the area of Building 22, have greatly improved the experiential qualities of moving through the campus. Changes in grade are still challenging in some areas and can result in an awkward transition spaces of various steps, ramps and bridges. The pedestrian spine is most strongly defined as a site element where it is separate from the buildings and moves through a continuous, universally accessible route. Weaving a consistent palette of materials throughout this corridor, such as paving, canopies, and colors that complement the campus architecture, will further strengthen the pedestrian spine.

Vehicular drives should remain at the perimeter with parking lots inside the loop road to minimize conflicts between pedestrians and vehicles. Pedestrian pathways were improved over the summer of 2023, allowing for safe travel for students as they move from parking lots to classrooms.

The SPSCC Olympia Campus lacks a significant open space that is common to many college settings. Defining such a place on campus would provide an outdoor



SPSCC Campus Master Plan

Development Guidelines

venue for college-wide events to help facilitate a sense of community among students and faculty. A space has recently been added near the Center for Student Success (Building 22) and Student & Administrative Services (Building 25) that runs perpendicular to the central pedestrian spine. Another opportunity to create a large community space occurs between the Center for Student Success (Building 22), and the Student Union (Building 27) to the south.

As renovation and replacement occurs in the future, all open spaces between and adjacent to buildings require further design development relating to hierarchy, programming and spatial organization. These spaces should work in concert with the pedestrian circulation, providing a diversity of outdoor spaces ranging from highly social and interactive spaces to more contemplative study areas along the central spine.

The surrounding native forest, the natural beauty of Percival Creek, and the collection of native trees and shrubs found throughout the campus create a strong identity for South Puget Sound's academic environment. These elements, unique to the Pacific Northwest should be preserved. It is recommended that any new campus landscapes be comprised of mostly native plant material to complement the existing character of the site, as well as to meet LEED requirements for low water-budget plant species.

The current built landscape, including pavement, site lighting, and site furnishings, is not consistent on the Olympia Campus, or between the Olympia and Lacey Campuses. Adoption of a set of unifying campus design standards for these elements will create a more cohesive landscape environment. These standards should be developed with an understanding of sustainable goals and LEED requirements, such as full cutoff light fixtures, pervious paving, and locally harvested and manufactured materials. Equally important to developing site design standards include considerations for campus safety, universal accessibility and aesthetic quality. Master plan recommendations for each campus are intended as a flexible framework for development that can accommodate shifts in funding opportunities or programs emphasis over time.

30' Landscape Buffer

The 2009 CUP includes the following condition for the Olympia Campus:

The Applicant shall examine the width and condition of the 30-foot perimeter buffer required by the 1984 permit. If this buffer in any location lacks the "native vegetation whenever possible and densely planted evergreen trees" sufficient to screen the adjacent properties from the campus, the Applicant shall plant, monitor and maintain such vegetation. If this buffer in any location has been reduced to less than 30 feet in width, the applicant shall restore the buffer to a width of 30 feet and shall plant, monitor and maintain such vegetation as just described. However, these requirements do not apply to any location where the perimeter buffer has been reduced to less than 30 feet pursuant to a permit or approval issued by either city.



LANDSCAPE BUFFER AND FENCE ALONG NORTH PROPERTY LINE



**LANDSCAPE BUFFER AND FENCE ALONG
SOUTH PROPERTY LINE**

The current 30' landscaping buffer at the Olympia Campus is in compliance, and it is actively maintained by the college. The college maintains the buffer around the perimeter of the campus in all areas other than areas reduced to less than 30 feet pursuant to a permit or approval issued by either city. In cases where the buffer of 30' is not physically possible, plantings are denser to screen adjacent properties from the college. Annual maintenance is performed by the grounds department to remove weeds and ensure the health of landscaped areas. The buffer along the south perimeter of the college is primarily forested area much wider than 30' and requires minimal maintenance other than removal of invasive weeds. In "A" Lot, parallel to Mottman Road SW, the planting buffer is 20 feet from the parking lot to the sidewalk; between the sidewalk and Mottman there is an additional planting strip containing crabapple trees providing additional buffer. In "E" Lot the fence is 15' from the parking lot with college property extending 20 feet beyond the fence.

Campus Fencing

The 2009 CUP includes the following condition for the Olympia Campus:

The Applicant shall examine the fence along the "north and south property lines abutting residential subdivision on the west side of Percival Creek", required by the 1984 permit, to ensure its integrity. If this fence is in poor repair or is absent in any location required by the 1984 permit, the Applicant shall repair or rebuild it according to customary construction standards. This requirement does not apply to any location where the fence has been removed or modified pursuant to a permit or approval issued by either city.



**LANDSCAPE BUFFER AND FENCE ALONG
SOUTH PROPERTY LINE**

The current applicable fencing at the Olympia Campus is in compliance, and it is actively maintained by the college. West of Percival Creek the campus is bordered by a chain link fence to ensure there is no access to campus through residential areas. The fence is patrolled regularly by the grounds department and security to ensure its integrity. Annual removal of blackberry growth is performed by grounds staff. If the fence has been cut due to vandalism, the grounds department repairs it by weaving chain in affected areas. If the top bar is damaged by falling trees, then repairs are contracted out. In an agreement with homeowners adjacent to North border of campus, the fence has been erected within campus property and the resulting buffer is utilized as a wildlife corridor that homeowners can use as a backyard extension while agreeing not to construct any permanent structures in this area. Landscaping is still maintained on the south side of the fence by the college.

SPSCC Campus Master Plan

Development Guidelines

BUILDING ENTRIES & ORIENTATION

Buildings should have multiple entries to facilitate easy movement around the campus and offer covered routes of travel. Entries should be located on grade and should be clearly expressed; entries should engage and enhance the character of adjacent open spaces and courtyards. New buildings should be oriented to optimize opportunities for energy conservation, daylighting and natural ventilation. In general, the orientation of the primary building axis within 15 degrees of an east-west line facilitates use of fixed exterior sunshades to control light and glare and enhances daylight penetration into the building. Reserving adequate open space between buildings is critical to allow use of natural ventilation strategies.



BUILDING MASSING

The relationship of buildings to the open spaces they define is important for maintaining the current character of the campus. All building projects should incorporate development of related open space areas. Building massing should be designed to clearly express building entries and gathering places, provide transitions from inside to outside, and offer protection from inclement weather. Building massing should establish and reinforce an intimate, pedestrian scale for the campus. Building massing should optimize opportunities for energy conservation, daylighting and natural ventilation. Very deep floor plates (greater than 85') are discouraged unless there is a compelling programmatic need. Deep floor plates generally make it difficult to provide daylight and natural ventilation to interior spaces and typically result in buildings with bulky massing which is inconsistent with the goal of an intimate, pedestrian scaled campus.





BUILDING ENVELOPE

Building envelopes should be designed to minimize mechanical loads and to achieve the highest degree of energy efficiency feasible. New buildings should be as air tight as possible with excellent thermal values and roof reflectance. Windows and other openings in exterior walls should be thoughtfully placed to enhance comfort and energy performance and to create visual connections between interior spaces and the landscape views beyond. The use of external shading elements to control light and glare is encouraged. The use of entry canopies and other devices to provide ground level exterior cover along buildings is also encouraged.



MATERIAL PALETTE

Building materials should be appropriate to the dignity of the institution and should express a sense of value, substance and permanence. Materials should be selected for their innate longevity, ease of high quality installation, and minimal maintenance requirements. Materials should be used and combined in a manner that expresses their natural state and that is sympathetic with the materials and detailing of neighboring buildings. Materials and systems should be free of components that adversely affect the environment in their manufacture, installation or long term use. Detailing should embrace the contemporary use of technology and emphasize the integrity of the materials. Materials and detailing should be consistent with the SPSCC Design Guidelines and Construction Standards and with the intention of creating appealing, long-lived healthy buildings.



ARTS ON CAMPUS

South Puget Sound Community College enthusiastically supports the Art in Public Places program which is administered by the Washington State Arts Commission to facilitate the acquisition and placement of artwork in publicly accessible places. The program for Washington colleges and universities, funded by 1/2 of 1% of state-funded project construction costs, is the second oldest in the nation. It applies to renovation projects of a specified size as well as new construction. To integrate art into campuses in a meaningful way, the College will commission work that relates strongly to both its educational mission and its physical context. The College encourages collaboration of artists with architects, landscape architects and planners, as well as with students and faculty, to integrate pieces into the curriculum and physical framework of the campus. Participation by artists in the creation of functional elements such as building elements or site furniture is also encouraged. SPSCC has established a standing campus committee with oversight of artist selection, preservation and maintenance of the campus art collection.

Instructional programs and other activities on the Olympia Campus present a strong focus on the performing arts with the Kenneth J Minnaert Center for the Arts serving as both a high quality instructional facility for theater arts, and as a regional resource which supports performances by nationally known visiting artists.

SPSCC Campus Master Plan

Development Guidelines

BUILDING SYSTEMS

Building systems should be designed in accordance with the SPSCC Design Guidelines and Construction Standards to assure ease of operation and maintenance and compatibility with existing systems and controls. The Olympia Campus electrical service and telecommunications infrastructure needs and deficiencies have been addressed in a technology and fiber report, and should be consulted with subsequent development projects.

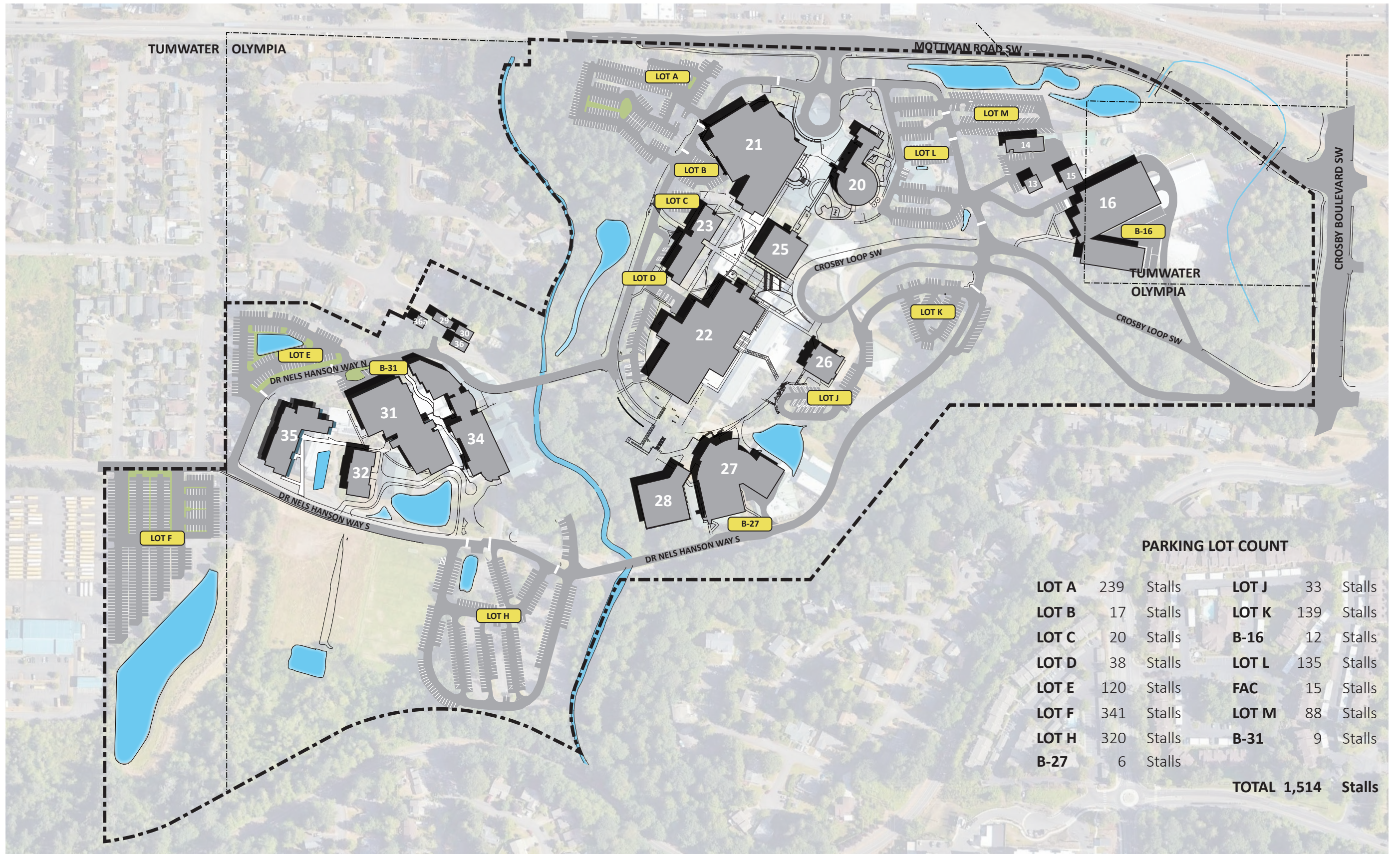
Building systems should be designed to take advantage of the benign climate of the Puget Sound Region and to minimize energy use. Design strategies include use of daylighting, photovoltaic panels, natural ventilation, ground-coupled heat pumps, and other kinds of energy-efficient equipment. Where programmatically feasible, elimination of certain building systems such as refrigerant-based cooling is recommended. The college is committed to ensuring all buildings align with the Washington Clean Buildings Performance Standard and operate as efficiently as possible. This goal drives design decisions.

Despite typically heavy precipitation during the winter months, the region is subject to dry summers as well as recurring drought. Building systems should be designed to minimize water use and design strategies should include low- or no-irrigation landscaping, and low- or no-water use sanitary fixtures.

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PARKING LOT COUNT

LOT A	239	Stalls	LOT J	33	Stalls
LOT B	17	Stalls	LOT K	139	Stalls
LOT C	20	Stalls	B-16	12	Stalls
LOT D	38	Stalls	LOT L	135	Stalls
LOT E	120	Stalls	FAC	15	Stalls
LOT F	341	Stalls	LOT M	88	Stalls
LOT H	320	Stalls	B-31	9	Stalls
B-27	6	Stalls			
					TOTAL 1,514 Stalls

8 Appendix

- a. [SPSCC Key Facts - 2023](#)
- b. [2023 Facility Condition Survey - Building Score](#)
- c. [SBCTC 10-Year Enrollment Growth Projections Graph 2019-2029](#)
- d. [SBCTC 2023 Capital Analysis Model \(CAM\) for SPSCC](#)
- e. [SPSCC Area Calculations - Impervious Areas](#)
- f. [SPSCC Student Housing and Athletic Field Reports:](#)
 - 1. [Civil Narrative](#)
 - 2. [Wetland Reconnaissance and Mitigation Study](#)
 - 3. [Traffic and Parking Demand Scoping Analysis](#)
 - 4. [Athletic Field Lighting Review](#)
- g. [Previous Master Plan Conditional Use Permits](#)
 - 1. [1984 Master Plan Conditional Use Permit Conditions](#)
 - 2. [2009 Master Plan Conditional Use Permit Conditions](#)

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Recognized as a top 10 best community college in the US by the Aspen Institute College Excellence Program, SPSCC amplifies student success by offering transfer options to four-year institutions, professional and technical programs, and short-term degree and certificate programs so students can advance their career or educational goals.

Key Facts

Highest Enrolled Programs

- AA/AS Direct Transfer degrees
- Professional-Technical programs
- High School+
- Cybersecurity and Network Administration
- Basic Skills

Enrollment

- Headcount (all sources): 7,598
- FTES (all sources): 3,793
- Headcount (state-funded): 5,312
- FTES (state-funded): 2,546

Students in Selected Programs

- I-BEST: 634
- International: 101
- Running Start: 1,319
- Worker Retraining: 142

Student Profile

Type of Student

- Academic/transfer: 49%
- Basic skills: 12%
- Workforce education: 20%
- Other: 18%

Race/Ethnicity*

Students of color: 44%

- American Indian/Alaska Native: 6%
- Asian: 14%
- Black/African American: 9%
- Hispanic/Latino: 17%
- Pacific Islander: 3%
- White: 73%

Attendance

- Full-time: 48%
- Part-time: 52%

Family and Finances

- Students receiving need-based financial aid: 45%
- Students with dependents: 32%

Gender

- Female: 61%
- Male: 39%
- X: 1%

Median age

21

Points of Interest

Designated as a National Center of Academic Excellence in Cyber Defense

In fall 2023, SPSCC’s Cybersecurity and Network Administration (CNA) degree was designated as a National Center of Academic Excellence in Cyber Defense by the National Security Agency (NSA). With this designation, the NSA has publicly recognized SPSCC’s commitment to academic excellence, community outreach, and leadership in professional development. The college’s CNA program is committed to providing students access to a broad spectrum of high-demand, high-wage career opportunities at both the regional and national level while keeping up with the rapidly-changing IT security and networking industry.

Recognized by Aspen Institute

SPSCC has been recognized as one of the nation’s top 10 community colleges by the Aspen Institute College Excellence Program and is committed to providing equitable outcomes for students of color and students from low-income backgrounds. The A. Barbara Clarkson Diversity, Equity, and Inclusion Center supports the college in advancing equity and embracing diversity through programs such as IGNITE that offer mentorship, community, and support services to students who are low income, students of color, students with a disability, and students whose parents did not go to college.

A variety of sports and recreation opportunities

SPSCC Clipper Athletics compete in the Northwest Athletic Conference Western Region for Men’s and Women’s Basketball, Men’s and Women’s Soccer, Women’s Volleyball, and, as of fall 2023, Men’s and Women’s Golf. These programs greatly contribute to the academic success of our student-athletes while giving them an opportunity to build experience in highly-skilled, competitive intercollegiate sports. Students also have the opportunity to get involved in a variety of clubs, intramural sports, and eSports. Clipper eSports competes in the National Junior Collegiate Athletic Association and serves as an introduction to the world of competitive gaming, helping student-athletes develop professional pathways through education, coaching, and practice.

Data is from the 2022-23 academic year. Reflects headcount unless otherwise noted.

*Students of color percent based on unduplicated headcount. Students may be counted in more than one race, so race/ethnicity percentages may not total 100%. Percentages calculated on reported value.

Percentages may not total 100% due to rounding.

President

Dr. Timothy S. Stokes

Trustees

- Rozanne Garman, chair
- Steven J. Drew, vice chair
- Judith L. Hartmann
- Doug Mah
- Jefferson Davis

Year Founded

1962

Service Area

Thurston County

Legislative Districts

2, 20, 22, 35

South Puget Sound Community College

Facility Condition Survey - 2023

Overview of building score changes

- - Main Campus (240A) - -	Prev Score	New Score
Gymnasium (240-31)	146	146
Automotive, Welding & Central Services (240-16)	152	152
Greenhouse (240-36)	213	261
Hoop House (240-36A)	316	328
Greenhouse (240-30)	335	349
Potting Shed (240-29)	498	510
Lecture Hall (240-26)	313	304
Facilities Warehouse (240-15)	220	220
Natural Sciences (240-35)	165	165
Facilities (240-14)	225	225
Minnaert Center For The Arts, Gallery, Theater (240-21)	190	184
Grounds Shop (240-13)	392	409
Social Sciences (240-23)	158	158
Administrative Services & Security (240-25)	201	211
Allied Health, Technical Ed. Ctr, Dental Clinic (240-34)	210	204
Family Education Center & Childcare (240-20)	210	204
Natural Sciences (240-32)	243	229
Center For Student Success, Library, Student Svcs (240-22)	164	164
Student Union Bldg, Book Store, Food Svcs (240-27)	234	232
Center For Transition Studies (240-28)	204	204
- - Lacey (240B) - -		
Advanced Manufacturing & Aec Tech (240-L3)	205	205
Center For Business & Innovation, Cont. Ed., Edc, Student Svcs (240-L1)	152	163
- - Heritage Court (240D) - -		
Doctor Angela J. Bowen Center For Health Education (240-ABC)	158	169

146 - 175 = Superior

176 - 275 = Adequate

276 - 350 = Needs Improvement By Additional Maintenance

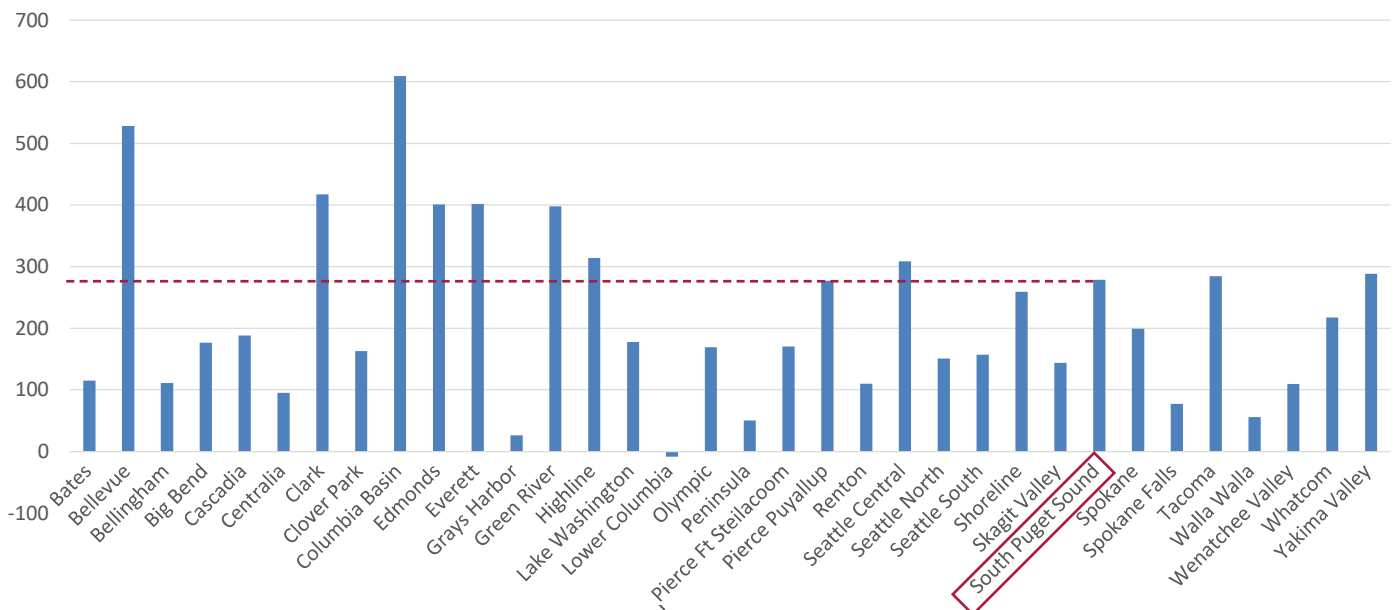
351 - 475 = Needs Improvement By Renovation

>475 = Replace or Renovate

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Type 1 FTE projected change in enrollment 2019-29



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Preliminary for 2023-25 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

DirectLine inventory data from July 12, 2021

COLLEGE: **South Puget Sound**TYPE: **Community College**

All FTE *	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	2,872	3,204	332	12%	33
Vocational	926	1,033	107	12%	11
Basic Skills/Dev Ed	486	542	56	12%	6
TOTAL	4,283	4,779	496	12%	50

Type 1 FTE	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	1,723	1,922	199	12%	20
Vocational	462	516	54	12%	5
Basic Skills/Dev Ed	223	249	26	11%	3
TOTAL	2,408	2,687	279	12%	28

Type 2 FTE	FALL 2019	FALL 2029	Growth	Percent	FTE/Year
Academic	2,530	2,822	292	12%	29
Vocational	670	748	78	12%	8
Basic Skills/Dev Ed	294	328	34	12%	3
TOTAL	3,494	3,898	404	12%	40

* All funding sources, all ages, all intents (excluding community service), all enrollments (excluding DOC)

Type 1 = Day On-Campus (excludes Online)

Type 2 = Day On-Campus + Online

Preliminary for 2023-25 Project Requests

CAPITAL ANALYSIS MODEL (CAM) GENERATED SPACE

DirectLine inventory data from July 12, 2021

COLLEGE: **South Puget Sound**

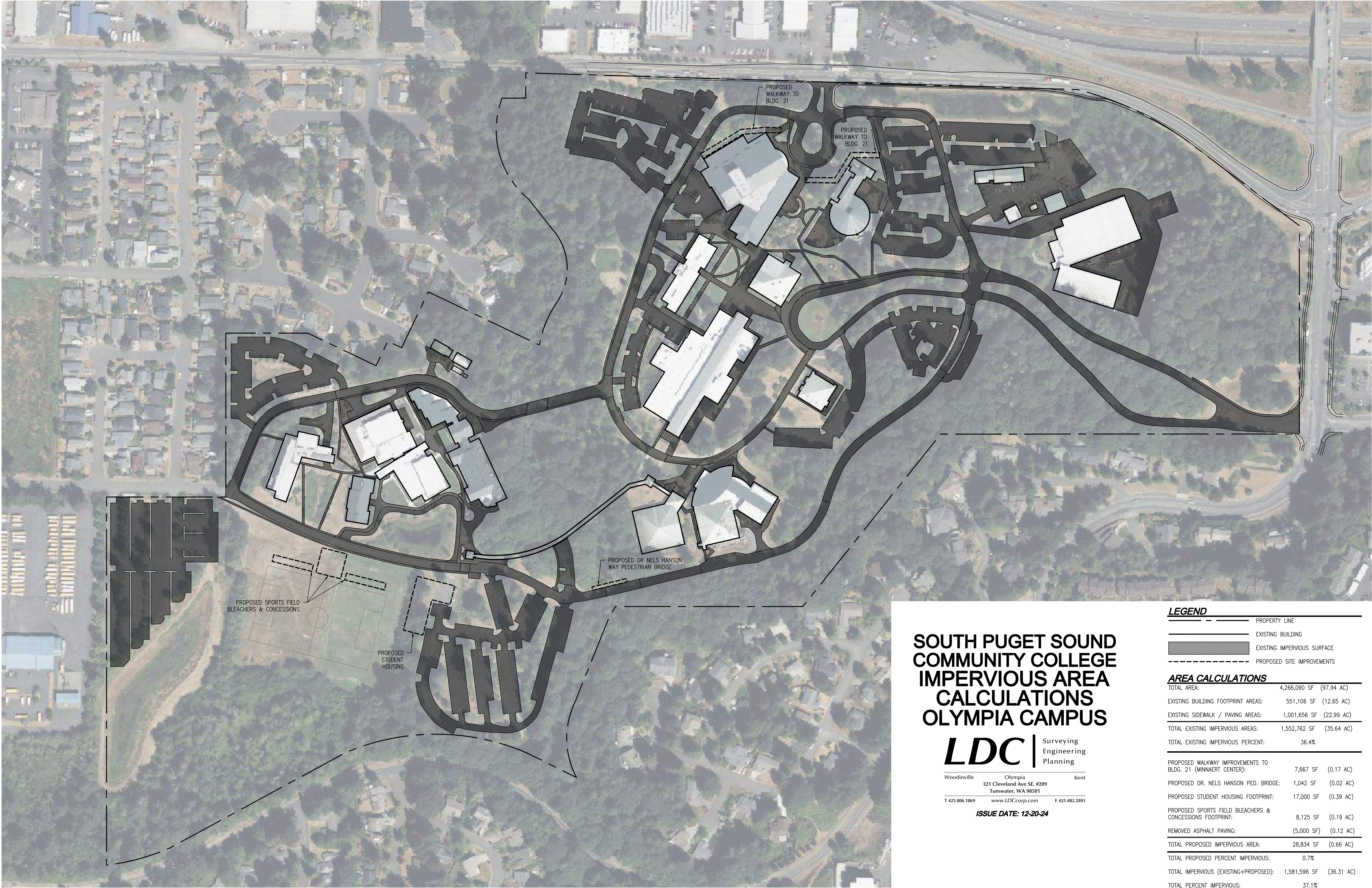
TYPE: **Community College**

TYPE OF SPACE	FAE CODING	FTE TYPE	2021 SPACE AVAILABLE	COMMITTED CHANGES 2016-26	2029 SPACE AVAILABLE	2024 ONE TIME ALLOWANCE	2029 CAM ALLOWANCE	2023-25 SPACE DEFICITS		SHORTAGE AS % OF 2023-25 CAM ALLOWANCE
								SHORTAGE	OVERAGE	
GEN. CLASSROOM	A1	1	67,408		67,408		27,703	0	39,705	0%
BASIC SKILLS LABS (open)	A2	2	6,160		6,160		9,053	2,893	0	32%
SCIENCE LABS.	B1	1	4,918		4,918		18,259	13,341	0	73%
COMPUTER LABS. (open)	B2,B4,B5	2	12,505		12,505		27,091	14,586	0	54%
ART	C1	2	703		703	6,000	6,000	5,297	0	88%
MUSIC	C2	2	4,181		4,181	4,000	4,000	0	181	0%
DRAMA	C3	2	938		938	5,000	5,000	4,062	0	81%
Subtotal Instruction			96,813	0	96,813		97,106	40,179	39,886	41%
AUDITORIUM	C4	2	9,584		9,584	9,000	9,000	0	584	0%
LIBRARY/LRC	E1	2	0		0		50,364	50,364	0	100%
PHYS. EDUCATION	H3	2	0		0		36,220	36,220	0	100%
FACULTY OFFICE	F1	2	27,323		27,323		33,593	6,270	0	19%
Subtotal Instructional Support			36,907	0	36,907		129,177	92,854	584	72%
Total Instructional Space			133,720	0	133,720		226,283	133,033	40,470	59%
ADMIN./STU.SERV.	G1,G2	2	11,334		11,334		27,989	16,655	0	60%
STU.CTR.& RELATED	H1,H2	2	20,837		20,837		41,904	21,067	0	50%
C.STORES/MAINT.	I1	2	8,983		8,983		19,576	10,593	0	54%
CHILD CARE	H4	2	9,330		9,330		13,253	3,923	0	30%
Subtotal Student Service/Other			50,484	0	50,484		102,722	52,238	0	51%
TOTAL CAM SPACE			184,204	0	184,204		329,005	185,272	40,470	56%

TOTAL ASSIGNED
CAM/TOT. ASSIGN.

480,904
38%

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SOUTH PUGET SOUND
COMMUNITY COLLEGE
IMPERVIOUS AREA
CALCULATIONS
OLYMPIA CAMPUS

LDC | Surveying
Engineering
Planning

Woodinville Olympia Kent
321 Cleveland Ave SE, #209
Tumwater, WA 98501
T 425.806.1869 www.LDCcorp.com F 425.482.2893

ISSUE DATE: 12-20-24

LEGEND

- PROPERTY LINE
- EXISTING BUILDING
- EXISTING IMPERVIOUS SURFACE
- PROPOSED SITE IMPROVEMENTS

AREA CALCULATIONS

TOTAL AREA:	4,266,090 SF	(97.94 AC)
EXISTING BUILDING FOOTPRINT AREAS:	551,106 SF	(12.65 AC)
EXISTING SIDEWALK / PAVING AREAS:	1,001,656 SF	(22.99 AC)
TOTAL EXISTING IMPERVIOUS AREAS:	1,552,762 SF	(35.64 AC)
TOTAL EXISTING IMPERVIOUS PERCENT:	36.4%	
PROPOSED WALKWAY IMPROVEMENTS TO BLDG. 21 (MINNAERT CENTER):	7,667 SF	(0.17 AC)
PROPOSED DR. NELSON HANSON PED. BRIDGE:	1,042 SF	(0.02 AC)
PROPOSED STUDENT HOUSING FOOTPRINT:	17,000 SF	(0.39 AC)
PROPOSED SPORTS FIELD BLEACHERS & CONCESSIONS FOOTPRINT:	8,125 SF	(0.19 AC)
REMOVED ASPHALT PAVING:	(5,000 SF)	(0.12 AC)
TOTAL PROPOSED IMPERVIOUS AREA:	28,834 SF	(0.66 AC)
TOTAL PROPOSED PERCENT IMPERVIOUS:	0.7%	
TOTAL IMPERVIOUS (EXISTING+PROPOSED):	1,581,596 SF	(36.31 AC)
TOTAL PERCENT IMPERVIOUS:	37.1%	

NOTE

ALL EXISTING AND PROPOSED LOCATIONS AND AREAS ARE APPROXIMATE AND ARE NOT EXACT

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SPSCC Master Plan Civil Narrative

South Puget Sound Community College
Student Housing and Soccer Field
Olympia, WA

Prepared For:

McGranahan Architects
2111 Pacific Avenue #100
Tacoma, WA 98402

Prepared By:

LDC, Inc.
321 Cleveland Ave. SE, Suite 209
Tumwater, WA 98501
425.806.1869



September 2024

1. WATER

There is an existing 10" water main in Dr. Nels Hanson Way provided by the City of Olympia municipal water system. See Figure 1 below.

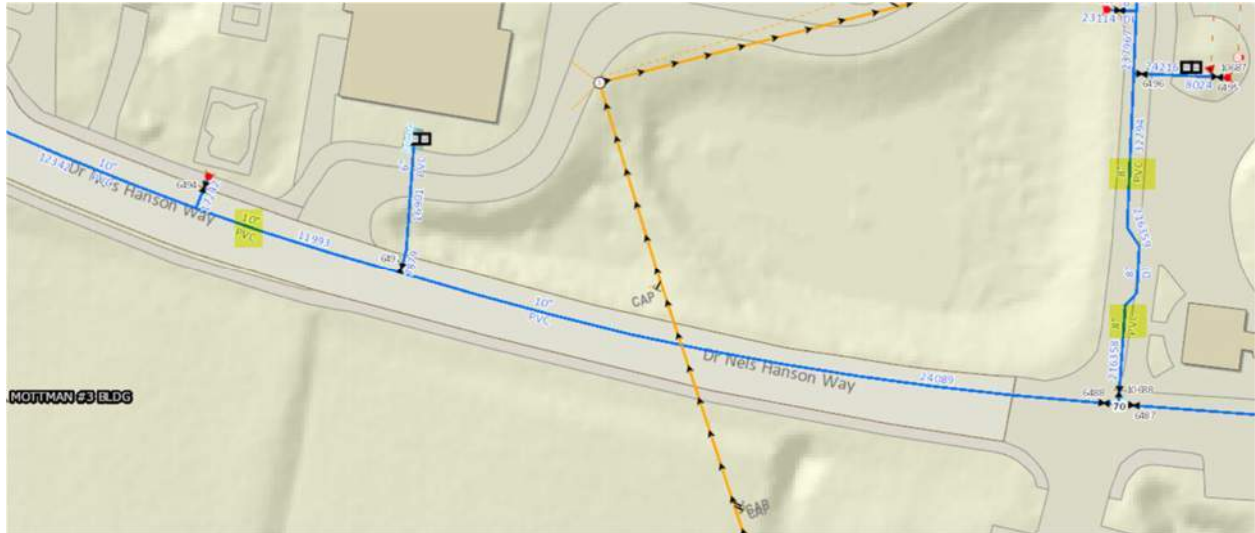


Figure 1: Existing Water Map

To serve the proposed student housing, the following connections and improvements will be required: new potable water service line, meter, and backflow device; new fire service line, PIV, FDC, and backflow device; and irrigation service line, meter and backflow device. The building will have a fire sprinkler system. It is anticipated that the existing water system has adequate pressure and flow to serve the proposed project; however, additional studies are required. New fire hydrants may be required to provide building coverage. A meeting with the Fire Marshal to discuss potential fire hydrant locations is recommended prior to site plan review submittal. A water General Facility Charge will apply.

2. SANITARY SEWER

There is an existing 10" sanitary sewer main that flows south to north through the proposed site provided by the City of Olympia municipal sanitary sewer system. See Figure 2 below.

The existing sanitary sewer likely conflicts with the proposed student housing building. The sewer line and easement will need to get relocated west to avoid conflict with the proposed building.



Figure 2: Existing Sanitary Sewer Map

3. STORM DRAINAGE

Student housing and a synthetic field turf is proposed at the site. Stormwater management for the site will be designed in accordance to the current City of Olympia Drainage Design and Erosion Control Manual at the time of land use submittal. The proposed project is located within the Percival Creek watershed basin within the Budd/Deschutes watershed. A stormwater scoping meeting was held on February 9, 2024, with the City of Olympia. Prior to land use submittal an additional stormwater scoping meeting is recommended.

The campus has multiple existing detention ponds, treatment systems, and conveyance systems. Proposed projects within this master plan amendment will require additional stormwater treatment and flow control facilities. At this time, it is assumed that all of the existing stormwater facilities throughout the campus are functioning as designed and will not be affected with this master plan amendment.

See Figure 3 below for the existing facilities located near the project area.

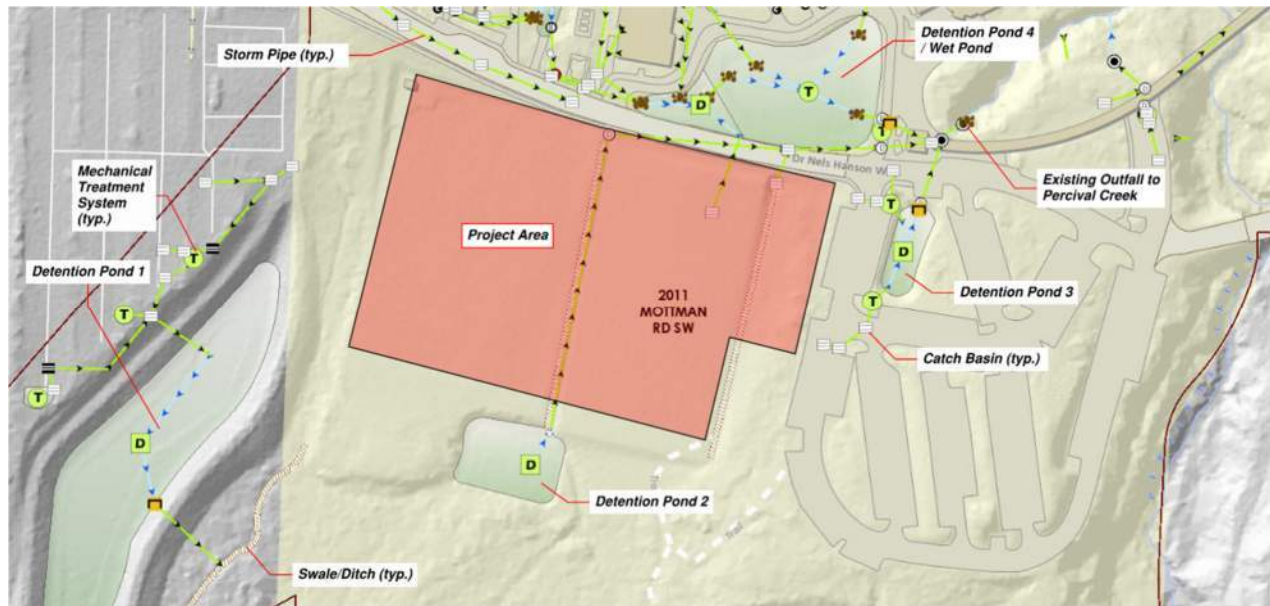


Figure 3: Existing Stormwater Map

The site is a relatively flat and cleared area that is predominantly covered in grass. The stormwater runoff sheet flows to the east towards existing swales that then conveys the stormwater north toward Dr. Nels Hanson Way and ultimately discharging into Percival Creek. It is important to note that the stormwater conveyance run from Detention Pond 2 to existing outfall was replaced per DES Project #2024-120 G (1-1) as a maintenance project. See **Appendix 2** for the proposed Pond A, Swales & Stormwater Pathway Restoration conceptual plans.

The project parcel has more than 35% existing impervious coverage; therefore, the project is considered a redevelopment project. While the proposed project will add 5,000 square feet or more of new hard surfaces, the value of the proposed improvements is not anticipated to be 50% or more of the assessed value of the existing on-site improvements. Therefore, this project appears to trigger Core Requirements #1-9 for the new hard surfaces and converted vegetation and Core Requirements #1-#5 for all of the replaced hard surfaces. It is important to note that for the replaced hard surfaces that currently require Core Requirements #6-#9, those Core Requirements will continue to apply. If the replaced surfaces can continue to utilize their existing flow paths and facilities, then they will and thereby meet Core Requirements #6-#9. If the flow paths of the replaced surfaces requiring Core Requirements #6-#9 are disrupted due to the proposed improvements, then the stormwater runoff from those surfaces will be included in the hydraulic model for flow control, treatment, and/or wetland protection. See **Appendix 1** for the flow charts used for the determination of the applicable core requirements.

Per Core Requirement #2, a Construction Stormwater Pollution Prevention Plan (SWPPP) will be required.

Per Core Requirement #5, projects that are not flow control exempt and trigger Core Requirements #1-9 require on-site stormwater runoff to be managed in accordance with On-Site Management BMPs in List #2 or demonstrate compliance with the LID Performance Standard. The design of on-site stormwater

systems will require a soil analysis prepared by a qualified soils professional. See Appendix 2 for the flow chart used for the determination of Core Requirement #5 requirements.

Per Core Requirement #6, the proposed project will create over 5,000 s.f. of pollution generating surfaces and therefore treatment is required. Additionally, the project directly discharges to Percival Creek which is considered a fish-bearing fresh waterbody and therefore enhanced treatment is required. Enhanced treatment is anticipated to be provided for the project through the use of an approved proprietary treatment system through the Department of Ecology. It is important to note that the proposed synthetic turf field is classified as a pollution-generating pervious surface.

Per Core Requirement #7, flow control is required for the new hard surfaces and the converted vegetation. There are nearby detention ponds; however, our analysis indicates the existing ponds do not have capacity for increase stormwater runoff from the proposed development. Therefore, the proposed project will include the design and construction of a flow control facility. Due to the site plan, it is assumed that the flow control facility will be underground. Additionally, due to the low infiltration capacity of the on-site soils and high groundwater, it is assumed that the project will be required to provide flow control through a detention system. Preliminary calculations indicate the proposed project requires a detention system with 58,720 cubic feet of storage at a total depth of 3.5 feet (2.5 feet live storage, 1 foot freeboard). The proposed detention system is anticipated to connect to the existing systems located within Dr. Nels Hanson Way and continue to discharge into Percival Creek as it does today.

Any private storm drainage system will require a covenant and easement agreement for maintenance and access.

SPSCC constructed a stormwater maintenance project in the same location as the proposed synthetic field turf project. The intent of the project was to improve stormwater conveyance. The project was constructed in the summer of 2024. The conceptual design files are provided within **Appendix 2** for the City's reference.

A geotechnical executive summary was prepared by Landau Associates dated September 1, 2022. See **Appendix 3** for the geotechnical executive summary. A geotechnical engineering report will be obtained prior to commencing of design to aid in stormwater design.

4. SOLID WASTE

SPSCC has multiple solid waste collection containers in multiple locations. The project will need to consider solid waste storage and collection as part of campus improvements to ensure adequate storage capacity and access. A solid waste scoping meeting will be required prior to land use submittal.

5. PARKING

Accessible and van accessible parking spaces must be provided for the building per the current IBC. The architectural plans will show EV chargers and infrastructure provided per current Olympia Municipal Code. Short-term and long-term bicycle parking locations will be provided at land use submission.

6. SOIL AND VEGETATION PLAN REQUIREMENTS

A level II soil and vegetation protection and replacement plan (SVP) prepared by a qualified professional forester will be required. A level II SVP includes:

1. An inventory of the existing trees, soil and vegetation on the site, (typically shown in a chart, consisting of each tree size (DBH), species and condition),
2. An Existing Site Conditions site plan which locates existing trees identified in the inventory.
3. The existing and required minimum tree density based on the buildable area of the parcel,
4. Required tree protection measures during construction for on and off-site trees, if necessary.
5. Replanting information if necessary.

Existing trees, vegetation and soils will be considered in the design of the project. The proposed site design will prioritize preservation of healthy, existing trees, vegetation and soils.

7. LANDSCAPING

Perimeter landscaping is required and a preliminary planting plan will be provided at land use submittal. New parking lots (if any) will need to meet parking lot landscaping and screening requirements. Each parking lot island must be a minimum of 12-feet in width and 144 square-feet and have one tree with a mix of shrubs and ground covers to achieve 80% coverage at maturity.

8. SITE ELECTRICAL

It does not appear 3-phase power is adjacent to the site. An initial review indicates that 3-phase power may need to extend from one of the following building locations: Building 31 Gymnasium; Building 35 Natural Sciences; Building 32 Horticulture; Building 27 Culinary Arts; or Building 28 Library / Media Center. Additional study is required to determine the preferred location to extend power to the site. See Figure 4 below for Potential 3-Phase Power Locations.



Figure 4: Potential 3-Phase Power Locations

APPENDIX 1

FLOW CHARTS FOR DETERMINING CORE REQUIREMENTS

Figure 1-3.1: Flow Chart for Determining Core Requirements for New Development

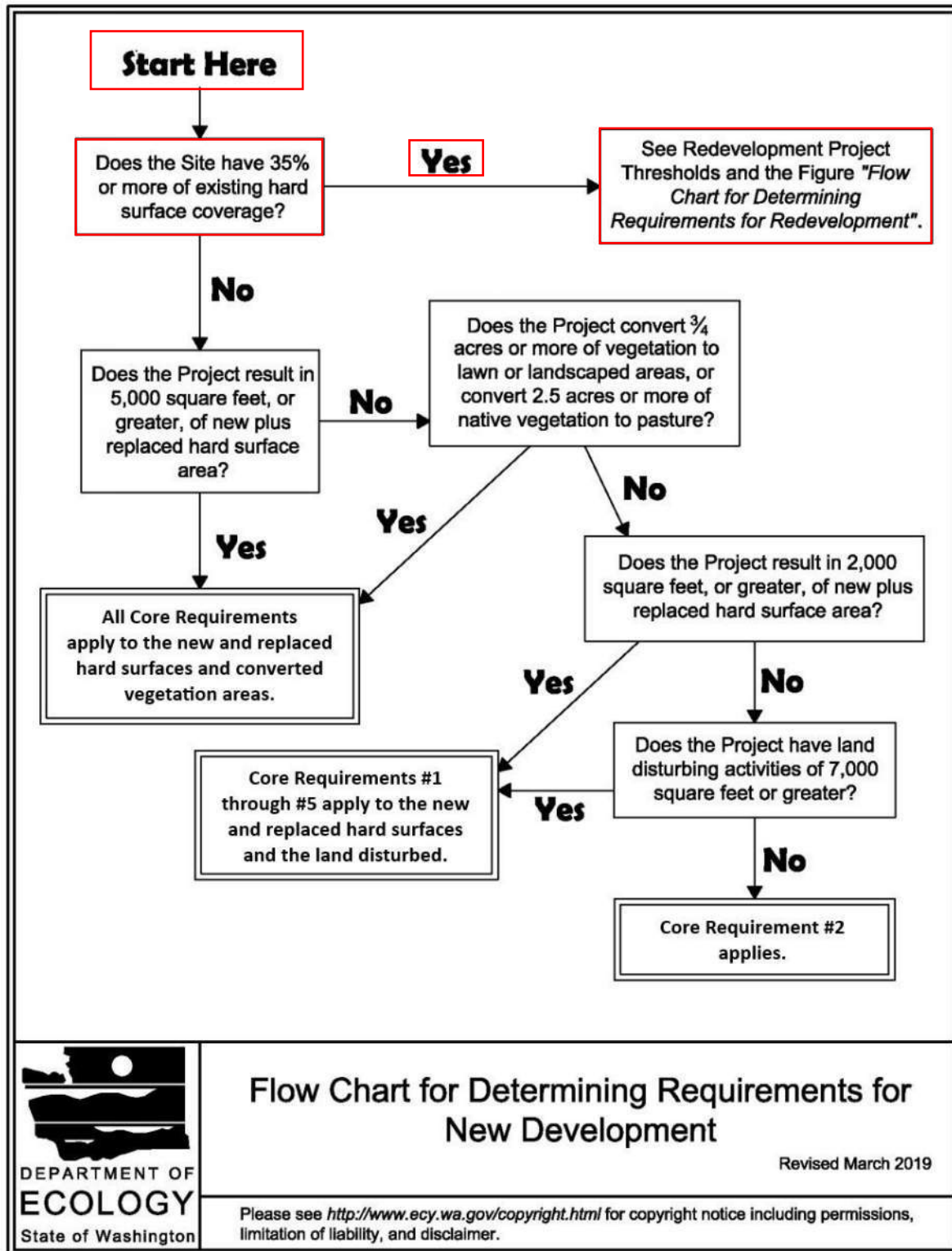


Figure I-3.2: Flow Chart for Determining Requirements for Redevelopment

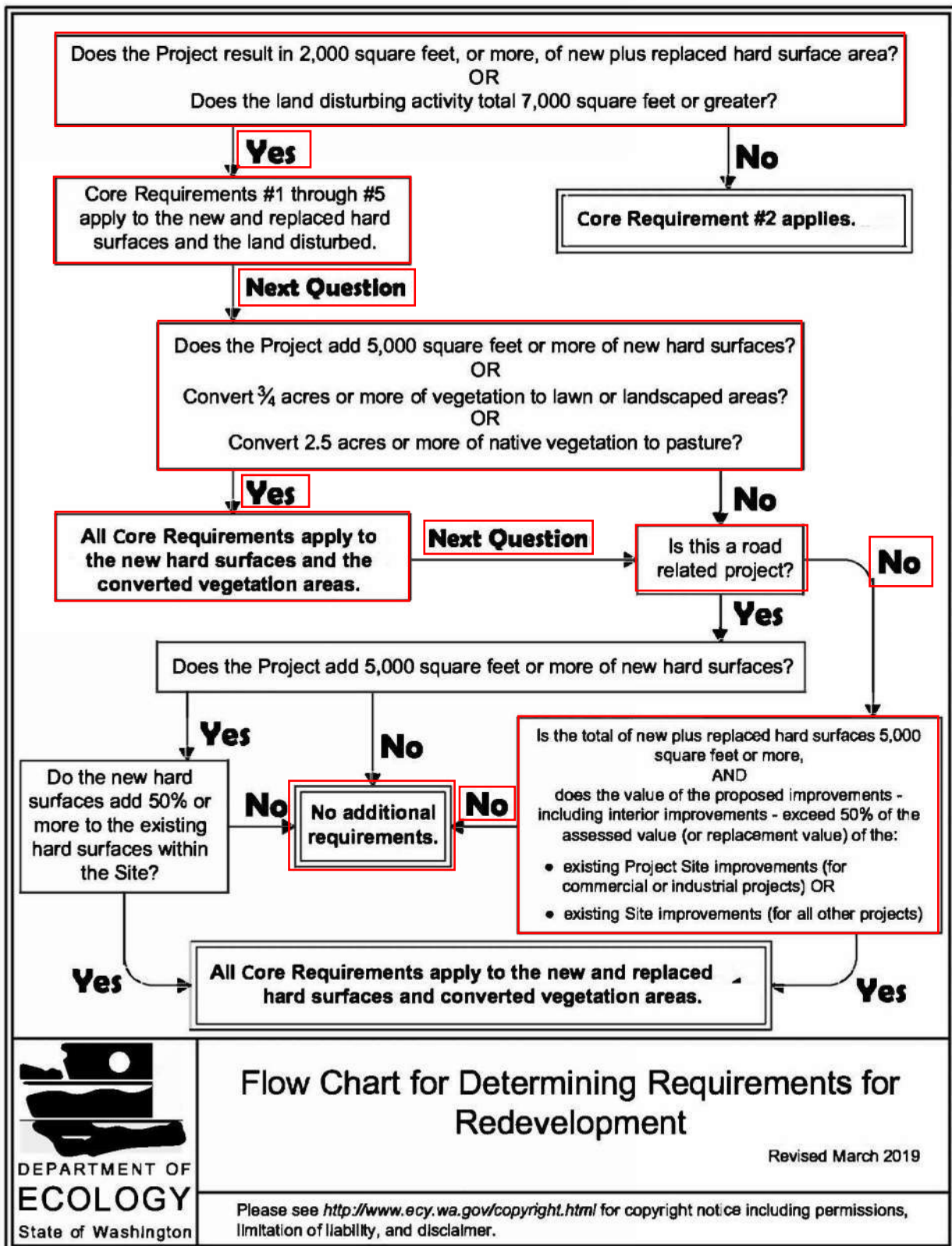
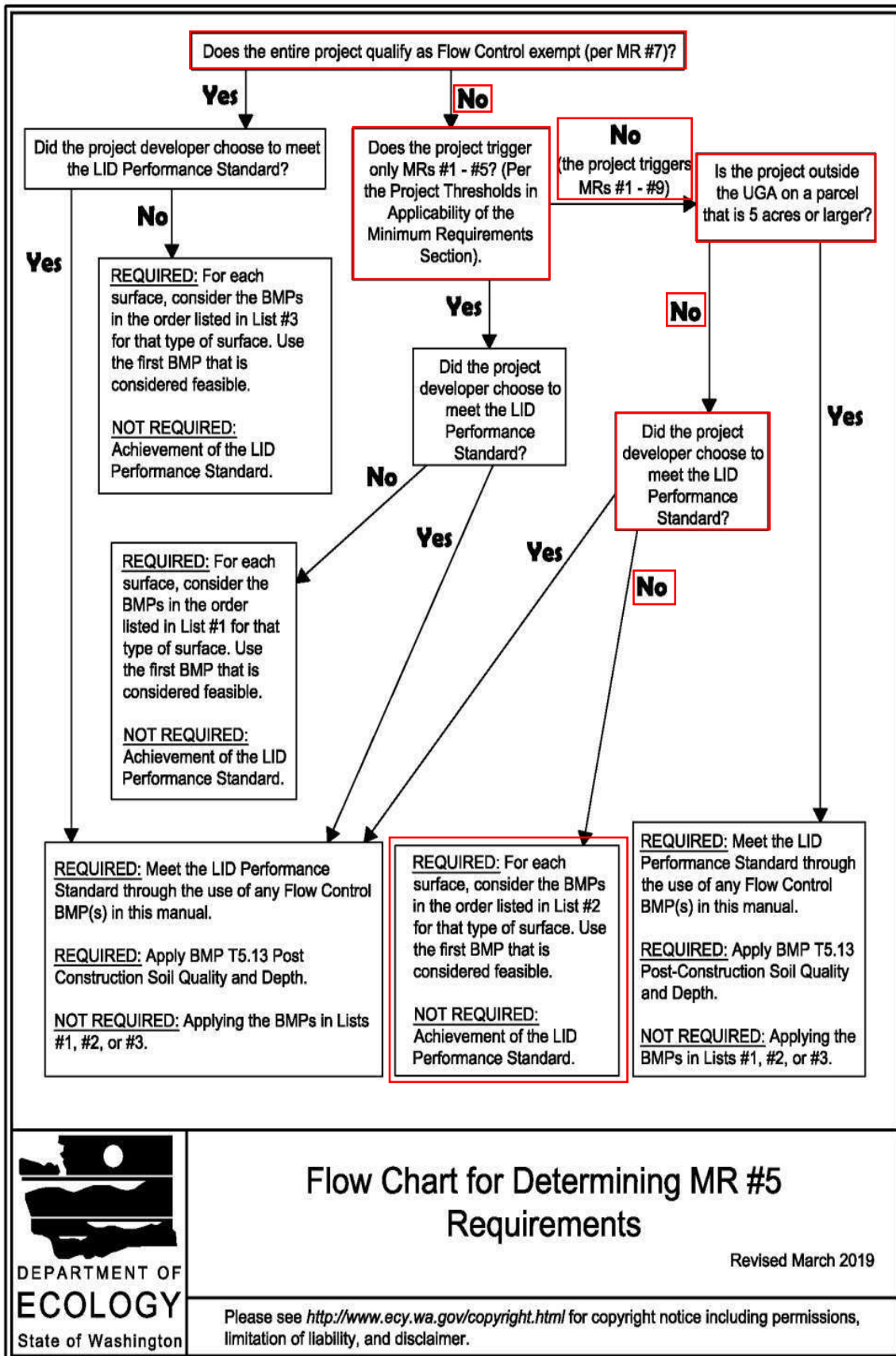


Figure I-3.3: Flow Chart for Determining CR #5 Requirements



APPENDIX 2

POND A, SWALES & STORMWATER PATHWAY RESTORATION CONCEPTUAL PLANS

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PLOTTED: Apr 12, 2024 -- 13:56:44 -- PLOTTED BY: Staci Sher

SECTION 28, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON

GENERAL NOTES:

1. ALL WORK SHALL BE COORDINATED WITH SPSCC COLLEGE STAFF SEVEN DAYS IN ADVANCE.

2. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH THE MUTCD, WSDOT, AND CITY OF OLYMPIA REQUIREMENTS.

3. CONTRACTOR SHALL BE IN CONFORMANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA, AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.

4. CONTRACTOR SHALL PROVIDE SAFE TRENCHING PRACTICES AND EXCAVATION SHALL BE IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

5. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, INCLUDING APWA SUPPLEMENT TO DIVISION 1. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.

6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, SUPPLIES, AND INCIDENTALS REQUIRED TO COMPLETE ALL WORK SHOWN ON THESE DRAWINGS AND TO OBTAIN ACCEPTANCE BY THE OWNER AND THE PROJECT OWNER.

7. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE PROPERTY OWNER. DRIVEWAYS AND UTILITY SERVICES TO REMAIN ACCESSIBLE AT ALL TIMES.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS, SPECIFICATIONS, AND CONTRACT DOCUMENTS AT THE CONSTRUCTION SITE AT ALL TIMES.

9. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

10. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL "PRE-CONSTRUCTION" STATE OR BETTER.
11. EXISTING UTILITIES ARE SHOWN FOR REFERENCE ONLY AND SHOULD BE CONSIDERED APPROXIMATE AND NOT NECESSARILY COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES.

12. THE CONTRACTOR SHALL INDEPENDENTLY LOCATE ALL UTILITIES WITHIN THE PROJECT SITE PRIOR TO WORK. CONTRACTOR CALL CALL 811 "CALL BEFORE YOU DIG" AND AN INDEPENDENT LOCATING SERVICE TO LOCATE ALL UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL LOCATE MARKS ONCE UTILITIES HAVE BEEN LOCATED.

13. THE CONTRACTOR SHALL INDEPENDENTLY FIELD VERIFY, AND POTHOLE AS NEEDED, ALL DIMENSIONS OF EXISTING STRUCTURES, UTILITY LOCATIONS, ELEVATIONS, DIAMETERS, PIPE MATERIAL TYPES AND OTHER FEATURES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL BRING ANY CONFLICTS TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCING AFFECTED WORK.

14. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 3 DAYS ADVANCED WRITTEN NOTICE TO THE UTILITY AND ENGINEER FOR ALL ACTIVATION/DEACTIVATION OF UTILITIES PRIOR TO WORK.

15. CONTRACTOR SHALL KEEP ALL ONSITE ROADWAYS CLEAN AT ALL TIMES.

16. ANY DAMAGE TO EXISTING UTILITIES OR OTHER FACILITIES DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE PROMPTLY REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

17. THE INTENT OF THESE DRAWINGS IS TO PRESCRIBE A COMPLETE WORK. OMISSIONS FROM THE DRAWINGS OF DETAIL OF WORK WHICH ARE NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING THE OMITTED WORK.

18. ANY PROPOSED ALTERATIONS BY THE CONTRACTOR AFFECTING THE REQUIREMENTS AND INFORMATION IN THESE DRAWINGS SHALL BE SUBMITTED IN WRITING AND WILL REQUIRE APPROVAL OF THE ENGINEER, OWNER AND INSPECTOR PRIOR TO FABRICATION OR CONSTRUCTION.

19. VISUAL INSPECTION OF THE COMPLETED WORK IS REQUIRED BY THE ENGINEER PRIOR TO BACKFILLING.

20. EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PROVISIONS HAVE BEEN DESIGNED.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL MEASURES. TRAFFIC CONTROL PLANS ARE CONCEPTUAL IN NATURE AND ARE INTENDED TO SHOW CONSTRUCTABILITY OF THE IMPROVEMENTS. CONTRACTOR TO MEET ALL TRAFFIC CONTROL REQUIREMENTS PER WSDOT & MUTCD STANDARDS IN PREPARATION OF SITE SPECIFIC TRAFFIC CONTROL PLANS. THE CONTRACTOR SHALL PREPARE THE SUBMITTED TRAFFIC CONTROL PLANS BEYOND WHAT IS INCLUDED IN THIS CONSTRUCTION PLAN SET FOR REVIEW AND APPROVAL BY THE GOVERNING AGENCY PRIOR TO WORK. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE. WORK SHALL BE SUSPENDED IF TRAFFIC CONTROL FAILS TO MEET MINIMUM REQUIREMENTS.

2. TRAFFIC CONTROL MUST BE MAINTAINED 24 HOURS A DAY, 7 DAYS A WEEK WHILE IN USE.

3. TEMPORARY TRAFFIC CONTROL SIGNS SHALL BE LOCATED PER REQUIREMENTS SET FORTH IN THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, WSDOT STANDARD PLANS, AND MUTCD.

4. ALL TRAFFIC CONTROL DEVICES (I.E. CONES, DRUMS, AND TEMPORARY PAVEMENT MARKINGS) REQUIRED FOR CONSTRUCTION SHALL BE PLACED PER REQUIREMENTS SET FORTH IN THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, WSDOT STANDARD PLANS, AND MUTCD.

GENERAL NOTES (STORM DRAIN CONSTRUCTION)

1. STORM DRAIN PIPE MATERIAL SHALL BE ON THE WSDOT QUALIFIED PRODUCTS LIST FOR THE SPECIFICATION LISTED BELOW AND APPROVED BY THE CITY PRIOR TO INSTALLATION:

A. PLAIN CONCRETE STORM SEWER PIPE OR REINFORCED CONCRETE STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.7.

B. SOLID WALL PVC STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.12(1).

C. DUCTILE IRON SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.13.

D. HANCOR BLUE SEAL TM AND ADVANCED DRAINAGE SYSTEMS (ADS/HANCOR) N-12 HDPE AND (ADS/HANCOR) SANITITE UP TO 36 INCH IN DIAMETER PER WSDOT STANDARD SPECIFICATIONS 9-05.20 AND

E. ADVANCE DRAINAGE SYSTEMS (ADS) CORRUGATED POLYPROPYLENE PIPE (CPEP) FROM 36" TO 60" IN DIAMETER PER WSDOT 9-05.24 (1) FOR USE NOT IN RIGHT OF WAY.

F. CONTECH DUROMAXX STEEL RIB REINFORCED POLYETHYLENE PIPE, IN DIAMETERS FROM 24 INCH TO 60 INCH PER WSDOT STANDARD SPECIFICATION 9-05.22.
2. ALL EROSION CONTROL AND STORMWATER FACILITIES SHALL BE REGULARLY INSPECTED AND MAINTAINED BY THE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE DEVELOPMENT PROJECT.

CIPP INSTALLATION NOTES :

SITE PREPERATION:

1. CLEANING OF STORM LINES - THE CONTRACTOR SHALL REMOVE ALL ROOTS AND INTERNAL DEBRIS (INCLUDING GREASE), FROM THE STORM LINE PRIOR TO CIPP INSTALLATION BY ANY MEANS NECESSARY.

2. INSPECTION OF PIPELINES

3. SITE RESTORATION (AS NEEDED)

INSTALLATION:

1. CIPP INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM F2019 FOR UV LIGHT CURING INSTALLATIONS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S, WHICH SHALL BE AVAILABLE FOR VERIFICATION BY THE ENGINEER.

2. CURING SCHEDULES SHALL BE STRICTLY ADHERED TO, PER MANUFACTURER REQUIREMENTS.

3. THE CIPP LINER SHALL MAKE A TIGHT FITTING SEAL WITH THE EXISTING PIPE(S) IN THE MANHOLES. LINER SHALL BE CUT OFF AT THE PIPES AND ALL LINER REMOVED WITHIN INTERMEDIATE MANHOLES WITH DEFLECTION ANGLES GREATER THAN 45 DEGREES.

4. THE FINISHED CIPP SHALL BE CONTINUOUS OVER THE ENTIRE LENGTH OF AN INSERTION RUN BETWEEN TWO MANHOLES AND BE FREE FROM VISUAL DEFECTS SUCH AS FOREIGN INCLUSIONS, DRY SPOTS, PINHOLES, AND DELAMINATION. IF IN THE OPINION OF THE ENGINEER, A PORTION OF THE LINER IS INADEQUATE, THE CONTRACTOR SHALL CORRECT THE DEFECT(S) TO THE SATISFACTION OF THE ENGINEER.

5. CONTRACTOR SHALL TERMINATE AND SEAL END OF CIPP LINER TO STRUCTURES USING ONE OF THE FOLLOWING APPROVED METHODS:

· EXPANDING HYDROPHILIC RUBBER JOINT SEAL

· CIPP MANUFACTURER-APPROVED EPOXY OR MECHANICAL LINER END SEALS

6. THE LINER SHALL BE PULLED INTO PLACE VIA THE MANUFACTURER'S INSTRUCTIONS.

7. THE LINER SHALL BE INFLATED WITH AIR BEFORE CURING WITH ULTRA VIOLET LIGHT ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

8. THE RECONSTRUCTION TUBE WILL BE IMPREGNATED TO MEET MANUFACTURER SPECIFICATIONS WITH UV CURING RESINS IN THE MANUFACTURING FACILITY PRIOR TO INSTALLATION. THE CONTRACTOR SHALL ALLOW THE OWNER TO INSPECT THE MATERIALS BEFORE INSTALLATION.

9. THE PRE IMPREGNATED UV LIGHT CURED FIBERGLASS LINER SHALL BE INSERTED THROUGH THE EXISTING MANHOLE OR OTHER APPROVED ACCESS BY MEANS OF A PULL IN PLACE PROCESS UTILIZING A WINCH WHICH WILL FULLY EXTEND IT TO THE NEXT DESIGNATED MANHOLE OR TERMINATION POINT. THE FIBERGLASS LINER SHALL BE INFLATED IN PLACE SLIGHTLY WITH AIR TO THE MANUFACTURER'S SPECIFICATION FOR INSTALLING THE UV CHAIN. LINER CURE SCHEDULE SHALL BE ADHERED TO PER MANUFACTURER'S SPECIFICATIONS. THE FIBERGLASS LINER WILL THEN BE INSPECTED WITH A CAMERA MOUNTED ON THE UV CHAIN AS IT IS PULLED TO THE END OF THE LINER. AFTER INSPECTION AND COMPLETE INFLATION TO MANUFACTURER'S SPECIFICATIONS, THE UV LIGHT BULBS WILL BE TURNED ON. THE CURING WILL COMMENCE AT A RATE SPECIFIED BY THE MANUFACTURER ACCORDING TO THE TOTAL DIMENSIONS OF THE LINER.

10. INITIAL CURE SHALL BE DEEMED TO BE COMPLETE WHEN THE UV CHAIN ARRIVES AT THE INITIAL ENTRY POINT OF INSERTION.

TESTING:

1. THE LAYERS OF THE CURED CIPP SHALL BE UNIFORMLY BONDED. IT SHALL NOT BE POSSIBLE TO SEPARATE ANY TWO LAYERS WITH A PROBE SO THAT THE LAYERS SEPARATE CLEANLY.

2. FOLLOWING COMPLETION OF EACH SECTION OF CIPP LINING, THE COMPLETED SECTION SHALL BE INSPECTED BY CCTV TO ENSURE THE LINER IS FULLY BONDED.

SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

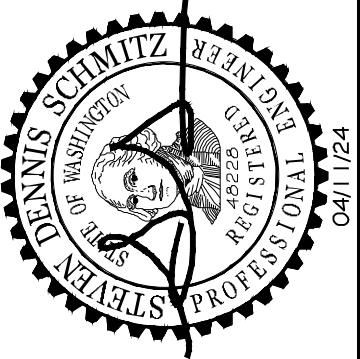
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C1.1
SHEET 2 OF 11

DESIGNED BY: SJS
CHECKED BY: CDP
DATE: 04/12/2024
JOB NO: 10182300085

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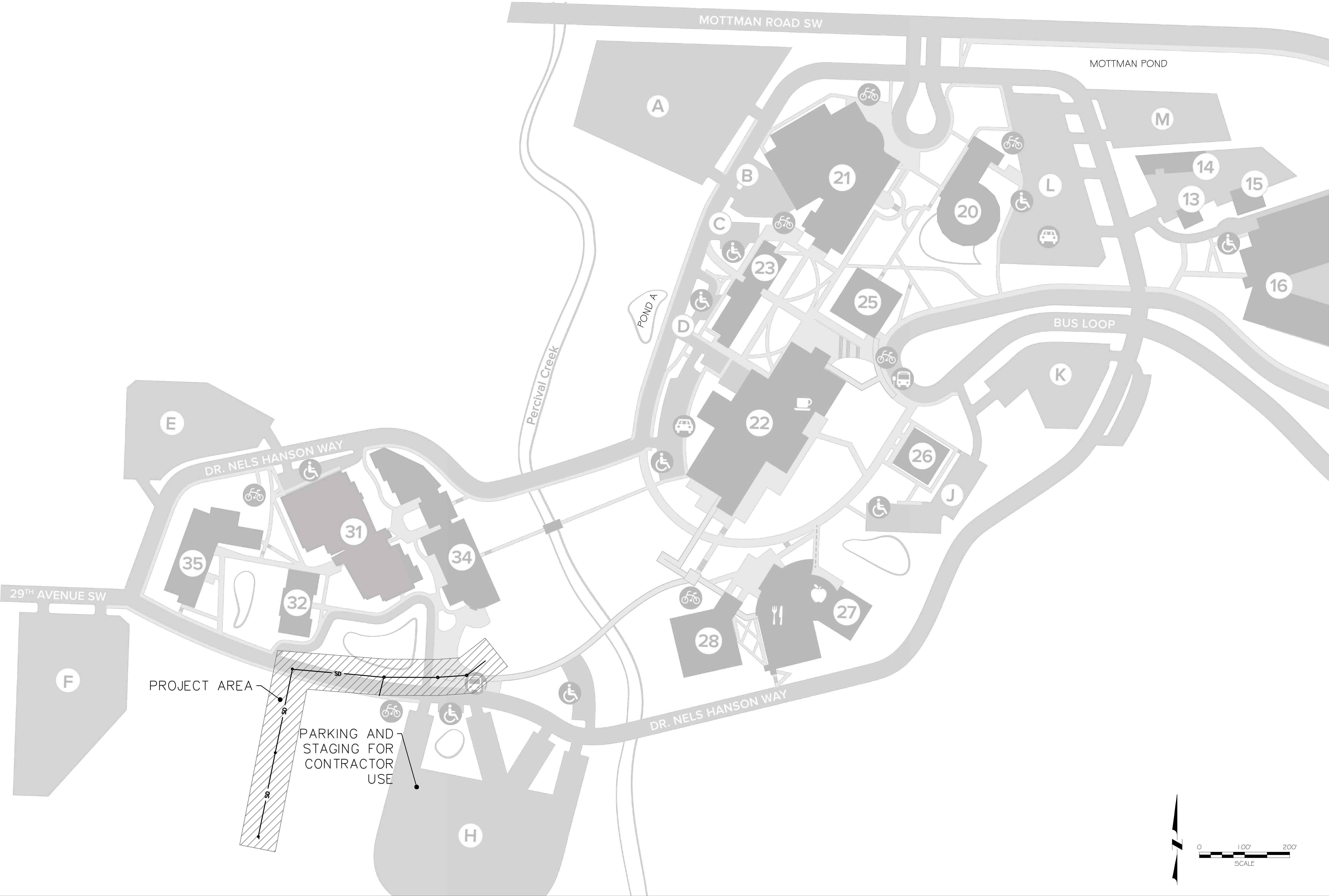
GENERAL NOTES
DES PROJECT # 2024-120 G (1-1)

REVISION

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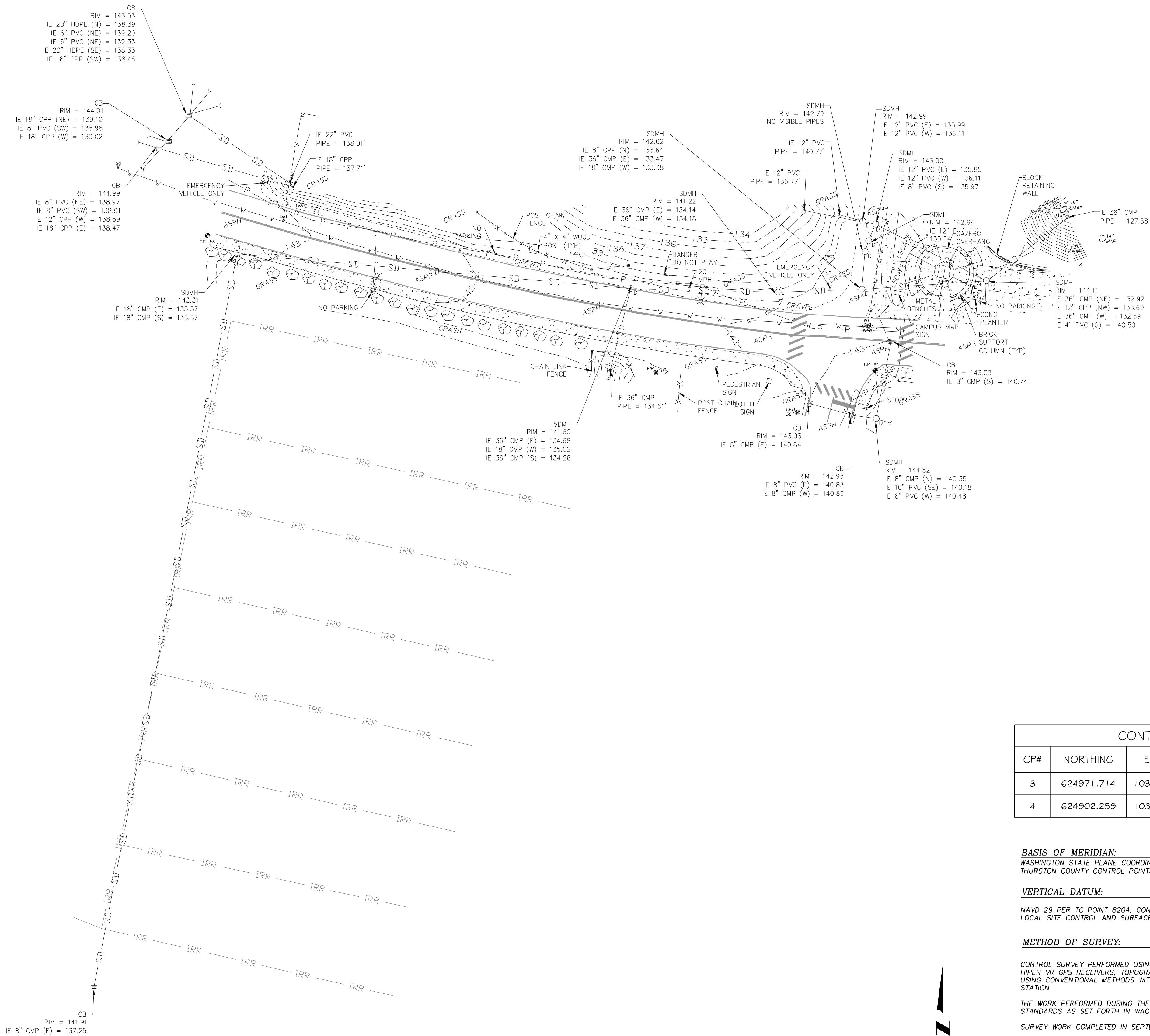
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SECTION 28, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON



SPSCC STORMWATER PATHWAY RESTORATION OLYMPIA, WASHINGTON		CD SET DRAWING	
OVERALL SITE PLAN DES PROJECT # 2024-120 G (1-1)		C1.2 SHEET 3 OF 11	
DRAWN BY SLS	DESIGNED BY SLS	CHECKED BY CDP	APPROVED BY SDS
DATE 04/12/2024		DATE 04/12/2024	
JOB NO: 10182300085		JOB NO: 10182300085	
CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811		kpff 619 Woodland Square Loop, Suite 100, WA 98503 360.292.7230 www.kpff.com	
DANIS SCHMITZ REGISTERED PROFESSIONAL 04/1/24		NO DATE BY CHD APPR REVISION	

SECTION 28, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON



CONTROL POINT TABLE				
CP#	NORTHING	EASTING	ELEVATION	DESCRIPTION
3	624971.714	1033310.137	143.98	MAGNAIL
4	624902.259	1033653.033	143.26	MAGNAIL

BASIS OF MERIDIAN:
WASHINGTON STATE PLANE COORDINATES, SOUTH ZONE 4602, NAD 83/91 PER THURSTON COUNTY CONTROL POINTS 8204 476.

VERTICAL DATUM:
NAVD 29 PER TC POINT 8204, CONTRACTOR TO VERIFY VERTICAL DATUM WITH TIES TO LOCAL SITE CONTROL AND SURFACE FEATURES PRIOR TO CONSTRUCTION.

METHOD OF SURVEY:

CONTROL SURVEY PERFORMED USING RTK METHODS WITH THE USE OF TOPCON HIPER VR GPS RECEIVERS, TOPOGRAPHIC AND SUPPLEMENTAL CONTROL PERFORMED USING CONVENTIONAL METHODS WITH THE USE OF TOPCON GT 503 ROBOTIC TOTAL STATION.

THE WORK PERFORMED DURING THE COURSE OF THIS SURVEY MEETS OR EXCEEDS THE STANDARDS AS SET FORTH IN WAC 332-130-090.

SURVEY WORK COMPLETED IN SEPTEMBER OF 2023.

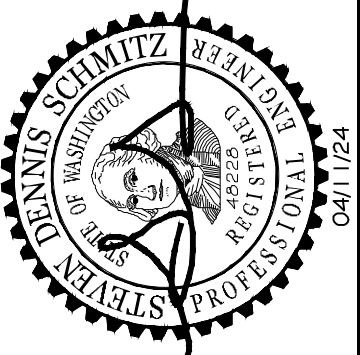
UTILITY NOTE:

UTILITIES SHOWN HEREON ARE PER KPFF SITE SURVEY OF SURFACE FEATURES AND UNDERGROUND LOCATES PERFORMED BY KPFF. ALL UTILITIES SHOULD BE CONSIDERED APPROXIMATE AND VERIFIED PRIOR TO CONSTRUCTION.

LEGEND

- KPFF CONTROL POINT
- TELEPHONE MAINTENANCE HOLE
- TELEPHONE VAULT
- TELEPHONE PEDESTAL
- POWER VAULT
- POWER METER
- LIGHT STANDARD
- STREET LIGHT
- ELECTRICAL JUNCTION BOX
- POST WITH J-BOX
- ROUND ELECTRICAL J-BOX
- STORM DRAIN MAINTENANCE HOLE
- STORM DRAIN CATCH BASIN
- CLEANOUT
- SANITARY SEWER MAINTENANCE HOLE
- POST INDICATOR VALVE
- WATER VAULT
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- GAS VALVE
- BOLLARD
- POST
- LARGE ROCK
- SIGN AS NOTED
- SPECIES SIZE
- CONIFER TREE AS NOTED
- DECIDUOUS TREE AS NOTED
- UNDERGROUND POWER
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND IRRIGATION LINE
- UNDERGROUND TELECOMMUNICATION LINE
- STORM DRAIN LINE
- UNDERGROUND GAS LINE
- UNDERGROUND STEAM LINE
- FENCE AS NOTED
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- ROAD CENTERLINE
- CONCRETE HATCH
- NO SLIP PADS

NO	DATE	BY	CHD APPR	REVISION



CALL UNDERGROUND LOCATE TWO (2) WORKING DAYS BEFORE YOU DIG 811

DRAWN BY	DESIGNED BY
SLS	SLS
CDF	SD5
DATE	DATE
04/12/2024	04/12/2024
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SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

EXISTING CONDITIONS

DES PROJECT # 2024-120 G (1-1)

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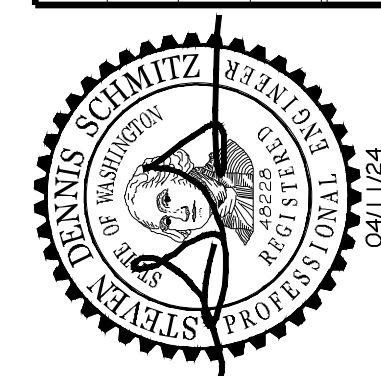
SHEET 4 OF 11



	KPFF CONTROL POINT
	TELEPHONE MAINTENANCE HOLE
	TELEPHONE VAULT
	TELEPHONE PEDESTAL
	POWER VAULT
	POWER METER
	LIGHT STANDARD
	STREET LIGHT
	ELECTRICAL JUNCTION BOX
	POST WITH J-BOX
	ROUND ELECTRICAL J-BOX
	STORM DRAIN MAINTENANCE HOLE
	STORM DRAIN CATCH BASIN
	CLEANOUT
	SANITARY SEWER MAINTENANCE HOLE
	POST INDICATOR VALVE
	WATER VAULT
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL VALVE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER SPIGOT
	GAS METER
	GAS VALVE
	BOLLARD
	POST
	LARGE ROCK
	SIGN AS NOTED

1. ALL SURFACE FEATURES WITHIN THE DEMOLITION LIMITS ARE TO BE REMOVED, UNLESS OTHERWISE NOTED.
2. ALL UTILITIES WITHIN THE ROW ARE TO REMAIN UNLESS OTHERWISE NOTED.
3. ALL UTILITIES WITHIN THE FOOTPRINT OF THE PROPOSED STRUCTURES ARE TO BE REMOVED.
4. CONCRETE TO BE REMOVED TO THE NEAREST JOINT.
5. CONTRACTOR TO PROTECT ALL EXISTING IRRIGATION AND REPAIR ANY DAMAGE.
6. CONTRACTOR TO PROVIDE DEWATERING AND STORMWATER BYPASS AS NECESSARY TO PERFORM THE REQUIRED WORK.

1. CONTRACTOR TO INSTALL STRAW WATTLES, BALE BARRIERS, OR OTHER APPROVED PERIMETER PROTECTION MEASURES TO PREVENT SILT-LADEN RUNOFF FROM LEAVING THE SITE.
2. TRUCKS SHALL BE MAINTAINED ON ASPHALT SURFACES OR APPROPRIATE CONSTRUCTION ENTRANCE INSTALLED.

[illegible]

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CHECKED BY	APPROVED BY
CDP	SDS
DATE	
04/12/2024	
JOB NO: 10182300085	

SPSCC STORMWATER PATHWAY RESTORATION

OLYMPIA, WASHINGTON

TESC & DEMOLITION PLAN

DES PROJECT # 2024-120 G (1-1)

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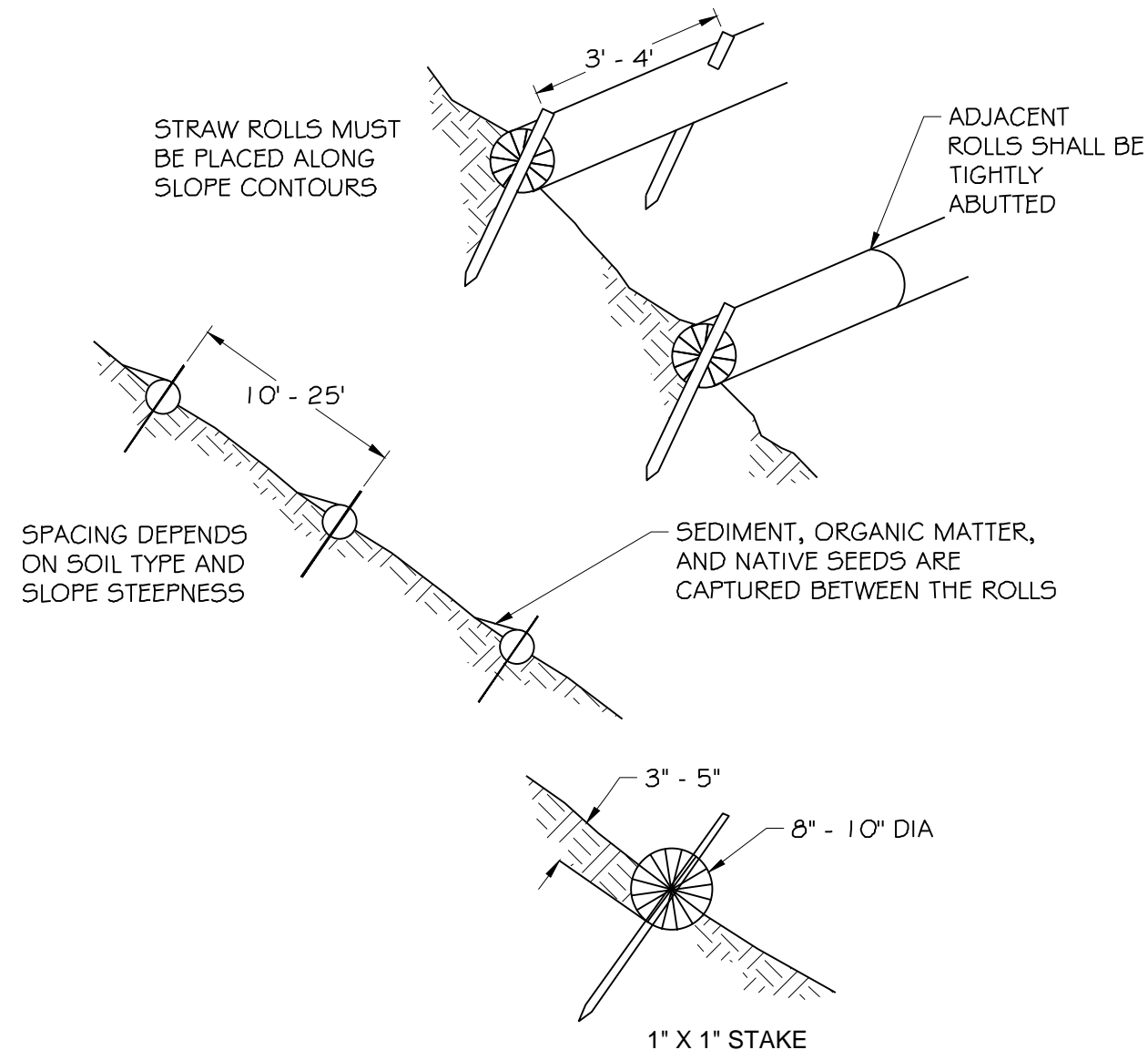
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SHEET 5 OF 11

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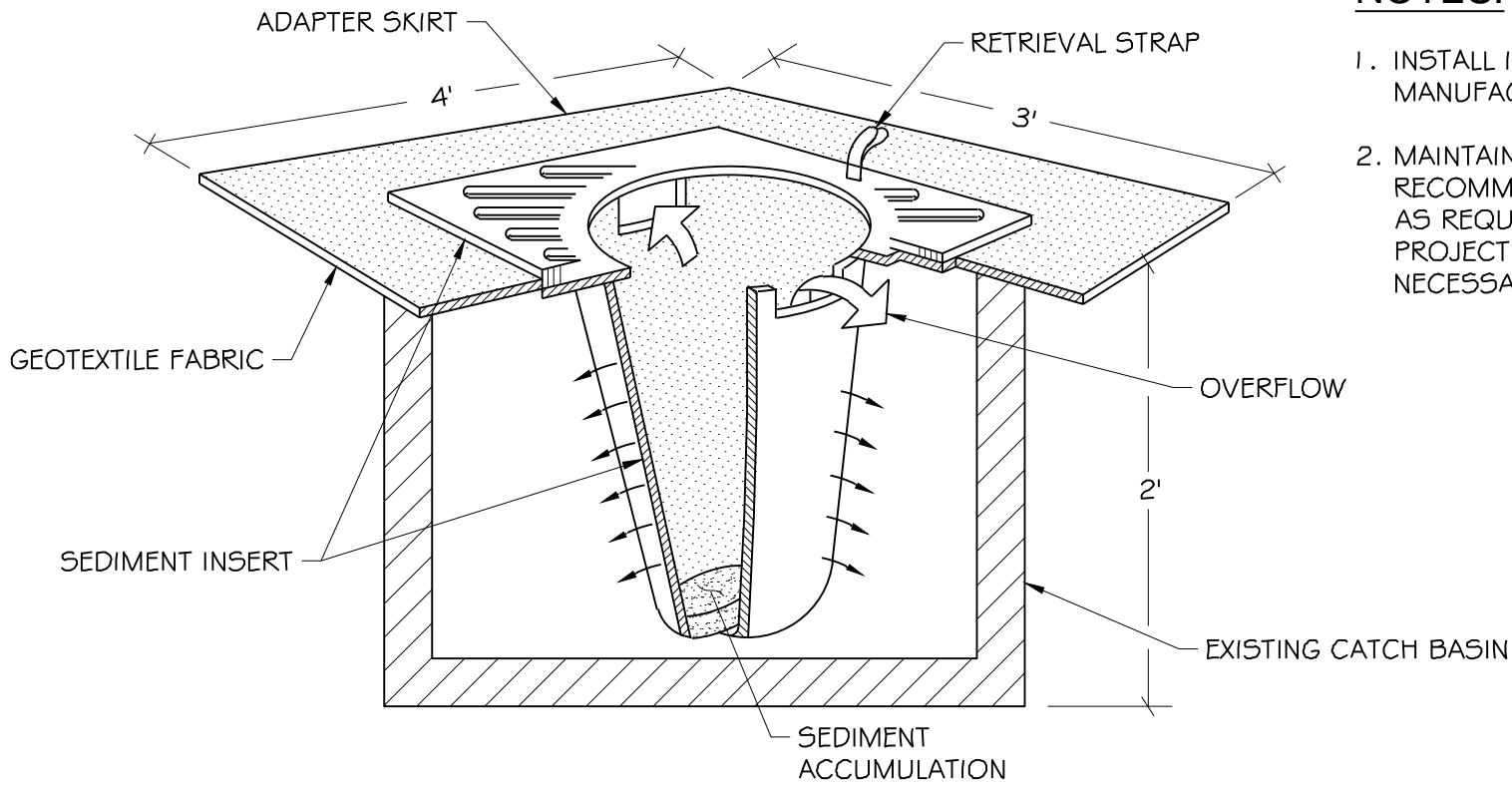
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THURSTON COUNTY, WASHINGTON



NOTE:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" - 5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

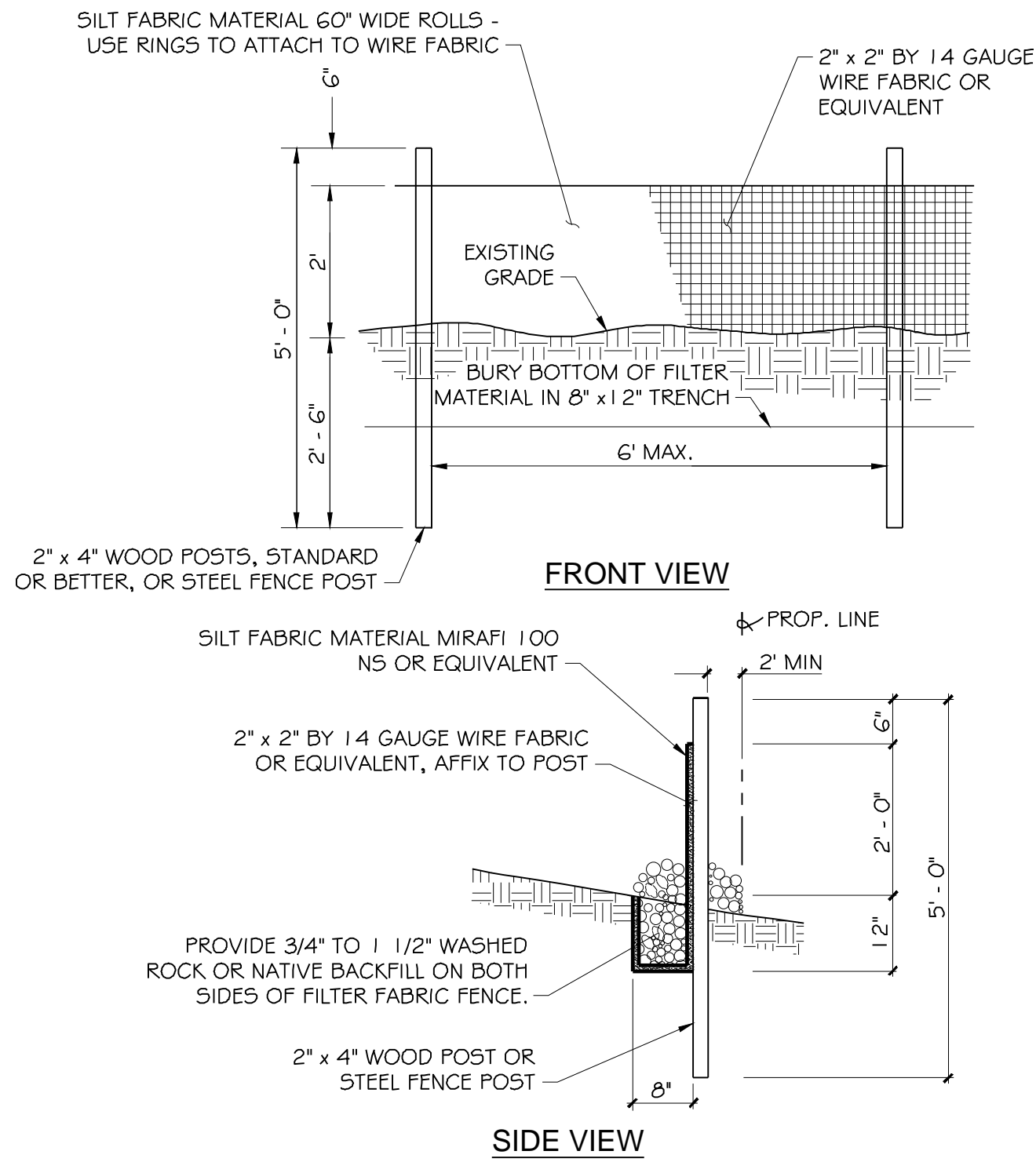
1 STRAW WATTLE
SCALE: NTS



NOTES:

1. INSTALL INSERT PER THE MANUFACTURER'S SPECIFICATIONS.
2. MAINTAIN AND REPLACE INSERTS AS RECOMMENDED BY THE MANUFACTURER, AS REQUIRED BY THE INSPECTOR OR PROJECT ENGINEER, AND AS OTHERWISE NECESSARY.

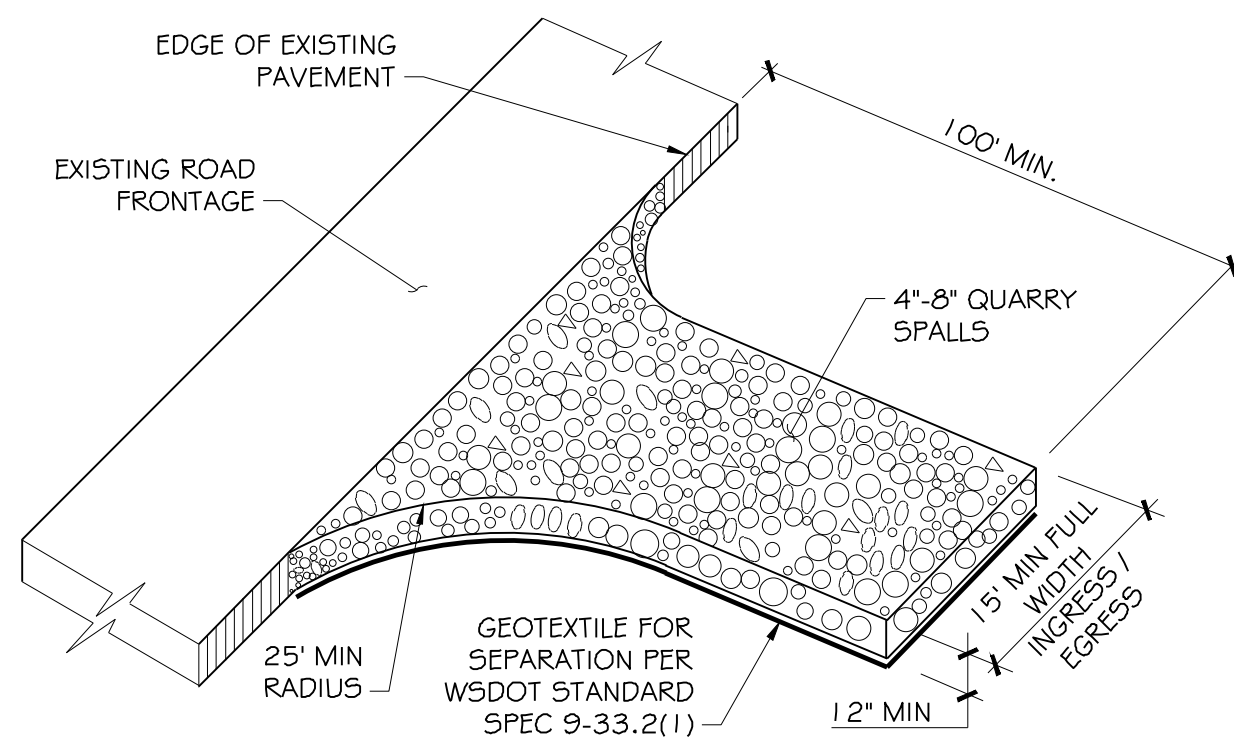
2 INLET SEDIMENT PROTECTION
SCALE: NTS



3 SILT FENCE
SCALE: NTS

SILT FENCE NOTES:

1. SILT FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND SECURELY FASTENED AT BOTH ENDS TO POST.
2. POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 30 INCHES).
3. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
4. WHEN STANDARD STRENGTH SILT FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE STANDARD STRENGTH SILT FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 20 INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. SILT FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
6. WHEN EXTRA-STRENGTH SILT FABRIC AND CLOSER POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE SILT FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ABOVE NOTES APPLYING.
7. SILT FENCES SHALL NOT BE REMOVED BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.
8. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

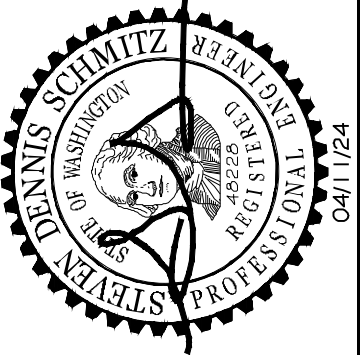


4 CONSTRUCTION ENTRANCE
SCALE: NTS

CONSTRUCTION ENTRANCE NOTES:

1. MATERIAL SHALL BE QUARRY SPALLS (4 INCH TO 8 INCH) PER WSDOT STANDARD SPEC 8-15.3(6) AND MAY BE TOP-DRESSED PERMEABLE BALLAST (1 INCH TO 3 INCH) PER WSDOT STANDARD SPEC 9-03.9(2).
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON A AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.

NO	DATE	BY	CHKD	APPR	REVISION

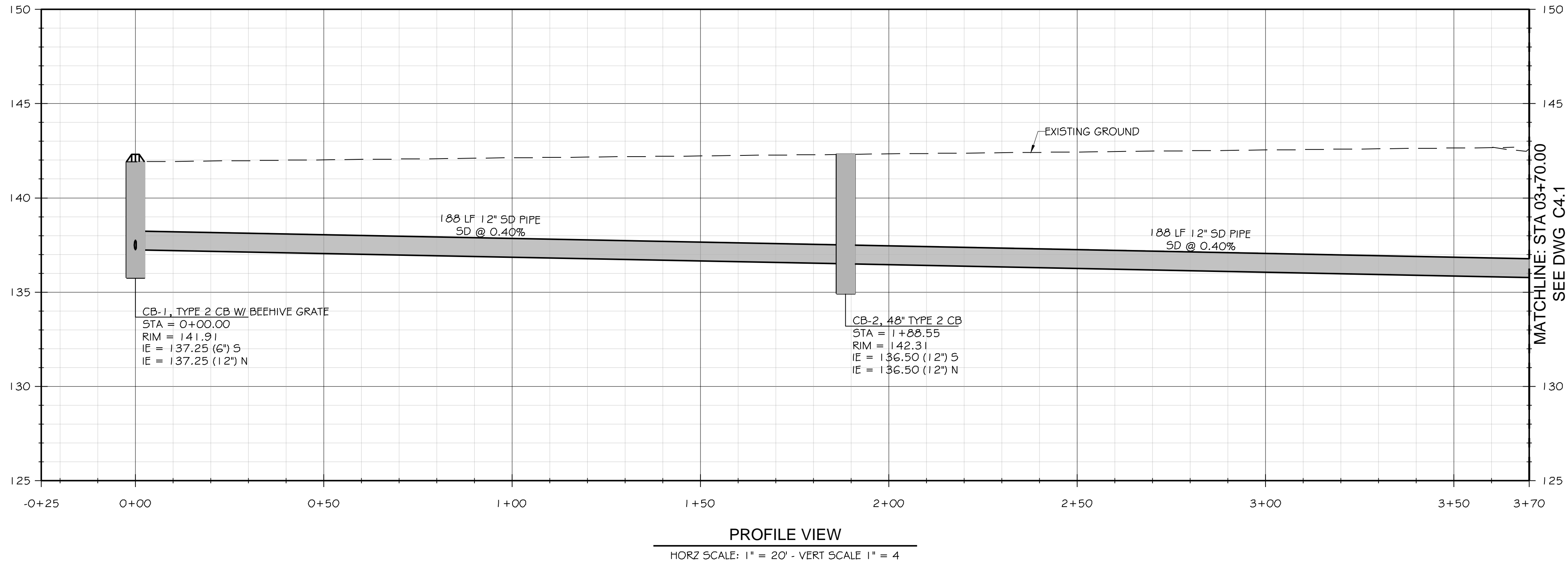
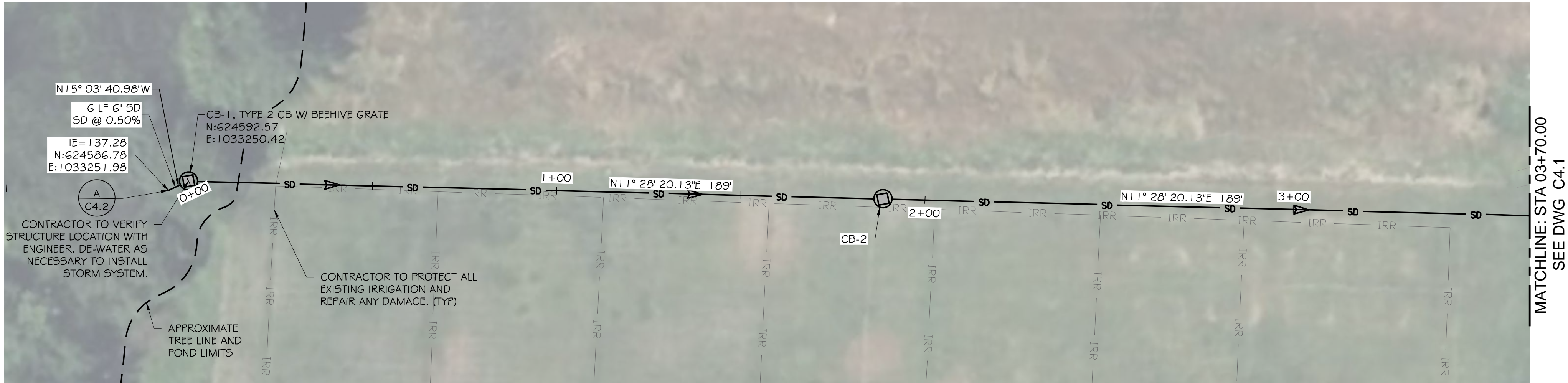


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SYLS	SYLS
CHECKED BY	APPROVED BY
CDP	SDS
DATE	DATE
04/12/2024	04/12/2024
JOB NO: 10182300085	

SPSCC STORMWATER PATHWAY RESTORATION OLYMPIA, WASHINGTON	TESC DETAILS DES PROJECT # 2024-120 G (1-1)
CD SET DRAWING	C3.1
SHEET	6 OF 11

SECTION 28, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON



CONSTRUCTION NOTES:

- CONTRACTOR SHALL PROVIDE ALL NECESSARY PLUGS, BOTH UPSTREAM AND DOWNSTREAM. TEMPORARY BYPASS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL PLUGGING OF LINES WITH COLLEGE STAFF AND THE ENGINEER.
- CONTRACTOR SHALL PRESSURE WASH & CLEAN EXISTING MANHOLES OF ALL DEBRIS.
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- TRENCH RESTORATION PER DETAIL 2 ON C4.3.
- TYPE 2 CATCH BASINS PER DETAIL ON C4.2 WITH MANHOLE LIDS UNLESS OTHERWISE NOTED.
- CONCRETE SIDEWALK SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2% AND 5% RUNNING SLOPE.
- STORM CALLOUTS ARE TO CENTER OF STRUCTURE.
- SIDEWALK SHALL MATCH EXISTING GRADE AND JOINTING. MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL BACKFILL SHALL BE BANK RUN GRAVEL PER WSDOT STD SPECIFICATIONS SECTION 9-03.19.
- SEE C1.2 FOR CONTRACTOR PARKING AND STAGING.

LEGEND

ASPHALT SAW-CUT

ASPHALT STRIPE

STORM DRAIN LINE

CATCH BASIN/CURB INLET TYPE 1

CATCH BASIN TYPE 2

STORM FLOW DIRECTION ARROW

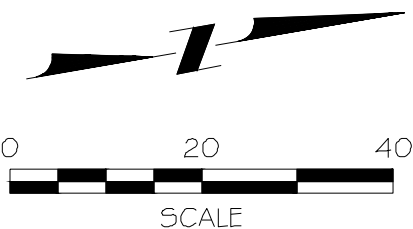
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C4.3
CONCRETE SIDEWALK

5
C4.3
ASPHALT PAVEMENT

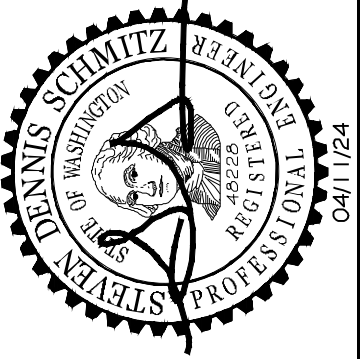
1
C4.3
ASPHALT GRIND
& OVERLAY

VERTICAL DATUM
NAVD29
PER TC POINT 8204.

BASIS OF BEARING
WASHINGTON COORDINATE
SYSTEM, SOUTH ZONE (NAD 83/91).
DETERMINED BY THURSTON COUNTY
CONTROL POINTS 8204 476.



NO	DATE	BY	CHKD	APPR	REVISION



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JOB NO: 10182300085	

SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

STORM PLAN & PROFILE

DES PROJECT # 2024-120 G (1-1)

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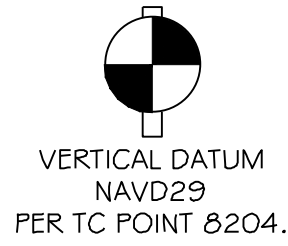
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SHEET 7 OF 11

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SECTION 28, TOWNSHIP 27 NORTH, RANGE 2 WEST, W.M.
THURSTON COUNTY, WASHINGTON

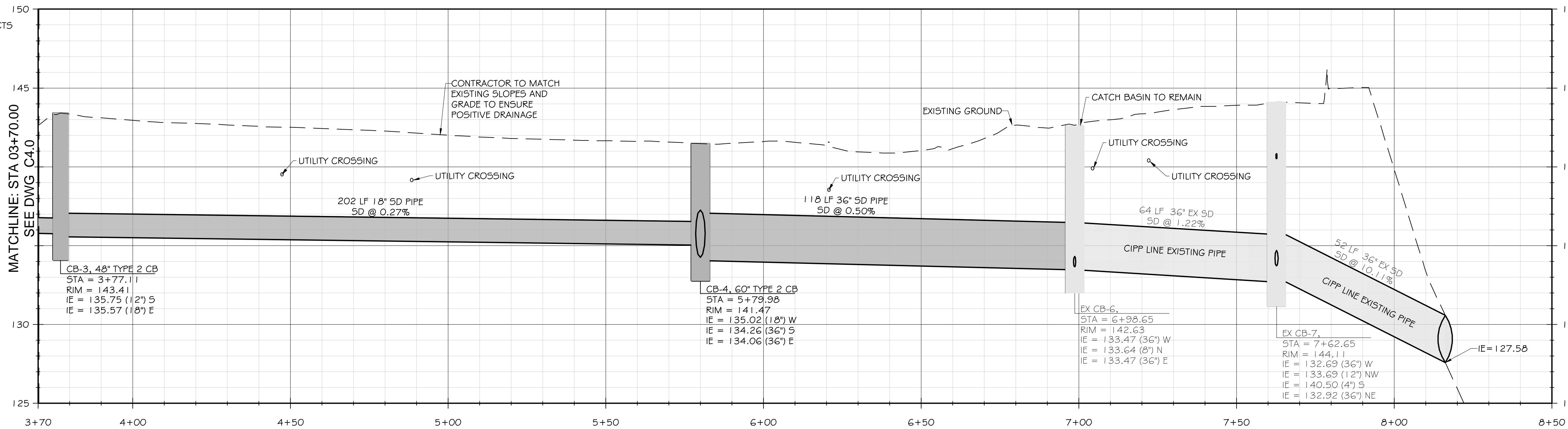
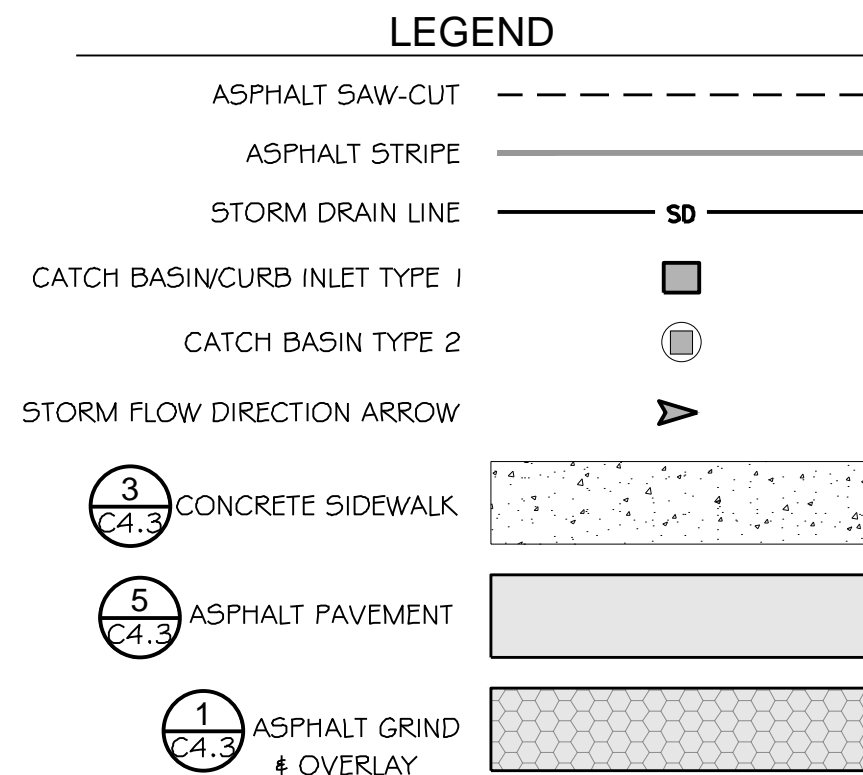
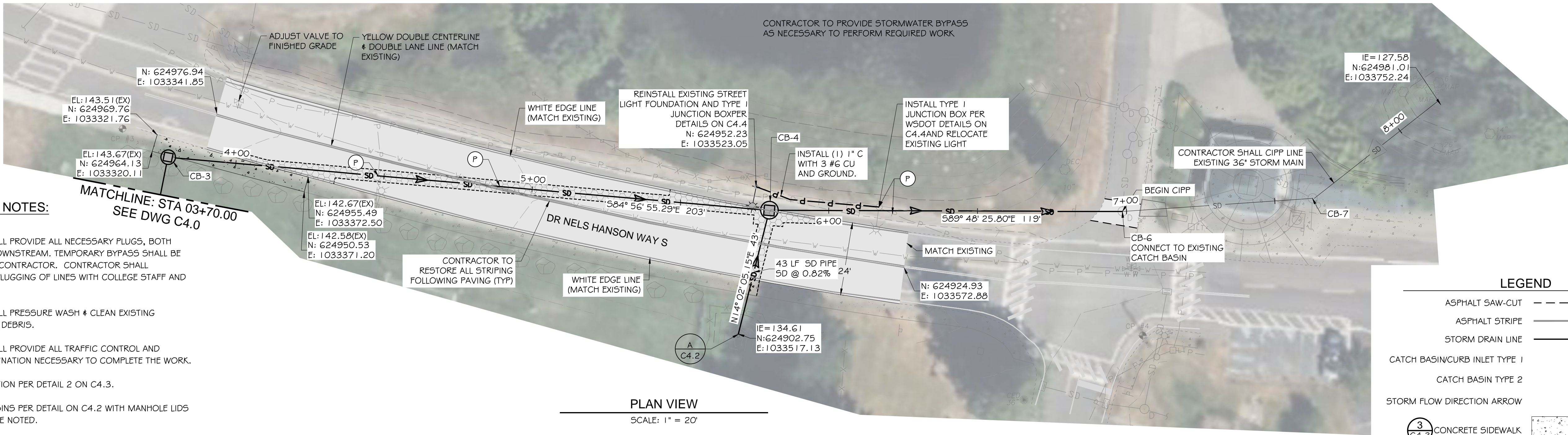


BASIS OF BEARING
WASHINGTON COORDINATE
SYSTEM, SOUTH ZONE (NAD 83/91).
DETERMINED BY THURSTON COUNTY
CONTROL POINTS 8204 476.

CONSTRUCTION NOTES:

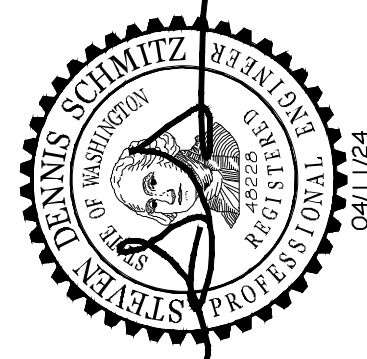
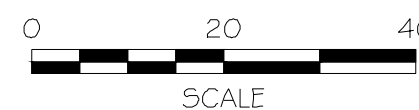
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- SEE C1.2 FOR CONTRACTOR PARKING AND STAGING.

(P) CONTRACTOR SHALL POTHOLE EXISTING UTILITY CROSSING TO VERIFY NO CONFLICTS EXIST PRIOR TO CONSTRUCTION.



PROFILE VIEW

HORZ SCALE: 1" = 20' - VERT SCALE 1" = 4'



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SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

STORM PLAN & PROFILE (CONT.)

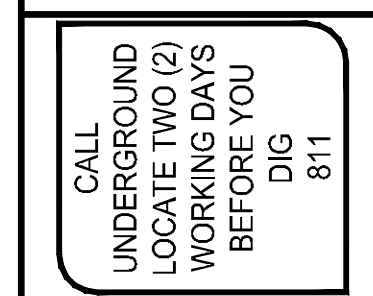
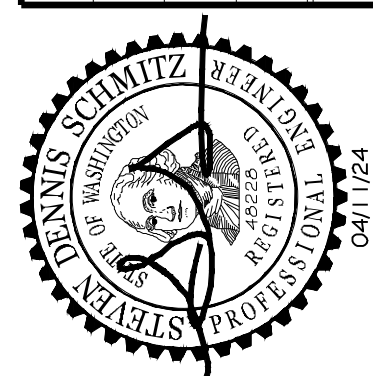
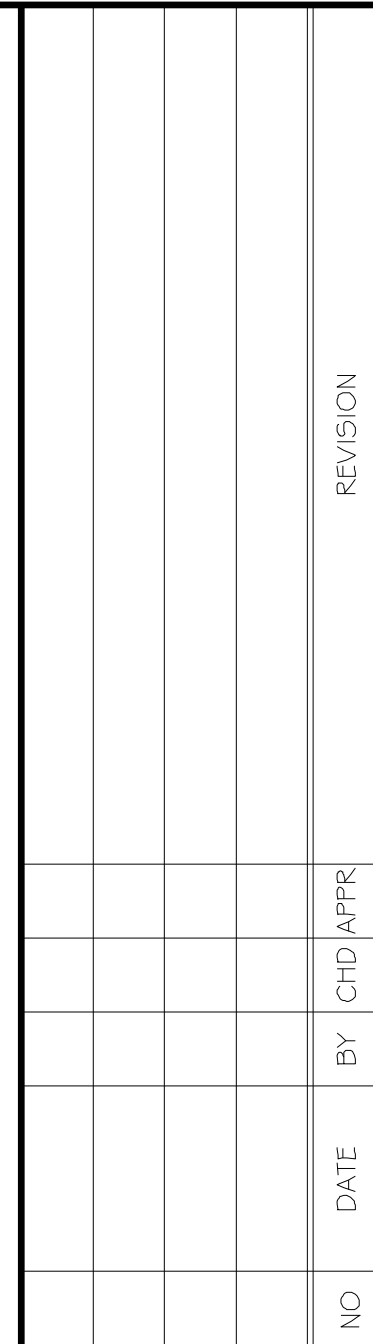
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SHEET 8 OF 11



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JOB NO: 10182300085	

SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

SITE AND STORMWATER DETAILS

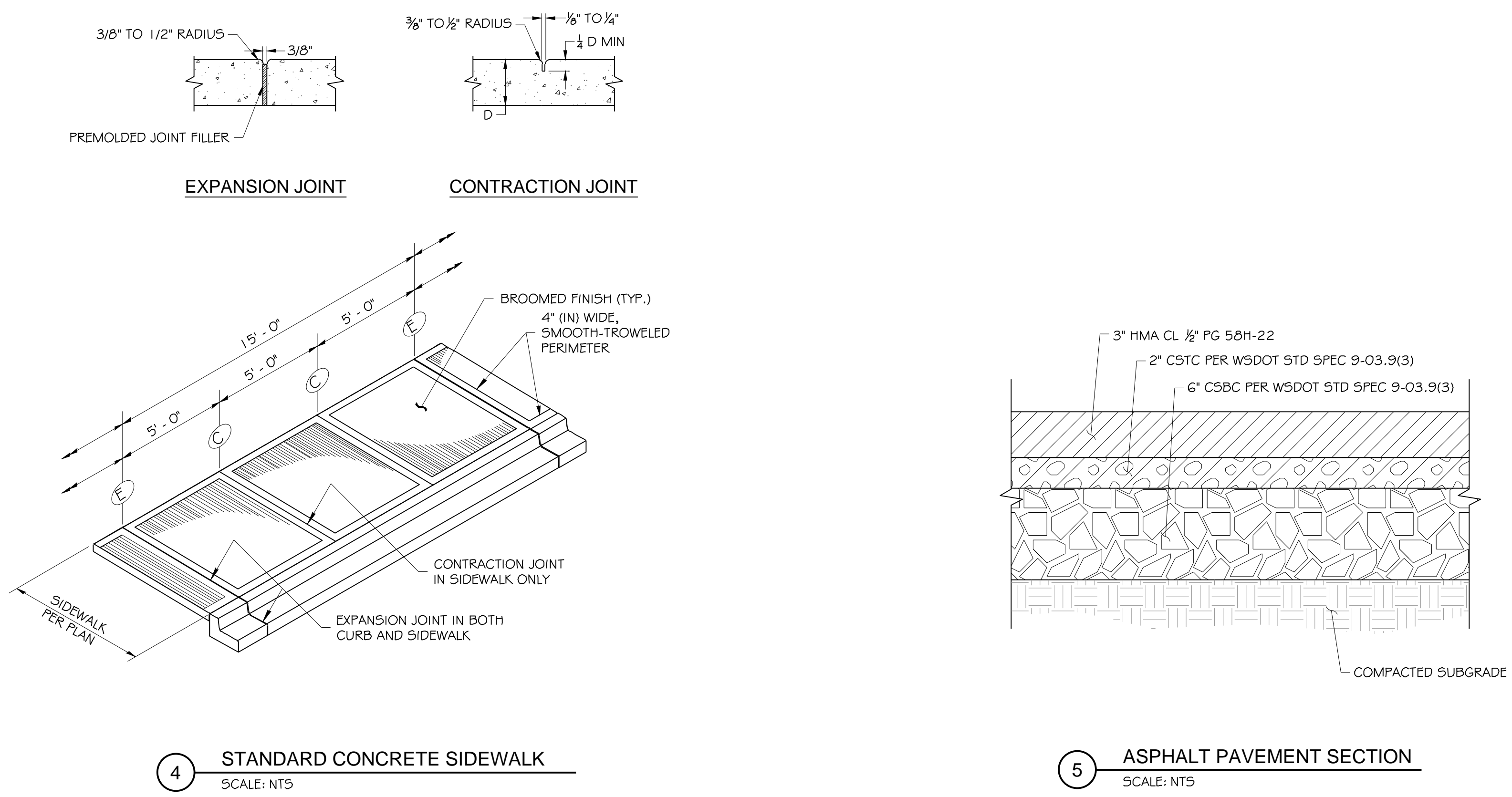
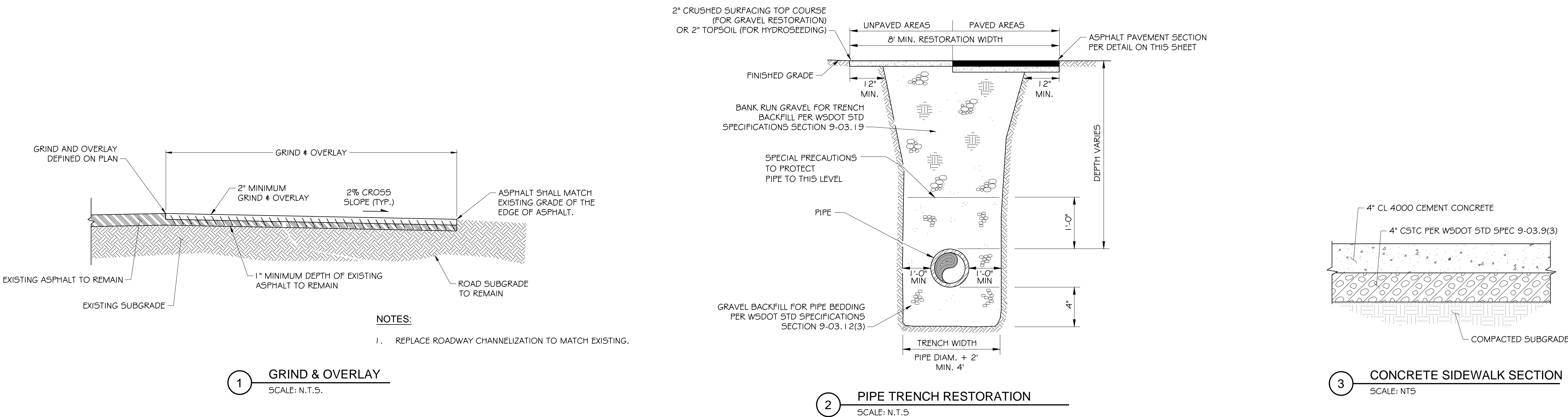
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SHEET 9 OF 11

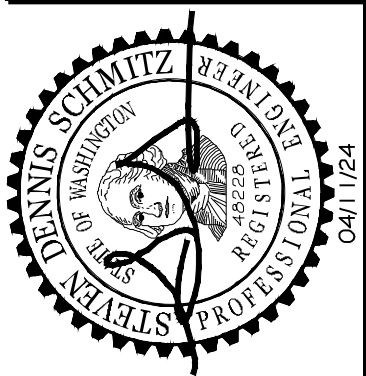
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DATE	04/12/2024
JOB NO	10182300085

SPSCC STORMWATER PATHWAY RESTORATION
OLYMPIA, WASHINGTON

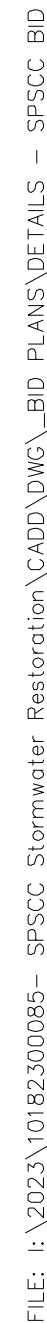
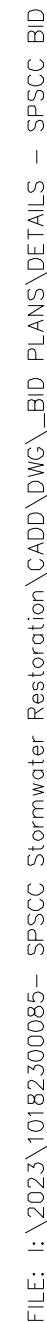
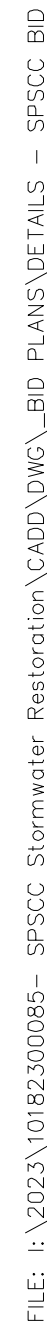
SITE AND STORMWATER DETAILS
DES PROJECT # 2024-120 G (1-1)

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C4.3

SHEET 10 OF 11

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C4.4

SHEET 11 OF 11

APPENDIX 3

GEOTECHNICAL EXECUTIVE SUMMARY

September 1, 2022

Maverick Development
2646 RW Johnson Boulevard SW, Suite 100
Tumwater, WA 98512

Attn: Matt Wallin, President

Transmitted via email to: *Matt@maverick-development.co*

**Re: Geotechnical Executive Summary
South Puget Sound Community College Student Housing
Olympia, Washington
Project No. 2100001.010.011**

Dear Mr. Wallin:

This letter provides an executive summary of the geotechnical engineering services provided by Landau Associates, Inc. (Landau) in support of the South Puget Sound Community College Student Housing project located at 2011 Mottman Road Southwest in Olympia, Washington (site; Figure 1). Geotechnical services were provided in accordance with the scope outlined in Landau's January 12, 2022 proposal.

Subsurface explorations: On July 19, 2022, three hand auger borings and five cone penetrometer (CPT) soundings were completed at the locations shown on Figure 2. The logs of the borings (Figures 3 through 6) and CPT soundings are attached to this letter. The borings were advanced to a maximum depth of 9.3 feet (ft) below ground surface (bgs). The CPT soundings were advanced to a maximum depth of 27.0 ft bgs. Up to 2 ft of silty sand fill was observed, starting at the surface and likely due to grading of the previous ball field. Beneath the fill, recessional outwash composed of sandy silt and silty sand was observed to at least 19 ft bgs. Dense sand and gravel were observed from approximately 19 to 27 ft bgs. Groundwater was observed at 8.5 ft bgs.

Structures: An estimated 2 inches of liquefaction-induced settlement should be anticipated at the site. Additionally, the near-surface soils are settlement sensitive with anticipated static settlement of 3 to 6 inches. Support of the planned 3-story residential structure will require a deep foundation such as pile or a Geopier® system supported on dense soils starting at 20 ft bgs. The most cost-effective deep foundation likely will be the Geopier® system, estimated to cost between \$250,000 to \$350,000 based on a 30,000 square foot (sqft) ground floor. A Geopier® system designed by a specialty contractor (e.g., Geopier Northwest) will provide allowable soil bearing capacity of 3 to 5 kips per sqft for 1 inch of foundation settlement. The project's structural engineer will need to work with the specialty contractor to optimize costs.

The structure's footings should be connected with foundation ties, per the recommendations in Section 12.13.9.2.1.1 of American Society of Civil Engineers (ASCE) Standard 7-16 (ASCE 2017). The foundation ties should have a tensile/compressive strength equal to at least 25 percent of the total gravity load of all footings along the column or wall line. Individual footings should be connected to a reinforced concrete, two-way slab-on-grade (ASCE 2017). The slab-on-grade should be at least 5 inches thick, and reinforced in two horizontal, perpendicular directions with a minimum reinforcing ratio of 0.0025.

Earthwork: The near-surface soils are fine-grained, moisture sensitive, and not suitable for reuse as structural fill. Foundation subgrades will require 1 ft of spalls or crushed rock. Pavement sections will require a subbase consisting of 18 inches of spalls or crushed rock.

Construction dewatering: Due to shallow groundwater anticipated during the wet season (typically late October through June), temporary excavations should be dewatered to allow construction to be completed in the dry. Where groundwater is encountered, conventional sumps and pumps should be sufficient to dewater excavations. The contractor should be responsible for the design, monitoring, and maintenance of dewatering systems.

Stormwater management: Shallow groundwater is anticipated, and the near-surface soils are fine-grained. Design infiltration rates on the order of 0.1 inches per hour may be used for shallow low impact development (LID) systems. Large ponds or underground facilities may be unfeasible, or require extensive study (i.e., mounding analysis) due to anticipated shallow groundwater.

Landau recommends a supplemental geotechnical investigation to determine suitable bearing depths at the proposed building location. Monitoring wells, groundwater monitoring over the wet season, groundwater mounding analysis, and onsite infiltration testing likely are needed to prove that stormwater can be infiltrated at the site. Further investigation will be needed to determine if the existing stormwater pond west of the site has capacity to accept stormwater from this site.

We appreciate the opportunity to submit this proposal and anticipate its favorable review. If you have questions or comments, please contact Lance Levine at 360.791.3178 or at llevine@landauinc.com.

LANDAU ASSOCIATES, INC.



Lance Levine, PE
Senior Engineer



Calvin McCaughan, PE
Principal

LGL/CAM/tac

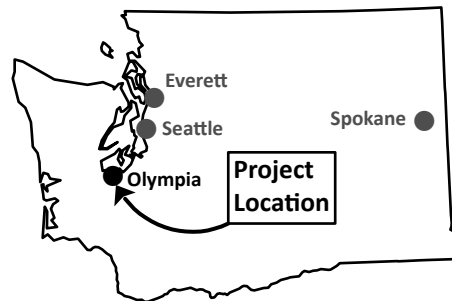
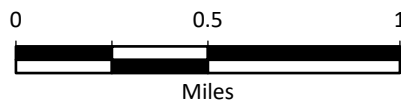
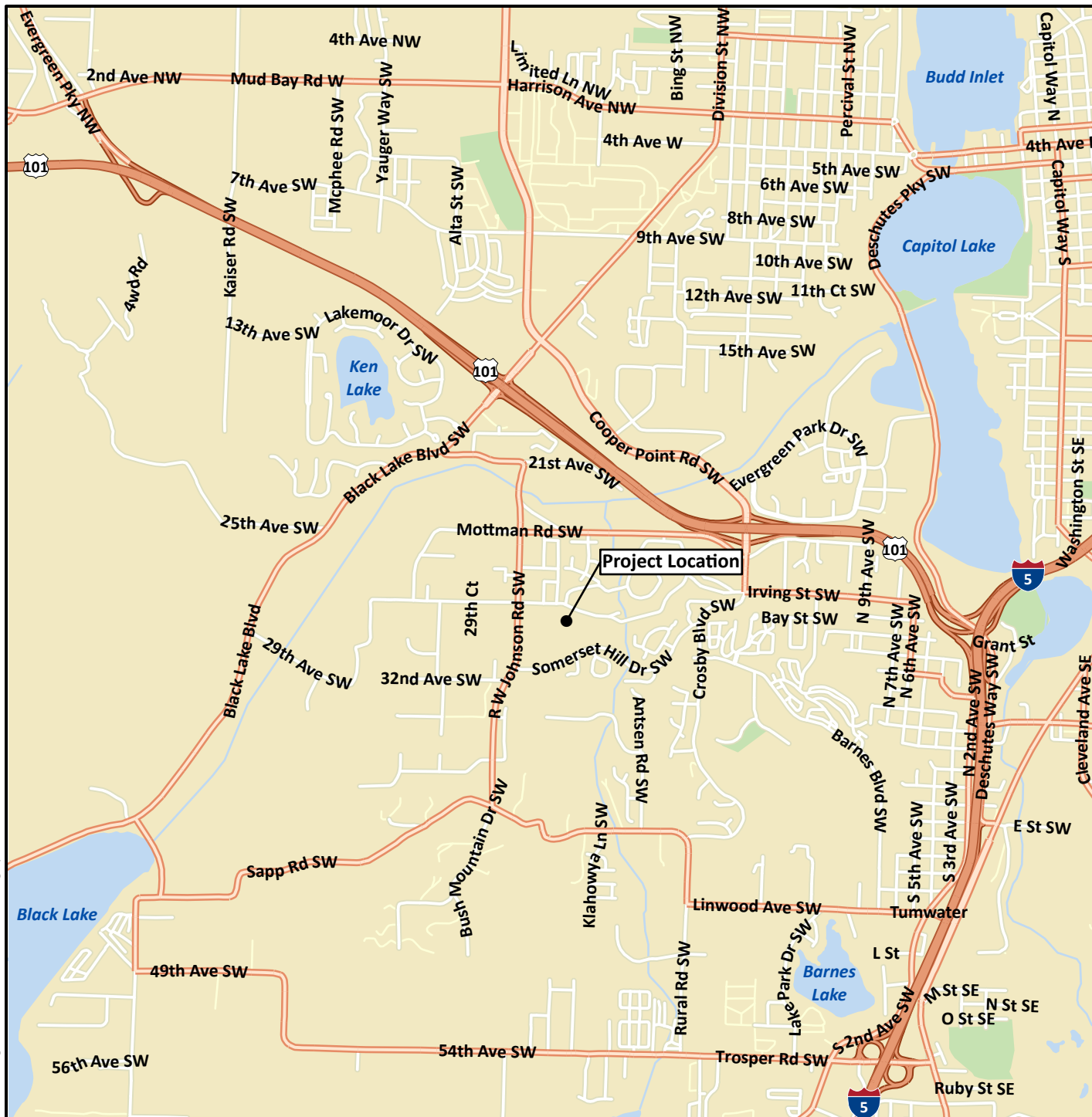
[\\OLYMPIA1\PROJECTS\2100\001.010\R\SPSCC STUDENT HOUSING EXECUTIVE SUMMARY LETTER_09.01.2022.DOCX]

Attachments: Figure 1. Vicinity Map
Figure 2. Site and Exploration Location Plan
Figure 3. Soil Classification System and Key
Figure 4–6. Logs of Borings HA-1a, HA-1b, and HA-2
CPT Logs

References

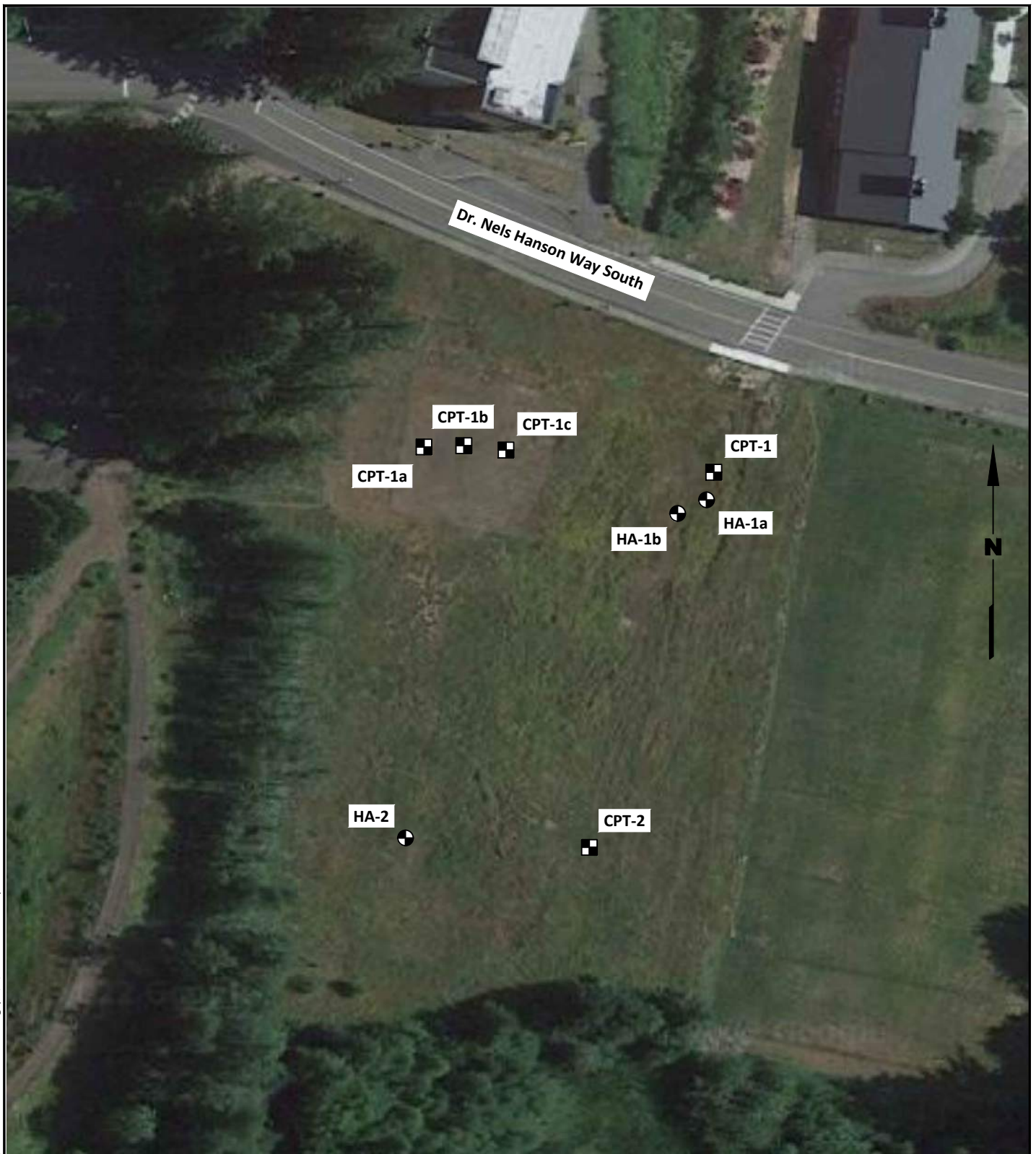
ASCE. 2017. *ASCE/SEI 7-16: Minimum Design Loads and Associated Criteria for Buildings and Other Structures*. American Society of Civil Engineers. Available at [Front Matter \(ascelibrary.org\)](https://www.ascelibrary.org).

G:\Projects\2100\001\010\011\SPSCommColStudentHousing.aprx 7/21/2022



Data Source: Esri.

Landau Associates | Y:\CAD\2100\001\2100001.010 Site Plan.dwg | 9/1/2022 9:26 AM | caduser



Legend

- CPT-1** Approximate Cone Penetrometer Location and Designation
- HA-1** Approximate Hand Auger Boring Location and Designation

Note

1. Black and white reproduction of this color original may reduce its effectiveness and lead to incorrect interpretation.

Source: Google Maps 2022

Soil Classification System

	MAJOR DIVISIONS		USCS GRAPHIC SYMBOL	LETTER SYMBOL ⁽¹⁾	TYPICAL DESCRIPTIONS ⁽²⁾⁽³⁾
COARSE-GRAINED SOIL (More than 50% of material is larger than No. 200 sieve size)	GRAVEL AND GRAVELLY SOIL (More than 50% of coarse fraction retained on No. 4 sieve)	CLEAN GRAVEL (Little or no fines)		GW	Well-graded gravel; gravel/sand mixture(s); little or no fines
		GRAVEL WITH FINES (Appreciable amount of fines)		GP	Poorly graded gravel; gravel/sand mixture(s); little or no fines
				GM	Silty gravel; gravel/sand/silt mixture(s)
	SAND AND SANDY SOIL (More than 50% of coarse fraction passed through No. 4 sieve)	CLEAN SAND (Little or no fines)		SW	Well-graded sand; gravelly sand; little or no fines
		SAND WITH FINES (Appreciable amount of fines)		SP	Poorly graded sand; gravelly sand; little or no fines
				SM	Silty sand; sand/silt mixture(s)
FINE-GRAINED SOIL (More than 50% of material is smaller than No. 200 sieve size)	SILT AND CLAY (Liquid limit less than 50)			ML	Inorganic silt and very fine sand; rock flour; silty or clayey fine sand or clayey silt with slight plasticity
				CL	Inorganic clay of low to medium plasticity; gravelly clay; sandy clay; silty clay; lean clay
				OL	Organic silt; organic, silty clay of low plasticity
	SILT AND CLAY (Liquid limit greater than 50)			MH	Inorganic silt; micaceous or diatomaceous fine sand
				CH	Inorganic clay of high plasticity; fat clay
				OH	Organic clay of medium to high plasticity; organic silt
	HIGHLY ORGANIC SOIL			PT	Peat; humus; swamp soil with high organic content

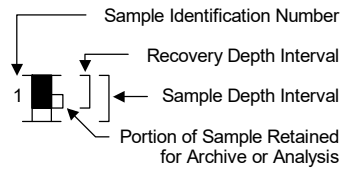
OTHER MATERIALS	USCS GRAPHIC SYMBOL	LETTER SYMBOL	TYPICAL DESCRIPTIONS
PAVEMENT		AC or PC	Asphalt concrete pavement or Portland cement pavement
ROCK		RK	Rock (See Rock Classification)
WOOD		WD	Wood, lumber, wood chips
DEBRIS		DB	Construction debris, garbage

- Notes: 1. USCS letter symbols correspond to symbols used by the Unified Soil Classification System and ASTM classification methods. Dual letter symbols (e.g., SP-SM for sand or gravel) indicate soil with an estimated 5-15% fines. Multiple letter symbols (e.g., ML/CL) indicate borderline or multiple soil classifications.
2. Soil descriptions are based on the general approach presented in the Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), outlined in ASTM D 2488. Where laboratory index testing has been conducted, soil classifications are based on the Standard Test Method for Classification of Soils for Engineering Purposes, as outlined in ASTM D 2487.
3. Soil description terminology is based on visual estimates (in the absence of laboratory test data) of the percentages of each soil type and is defined as follows:

Primary Constituent: > 50% - "GRAVEL," "SAND," "SILT," "CLAY," etc.
 Secondary Constituents: > 30% and < 50% - "very gravelly," "very sandy," "very silty," etc.
 > 15% and < 30% - "gravelly," "sandy," "silty," etc.
 Additional Constituents: > 5% and < 15% - "with gravel," "with sand," "with silt," etc.
 < 5% - "with trace gravel," "with trace sand," "with trace silt," etc., or not noted.

4. Soil density or consistency descriptions are based on judgement using a combination of sampler penetration blow counts, drilling or excavating conditions, field tests, and laboratory tests, as appropriate.

Drilling and Sampling Key			Field and Lab Test Data	
SAMPLER TYPE	SAMPLE NUMBER & INTERVAL		Code	Description
Code	Description			
a	3.25-inch O.D., 2.42-inch I.D. Split Spoon		PP = 1.0	Pocket Penetrometer, tsf
b	2.00-inch O.D., 1.50-inch I.D. Split Spoon		TV = 0.5	Torvane, tsf
c	Shelby Tube		PID = 100	Photoionization Detector VOC screening, ppm
d	Grab Sample		W = 10	Moisture Content, %
e	Single-Tube Core Barrel		D = 120	Dry Density, pcf
f	Double-Tube Core Barrel		-200 = 60	Material smaller than No. 200 sieve, %
g	2.50-inch O.D., 2.00-inch I.D. WSDOT		GS	Grain Size - See separate figure for data
h	3.00-inch O.D., 2.375-inch I.D. Mod. California		AL	Atterberg Limits - See separate figure for data
i	Other - See text if applicable		GT	Other Geotechnical Testing
1	300-lb Hammer, 30-inch Drop		CA	Chemical Analysis
2	140-lb Hammer, 30-inch Drop			
3	Pushed			
4	Vibrocore (Rotasonic/Geoprobe)			
5	Other - See text if applicable			



Sample Identification Number

Recovery Depth Interval

Sample Depth Interval

Portion of Sample Retained for Archive or Analysis

Groundwater	
	Approximate water level at time of drilling (ATD)
	Approximate water level at time after drilling/excavation/well

HA-1a

LAI Project No: 2100001.010

SAMPLE DATA

SOIL PROFILE

Moisture Content (%)
Plastic Limit 20 40 60 80 Liquid Limit

▲ SPT N-Value ▲
Δ Non-Standard N-Value Δ
20 40 60 80

× Fines Content (%) ×
20 40 60 80

Groundwater

Groundwater Not Encountered

Elevation (ft)

Sample Number & Interval

Sampler Type

Blows/Foot

Test Data

Graphic Symbol

USCS Symbol

Drilling Method: Hand Auger

Ground Elevation (ft): Not Measured

Drilled By: Landau Associates, Inc.

Logged By: BMD Date: 07/19/22

S-1

d

S-2

d

SM

2 inches of topsoil
(TOPSOIL)

Brown, silty, fine to coarse SAND with gravel
(dense, damp)

(FILL)

Grades to moist

Boring Completed 07/19/22
Total Depth of Boring = 2.6 ft.

- Notes:
1. Stratigraphic contacts are based on field interpretations and are approximate.
 2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
 3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

LAI Project No: 2100001.010

Boring Completed 07/19/22
Total Depth of Boring = 3.6 ft.

Notes: 1. Stratigraphic contacts are based on field interpretations and are approximate.
2. Reference to the text of this report is necessary for a proper understanding of subsurface conditions.
3. Refer to "Soil Classification System and Key" figure for explanation of graphics and symbols.

LAI Project No: 2100001.010

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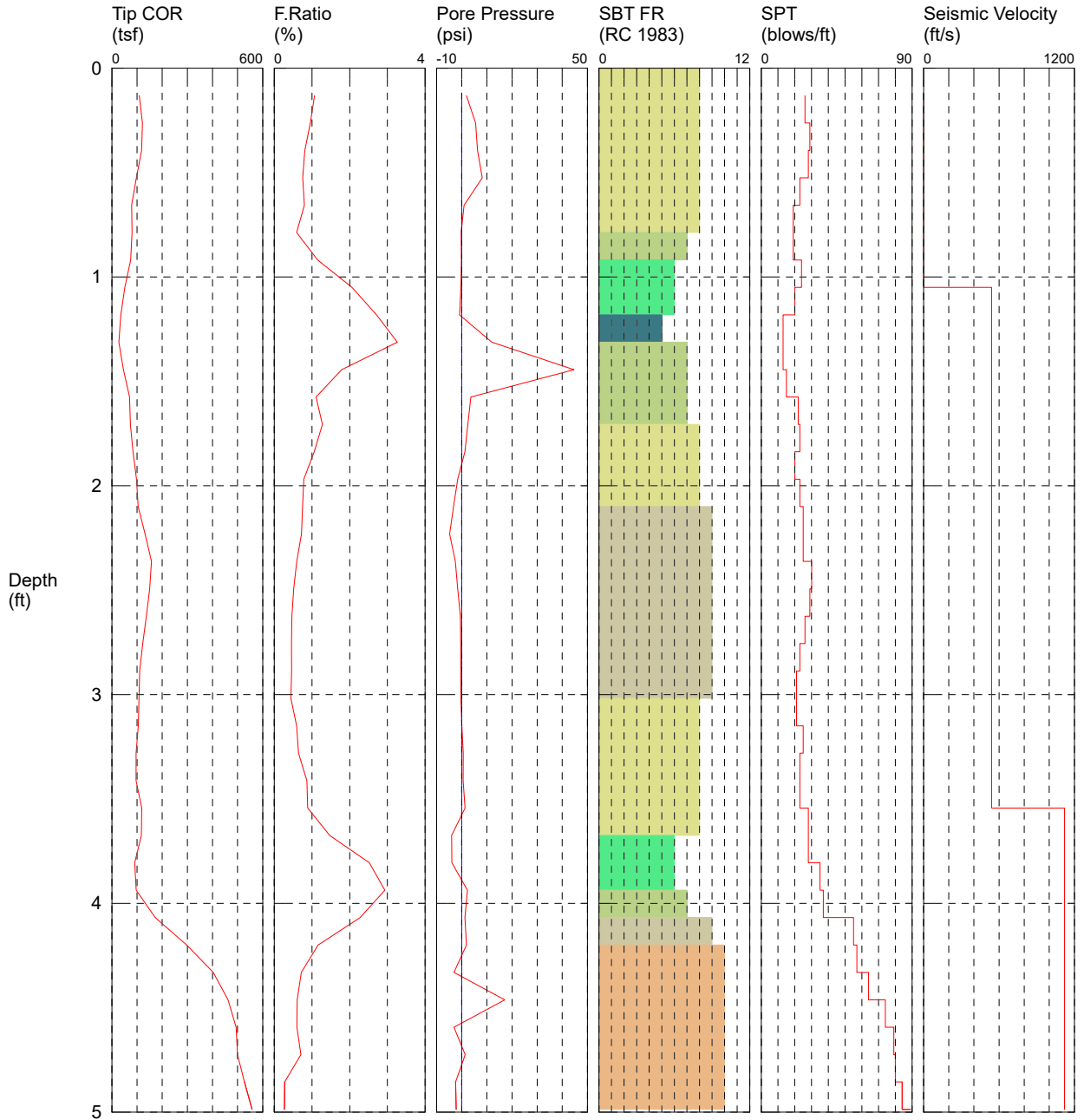
CPT Logs



CPT-01

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

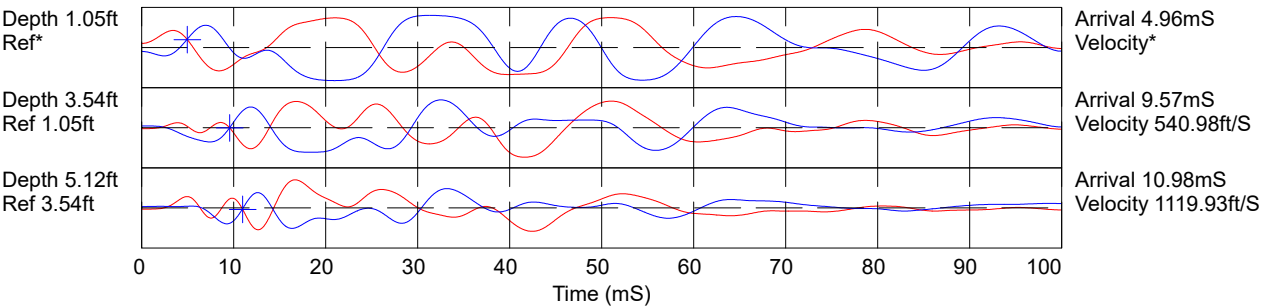
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CONE ID: DDG1351
TEST DATE: 7/19/2022 9:22:03 AM
Predrill: 0 ft
Backfill: 20% Bentonite Slurry + Bentonite Chip
Surface Patch: None



- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

HOLE NUMBER: CPT-01



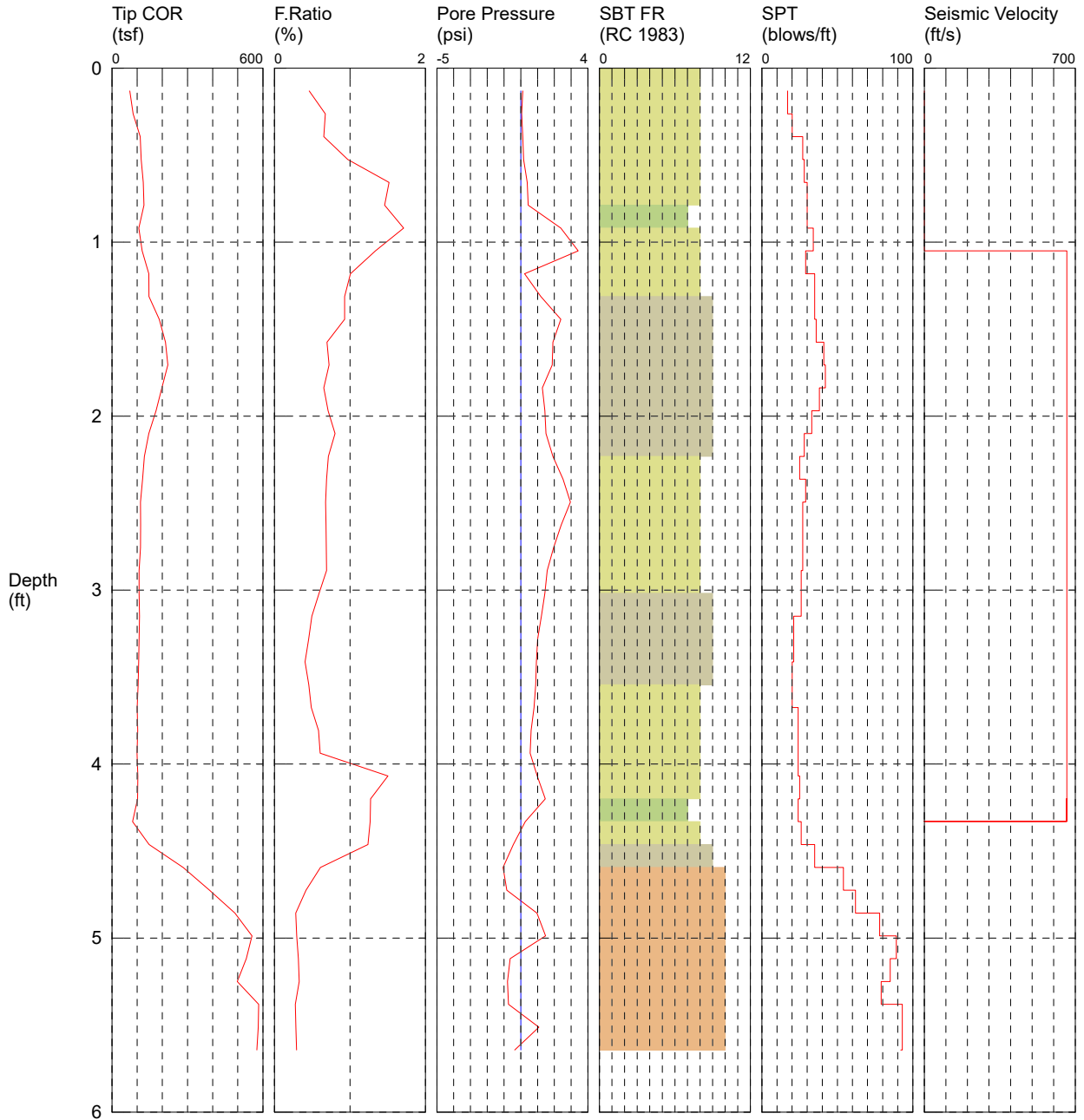
Hammer to Rod String Distance (ft): 0.00
* = Not Determined



CPT-01A

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

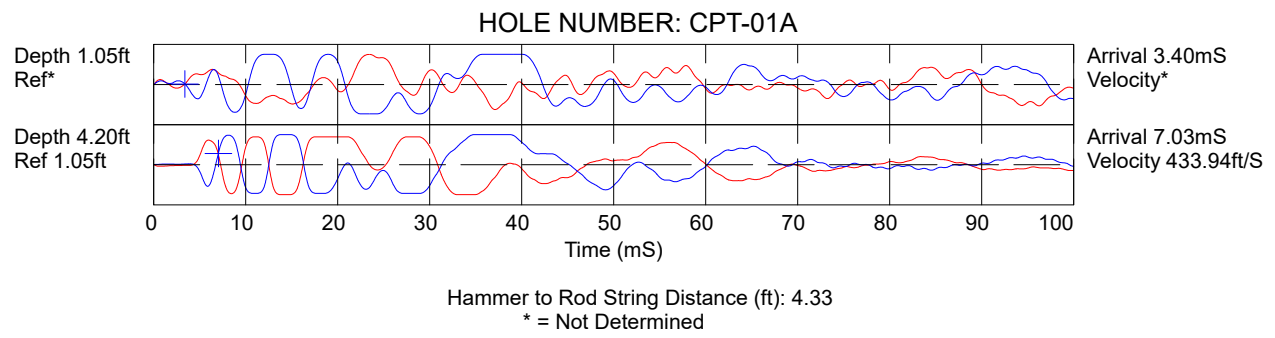
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CONE ID: DDG1351
TEST DATE: 7/19/2022 9:42:25 AM
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Backfill: 20% Bentonite Slurry + Bentonite Chip
Surface Patch: None



TOTAL DEPTH: 5.643 ft

- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

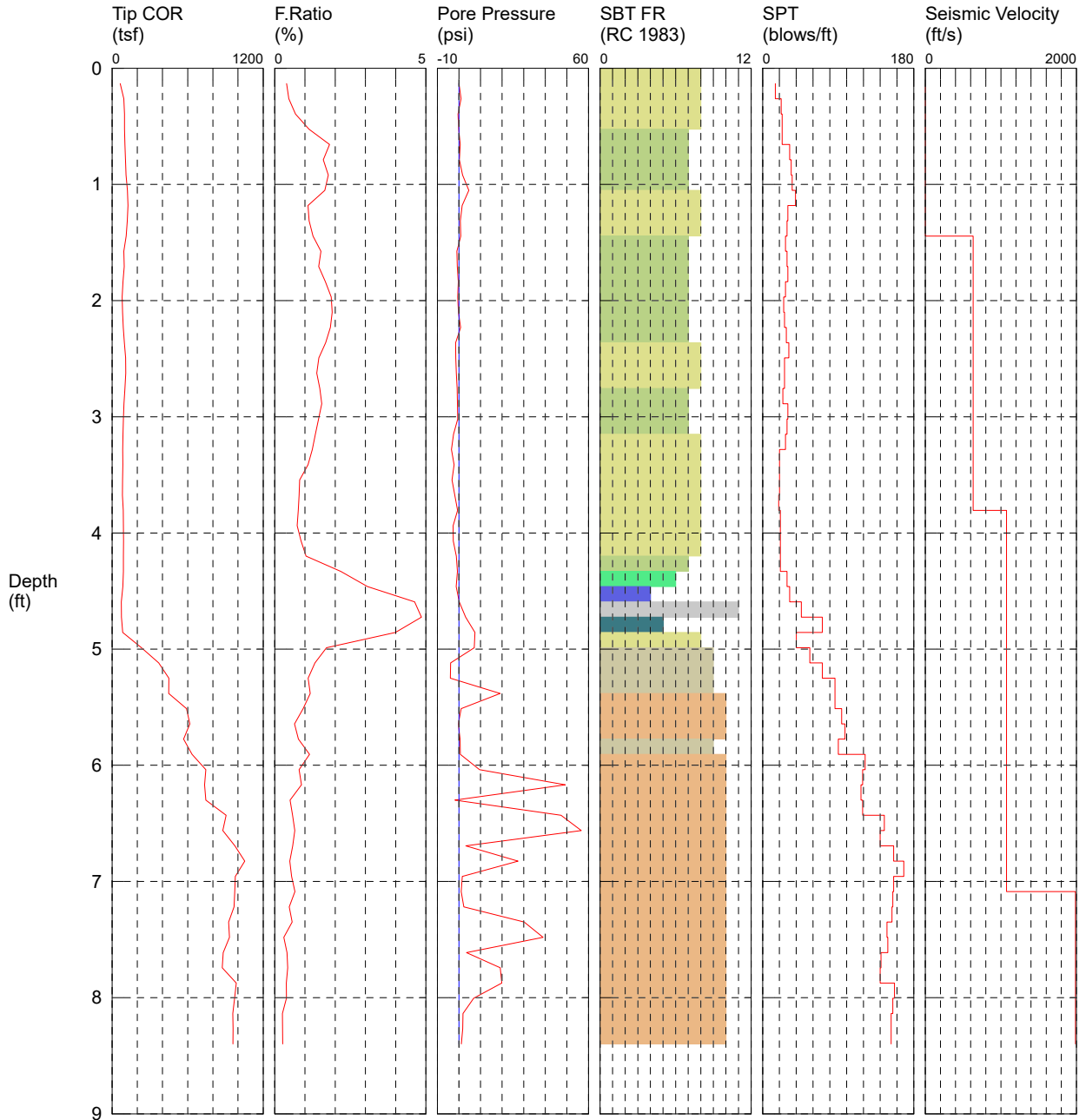




CPT-01B

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

OPERATOR: Forinash/Okbay
CONE ID: DDG1263
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Backfill: 20% Bentonite Slurry + Bentonite Chip
Surface Patch: None

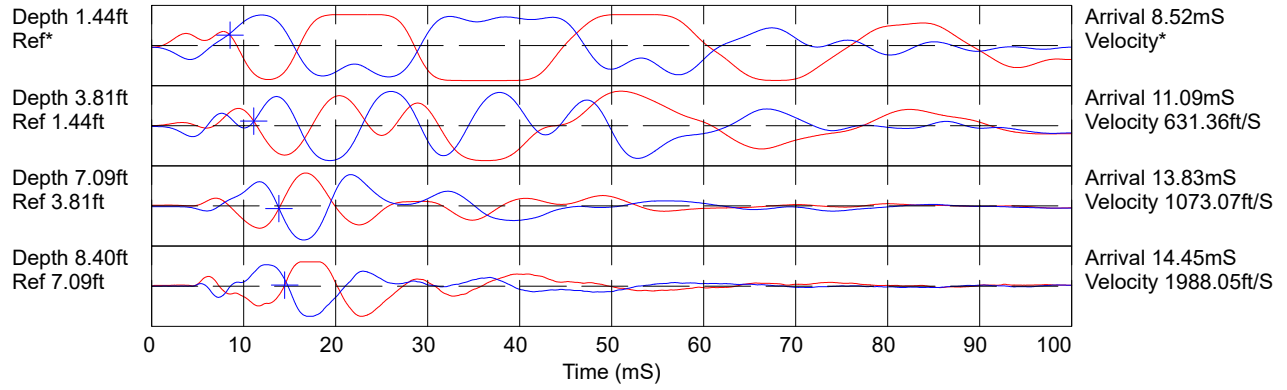


TOTAL DEPTH: 8.399 ft

- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

HOLE NUMBER: CPT-01B



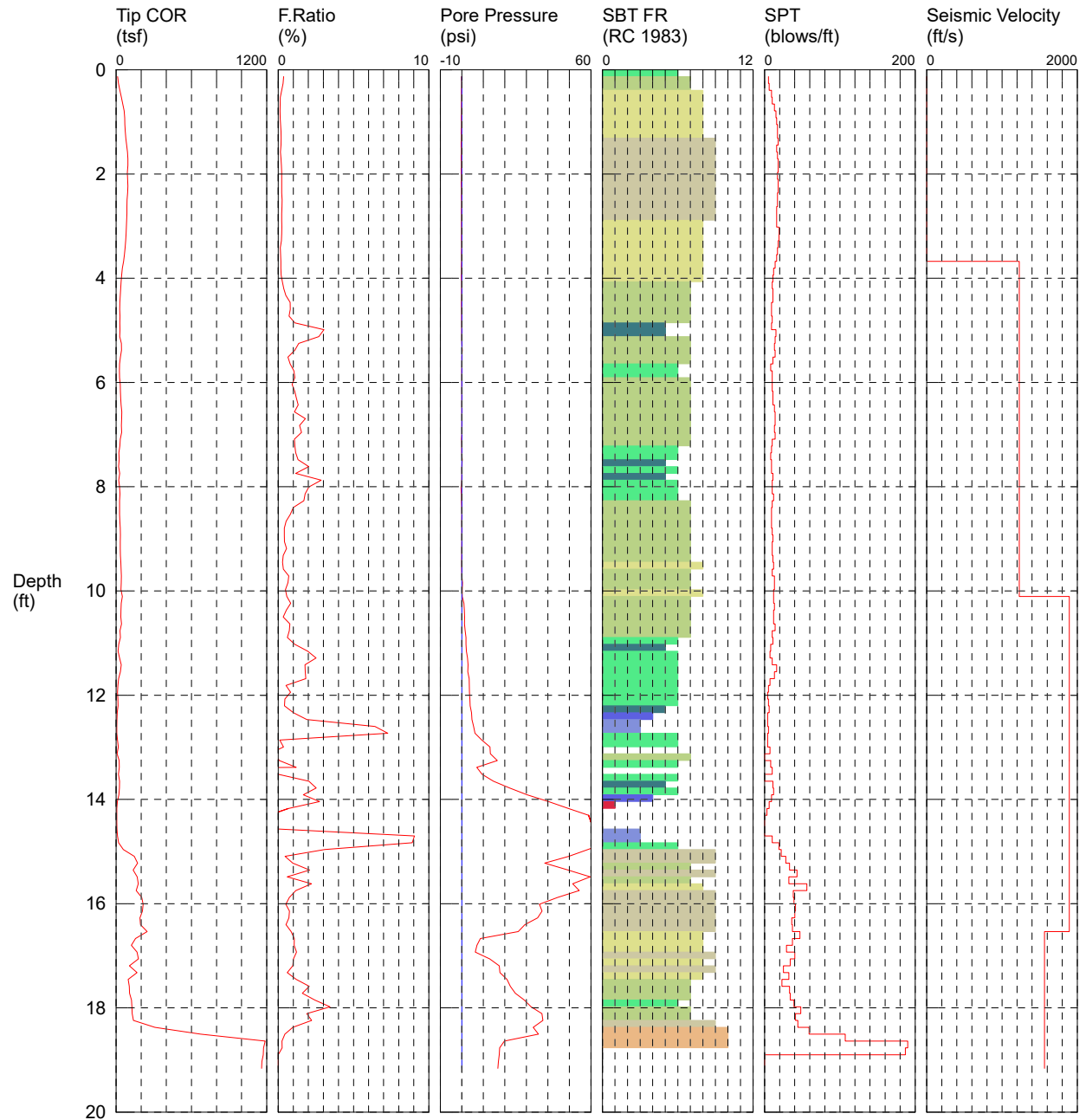
Hammer to Rod String Distance (ft): 2.62
* = Not Determined



CPT-01C

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

OPERATOR: Forinash/Okbay
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TEST DATE: 7/19/2022 1:13:49 PM
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Surface Patch: None

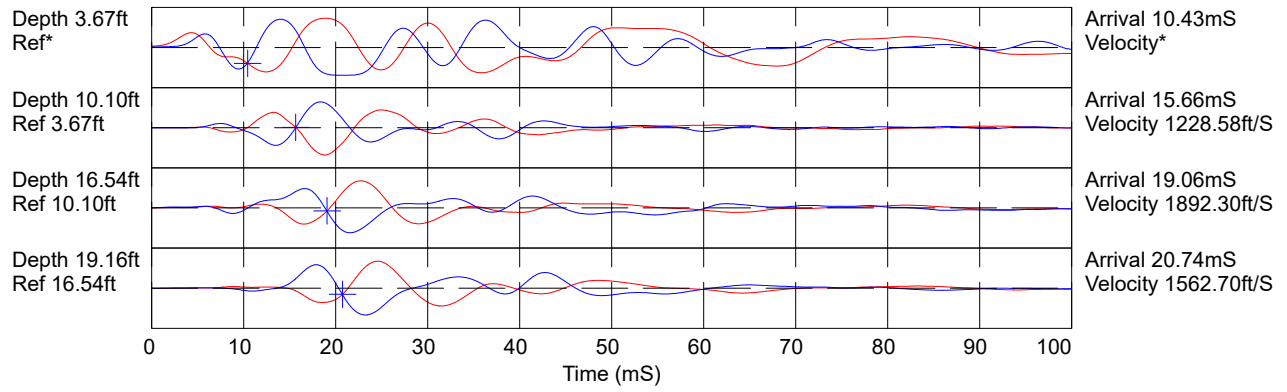


TOTAL DEPTH: 19.160 ft

- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
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| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

*SBT/SPT CORRELATION: UBC-1983

HOLE NUMBER: CPT-01C



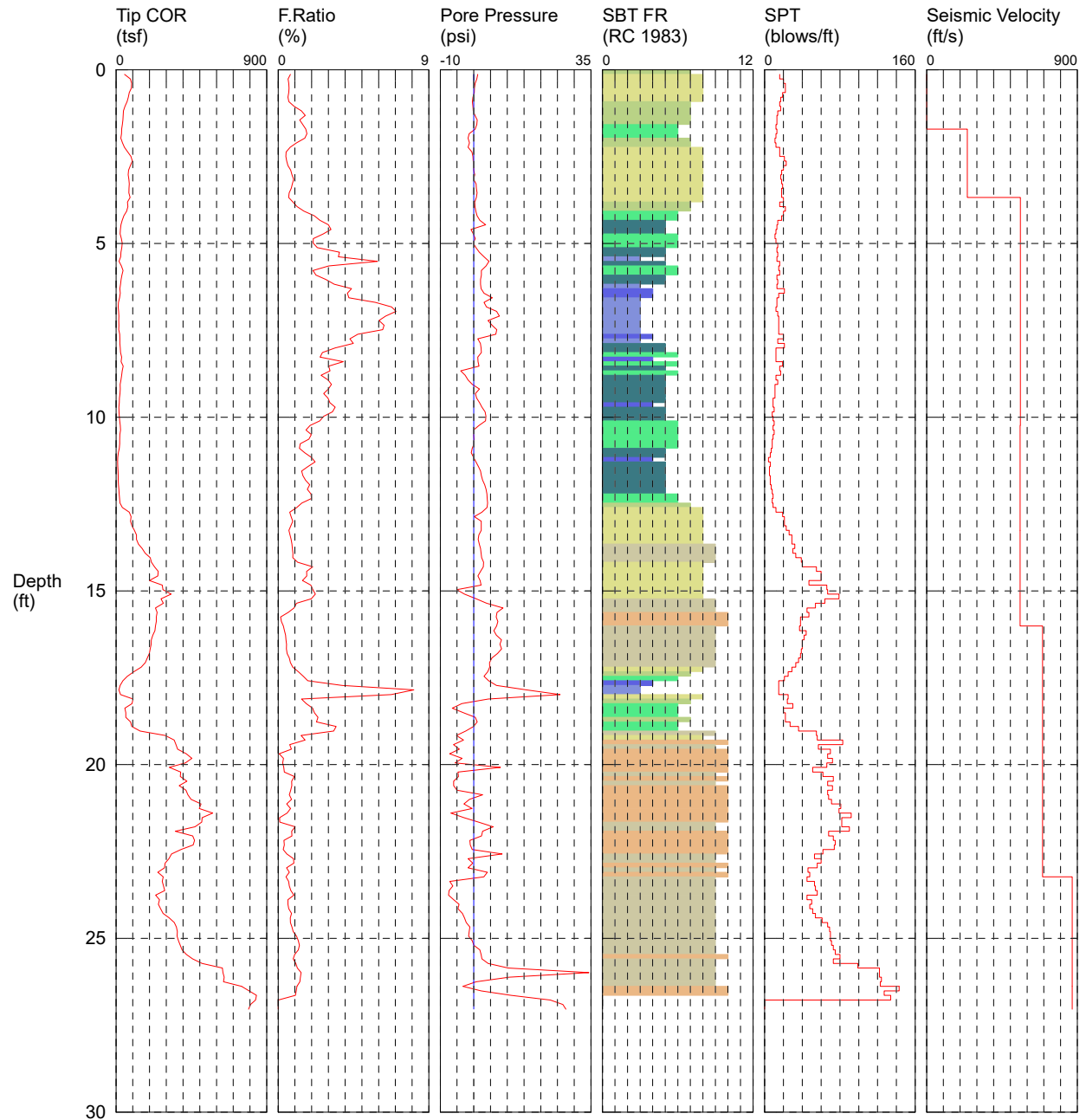
Hammer to Rod String Distance (ft): 0.00
* = Not Determined



CPT-02

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

OPERATOR: Forinash/Okbay
CONE ID: DDG1263
TEST DATE: 7/19/2022 10:42:29 AM
Predrill: 0 ft
Backfill: 20% Bentonite Slurry + Bentonite Chip
Surface Patch: None



TOTAL DEPTH: 27.034 ft

- | | | | |
|--------------------------|-----------------------------|----------------------------|--------------------------------|
| 1 sensitive fine grained | 4 silty clay to clay | 7 silty sand to sandy silt | 10 gravelly sand to sand |
| 2 organic material | 5 clayey silt to silty clay | 8 sand to silty sand | 11 very stiff fine grained (*) |
| 3 clay | 6 sandy silt to clayey silt | 9 sand | 12 sand to clayey sand (*) |

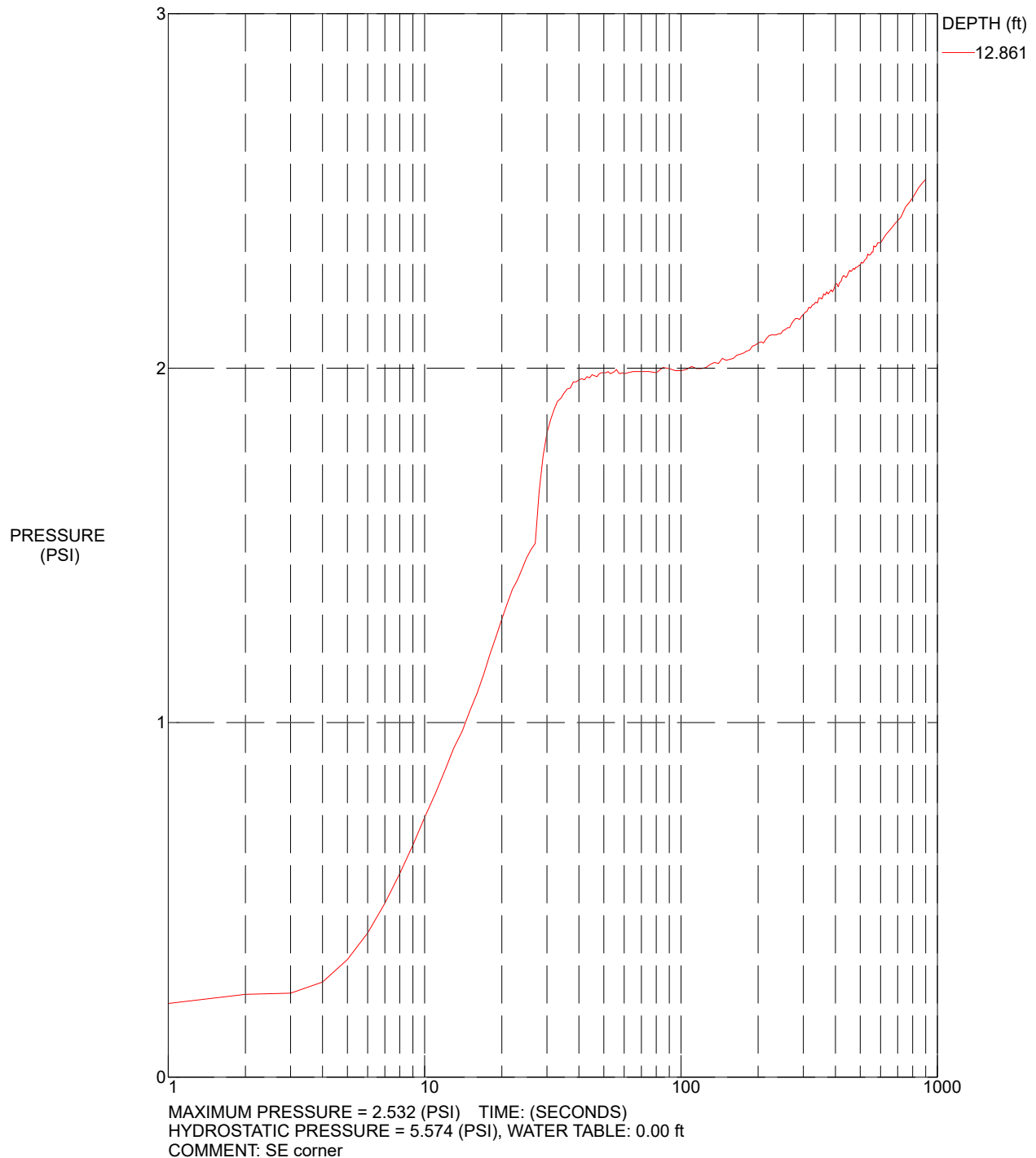
*SBT/SPT CORRELATION: UBC-1983



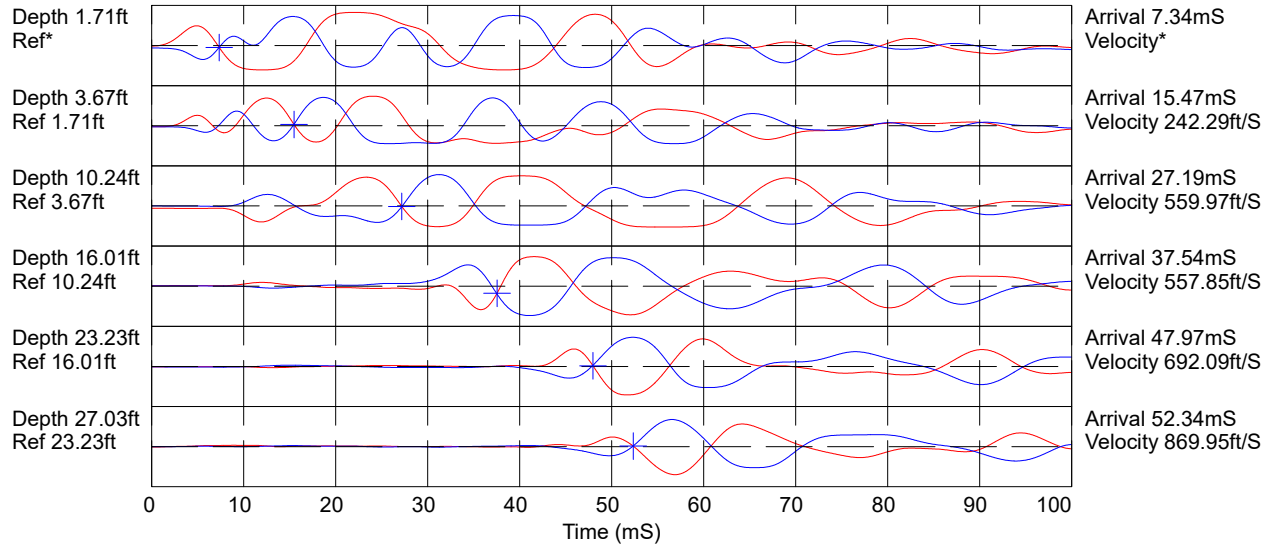
HOLE NUMBER CPT-02

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

OPERATOR: Forinash/Okbay
CONE ID: DDG1263
TEST DATE: 7/19/2022 10:42:29 AM
Predrill: 0 ft
Backfill: 20% Bentonite Slurry + Bentonite Chip
Surface Patch: None



HOLE NUMBER: CPT-02



Hammer to Rod String Distance (ft): 0.00

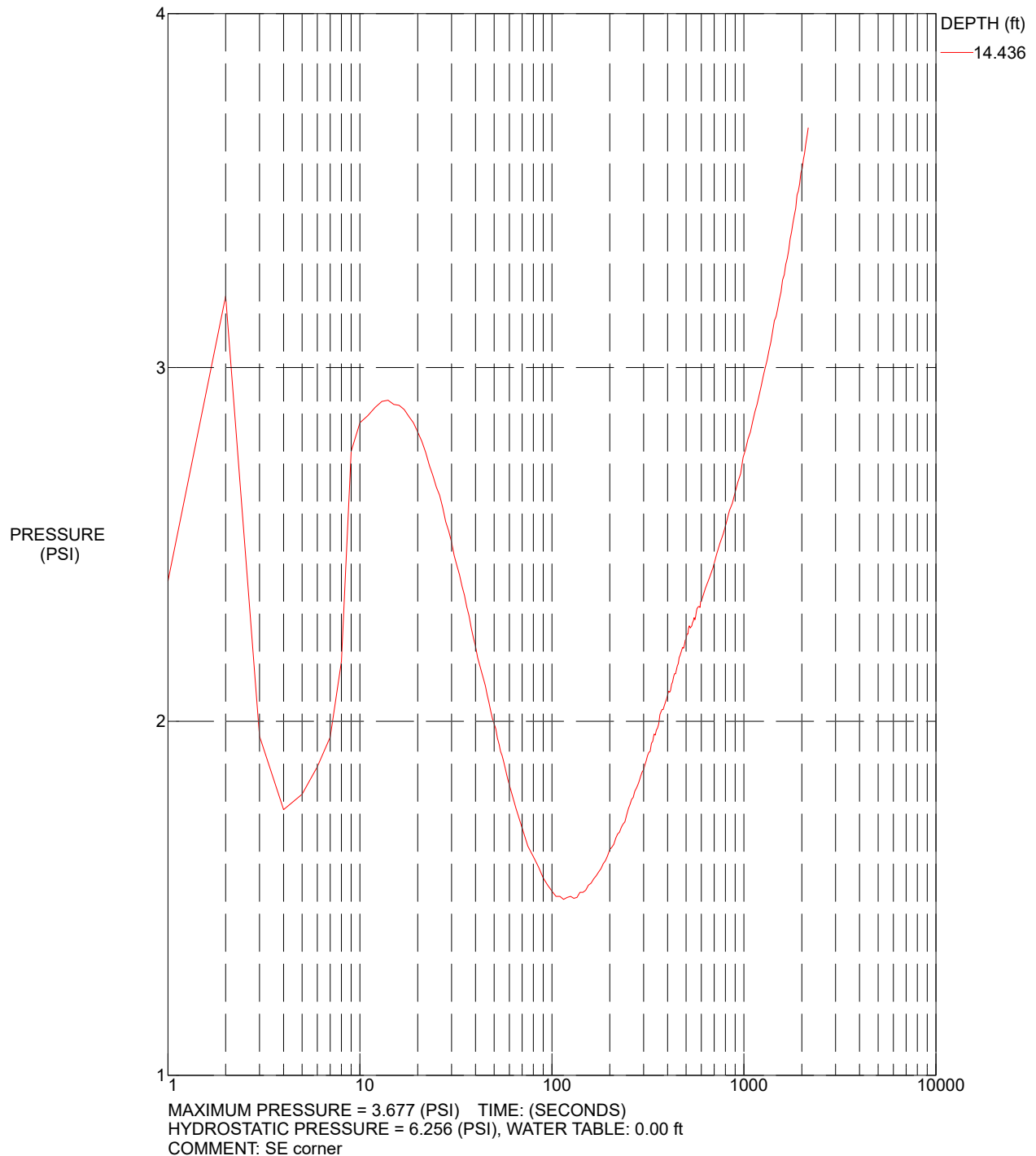
* = Not Determined



HOLE NUMBER CPT-02

CPT Contractor: In Situ Engineering
CUSTOMER: Landau Associates
LOCATION: Olympia
JOB NUMBER: N/A

OPERATOR: Forinash/Okbay
CONE ID: DDG1263
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Surface Patch: None



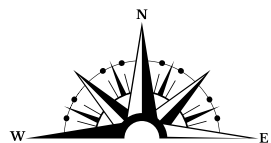
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South Puget Sound Community College Olympia, WA

Wetland Reconnaissance and Mitigation Study

December 20, 2024

Prepared for
Laura Price, Director of Facilities
Olympia, WA



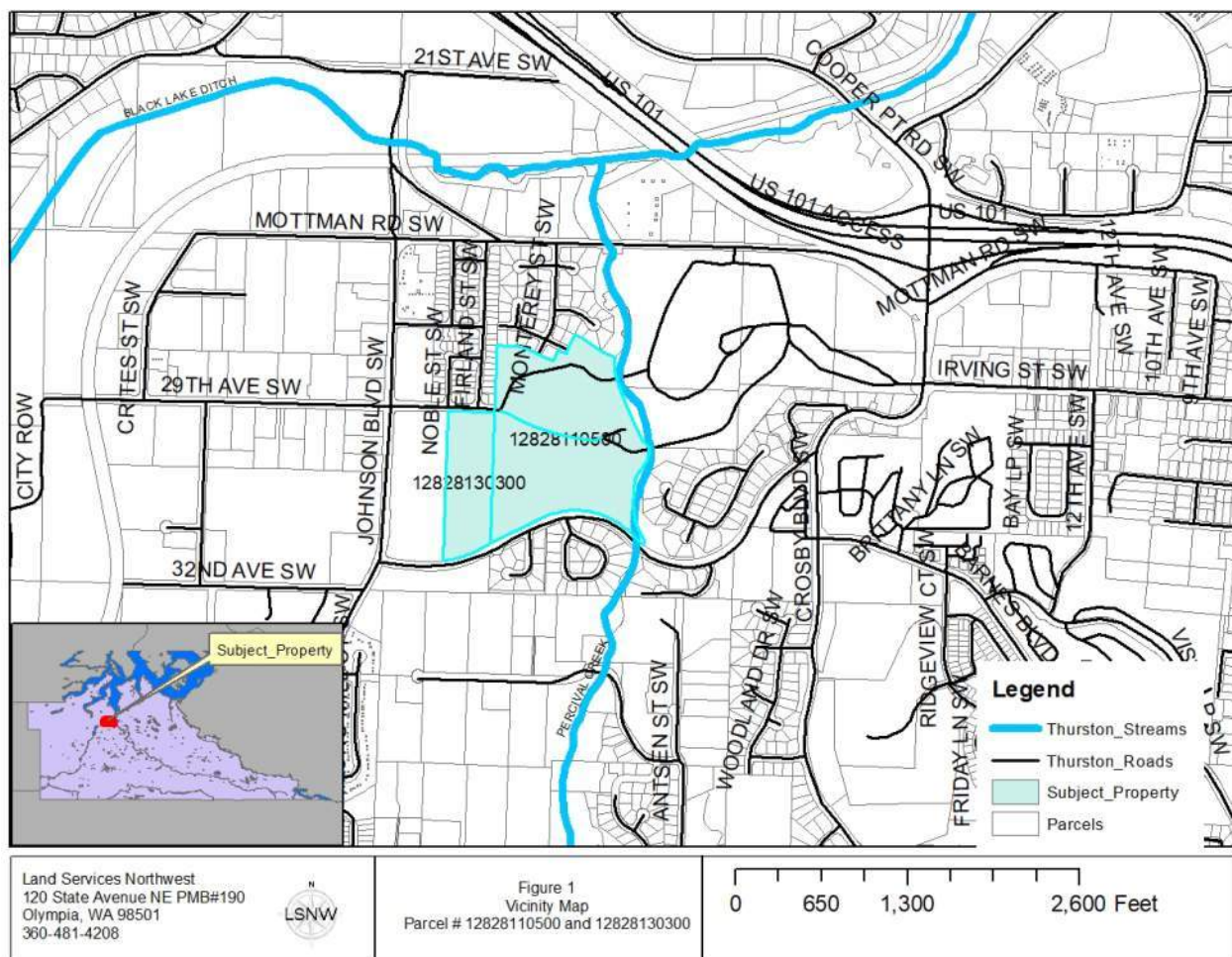
Land Services Northwest
Alex Callender MS, PWS
120 State Ave NE PMB 190, Olympia, WA, 98501
360.481.4208

INTRODUCTION

This report is the result of a critical areas study on a portion of parcel #12828110500 and #12828130300 located at 2011 MOTTMAN RD SW in the City of Olympia, Washington (**Figure 1**).

The purpose of this report is to 1) roughly identify wetland boundaries 2) identify expected impacts to wetlands or critical areas and their buffers due to a planned project, and 3) identify buffer reductions available in code, and apply conservation measures to off-set any critical areas or buffer impacts expected by the project for the purpose of a developing a Master Planning Document in the future.

This report should provide information to allow the City of Olympia to decide whether any development in the project area should be exempt from or require further critical area review.



WETLAND RECONNAISSANCE

Determination Guidelines

Land Services Northwest based its wetland identification and delineation upon the 1987 Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the regional specificity found in Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (USACE, 2010). Generally, as outlined in the manuals, wetlands are distinguished from other landforms by three criteria: 1) hydrophytic vegetation, 2) hydric soils, and 3) wetland hydrology.

General Field Guidelines

Plant species were identified according to the taxonomy in *Flora of the Pacific Northwest* (Hitchcock and Cronquist, 1973), and the wetland status of plant species was assigned according to: *The National Wetland Plant List: 2016* (Lichvar, 2016). Wetland classes were determined by the U.S. Fish and Wildlife Service's system of wetland classification (FGDC, 2013). The wetland determination was based on soils, vegetation, and hydrology characteristics indicative of wetland conditions.

The Corps Manual and Supplement describes soil, vegetation, and hydrological indicators of wetlands. A hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (National Technical Committee for Hydric Soils, 1994). Anaerobic conditions cause redoximorphic features to develop, which can be evidenced through the observation of mottling or gleying in the soil. Soils are hydric if they match the indicators in the supplement or meet the technical definition.

A soils evaluation was performed to determine if the area contained hydric soils. Additional test plots were sampled to gauge wetland indicators and characteristics. Soils are normally excavated to 18 inches or more below the surface within a test pit to evaluate soil characteristics and hydrological conditions in both wetland and upland areas. Soil chroma (color) is evaluated using the *Munsell Color Chart* (Munsell Color, 1988).

The COE describes a wetland rating system for plants. Each plant species is assigned a probability of occurrence within wetlands, which is referred to as its wetland status. The wetland plant indicator system is as follows:

Table 1 Indicator Status Ratings

Indicator Status	Abrv.	Definitions - Short Version ()
Obligate	OBL	Almost always occur in wetlands.
Facultative Wetland	FACW	Usually occur in wetlands but may occur in non-wetlands.
Facultative	FAC	Occur in wetlands and nonwetlands.
Facultative Upland	FACU	Usually occur in non-wetlands but may occur in wetlands.
Upland	UPL	Almost never occur in wetlands.
		(USACE, 2016)

In general, under the Federal methodology, more than 50 percent of the predominant plant species within a test plot must be rated FAC or wetter (i.e., FACW, OBL) to satisfy the wetland criteria for hydrophytic vegetation. Dominant species are those when ranked comprise 50% of the total or those that have a percent cover greater or equal to 20 percent within the test plot. Only dominant plant species were considered in the data analysis.

If wetland hydrology, including pooling, ponding, and soil saturation, is not clearly evident, hydrological conditions may be observed through surface or soil indicators. Indicators of hydrological conditions include drainage patterns, drift lines, sediment deposition, watermarks, historic records, visual observation of saturated soils, and visual observation of inundation.

Field Survey

A wetland reconnaissance was performed by Land Services Northwest biologist, Alex Callender, on February 16 and 21, 2024, to roughly identify wetlands, streams, and other habitats present on the subject property.

Alex Callender is a Professional Wetland Scientist and has 20 years of experience in these types of studies.

Observations were made of the general plant communities, wildlife habitats, and the locations of potential streams and wetland areas. Present and past land-use practices were also noted, as were significant geological and hydrological features.

Once likely wetland areas were located, the Routine Onsite Determination Method was used to identify the presence of wetland parameters and to determine the outer edge of the wetlands using the procedures outlined in the *Corps of Engineers Wetland Delineation Manual* (Environmental Laboratory, 1987).

The Routine Onsite Determination Method was used in areas that maintained normal circumstances, were not significantly disturbed, and were not potential problem areas.

Test pits were dug February 16, 2024, to develop a better understanding of soil profiles onsite. Soils were excavated to 18 inches or more below the surface within the test pits to evaluate soil characteristics and hydrological conditions throughout the site. Soil chroma (color) is evaluated using the *Munsell Color Chart* (Munsell Color, 1988).

Findings: Wetland A is a regulated approximately 5.76-acre depressional wetland with associated stormwater features, found on and offsite in the vicinity of the south end of the Athletic fields on the South Puget Sound Community College (SPSCC) Campus (**Figure 2**).

The wetland edge was found to the south of the athletic fields at the edge of the fill pad about 6 inches above the base of the slope for the fields. There is a wooded swale between the storm pond to the west at the base of the storm pond slope that flows toward and becomes part of the wetland. There is also a swale between the mitigation plantings to the east and the soccer field and a grass swale between the two fields that serves to drain the fields.

It does not appear that much water was draining from this area during the February 16, 2024, site visit or during a subsequent visit on February 21, 2024. There were periods of rain before and during these visits and water did not appear to be draining like it does in the western swale.

The wetland edge is stable due to an effective drain. Water does not get much higher than the drain and results from the 2024 reconnaissance were similar to a delineation in 2005. The main change is that the mitigation areas have been successfully growing since they were installed. The wetland now has the added benefit of nutrient uptake, erosion control, sediment filtration, food source and screening that the mitigation was designed to provide.

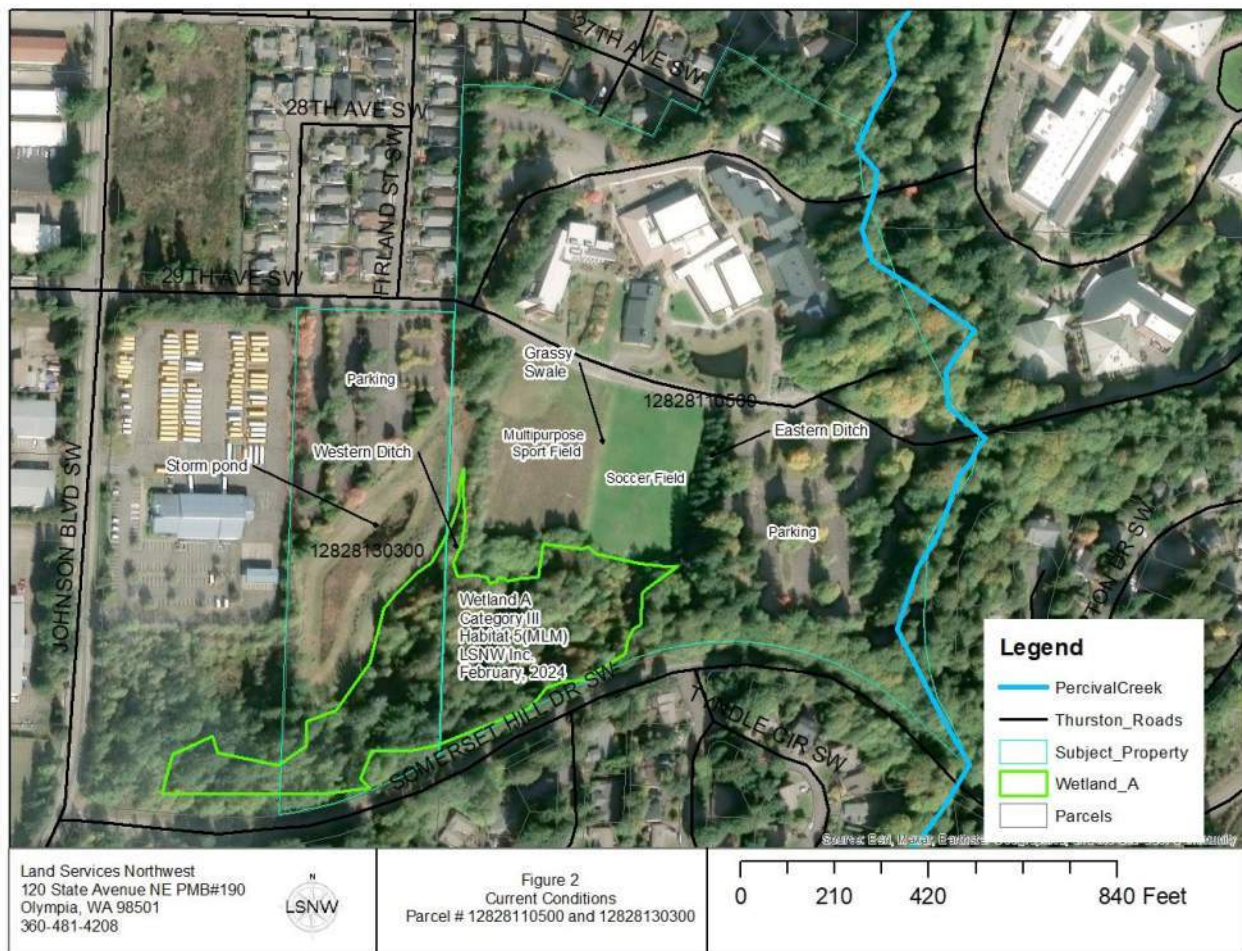


Figure 2 – Current Conditions

Regulatory Review

Jurisdiction

The South Puget Sound Community College Campus is found in both Olympia and Tumwater jurisdictions. The proposed development will be located in the City of Olympia, however, we have provided the City of Tumwater Code for reference as other developments may require it as wetland A is in Olympia and Tumwater jurisdictions (**Figure 3**).

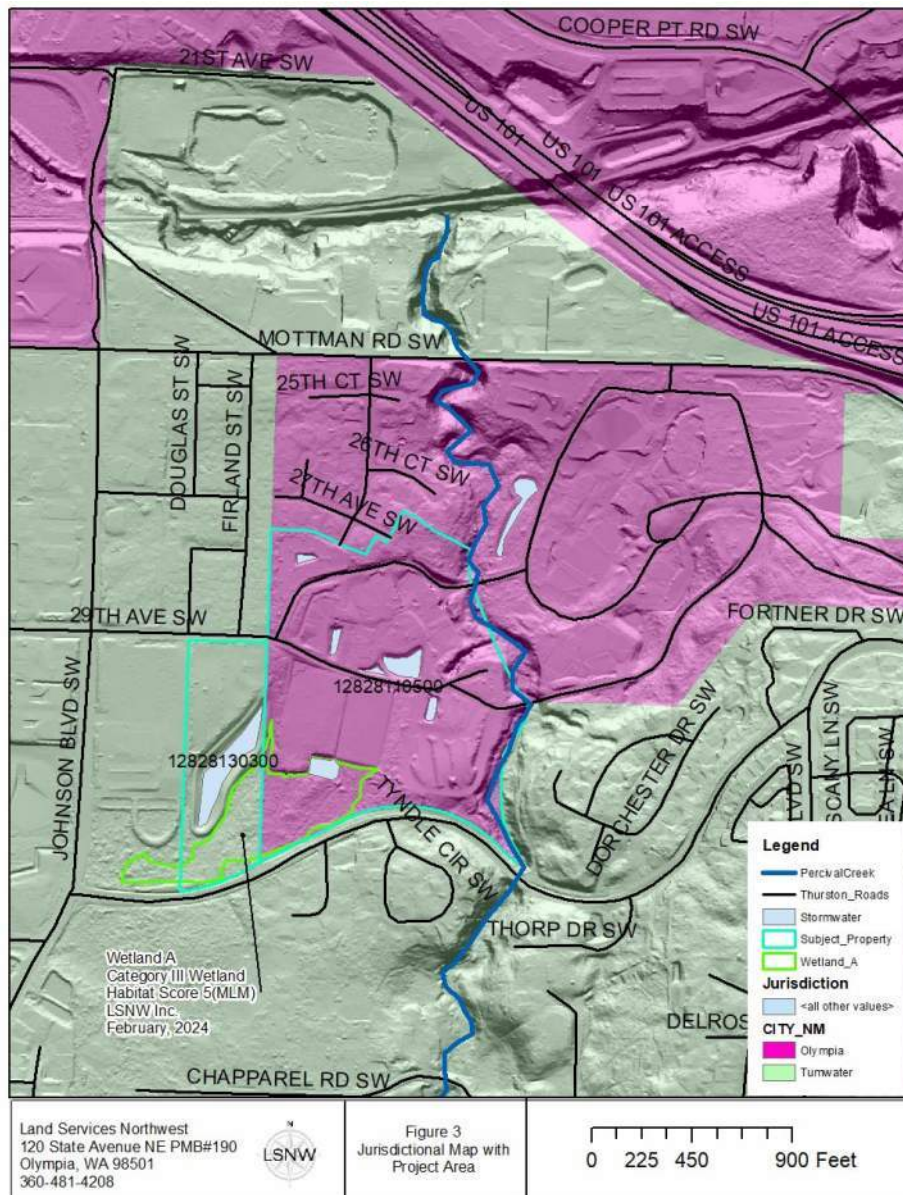


Figure 3 – Jurisdictional Map

Olympia

The wetland was rated with the Wetland Ratings System for Western Washington (Hruby, 2014) in accordance with City of Olympia Code. Wetland A was rated as a Category III wetland with an overall score of 19 and a habitat score of five (MLM). According to OMC 18.32.535 Wetlands – Wetland Buffers the standard buffer would be 140-feet.

Olympia code must follow the mitigation sequence which is found in OMC 18.32.135 General Provisions – Mitigation Sequencing and General Measure which states:

A. Applicants shall demonstrate that all reasonable alternatives have been examined with the intent to avoid and minimize impacts to critical areas. When alteration to a critical area is proposed, the alteration shall be avoided, minimized, or compensated in the following order of preference:

1. Avoiding the impact altogether by not taking a certain action or parts of an action;

The applicant has worked hard to avoid impacts. Reduction efforts have included changing the configuration of the building and moving the location of the building to avoid all impacts to wetlands and their buffers, so no impacts are now expected to the wetland or its buffers due to the project.

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;

The size of the building is limited to that which would fit into the available building area. Some impacts to existing upland mitigation area will be required, but that will provide an opportunity to improve the remaining wetlands and buffers as well as create new buffer mitigation in places that will have a greater effect to the wetland and its ecological functions.

3. Rectifying the impact by repairing, rehabilitating or restoring the affected environment;

The proposal is to restore the areas in and along the edge of the wetland.

4. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action;

A ten-year monitoring and maintenance plan will follow.

5. Compensating for the impact by replacing, enhancing or providing substitute resources or environments;

There will be an equivalent amount of enhancement mitigation to maintain wetland ecological functions.

6. Monitoring the impact and taking appropriate corrective measures.

Mitigation for individual actions may include a combination of the above measures.

B. Unavoidable impacts to critical areas often can and should be minimized by sensitive site design and deliberate actions during construction and implementation.

We have produced a sensitive site design that will not impact the wetland or its buffers.

The City of Olympia recognizes some developments as existing, which can be modified without further critical area review under 18.37.070 Nonconforming Structures and Uses Within Critical Area Buffers which states:

A. Existing structures and uses. Existing structures and uses which are located within a critical area or its buffer prior to the effective date of Chapter [18.32](#), which is June 20, 2005, may continue pursuant to the provisions of this Chapter.

The existing structure would be the athletic fields. The fields were built before June 20, 2005 (Figure 4).



Figure 4 – Soccer Fields and Parking Lots in place in 2003

B. Appurtenant structures and related development. If there is **no negative impact to critical area buffers**, the Department may include as “existing structures and uses,” pursuant to OMC [18.37.070\(A\)](#) appurtenant structures and related development such as but not be limited to: garages, out-buildings, lawns, landscaping, gardens, athletic fields, sport courts, picnic areas, play equipment, trails and driveways which also existed prior to the effective date of Chapter [18.32](#).

The related structures and appurtenances would comprise the athletic fields which would meet the related development as a sports court. The adjacent area is also maintained as lawn for baseball and spectators, so it too would meet the intent, and be included as an existing structure and use.

C. Critical area review. That portion of a parcel which contains existing structure, appurtenant structures, and related development as defined by OMC [18.37.010\(A\)](#) and [18.37.070\(B\)](#), shall be exempt from further review of OMC Chapter [18.32](#), except as provided in OMC [18.32.215](#). Expansion or additions of structures and uses listed in OMC [18.37.070\(A\)](#) and [18.37.070\(B\)](#) into undisturbed parts of the property which are within a critical area or its buffer will require a critical area review per OMC Chapter [18.32](#).

None of the structures that are proposed will be entering into any regulated undisturbed areas and should be exempt from further critical area review.

Tumwater

These same wetland ratings used for the city of Olympia can be used to make a determination of the buffer according to the City of Tumwater Code.

It should be noted that the City of Tumwater does have jurisdiction nearby, but not necessarily in the study area, which is in the City of Olympia jurisdiction. However, the wetland does extend into portions of the City of Tumwater and if work were needed, we would consider the code applying to the City of Tumwater CAO for wetlands, streams and other critical areas where appropriate.

The City of Tumwater uses land use intensity. This Category III wetland with a habitat score of five (MLM) would carry a 150-foot-high intensity land use buffer which could be reduced from a high intensity buffer to a 110-foot moderate intensity buffer if the following are done In TMC 28.170.C.

C. Buffer Width Reduction. The buffer widths recommended for land uses with high-intensity impacts to wetlands can be reduced to those widths recommended for moderate-intensity impacts under the following conditions:

Table 16.28.170(3): Category III Wetland Buffer Widths

(Buffers for wetlands scoring sixteen to nineteen points for all functions)

Wetland Characteristics	Buffer Widths by Impact of Proposed Land Use	Other Measures Recommended for Protection
Moderate level of function for habitat (score for habitat 5 – 7 points) If wetland scores 8 – 9 habitat points, use Table 16.28.170(2) : Category II Wetland Buffer Widths	Low – 75 ft Moderate – 110 ft High – 150 ft	No recommendations at this time (1)
Score for habitat 3 – 4 points	Low – 40 ft Moderate – 60 ft High – 80 ft	No recommendations at this time (1)

Table 16.28.170(3) Explanatory Notes:

1. For wetlands that score moderate or high for habitat (five points or more), the width of the buffer around the wetland can be reduced if both the following criteria are met:
 - a. A relatively undisturbed vegetated corridor at least one hundred feet wide is protected between the wetland and any other priority habitats as defined by the Washington State Department of Fish and Wildlife. The corridor must be protected for the entire distance between the wetland and the priority habitat via some type of legal protection such as a conservation easement; and

- b. Measures to minimize the impacts of different land uses on wetlands, such as the examples summarized in Table 16.28.170(5), are applied.

The table 16.28.170(5) is shown below.

Table 16.28.170(5): Measures to Minimize Impacts to Wetlands

Examples of Disturbance	Examples of Measures to Minimize Impacts	Activities That Cause the Disturbance
Lights	Direct lights away from wetland	Parking lots, warehouses, manufacturing, residential
Noise	Locate activity that generates noise away from wetland	Manufacturing, residential
Toxic runoff (1)	Route all new runoff away from wetland while ensuring that wetland is not dewatered Establish covenants limiting use of pesticides within 150 ft of wetland Apply integrated pest management	Parking lots, roads, manufacturing, residential areas, application of agricultural pesticides, landscaping
Stormwater runoff	Retrofit stormwater detention and treatment for roads and existing adjacent development Prevent channelized flow from lawns that directly enters the buffer	Parking lots, roads, manufacturing, residential areas, commercial, landscaping
Change in water regime	Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns	Impermeable surfaces, lawns, tilling
Pets and human disturbance	Use privacy fencing Plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion Place wetland and its buffer in a separate tract	Residential areas
Dust	Utilize best management practices to control dust	Tilled fields

Table 16.28.170(5) Explanatory Notes:

- (1) These examples are not necessarily adequate to meet the rules for minimizing toxic runoff if threatened or endangered species are present at the site.

Tumwater allows for a reduction of the buffer, where roads or structures lie within the buffer. The sport fields are a built facility that has a prism and would serve the same function as it is a relatively impervious surface created for a specific use. Putting a building on this surface would not increase the land use

intensity as it would remain impervious, and no increase of runoff would occur here. The college will likely provide enhancements to the buffer surrounding the field and add a fence which does not now exist so the buffer functions will not suffer due to the proposed development.

D. Reductions in Buffer Widths Where Existing Roads or Structures Lie Within the Buffer. Where a legally established, nonconforming use of the buffer exists, such as a road or structure that lies within the width of buffer recommended for that wetland, proposed actions in the buffer may be permitted as long as they do not increase the degree of nonconformity. This means no significant increase in the impacts to the wetland from activities in the buffer.

The City of Tumwater requires fencing in some instances where there is a reasonable expectation of encroachment of the buffer.

(2) I. Signs and Fencing of Wetlands.

(3) 1. Temporary Markers. The outer perimeter of the wetland or buffer and the limits of those areas to be disturbed pursuant to an approved permit or authorization shall be marked in the field in such a way as to ensure that no unauthorized intrusion will occur and is subject to inspection by the community development director prior to the commencement of permitted activities. This temporary marking shall be maintained throughout construction and shall not be removed until permanent signs, if required, are in place.

(4) 2. Permanent Signs. As a condition of any permit or authorization issued pursuant to these requirements, the community development director may require the applicant to install permanent signs along the boundary of a wetland or buffer. Permanent signs shall be made of an enamel coated metal face and attached to a metal post, or another untreated material of equal durability. Signs must be posted at an interval of one per lot or every fifty feet, whichever is less, and must be maintained by the property owner in perpetuity. The sign shall be worded as follows or with alternative language approved by the community development director:

(5) Protected Wetland Area

(6) Do Not Disturb

(7) Contact Tumwater Community Development 754-4180

(8) Regarding Uses and Restrictions

(9) 3. Fencing. The community development director shall determine if fencing is necessary to protect the functions and values of the critical area. If found to be necessary, the community development director shall condition any permit or authorization issued pursuant to these regulations to require the applicant to install a permanent fence at the edge of the wetland buffer, when fencing will prevent future impacts to the wetland. The applicant will be required to install a permanent fence around the wetland or buffer when domestic grazing animals are present or may be introduced on site.

The City also allows for buffer averaging which is not necessary in this case, as we are avoiding impacts, and would meet the code. Buffer Averaging is not proposed at this time.

E. Standard Wetland Buffer Width Averaging. Standard wetland buffer zones may be modified by averaging buffer widths if it will improve the protection of wetland functions, or if it is the only way to allow for reasonable use of a parcel.

Averaging cannot be used in conjunction with the provisions for reductions in buffer widths. Wetland buffer width averaging shall be allowed to improve wetland protection only where a qualified wetlands professional demonstrates all of the following:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a category I area adjacent to a lower rated area;
2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion;
3. The total area contained in the buffer area after averaging is not less than that which would be contained within the standard buffer; and
4. The buffer at its narrowest point is never less than three-fourths of the required width.

We should not need any buffer averaging. The 110-foot buffer Tumwater Buffer would not reach the development for either the Student housing or the Athletic bleachers or Sports Facility.

F. Averaging to allow reasonable use of a parcel may be permitted when all of the following are met:

1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging;
2. The averaged buffer will not result in degradation of the wetland’s functions and values as demonstrated in the critical area report;
3. The total buffer area after averaging is equal to the area required without averaging; and
4. The buffer at its narrowest point is never less than three-fourths of the required width.

G. Except as otherwise specified, wetland buffer zones shall be retained in their natural undisturbed condition. Where buffer disturbance has occurred during construction, revegetation with native vegetation may be required.

Project Proposal

Student Housing and Sports Field Improvements

The current project proposes soccer field improvements and student housing. All new work in undisturbed areas will be within previously developed areas or outside of the standard 140 -foot buffer, so no new impacts to wetlands will occur and wetland functions will be maintained. Existing disturbed areas would meet the exemptions or qualifications found in both the City of Olympia’s code as well as the City of Tumwater’s CAO as shown above. Both the City of Olympia and the City of Tumwater require that the project provide no net loss of wetland ecological functions. An assessment is provided to show that the project will maintain functions.

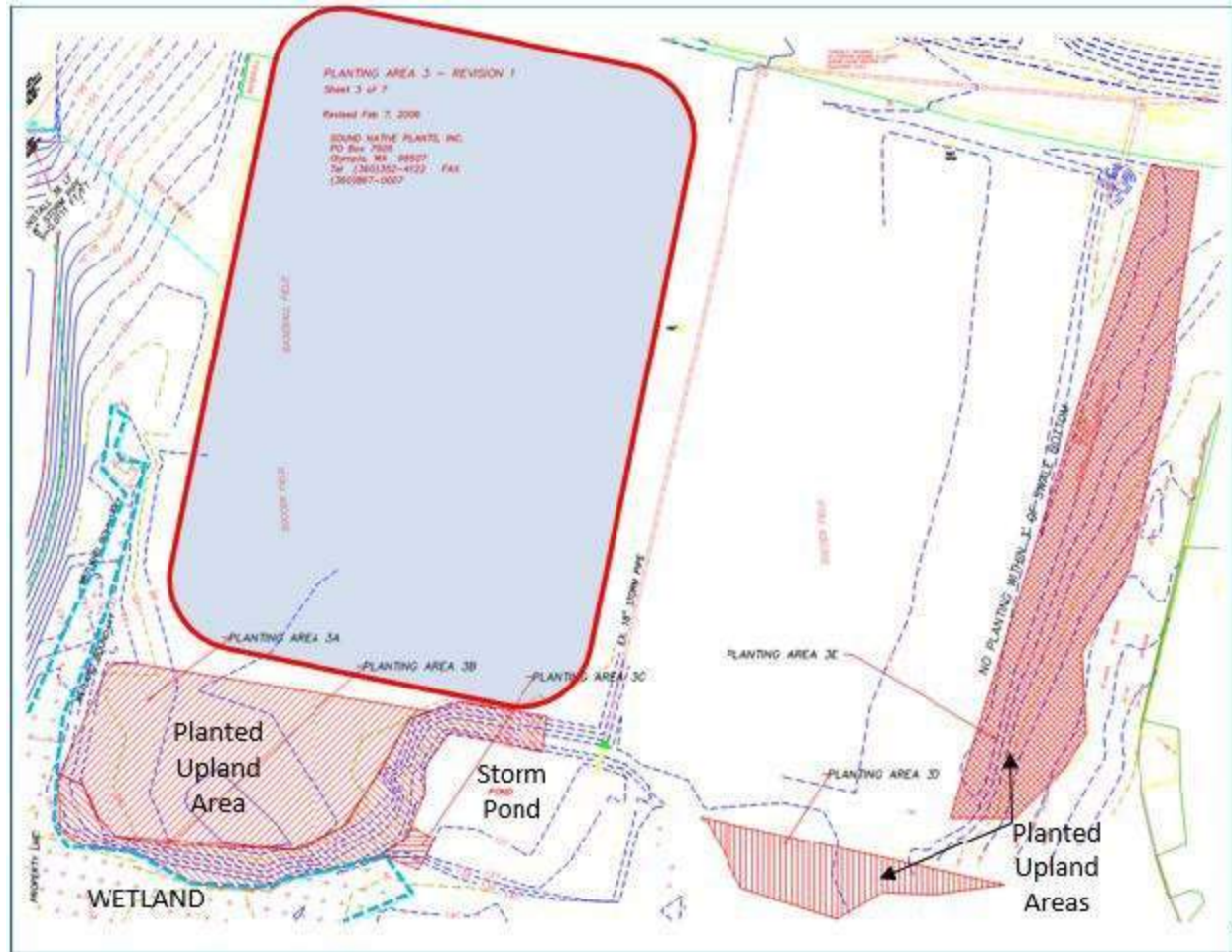
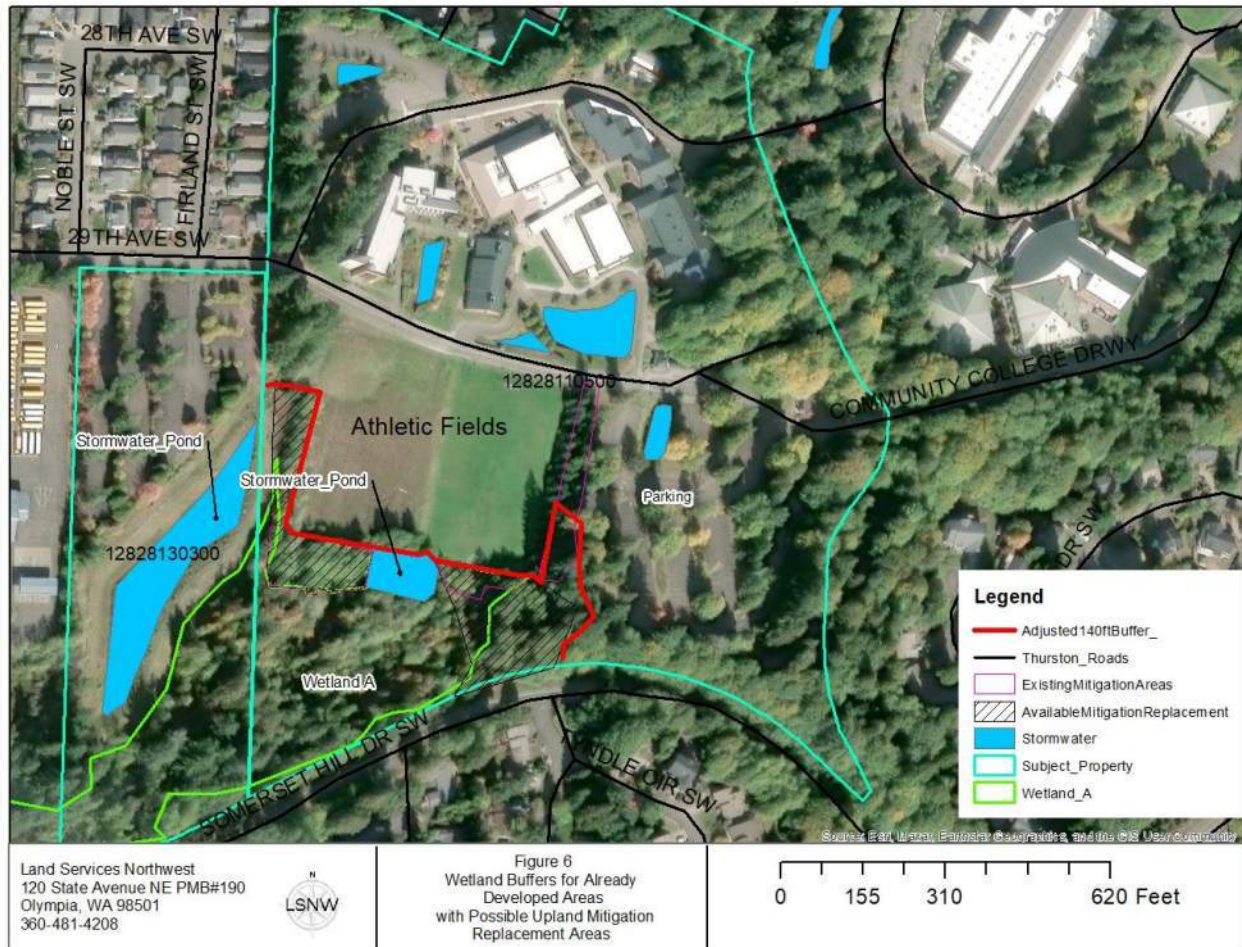


Figure 5 – Previously Existing Mitigation Near Project Areas

Mitigation Needs

The current conditions are the result of previous planning and execution of the project that resulted in the current athletic fields and their wetland mitigation plans. At that time, areas were designated for the mitigation of impacts due to the fields and parking. Mitigation was conducted south of the athletic fields and to the east of the athletic fields between the parking lot and a drainage swale along the eastern edge of the athletic fields (**Figure 5**).

The newly planned four-story student housing building will likely be located in a portion of the designated upland mitigation area, but outside of the standard 140-foot buffer. It is expected that the impacts to the existing planted upland mitigation areas could encompass up to approximately 10-20,000 sq feet of the available mitigation enhancement area (**Figure 6 and 7**).



Insert Figure 6 – Project Area with Adjusted Buffers and Possible Mitigation Areas

Wetlands and their buffers have different functions and values, and the Wetland Rating System for Western Washington was used to evaluate the existing wetland to determine the wetland functions (**Appendix I**). The wetland was rated as a Category III wetland with a habitat score of five (MLM). Wetlands in the City of Olympia with a habitat score of five typically carry a 140-foot buffer. This wetland was rated high for habitat and rated moderate for water quality and hydrologic functions.

Lower value wetland functional attributes can be improved with mitigation. The existing native vegetation mitigation has done well, but during the site visit for the wetland evaluation, social trails were noted at the edge of the wetland and through the wetland, and there are invasive species in the wetland. Social trails could be replanted. It was noted also that the diversity of the existing mitigation could be improved with conifer underplanting as an adaptive management to improve those areas.

These enhancements would be very effective at improving the functions of the wetland. It is estimated that there is approximately 40,000 sq ft of existing wetland and buffer area that could benefit from this type of mitigation if replacement mitigation was deemed necessary due to loss of existing mitigation by the student housing (**Figure 7**).



Figure 7 – Planned Housing and Field with Mitigation and Buffers

Discussion

The Wetland was visited on February 16 and 21, 2024. The conditions of the wetland has improved over time when you compare the current mature mitigation planting areas with the conditions before the mitigation. The reconnaissance determined that the current extent of the wetland is similar to what was delineated in 2005.

The sport fields are extensively drained to maintain the playing surface and the runoff from the drainage ditches are treated by the stormwater pond before discharge. The sport field's hydrology is routed to the stormwater treatment area to the south and would remain separate from the wetland until after treatment. The reconfiguration of these areas would not create additional impacts.

The addition of the buildings would require drainage improvements to meet the current City of Olympia stormwater manual, and there would be no change in the overall functions of the wetland due to the new building if the existing mitigation areas are maintained, improved or replaced.

As mentioned earlier, the mitigation areas have matured. The existing mitigation to the southwest is remarkably effective at screening the wetland and the very thick salmonberry prevents most people from encroaching on the wetland buffers while providing other functions like food source, erosion control and other functions.

The likely issue to develop if a new student housing building were to be installed is that the wetland might be accessed by the new residents. Since the wetland is well vegetated in some areas, an effective

fence would be all that is needed to prevent encroachment on the wetland and replanting the remaining degraded buffer would help maintain wetland functions. There is already a fence along Sommerset Drive that appears to be very effective for this purpose. There are some tradeoffs as there would be limited terrestrial access by animals, however the corridor between the Percival Creek and the wetland could be left unencumbered and maintain that access to wildlife. If a fence is determined to be too difficult, evergreen conifers like western red cedar should be added to the southern edge of the wetland with the mitigation replacement enhancements.

A planting plan to enhance the wetland will improve wetland functions and improve the overall landscape as well by:

- Removing invasive species
- providing low lying species that the Oregon spotted frog prefer for breeding and oviposition.
- reduce invasive reed canary grass for improved breeding habitat
- Provide open unshaded thermal habitat,
- Produce food for wildlife and structure.

Currently, the area that will be impacted is low-functioning buffer with invasive reed canary grass and blackberry. The wetland would be improved with native vegetation, so an enhancement plan will provide an enhanced vegetated mix that will increase diversity of the browse in the area, where it matters most, in and surrounding the wetland. A enhancement plan will provide species diversity and structure as well as roughness. The plants should take hold if the reed canary grasses are removed via a line trimmer and replanted.

Because there is already a native planting area, the new plantings will provide a larger contiguous native wetland area with the benefits already mentioned but will also become a landscape amenity that combines the practical plantings with aesthetic attributes of our native flora.

The following analysis uses the qualitative scoring values like the values developed in the Wetland Rating System for Western Washington. The best available science has found that the resolution of value can only be rated using a qualitative system and maintain a rapid assessment of less than one day. Therefore, we have examined common buffer functions for wetland protection and other habitats to show the overall expected lift by an enhancement plan. The table 2 shows that there will be improvement to some of the functions after enhancement mitigation.

TABLE 2 - Buffer Functions Comparison Before and After Mitigation

Buffer Perf criteria	Screening	Invasive Control	Nutrient uptake	Snags and Logs	Structure	Surface roughness	Temperature attenuation	Erosion control
Before mitigating measures	Low	Low	Medium	Low	Low	Medium	Low	High
After mitigating measures	High	High	Medium	Low	Medium	Medium	Low	High

Conclusion

The College would like to redevelop the athletic fields and build new student housing. The housing will be located in a portion of upland forest which was mitigation for a previously installed storm pond. The housing would be outside of the wetland buffer for the City of Tumwater and Olympia.

The athletic fields would be considered existing development, and any reconfiguration in this area would be allowed because no additional impacts would occur to the wetlands. Functions will be maintained after development in these areas. They should be allowed without further critical area review.

The student housing will impact existing upland mitigation, but these impacts would be outside of the standard buffers. The impacted upland mitigation areas could be easily replaced with an equal amount of wetland enhancement. The enhancement would result in improved wetland functions as shown in our assessment, so the student housing should be allowed as well.

This project will not degrade the wetland. After replacement of the upland mitigation with wetland enhancement the wetland functions and values will improve and provide for the continued protection of the wetland for the life of the project to the benefit of the citizens of Olympia and Tumwater.

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Appendix A - Photographs



Eastern Mitigation Area





Ditch and Mitigation Plantings on Eastern Edge of Sport Fields



Stormwater Drain Outlet in Stormwater Portion of Wetland A



Mitigation Area



Eastern Wetland Edge



Uplands Southeast of Sport Fields



Stormwater Pond looking West to Ballfields





Wetland to the South of the Western Drainage Ditch



Eastern Edge of Storm Pond Outlet to Wetland Area (City of Tumwater)



Center Drainage between Fields

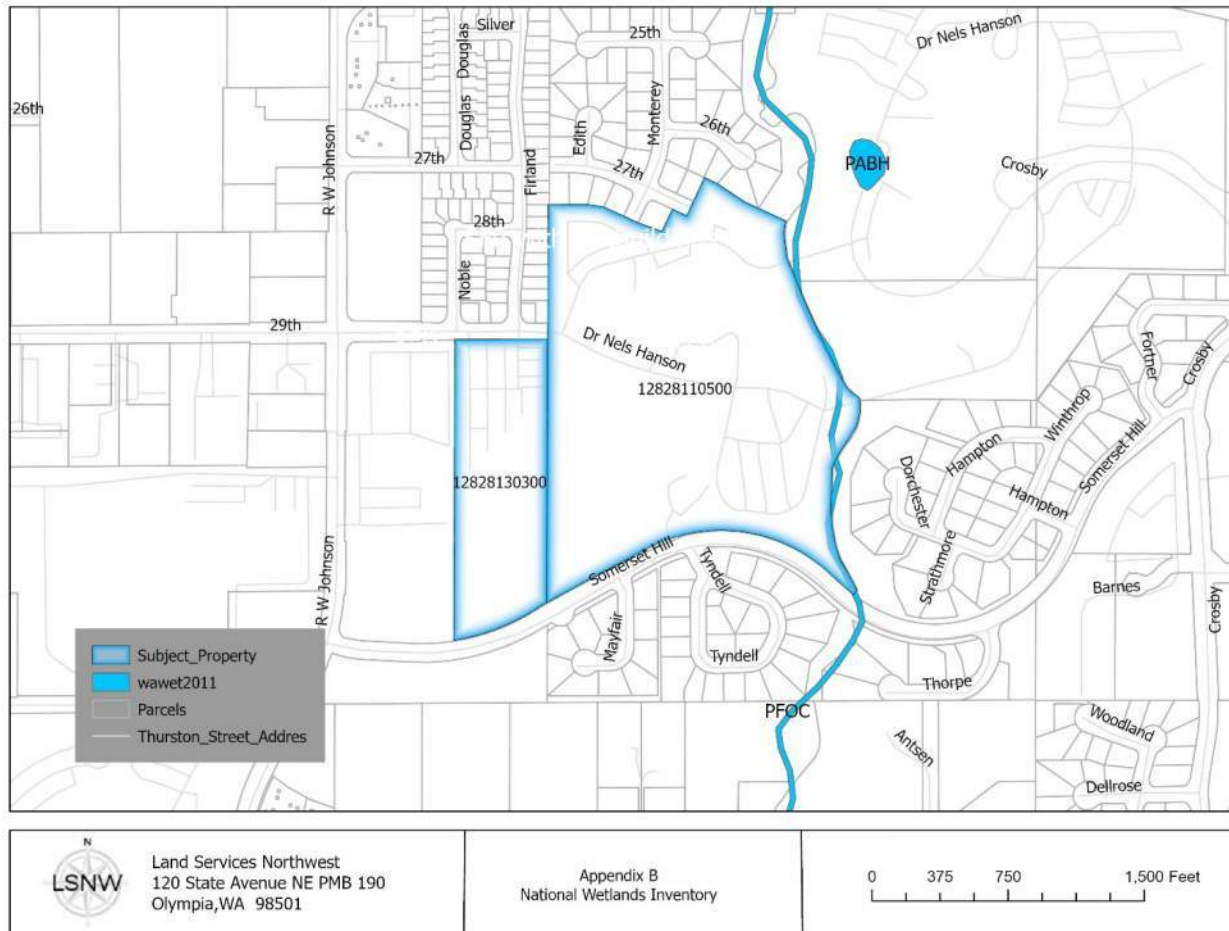




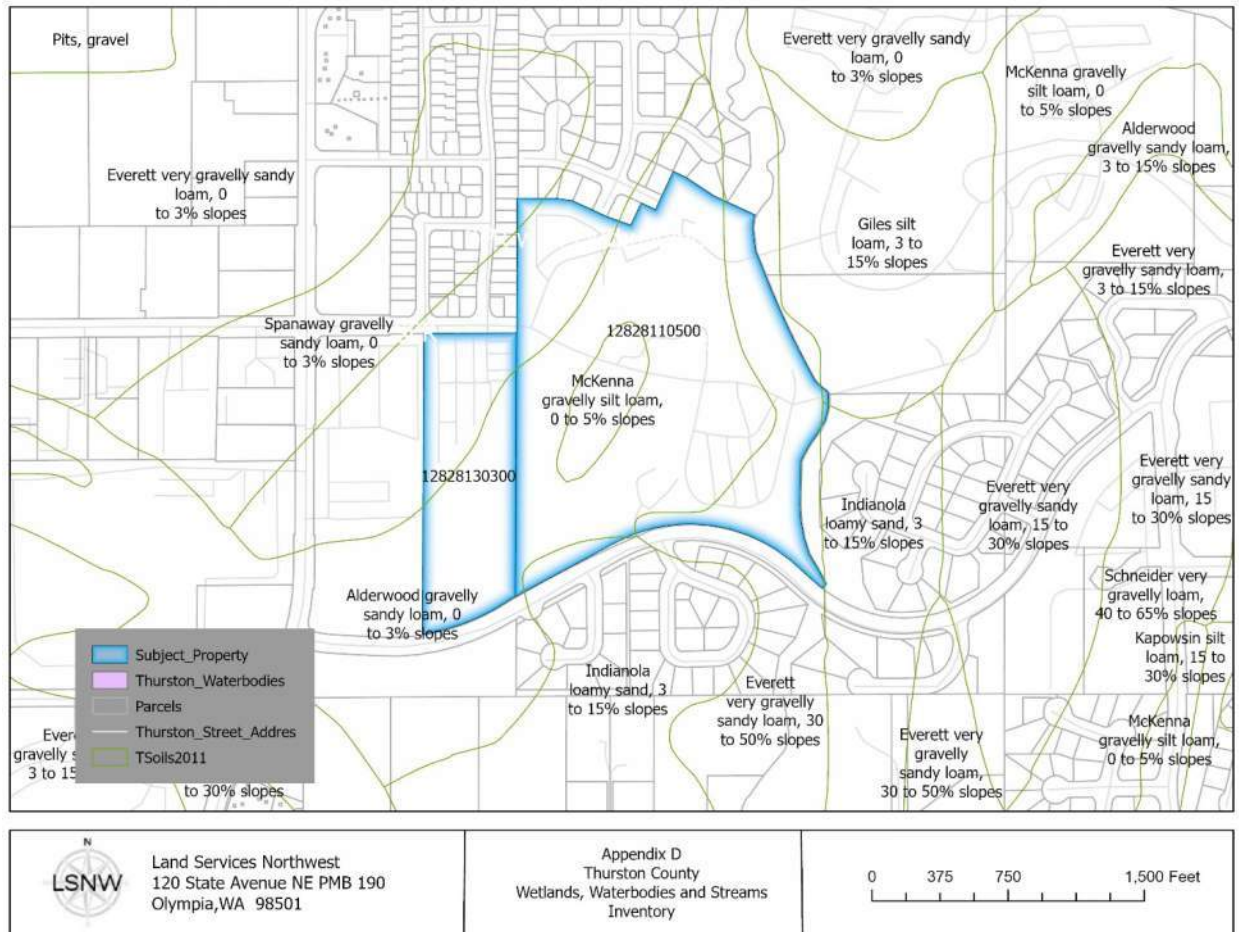


Drainage Ditch to the West of the Field

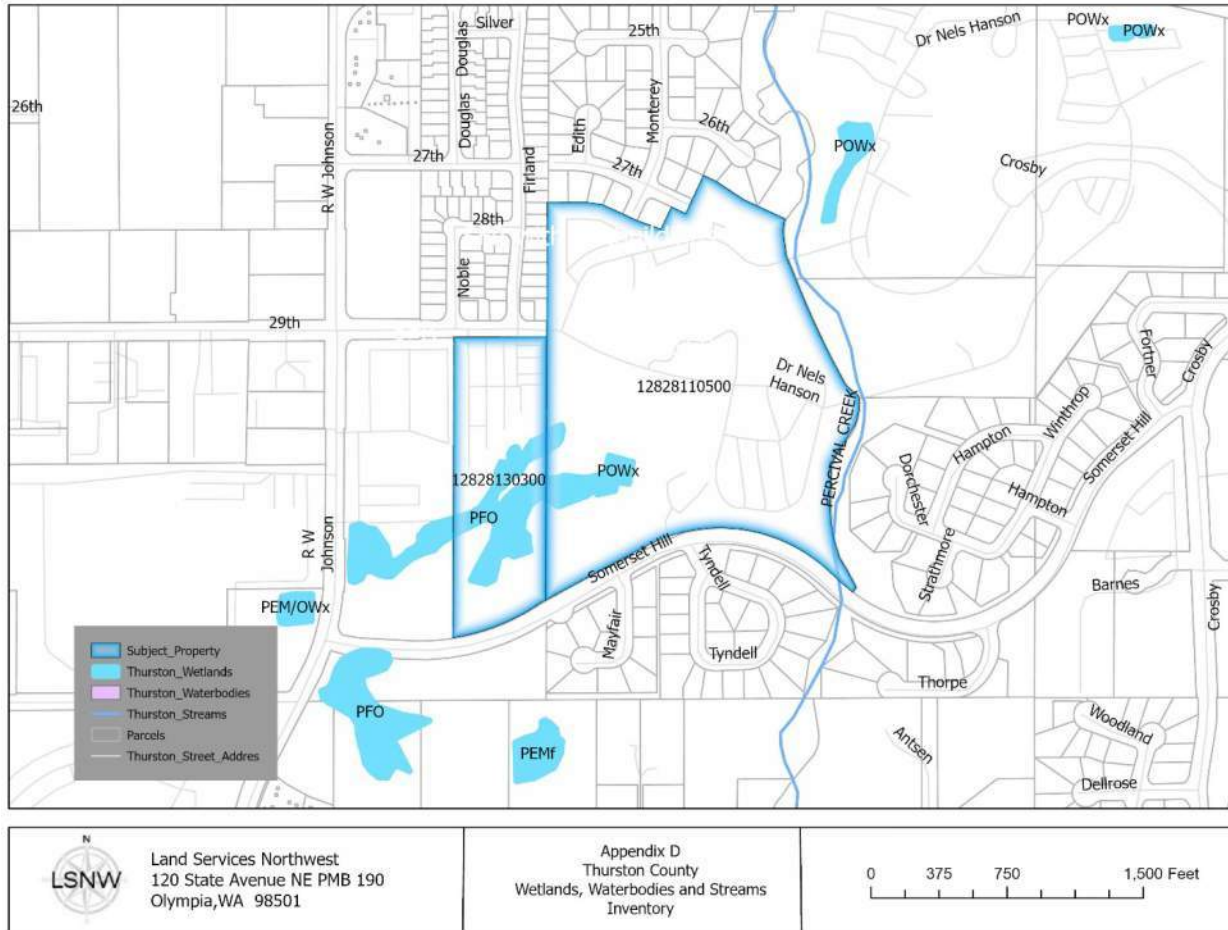
Appendix B - U.S. Fish and Wildlife Service NWI MAP



Appendix C - Thurston County NRCS Soil Survey Map

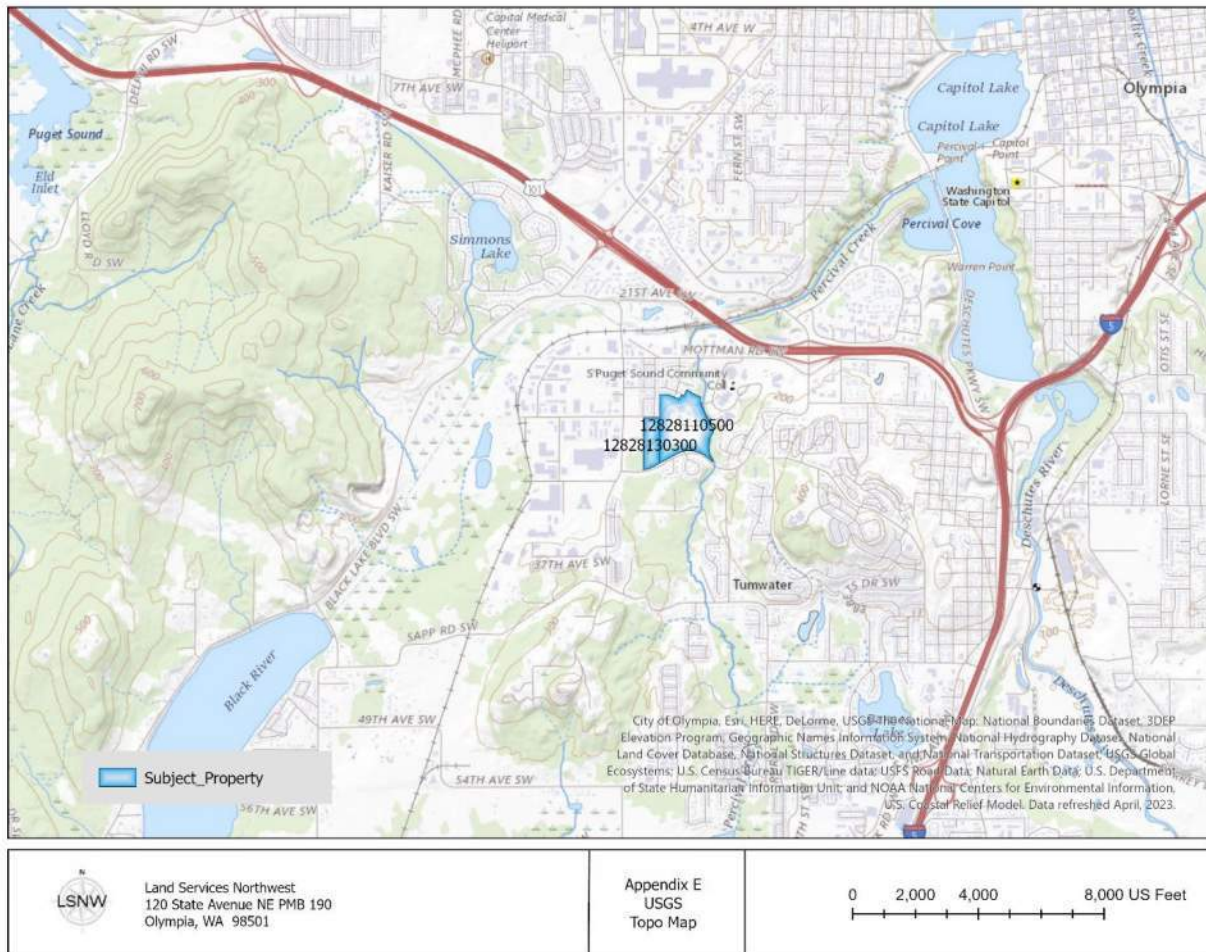


Appendix D – Thurston County Stream and Wetland Inventory



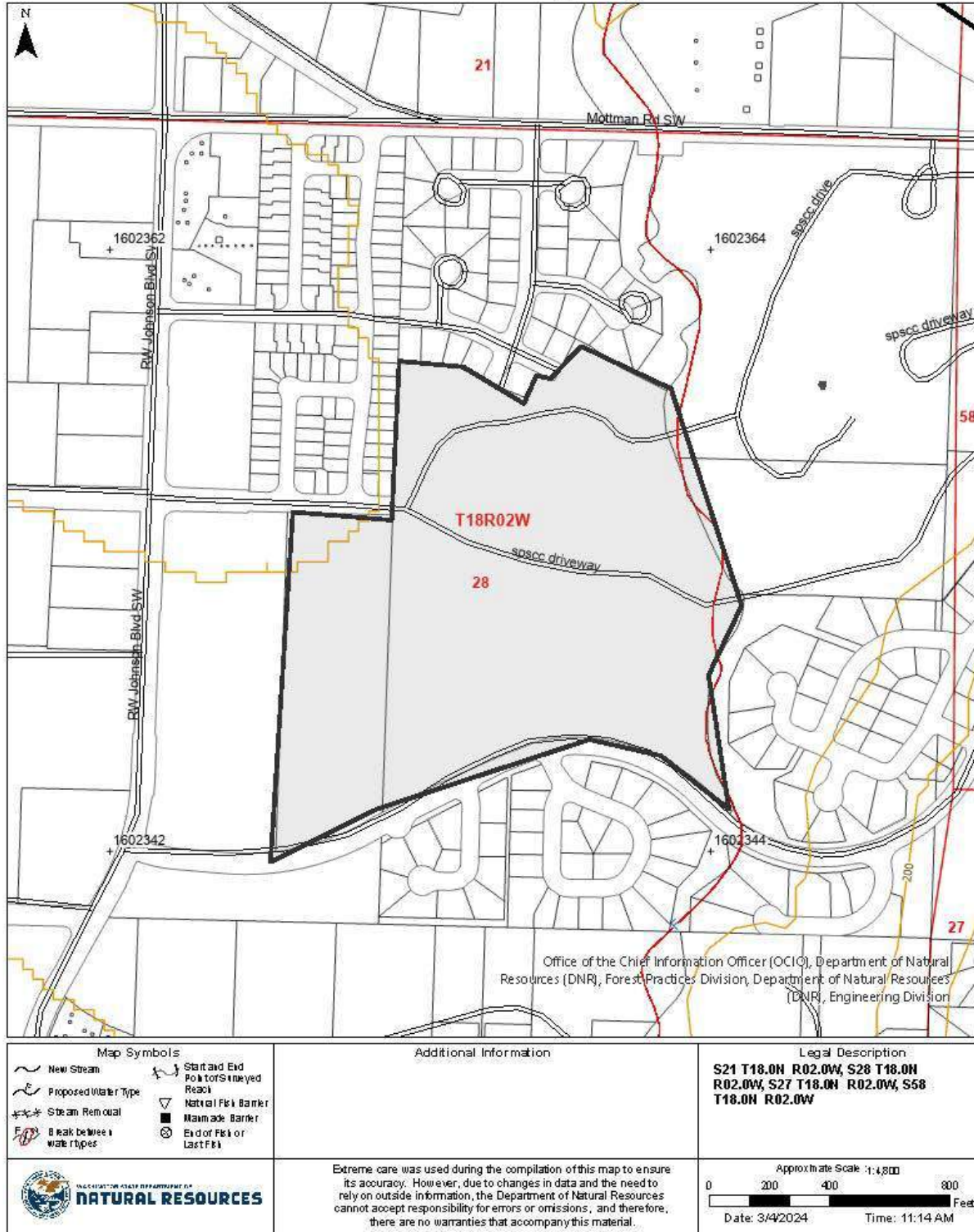


Appendix E - USGS 7.5 Minute Topographic Map



Appendix F - WDNR Forest Practices Application Map

Forest Practices Water Type Map



Appendix G - WDFW Priority Habitats and Species and Salmonscape

3/4/24, 11:30 AM

PHS Report



Priority Habitats and Species on the Web



Buffer radius: 315 Feet

Report Date: 03/04/2024

PHS Species/Habitats Overview:

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3/4/24, 11:30 AM

PHS Report

Fall Chinook	
Scientific Name	<i>Oncorhynchus tshawytscha</i>
Priority Area	Breeding Area
Site Name	Percival Creek
Accuracy	NA
Notes	LLID: 1229079470365, Fish Name: Chinook Salmon, Run Time: Fall, Life History: Anadromous
Source Record	56073
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Coho	
Scientific Name	<i>Oncorhynchus kisutch</i>
Priority Area	Occurrence/Migration
Site Name	Percival Creek
Accuracy	NA
Notes	LLID: 1229079470365, Fish Name: Coho Salmon, Run Time: Unknown or not Applicable, Life History: Anadromous
Source Record	56076
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

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3/4/24, 11:30 AM

PHS Report

Fall Chum	
Scientific Name	<i>Oncorhynchus keta</i>
Priority Area	Occurrence/Migration
Site Name	Percival Creek
Accuracy	NA
Notes	LLID: 1229079470365, Fish Name: Chum Salmon, Run Time: Fall, Life History: Anadromous
Source Record	56074
Source Dataset	SWIFD
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
More Info	http://wdfw.wa.gov/wlm/diversty/soc/soc.htm
Geometry Type	Lines

Freshwater Pond	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Pond - NWI Code: PABH
Source Dataset	NWIFWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

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PHS Report

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PFOC
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

Little Brown Bat	
Scientific Name	<i>Myotis lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

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PHS Report

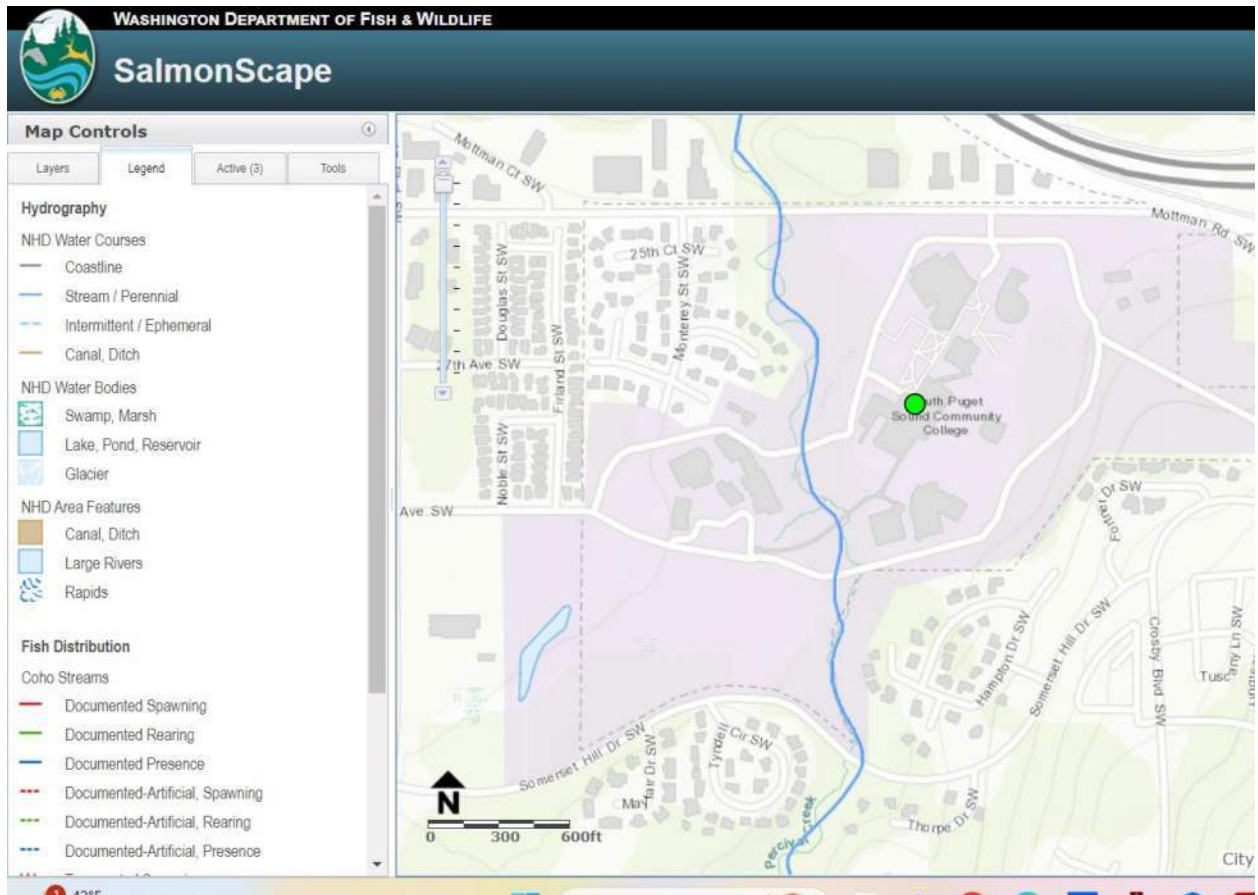
myotis spp	
Scientific Name	<i>Myotis yumanensis/lucifugus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
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Display Resolution	TOWNSHIP

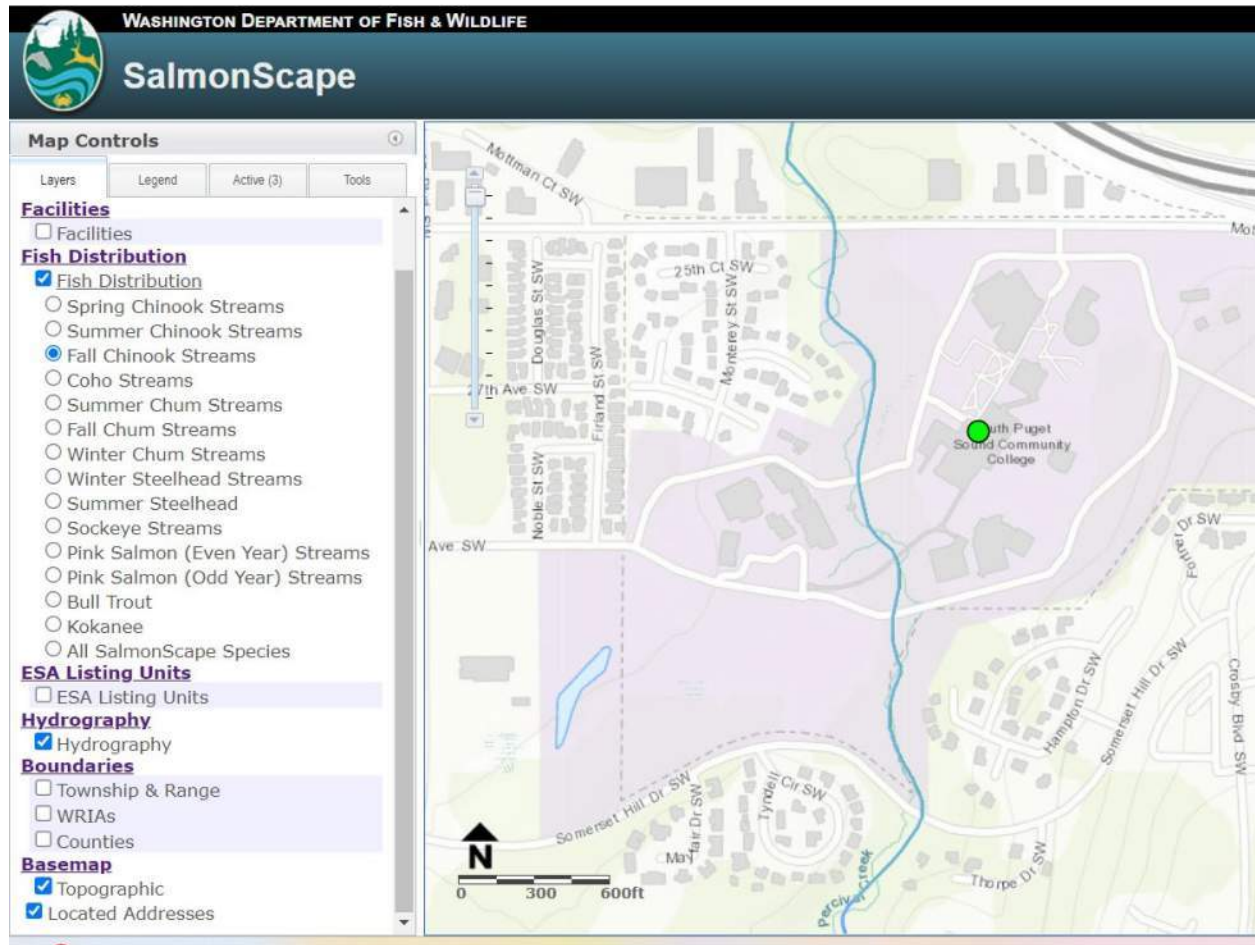
Yuma myotis	
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

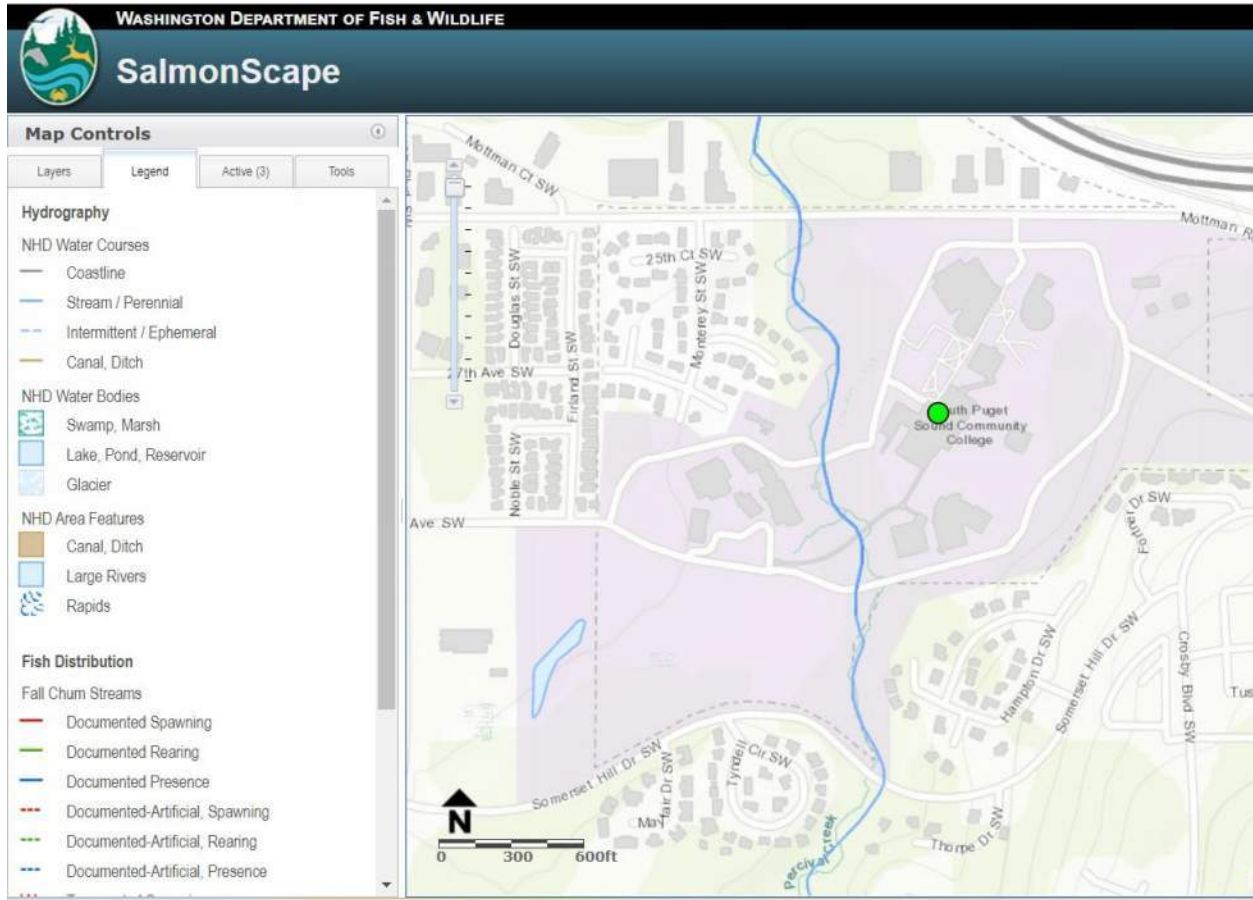
DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

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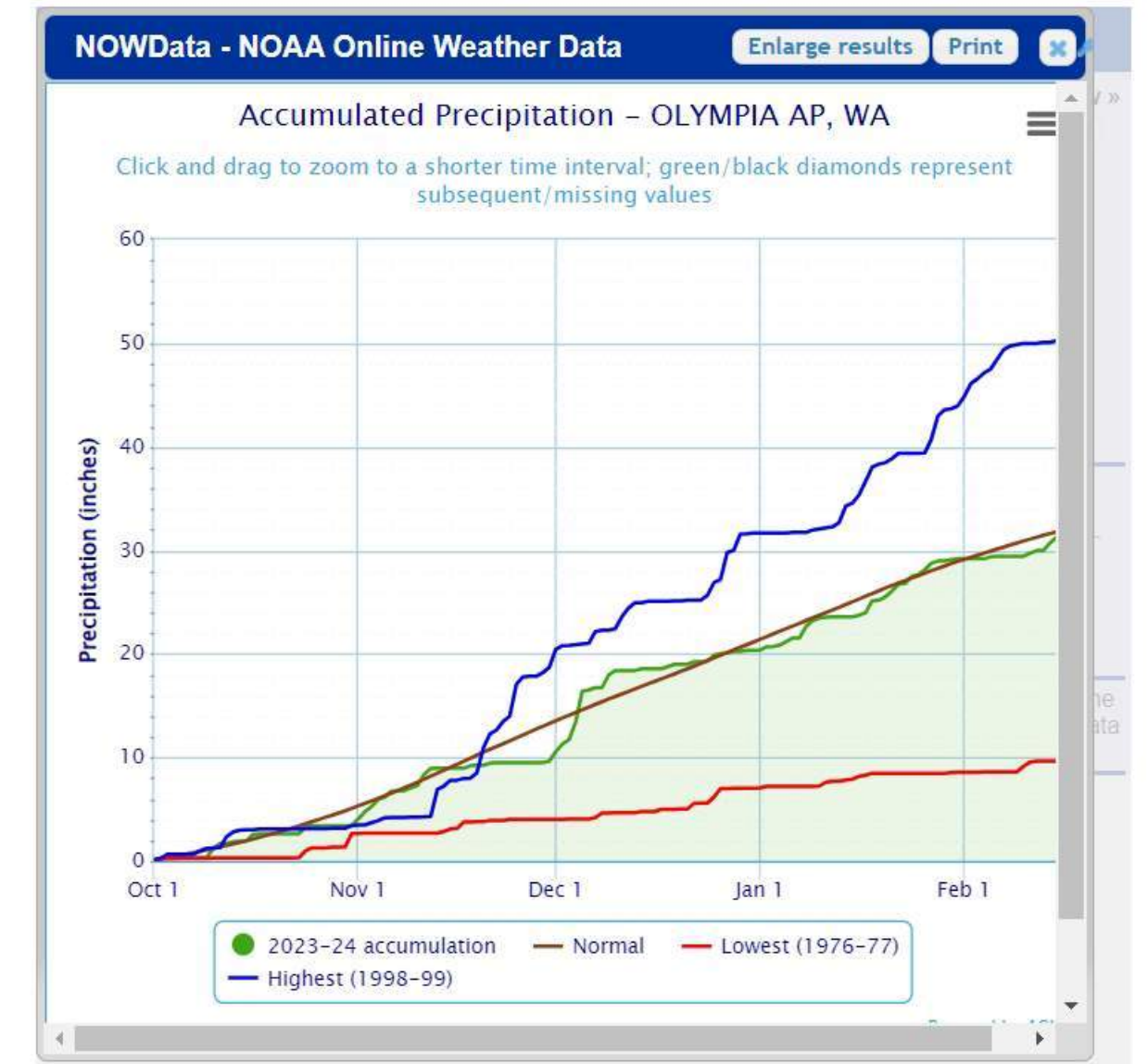
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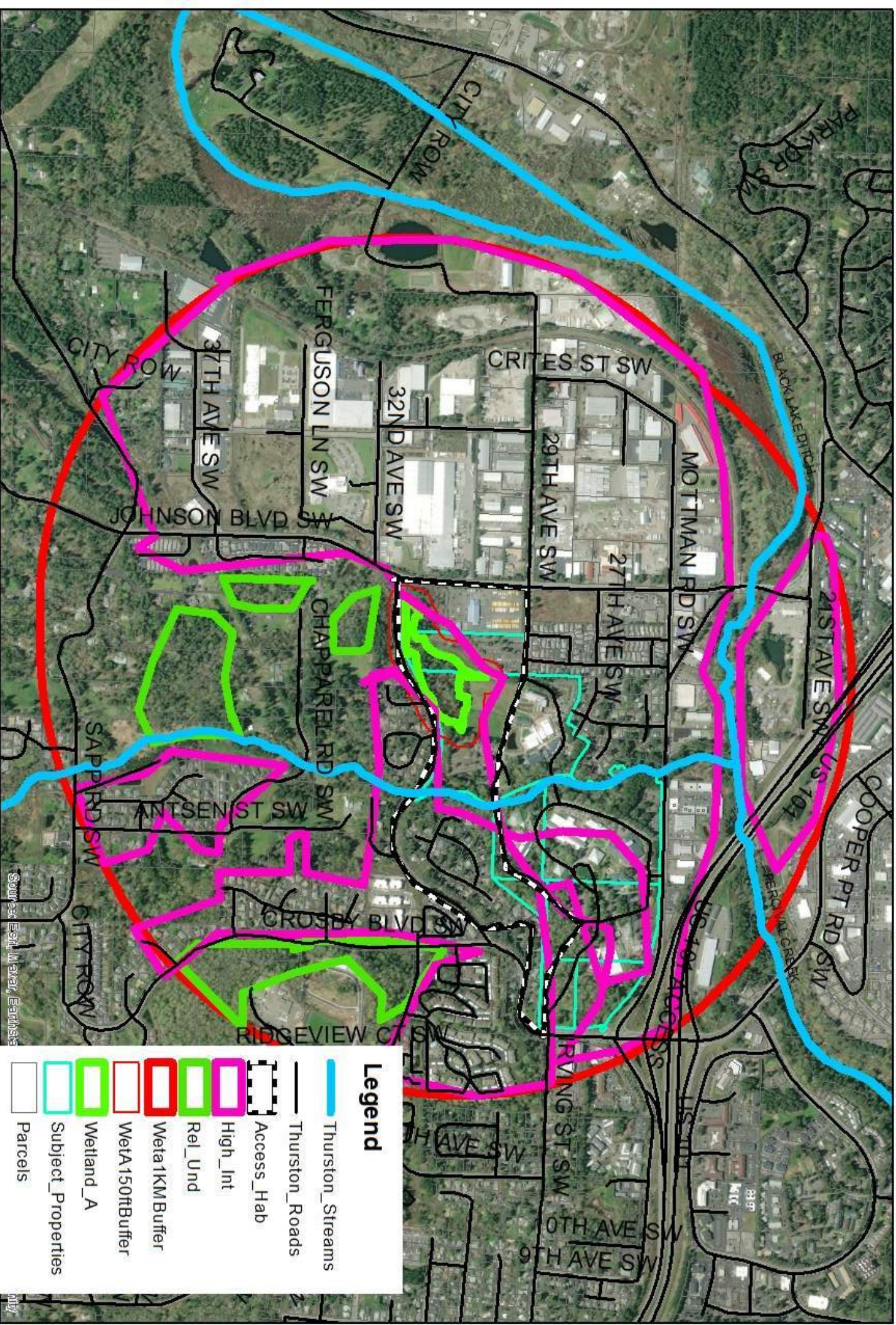




Appendix H - NOAA NOW DATA



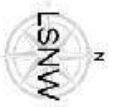
Appendix I – Wetland Rating System for Western Washington



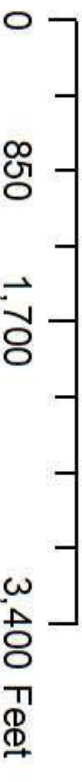
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- Thurston_Roads
- Access_Hab
- High_Int
- Rel_Und
- Weta1KMBuffer
- Weta150ftBuffer
- Wetland_A
- Subject_Properties
- Parcels

Land Services Northwest
120 State Avenue NE PMB#190
Olympia, WA 98501
360-481-4208



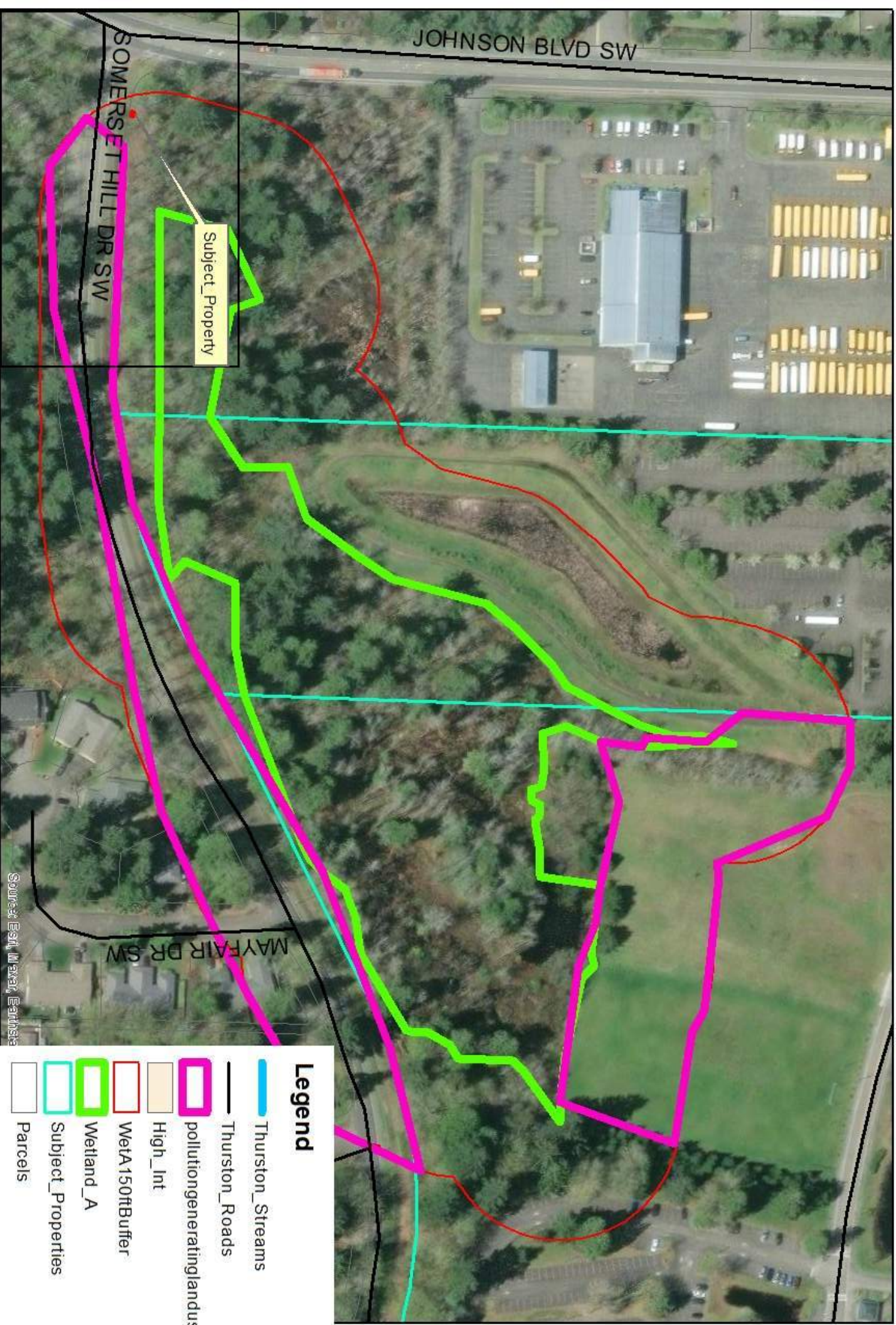
Welland A
1KM Land Use Map



Land Use Calculations

	ACRES			%
1KM	921			
Wetland A	5.76061			
1KM-Wetland A	915.2394			100
High Intensity	672	0.734234	73.42341	
Relatively Undisturbed	44	0.048075	4.807485	
Low Medium Use	199.2394	0.217691	21.7691	

Accessible Habitat	70	0.076004		
Wetland A	5.76061			
Accessible Habitat-Wet A	64.23939	0.070189		
RU	0	0	0	
Low/Medium LU	4.23939	0.005042	0.504204	
High Intensity	60	0.065147	6.514658	



JOHNSON BLVD SW

SOMERSET HILL DR SW

Subject_Property

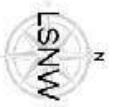
MAYFAIR DR SW

Source: Esri, Imagery, Earthstar

Legend

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- Thurston_Roads
- pollutiongeneratinglanduse
- High_Int
- WetA150ftBuffer
- Wetland_A
- Subject_Properties
- Parcels

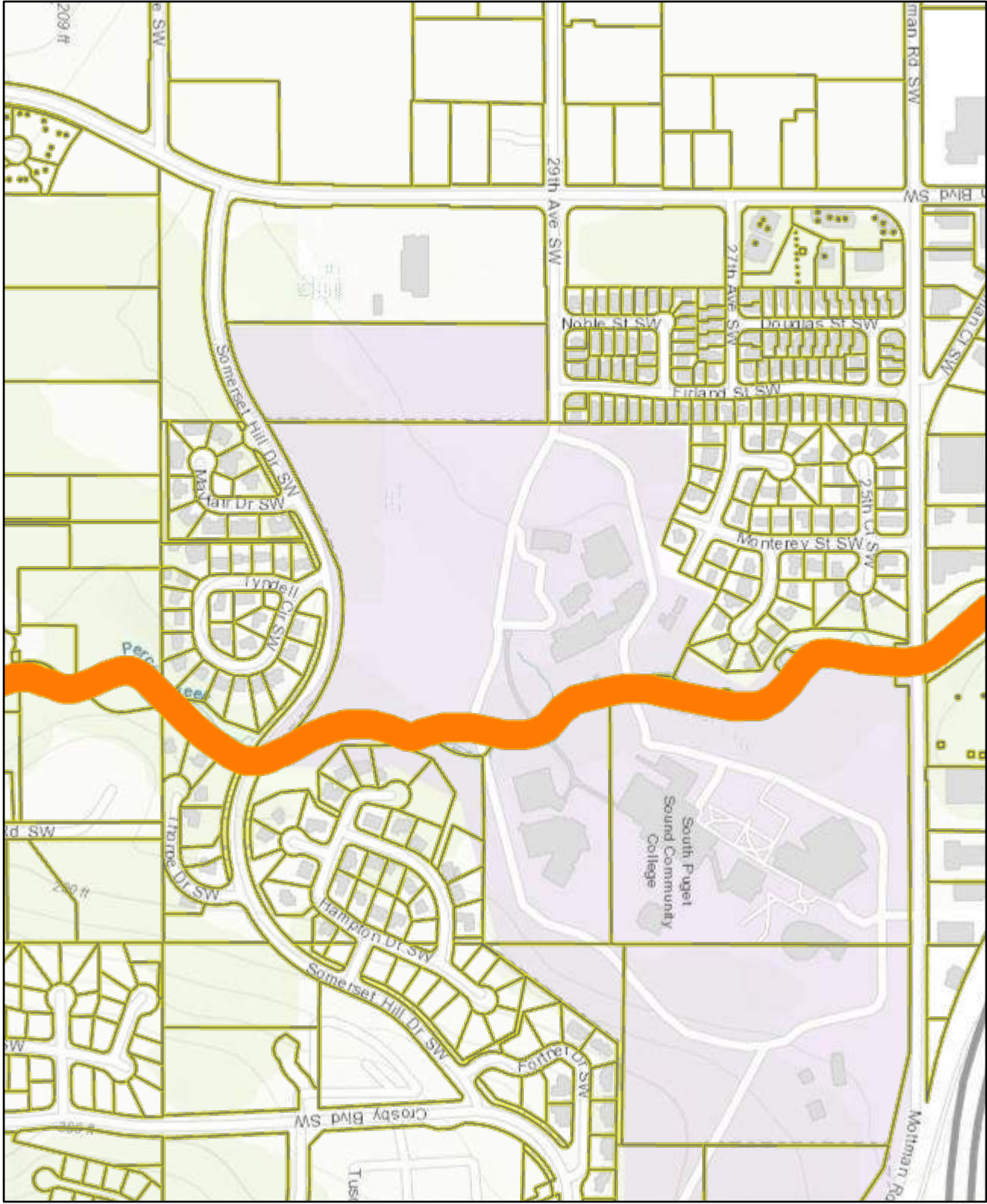
Land Services Northwest
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360-481-4208



Wetland A
Pollution Generating Land Use

0 125 250 500 Feet

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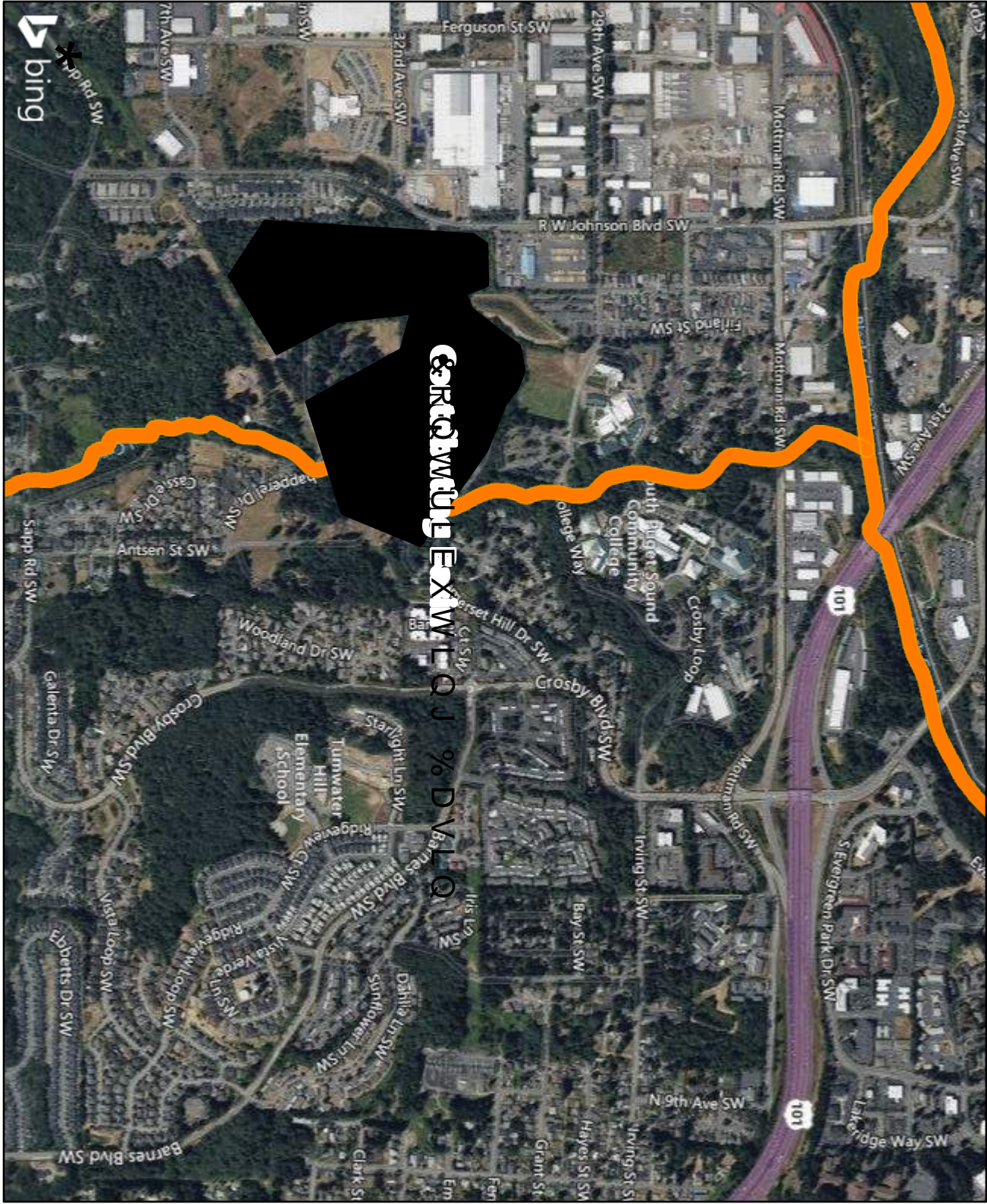
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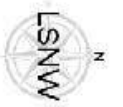
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Wetland A
Cowardin Classification Map



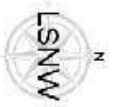
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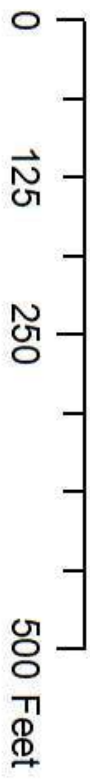
Legend

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- Wetland_A
- Subject_Properties
- Parcels

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Wetland A
Hydroperiod Classification Map



RATING SUMMARY – Western Washington

Name of wetland (or ID #): SPSCC Wetland A Date of site visit: 2.21.2024Rated by Alex Callender Trained by Ecology? ☒ Yes ☐ No Date of training Dec-13HGM Class used for rating Depressional & Flats Wetland has multiple HGM classes? ☐ Yes ☒ No**NOTE: Form is not complete with out the figures requested (figures can be combined).**Source of base aerial photo/map 2018 Geodata**OVERALL WETLAND CATEGORY** III (based on functions ☒ or special characteristics ☐)**1. Category of wetland based on FUNCTIONS**

 Category I - Total score = 23 - 27
 Category II - Total score = 20 - 22
 X Category III - Total score = 16 - 19
 Category IV - Total score = 9 - 15

**Score for each
function based
on three
ratings**

(order of ratings
is not
important)

9 = H, H, H

8 = H, H, M

7 = H, H, L

7 = H, M, M

6 = H, M, L

6 = M, M, M

5 = H, L, L

5 = M, M, L

4 = M, L, L

3 = L, L, L

FUNCTION	Improving Water Quality	Hydrologic	Habitat	
<i>List appropriate rating (H, M, L)</i>				
Site Potential	M	M	M	
Landscape Potential	M	H	L	
Value	H	M	M	Total
Score Based on Ratings	7	7	5	19

2. Category based on SPECIAL CHARACTERISTICS of wetland

CHARACTERISTIC	Category
Estuarine	
Wetland of High Conservation Value	
Bog	
Mature Forest	
Old Growth Forest	
Coastal Lagoon	
Interdunal	

Wetland name or number SPSCC Wetland A

None of the above	X
-------------------	----------

Maps and Figures required to answer questions correctly for Western Washington

Depressional Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	D 1.3, H 1.1, H 1.4	Cowardin
Hydroperiods	D 1.4, H 1.2	Hydro
Location of outlet (<i>can be added to map of hydroperiods</i>)	D 1.1, D 4.1	Outlet
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	D 2.2, D 5.2	150ft
Map of the contributing basin	D 4.3, D 5.3	303d
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	1KM
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	D 3.1, D 3.2	303d
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	D 3.3	

Riverine Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Ponded depressions	R 1.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	R 2.4	
Plant cover of trees, shrubs, and herbaceous plants	R 1.2, R 4.2	
Width of unit vs. width of stream (<i>can be added to another figure</i>)	R 4.1	
Map of the contributing basin	R 2.2, R 2.3, R 5.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	R 3.1	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	R 3.2, R 3.3	

Lake Fringe Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	L 1.1, L 4.1, H 1.1, H 1.4	
Plant cover of trees, shrubs, and herbaceous plants	L 1.2	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	L 2.2	
1 km Polygon: Area that extends 1 km from entire wetland edge - including polygons for accessible habitat and undisturbed habitat	H 2.1, H 2.2, H 2.3	
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	L 3.1, L 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	L 3.3	

Slope Wetlands

Map of:	To answer questions:	Figure #
Cowardin plant classes	H 1.1, H 1.4	
Hydroperiods	H 1.2	
Plant cover of dense trees, shrubs, and herbaceous plants	S 1.3	
Plant cover of dense, rigid trees, shrubs, and herbaceous plants (<i>can be added to another figure</i>)	S 4.1	
Boundary of area within 150 ft of the wetland (<i>can be added to another figure</i>)	S 2.1, S 5.1	
1 km Polygon: Area that extends 1 km from entire wetland edge - including	H 2.1, H 2.2, H 2.3	

Wetland name or number SPSCC Wetland A

polygons for accessible habitat and undisturbed habitat		
Screen capture of map of 303(d) listed waters in basin (from Ecology website)	S 3.1, S 3.2	
Screen capture of list of TMDLs for WRIA in which unit is found (from web)	S 3.3	

HGM Classification of Wetland in Western Washington

For questions 1 -7, the criteria described must apply to the entire unit being rated.
If hydrologic criteria listed in each question do not apply to the entire unit being rated, you probably have a unit with multiple HGM classes. In this case, identify which hydrologic criteria in questions 1 - 7 apply, and go to Question 8.

1. Are the water levels in the entire unit usually controlled by tides except during floods?

- ☒ **NO** - go to 2 ☐ **YES** - the wetland class is **Tidal Fringe** - go to 1.1

1.1 Is the salinity of the water during periods of annual low flow below 0.5 ppt (parts per thousand)?

- ☐ **NO - Saltwater Tidal Fringe (Estuarine)** ☐ **YES - Freshwater Tidal Fringe**
*If your wetland can be classified as a Freshwater Tidal Fringe use the forms for **Riverine** wetlands.
 If it is Saltwater Tidal Fringe it is an **Estuarine** wetland and is not scored. This method **cannot** be used to score functions for estuarine wetlands.*

2. The entire wetland unit is flat and precipitation is the only source (>90%) of water to it.
Groundwater and surface water runoff are NOT sources of water to the unit.

- ☒ **NO** - go to 3 ☐ **YES** - The wetland class is **Flats**
*If your wetland can be classified as a Flats wetland, use the form for **Depressional** wetlands.*

3. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The vegetated part of the wetland is on the shores of a body of permanent open water (without any plants on the surface at any time of the year) at least 20 ac (8 ha) in size;
☐ At least 30% of the open water area is deeper than 6.6 ft (2 m).
☒ **NO** - go to 4 ☐ **YES** - The wetland class is **Lake Fringe** (Lacustrine Fringe)

4. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The wetland is on a slope (*slope can be very gradual*),
☐ The water flows through the wetland in one direction (unidirectional) and usually comes from seeps. It may flow subsurface, as sheetflow, or in a swale without distinct banks.
☐ The water leaves the wetland **without being impounded**.
☒ **NO** - go to 5 ☐ **YES** - The wetland class is **Slope**

NOTE: Surface water does not pond in these type of wetlands except occasionally in very small and shallow depressions or behind hummocks (depressions are usually <3 ft diameter and less than 1 ft deep).

5. Does the entire wetland unit **meet all** of the following criteria?

- ☐ The unit is in a valley, or stream channel, where it gets inundated by overbank flooding from that stream or river,
☐ The overbank flooding occurs at least once every 2 years.
☒ **NO** - go to 6 ☐ **YES** - The wetland class is **Riverine**

NOTE: The Riverine unit can contain depressions that are filled with water when the river is not flooding.

6. Is the entire wetland unit in a topographic depression in which water ponds, or is saturated to the surface, at some time during the year? *This means that any outlet, if present, is higher than the interior of the wetland.*

☐ NO - go to 7

☒ **YES** - The wetland class is **Depressional**

7. Is the entire wetland unit located in a very flat area with no obvious depression and no overbank flooding? The unit does not pond surface water more than a few inches. The unit seems to be maintained by high groundwater in the area. The wetland may be ditched, but has no obvious natural outlet.

☐ NO - go to 8

☐ **YES** - The wetland class is **Depressional**

8. Your wetland unit seems to be difficult to classify and probably contains several different HGM classes. For example, seeps at the base of a slope may grade into a riverine floodplain, or a small stream within a Depressional wetland has a zone of flooding along its sides. **GO BACK AND IDENTIFY WHICH OF THE HYDROLOGIC REGIMES DESCRIBED IN QUESTIONS 1-7 APPLY TO DIFFERENT AREAS IN THE UNIT** (make a rough sketch to help you decide). Use the following table to identify the appropriate class to use for the rating system if you have several HGM classes present within the wetland unit being scored.

NOTE: Use this table only if the class that is recommended in the second column represents 10% or more of the total area of the wetland unit being rated. If the area of the HGM class listed in column 2 is less than 10% of the unit; classify the wetland using the class that represents more than 90% of the total area.

HGM classes within the wetland unit being rated	HGM class to use in rating
Slope + Riverine	Riverine
Slope + Depressional	Depressional
Slope + Lake Fringe	Lake Fringe
Depressional + Riverine along stream within boundary of depression	Depressional
Depressional + Lake Fringe	Depressional
Riverine + Lake Fringe	Riverine
Salt Water Tidal Fringe and any other class of freshwater wetland	Treat as ESTUARINE

*If you are still unable to determine which of the above criteria apply to your wetland, or if you have **more than 2 HGM classes** within a wetland boundary, classify the wetland as Depressional for the rating.*

NOTES and FIELD OBSERVATIONS:

3

Wetland name or number SPSCC Wetland A

DEPRESSIONAL AND FLATS WETLANDS**Water Quality Functions** - Indicators that the site functions to improve water quality**D 1.0. Does the site have the potential to improve water quality?****D 1.1. Characteristics of surface water outflows from the wetland:**

- | | | |
|--|------------|---|
| Wetland is a depression or flat depression (QUESTION 7 on key) with no surface water leaving it (no outlet). | points = 3 | 2 |
| Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet. | points = 2 | |
| <input type="checkbox"/> Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing | points = 1 | |
| <input type="checkbox"/> Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch. | points = 1 | |

D 1.2. The soil 2 in below the surface (or duff layer) is true clay or true organic (use NRCS definitions).

Yes = 4 No = 0

0

D 1.3. Characteristics and distribution of persistent plants (Emergent, Scrub-shrub, and/or Forested Cowardin classes):

- | | | |
|--|------------|---|
| Wetland has persistent, ungrazed, plants > 95% of area | points = 5 | 5 |
| Wetland has persistent, ungrazed, plants > 1/2 of area | points = 3 | |
| Wetland has persistent, ungrazed plants > 1/10 of area | points = 1 | |
| Wetland has persistent, ungrazed plants < 1/10 of area | points = 0 | |

D 1.4. Characteristics of seasonal ponding or inundation:

- This is the area that is ponded for at least 2 months. See description in manual.*
- | | | |
|---|------------|---|
| Area seasonally ponded is > 1/2 total area of wetland | points = 4 | 4 |
| Area seasonally ponded is > 1/4 total area of wetland | points = 2 | |
| Area seasonally ponded is < 1/4 total area of wetland | points = 0 | |

Total for D 1

Add the points in the boxes above

11**Rating of Site Potential** If score is: ☐ 12 - 16 = H ☒ 6 - 11 = M ☐ 0 - 5 = L Record the rating on the first page**D 2.0. Does the landscape have the potential to support the water quality function of the site?**

- | | | |
|--|----------------|---|
| D 2.1. Does the wetland unit receive stormwater discharges? | Yes = 1 No = 0 | 1 |
| D 2.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate pollutants? | Yes = 1 No = 0 | 1 |
| D 2.3. Are there septic systems within 250 ft of the wetland? | Yes = 1 No = 0 | 0 |
| D 2.4. Are there other sources of pollutants coming into the wetland that are not listed in questions D 2.1 - D 2.3? | | 0 |
| Source | Yes = 1 No = 0 | |

Total for D 2

Add the points in the boxes above

2**Rating of Landscape Potential** If score is: ☐ 3 or 4 = H ☒ 1 or 2 = M ☐ 0 = L Record the rating on the first page**D 3.0. Is the water quality improvement provided by the site valuable to society?**

- | | | |
|---|----------------|---|
| D 3.1. Does the wetland discharge directly (i.e., within 1 mi) to a stream, river, lake, or marine water that is on the 303(d) list? | Yes = 1 No = 0 | 0 |
| D 3.2. Is the wetland in a basin or sub-basin where an aquatic resource is on the 303(d) list? | Yes = 1 No = 0 | 1 |
| D 3.3. Has the site been identified in a watershed or local plan as important for maintaining water quality (answer YES if there is a TMDL for the basin in which the unit is found)? | Yes = 2 No = 0 | 2 |

Total for D 3

Add the points in the boxes above

3**Rating of Value** If score is: ☒ 2 - 4 = H ☐ 1 = M ☐ 0 = L

Record the rating on the first page

Wetland name or number SPSCC Wetland A

DEPRESSIONAL AND FLATS WETLANDS**Hydrologic Functions** - Indicators that the site functions to reduce flooding and stream degradation**D 4.0. Does the site have the potential to reduce flooding and erosion?****D 4.1. Characteristics of surface water outflows from the wetland:**

- | | | |
|---|------------|---|
| Wetland is a depression or flat depression with no surface water leaving it (no outlet) | points = 4 | 2 |
| Wetland has an intermittently flowing stream or ditch, OR highly constricted permanently flowing outlet | points = 2 | |
| Wetland is a flat depression (QUESTION 7 on key), whose outlet is a permanently flowing ditch | points = 1 | |
| Wetland has an unconstricted, or slightly constricted, surface outlet that is permanently flowing | points = 0 | |

D 4.2. Depth of storage during wet periods: Estimate the height of ponding above the bottom of the outlet. For wetlands with no outlet, measure from the surface of permanent water or if dry, the deepest part.

- | | | |
|---|------------|---|
| Marks of ponding are 3 ft or more above the surface or bottom of outlet | points = 7 | 5 |
| Marks of ponding between 2 ft to < 3 ft from surface or bottom of outlet | points = 5 | |
| <input type="checkbox"/> Marks are at least 0.5 ft to < 2 ft from surface or bottom of outlet | points = 3 | |
| <input type="checkbox"/> The wetland is a "headwater" wetland | points = 3 | |
| Wetland is flat but has small depressions on the surface that trap water | points = 1 | |
| Marks of ponding less than 0.5 ft (6 in) | points = 0 | |

D 4.3. Contribution of the wetland to storage in the watershed: Estimate the ratio of the area of upstream basin contributing surface water to the wetland to the area of the wetland unit itself.

- | | | |
|---|------------|---|
| <input type="checkbox"/> The area of the basin is less than 10 times the area of the unit | points = 5 | 3 |
| The area of the basin is 10 to 100 times the area of the unit | points = 3 | |
| The area of the basin is more than 100 times the area of the unit | points = 0 | |
| <input type="checkbox"/> Entire wetland is in the Flats class | points = 5 | |

Total for D 4 Add the points in the boxes above **10****Rating of Site Potential** If score is: ☐ 12 - 16 = H ☒ 6 - 11 = M ☐ 0 - 5 = L Record the rating on the first page**D 5.0. Does the landscape have the potential to support hydrologic function of the site?****D 5.1. Does the wetland unit receive stormwater discharges?** Yes = 1 No = 0 **1****D 5.2. Is > 10% of the area within 150 ft of the wetland in land uses that generate excess runoff?** Yes = 1 No = 0 **1****D 5.3. Is more than 25% of the contributing basin of the wetland covered with intensive human land uses (residential at >1 residence/ac, urban, commercial, agriculture, etc.)?** Yes = 1 No = 0 **1****Total for D 5** Add the points in the boxes above **3****Rating of Landscape Potential** If score is: ☒ 3 = H ☐ 1 or 2 = M ☐ 0 = L Record the rating on the first page**D 6.0. Are the hydrologic functions provided by the site valuable to society?****D 6.1. The unit is in a landscape that has flooding problems. Choose the description that best matches conditions around the wetland unit being rated. Do not add points. Choose the highest score if more than one condition is met.**

- | | | |
|--|------------|---|
| The wetland captures surface water that would otherwise flow down-gradient into areas where flooding has damaged human or natural resources (e.g., houses or salmon redds): | | 1 |
| <ul style="list-style-type: none"> • Flooding occurs in a sub-basin that is immediately down-gradient of unit. | points = 2 | |
| <input type="checkbox"/> <ul style="list-style-type: none"> • Surface flooding problems are in a sub-basin farther down-gradient. | points = 1 | |
| <input checked="" type="checkbox"/> Flooding from groundwater is an issue in the sub-basin. | points = 1 | |
| <input type="checkbox"/> The existing or potential outflow from the wetland is so constrained by human or natural conditions that the water stored by the wetland cannot reach areas that flood. Explain why | points = 0 | |
| <input type="checkbox"/> There are no problems with flooding downstream of the wetland. | points = 0 | |

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D 6.2. Has the site been identified as important for flood storage or flood conveyance in a regional flood control plan?	Yes = 2 No = 0	0
Total for D 6	Add the points in the boxes above	1

Rating of Value If score is: ☐ 2 - 4 = H ☒ 1 = M ☐ 0 = L *Record the rating on the first page*

These questions apply to wetlands of all HGM classes.**HABITAT FUNCTIONS** - Indicators that site functions to provide important habitat**H 1.0. Does the site have the potential to provide habitat?**

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class. Check the Cowardin plant classes in the wetland. Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- | | | |
|--|----------------------------------|---|
| <input type="checkbox"/> Aquatic bed | 4 structures or more: points = 4 | 2 |
| <input type="checkbox"/> Emergent | 3 structures: points = 2 | |
| <input checked="" type="checkbox"/> Scrub-shrub (areas where shrubs have > 30% cover) | 2 structures: points = 1 | |
| <input checked="" type="checkbox"/> Forested (areas where trees have > 30% cover) | 1 structure: points = 0 | |
| <i>If the unit has a Forested class, check if:</i> | | |
| <input checked="" type="checkbox"/> The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon | | |

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- | | | |
|--|-------------------------------------|----------|
| <input checked="" type="checkbox"/> Permanently flooded or inundated | 4 or more types present: points = 3 | 2 |
| <input checked="" type="checkbox"/> Seasonally flooded or inundated | 3 types present: points = 2 | |
| <input type="checkbox"/> Occasionally flooded or inundated | 2 types present: points = 1 | |
| <input checked="" type="checkbox"/> Saturated only | 1 types present: points = 0 | |
| <input type="checkbox"/> Permanently flowing stream or river in, or adjacent to, the wetland | | |
| <input type="checkbox"/> Seasonally flowing stream in, or adjacent to, the wetland | | |
| <input type="checkbox"/> Lake Fringe wetland | | 2 points |
| <input type="checkbox"/> Freshwater tidal wetland | | 2 points |

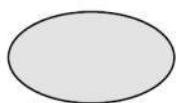
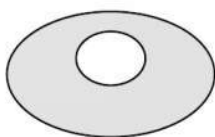
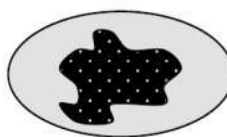
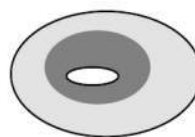
H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft². *Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle*

- | | | | |
|-----------------|----------------|------------|---|
| If you counted: | > 19 species | points = 2 | 1 |
| | 5 - 19 species | points = 1 | |
| | < 5 species | points = 0 | |

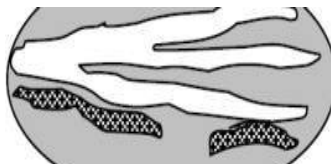
H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersions among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*

**None** = 0 points**Low** = 1 point**Moderate** = 2 points

1

All three diagrams
in this row are
HIGH = 3 points



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H 1.5. Special habitat features: Check the habitat features that are present in the wetland. <i>The number of checks is the number of points.</i>		4
<input checked="" type="checkbox"/> Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long) <input checked="" type="checkbox"/> Standing snags (dbh > 4 in) within the wetland <input checked="" type="checkbox"/> Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m) <input type="checkbox"/> Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (<i>cut shrubs or trees that have not yet weathered where wood is exposed</i>) <input checked="" type="checkbox"/> At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (<i>structures for egg-laying by amphibians</i>) <input type="checkbox"/> Invasive plants cover less than 25% of the wetland area in every stratum of plants (see H 1.1 for list of strata)		
Total for H 1 Add the points in the boxes above		
Rating of Site Potential If Score is: <input type="checkbox"/> 15 - 18 = H <input checked="" type="checkbox"/> 7 - 14 = M <input type="checkbox"/> 0 - 6 = L Record the rating on the first page		

H 2.0. Does the landscape have the potential to support the habitat function of the site?		
H 2.1 Accessible habitat (include <i>only habitat that directly abuts wetland unit</i>). <i>Calculate:</i> 0 % undisturbed habitat + (0.46 % moderate & low intensity land uses / 2) = 0.23% If total accessible habitat is: > 1/3 (33.3%) of 1 km Polygon points = 3 20 - 33% of 1 km Polygon points = 2 10 - 19% of 1 km Polygon points = 1 < 10 % of 1 km Polygon points = 0		0
H 2.2. Undisturbed habitat in 1 km Polygon around the wetland. <i>Calculate:</i> 4.8 % undisturbed habitat + (21 % moderate & low intensity land uses / 2) = 15.3% Undisturbed habitat > 50% of Polygon points = 3 Undisturbed habitat 10 - 50% and in 1-3 patches points = 2 Undisturbed habitat 10 - 50% and > 3 patches points = 1 Undisturbed habitat < 10% of 1 km Polygon points = 0		1
H 2.3 Land use intensity in 1 km Polygon: If > 50% of 1 km Polygon is high intensity land use points = (-2) ≤ 50% of 1km Polygon is high intensity points = 0		-2
Total for H 2 Add the points in the boxes above		-1
Rating of Landscape Potential If Score is: <input type="checkbox"/> 4 - 6 = H <input type="checkbox"/> 1 - 3 = M <input checked="" type="checkbox"/> < 1 = L Record the rating on the first page		

H 3.0. Is the habitat provided by the site valuable to society?		
H 3.1. Does the site provide habitat for species valued in laws, regulations, or policies? Choose only the highest score that applies to the wetland being rated. Site meets ANY of the following criteria: points = 2 <input type="checkbox"/> It has 3 or more priority habitats within 100 m (see next page) <input type="checkbox"/> It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists) <input type="checkbox"/> It is mapped as a location for an individual WDFW priority species <input type="checkbox"/> It is a Wetland of High Conservation Value as determined by the Department of Natural Resources <input type="checkbox"/> It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a		1

Wetland name or number SPSCC Wetland A

watershed plan	
Site has 1 or 2 priority habitats (listed on next page) within 100m	points = 1
Site does not meet any of the criteria above	points = 0

Rating of Value If Score is: ☐ 2 = H ☒ 1 = M ☐ 0 = L *Record the rating on the first page*

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp.

<http://wdfw.wa.gov/publications/00165/wdfw00165.pdf> or access the list from here:

<http://wdfw.wa.gov/conservation/phs/list/>

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: **NOTE** : *This question is independent of the land use between the wetland unit and the priority habitat.*

- ☐ **Aspen Stands**: Pure or mixed stands of aspen greater than 1 ac (0.4 ha).
- ☐ **Biodiversity Areas and Corridors**: Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).
- ☐ **Herbaceous Balds**: Variable size patches of grass and forbs on shallow soils over bedrock.
- ☐ **Old-growth/Mature forests**: Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.
- ☐ **Oregon White Oak**: Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).
- ☐ **Riparian**: The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.
- ☐ **Westside Prairies**: Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).
- ☐ **Instream**: The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.
- ☐ **Nearshore**: Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report – see web link on previous page*).
- ☐ **Caves**: A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.
- ☐ **Cliffs**: Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.
- ☐ **Talus**: Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.
- ☒ **Snags and Logs**: Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are >

Wetland name or number SPSCC Wetland A

12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type	Category
<i>Check off any criteria that apply to the wetland. List the category when the appropriate criteria are met.</i>	
SC 1.0. Estuarine Wetlands Does the wetland meet the following criteria for Estuarine wetlands? <input type="checkbox"/> The dominant water regime is tidal, <input type="checkbox"/> Vegetated, and <input type="checkbox"/> With a salinity greater than 0.5 ppt <input type="checkbox"/> Yes - Go to SC 1.1 <input type="checkbox"/> No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? <input type="checkbox"/> Yes = Category I <input type="checkbox"/> No - Go to SC 1.2	
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? <input type="checkbox"/> The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are <i>Spartina</i> , see page 25) <input type="checkbox"/> At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or ungrazed or un-mowed grassland. <input type="checkbox"/> The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. <input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Category II	
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? <input type="checkbox"/> Yes - Go to SC 2.2 <input type="checkbox"/> No - Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? <input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Not WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf <input type="checkbox"/> Yes - Contact WNHP/WDNR and to SC 2.4 <input type="checkbox"/> No = Not WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? <input type="checkbox"/> Yes = Category I <input type="checkbox"/> No = Not WHCV	
SC 3.0. Bogs Does the wetland (or any part of the unit) meet both the criteria for soils and vegetation in bogs? <i>Use the key below. If you answer YES you will still need to rate the wetland based on its functions.</i> SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? <input type="checkbox"/> Yes - Go to SC 3.3 <input type="checkbox"/> No - Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less than 16 in deep over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on top of a lake or pond? <input type="checkbox"/> Yes - Go to SC 3.3 <input type="checkbox"/> No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND at least a 30% cover of plant species listed in Table 4? <input type="checkbox"/> Yes = Is a Category I bog <input type="checkbox"/> No - Go to SC 3.4 NOTE: If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir,	

Wetland name or number SPSCC Wetland A

western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy?

☐ Yes = **Is a Category I bog**

☐ No = **Is not a bog**

SC 4.0. Forested Wetlands

Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.***

- ☐ **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more.
- ☐ **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80-200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm).

☐ Yes = **Category I** ☐ No = **Not a forested wetland for this section**

SC 5.0. Wetlands in Coastal Lagoons

Does the wetland meet all of the following criteria of a wetland in a coastal lagoon?

- ☐ The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks
- ☐ The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon (*needs to be measured near the bottom*)

☐ Yes - Go to **SC 5.1** ☐ No = **Not a wetland in a coastal lagoon**

SC 5.1. Does the wetland meet all of the following three conditions?

- ☐ The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100).
- ☐ At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or ungrazed or un-mowed grassland.
- ☐ The wetland is larger than $\frac{1}{10}$ ac (4350 ft²)

☐ Yes = **Category I** ☐ No = **Category II**

SC 6.0. Interdunal Wetlands

Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.***

In practical terms that means the following geographic areas:

- ☐ Long Beach Peninsula: Lands west of SR 103
- ☐ Grayland-Westport: Lands west of SR 105
- ☐ Ocean Shores-Copalis: Lands west of SR 115 and SR 109

☐ Yes - Go to **SC 6.1** ☐ No = **Not an interdunal wetland for rating**

SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)?

☐ Yes = **Category I** ☐ No - Go to **SC 6.2**

SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger?

☐ Yes = **Category II** ☐ No - Go to **SC 6.3**

SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac?

☐ Yes = **Category III** ☐ No = **Category IV**

Category of wetland based on Special Characteristics

If you answered No for all types, enter "Not Applicable" on Summary Form

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Technical Memo

To: Laura Price, Director of Facilities
South Puget Sound Community College

From: Ryan Shea, PTP, Senior Transportation Planner and Anne Sylvester, PTE

Date: January 21, 2025

Project: SPSCC Student Housing and Varsity Soccer Field

Subject: Revised Traffic and Parking Demand Scoping Analysis

Introduction:

South Puget Sound Community College (SPSCC) is proposing to upgrade the existing soccer field located in the southwest corner of the Olympia campus, south of Dr Nels Hanson Way S, and to construct on-campus student housing. This Traffic and Parking Demand Scoping Analysis estimates the trip generation for the proposed development and provides an assessment of the peak parking demand for both the entire Olympia campus and the proposed varsity soccer field and student housing. **Figure 1** illustrates the SPSCC Olympia campus, highlighting the proposed project site.

Figure 1. SPSCC Olympia campus



Proposed Development

The proposed project consists of two elements:

- Construction of a varsity soccer field. This element would include reconstructing an existing soccer field with an upgraded facility that would support hosting soccer games for the college teams. This would include spectator seating.
- Construction of on-campus student housing. This element would be located within the same open space as the varsity soccer field and would consist of one student housing building with 152 beds. The housing building would include removal of approximately 13 existing parking stalls from lot H.

The conceptual site plan is shown in **Figure 2**.

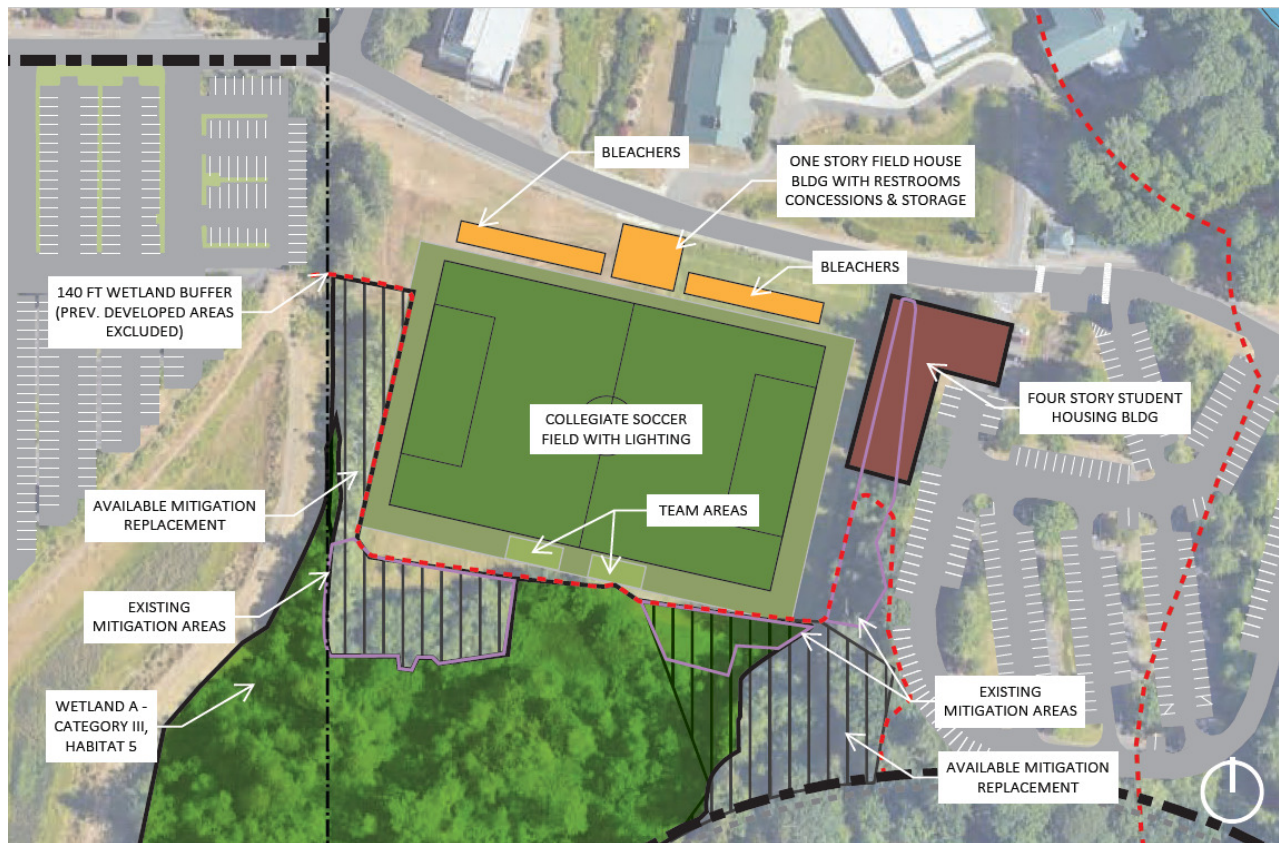


Figure 2. Conceptual Site Plan

Site-Generated Traffic Volumes

Vehicle trip generation was calculated using the trip generation rates contained in the 11th edition of the *Trip Generation Manual* by the Institute of Transportation Engineers (ITE) when available and using independent studies as described. A description of each project element is provided below:

Varsity Soccer Field: For the varsity soccer field land use category Soccer Complex (land use code 488) with the independent variable fields is the best match. However, given that there is an existing soccer field on the site

today, this project element will functionally result in no change in the land use of the property. For typical, repeated peak hour traffic there is expected to be zero change. The reconstructed varsity soccer field will provide amenities for spectators and is expected to be used to host varsity soccer games, so while the daily usage of the field should mirror the usage today, there is likely to be an increase when games are held. We have prepared a summary of projected peak use that could occur during a home varsity game, to help inform the potential peak trip generation and parking demand of the field.

Soccer Game Assumptions

- Number of Home Team Player Trips 15
- Number of Home Team Coach Trips 3
- Number of Visiting Team Trips 1 (team bus)
- Number of Spectator Trips 20
 - Number of Spectators 40
 - Spectators per Vehicle 2
- Number of Staff Trips 6
- **Total Soccer Game Trips** 45

The trip generation rates for Soccer Complex are shown in **Table 1**.

Table 1. Soccer Complex (LUC 488) Trip Generation Characteristics

Time Period	Unit	Trip Rate	Enter %	Exit %
AM Peak Hour	Fields	0.99	61%	39%
PM Peak Hour	Fields	16.43	66%	34%
Daily	Fields	71.33	50%	50%

This data is provided to illustrate the traffic typical for a soccer field. However, as there is an existing soccer field at this location, the proposed varsity soccer field will result in no change to the typical, repeatable traffic volumes.

Student housing: ITE does not provide a land use code for on-campus housing. To provide a trip generation calculation for the proposed student housing, data was taken from a 2012 trip generation study of private student housing apartments prepared by Spack Consulting, which is attached. An additional consideration for the student housing traffic is the change it will have on the current traffic patterns of the community college. To support the calculation of trips associated with the proposed on-campus student housing, a calculation of the total community college trips before and after the proposed student housing has been done to assess the overall net change expected with the proposed student housing. This was done by calculating the trip potential of current commuter students that could be accommodated in the proposed student housing as residents. For that calculation, the land use category Junior/Community College (land use code 540) with the independent variable of headcount students is the best match.

The Student Housing and Junior/Community College trip rates are shown in **Table 2**.

Table 2. Student Housing and Junior/Community College (LUC 540) Trip Generation Characteristics

Time Period	Unit	Trip Rate	Enter %	Exit %
Student housing¹				
AM Peak Hour	Beds	0.07	43%	57%
PM Peak Hour	Beds	0.13	53%	47%
Daily	Beds	1.42	50%	50%
Junior/Community College²				
AM Peak Hour	Students	0.20	81%	19%
PM Peak Hour	Students	0.18	56%	44%
Daily	Students	1.92	50%	50%

1. Source: Trip Generation Study - Private Student Housing Apartments Technical Memorandum (Spack Consulting, April 2012) NOTE: For this calculation a bed equates to a single headcount student.
2. Source: ITE Trip Generation Manual (11th Edition)

Using the trip generation rates shown in **Table 2** the projected net increase in trips associated with the proposed student housing has been calculated. The trip generation results are provided in **Table 3**, **Table 4**, and **Table 5**.

Table 3. AM Peak Hour Student Housing Trip Generation

Land Use	Headcount Students	Total Trips	Enter	Exit
Drop in Commuter Students	(152)	(30)	(13)	(17)
Addition of Resident Students	152	11	5	6
Total Net Change	-	(19)	(8)	(11)

Table 4. PM Peak Hour Student Housing Trip Generation

Land Use	Headcount Students	Total Trips	Enter	Exit
Drop in Commuter Students	-152	(27)	(15)	(12)
Addition of Resident Students	152	20	10	10
Total Net Change	-	(7)	(5)	(2)

Table 5. Daily Student Housing Trip Generation

Land Use	Headcount Students	Total Trips	Enter	Exit
Drop in Commuter Students	(152)	(292)	(146)	(146)
Addition of Resident Students	152	216	108	108
Total Net Change	-	(76)	(38)	(38)

Based on these calculations the proposed student housing would result in small reductions in traffic during all three time frames. Given the shift the student housing students will be making, no longer needing to commute to campus and instead walking to class, this small reduction in traffic is reasonable.

Peak Parking Demand

In addition to an assessment of the trip generation potential of the proposed varsity soccer field and student housing, the city has also asked for an assessment of the campus parking supply. To estimate the peak parking demand for the existing campus the identified parking rate of 0.22 parking stalls per student has been used. This parking ratio was previously identified by the hearing's examiner in 2009:

"The proposed parking ratio of 0.22 automobile parking stalls per student (headcount, not FTE) is approved. This parking ratio shall be reevaluated every 10 years."

Data for specific elements related to the proposed soccer field and on-campus housing were taken from the 5th edition of the *ITE Parking Generation Manual* has been used when available. This data has been further supplemented with independent studies and usage assumptions described above. Peak parking demand estimates have been prepared for the existing college campus and the proposed project.

Existing College Campus

Currently the Olympia campus of SPSCC has a total headcount student enrollment of 2,771, with a full-time equivalent total of 1,495. For the Olympia campus approximately 53 percent of students attend class in person, with the remaining 47 percent attending either online only or hybrid, which is primarily online but requires occasional in-person attendance. This proportion of headcount students attending virtually has increased significantly in recent years and is expected to continue to be a major means of attendance going forward. For purposes of this analysis, it is assumed that 75% of the current Olympia campus students attend as in-person or hybrid learners, which would require on-site parking stalls at least some of the time.

A review of attendance over the last 12 years was done to identify a higher enrollment number that could be considered a realistic maximum attendance. Within the last 12 years the 2012-2013 school year represents a high point of attendance at the Olympia campus, with 10,158 headcount students and 4,399 full-time equivalent students. To help illustrate the overall SPSCC enrollment of the last 12 years, the annual enrollment numbers each year are provided in **Table 6**.

Table 6. SPSCC Overall Student Enrollment

School Year	Headcount Students	FTE Students
2012-2013	10,158	4,399
2013-2014	10,010	4,396
2014-2015	9,657	4,388
2015-2016	9,703	4,381
2016-2017	9,757	4,477
2017-2018	9,596	4,454
2018-2019	9,957	4,483
2019-2020	9,867	4,633
2020-2021	8,318	4,261
2021-2022	7,595	3,817
2022-2023	7,598	3,793
2023-2024	8,207	4,235

As shown in Table 6, overall attendance has been in decline, with attendance for the fall quarter of 2023-2024 at 5,073 headcount students and 3,819 FTE students, representing a significant decline from the 2012-2013 school year. Over the last several years SPSCC has expanded to multiple additional locations, which has caused at least part of the decline in enrollment at the Olympia campus. These additional locations are:

- Lacey Campus – Opened in 2015
- Dr Angela Bowen Center – Opened in 2019
- Craft Brewing and Distilling Center – Opened in 2019

With these additional locations, the number of enrolled students attending classes at the Olympia campus has further declined from the 2012-2013 school year. For the 2023-2024 fall quarter, only 55% of the total enrollment was attending classes at the Olympia campus.

Using the current student headcount the existing peak parking demand has been calculated. Calculations were also prepared for the 2012-2013 total enrollment on the Olympia campus to highlight the historic parking demand of the campus. These calculations are provided in **Table 7** based on headcount students. Currently the Olympia campus has a total parking supply of 1,514 parking stalls.

Table 7. SPSCC Olympia Campus Peak Parking Demand – Headcount Students

Alternative	Parking Supply	Total Campus Headcount Students	Olympia Campus In-Person Headcount Students	Peak Parking Demand Rate ³	Peak Parking Demand	Remaining Available Stalls
2012-2013 SPSCC Attendance	1,514	10,158	10,158	0.22	2,235	(721)
Existing 2023-2024 SPSCC Attendance ¹	1,514	8,207	3,385	0.22	745	769
Projected 2034-2035 Enrollment ²	1,514	10,000	4,125	0.22	908	606

1. Assumes 75% of these students will be attending in-person or as hybrid students, which requires occasional in-person attendance.
2. Assumes 55% of the total enrollment will attend Olympia campus. It assumes 75% of these students will be attending in-person or as hybrid students, which requires occasional in-person attendance.
3. Rate based on hearing examiner decision from 2009.

As shown in Table 7, the current enrollment levels for the SPSCC Olympia campus have a peak parking demand well short of the current parking supply. This finding validates the assumed peak parking demand rate of 0.22 stalls per headcount student that was developed in 2009 and continues to be appropriate for this analysis.

Evaluating the historic enrollment from 2012-2013, which could represent something close to maximum student capacity on the campus, suggests that the existing parking supply may not accommodate peak demand. However, given the expansion to multiple other locations it is unlikely that the Olympia campus will reach those totals again.

Lastly, an evaluation of the 2034 school year, which represents the ten-year horizon of the updated master plan, was conducted to ensure that the current parking supply at the Olympia campus will continue to accommodate the student population. SPSCC projects to have an overall enrollment of approximately 10,000 students for the 2034 school year, with 5,500 students attending the Olympia campus. While instances of virtual learning may increase over time it is unknown how that option will be utilized in the future. For the 2034 parking demand calculation the existing level of virtual learners, which for this analysis is assumed to be 75% as full time or hybrid learners, was used. This results in 4,125 students physically attending the Olympia campus at least some of the time in the 2034 school year, which would mean a peak parking demand of 908 stalls. This is well within the current parking supply.

It should be noted that the total campus headcount is expected to increase to levels similar to that of the 2012-2013 school year. However, based on the additional campus locations and the portion of students that opt for virtual learning, this similar level of overall students is expected to require much less parking stalls to serve.

Proposed Project

Varsity Soccer Field:

For the proposed varsity soccer field, the everyday use of the field is expected to mirror the usage of the existing field. As such, for this element of the proposed project an estimate of the peak parking demand for a varsity soccer home game has been provided. Based on the assumptions outlined above in the trip generation discussion, there would be 45 vehicles associated with a varsity soccer game, which would equate to a peak

parking demand of 45 parking stalls. This is shown below in **Table 8**. It should be noted that varsity games are expected to occur on weekday evenings and Saturdays, which will likely not correspond with peak usage of the college campus.

Student Housing:

The *ITE Parking Generation Manual* does not provide data for student housing parking demand. To provide an estimate of the peak parking demand for the proposed new use, independent studies of university parking ratios were referenced. Based on data from The University of Montana in Missoula, Rowan University in Glassboro, New Jersey, and Boise State University in Idaho the average resident student had a parking ratio approximately 2.5 times greater than that of a commuter student. Using this relationship the overall peak parking demand rate of 0.20 would be increased to 0.50 for resident students. The peak parking demand for student housing is shown in **Table 8**.

Table 8. Proposed Project Peak Parking Demand

Alternative	Size	Peak Parking Demand Rate ¹	Peak Parking Demand
Varsity Soccer Field	One Varsity Game	N/A	45
Student Housing	152 Beds	0.50	76
Total			121

1. Based on university parking demand studies that related commute parking demand and resident parking demand

Based on these peak parking demand estimates, the combined parking demand of both project elements would be 121 parking stalls, which assumes that both peak parking demand timeframes overlap.

Maximum Attendance Varsity Soccer Field:

In addition to providing a calculation of expected peak parking demand for a typical varsity soccer game, an additional calculation has been made to estimate the potential maximum parking demand for a varsity soccer game. This calculation is based on the proposed size of the spectator seating area, which is expected to hold as many as 250 people. Using this increased spectator total, a maximum potential vehicle activity for a varsity soccer game has been made using the following assumptions:

Maximum Soccer Game Assumptions

- Number of Home Team Player Trips 15
- Number of Home Team Coach Trips 3
- Number of Visiting Team Trips 1 (team bus)
- Number of Spectator Trips 125
 - Number of Spectators 250
 - Spectators per Vehicle 2
- Number of Staff Trips 6
- **Total Soccer Game Trips** 150

Combined with the peak parking demand for the proposed student housing, this would result in a peak parking demand of 226 parking stalls.

Existing Parking Occupancy Analysis:

Based on the location of the proposed project there are two existing parking lots that would be expected to serve the varsity soccer field and student housing. These two lots, Lot F and Lot H, currently provide 633 parking stalls. The proposed student housing footprint would reduce Lot H by approximately 13 stalls, resulting in a total available parking supply of 620 parking stalls for this portion of the campus.

Parking occupancy data will be collected over a two-day period for these two lots. This data will then be used to assess whether the existing parking supply can accommodate the estimated peak parking demand for the proposed project as outlined in this letter. Both a typical varsity soccer game and a maximum attendance varsity soccer game will be evaluated. It should be noted that varsity games are expected to occur on weekday evenings and Saturdays, which will likely not correspond with peak usage of the college campus.

It should also be noted that while the proposed student housing building will reduce the overall parking supply by approximately 13 stalls, the current enrollment trends for the campus indicate a large surplus of parking stalls through the 10-year horizon, such that this small reduction will not adversely impact the ability of the campus to accommodate the forecasted peak parking demand.

Thank you for reviewing the enclosed materials. We have presented this information for the City's use in determining if any additional traffic or parking analysis is required for the proposed project beyond the parking occupancy study for the adjacent parking lots.

If you have any questions or comments about the enclosed information, please contact me at (360) 352-1465.

Respectfully,

SCJ Alliance



Enclosures: Trip Generation Study - Private Student Housing Apartments Technical Memorandum (Spack Consulting, April 2012)
University Parking Studies

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Technical Memorandum

From: Mike Spack, P.E., P.T.O.E., Lindsay deLeeuw
Date: April 12, 2012
Re: Trip Generation Study – Private Student Housing Apartments

A recent spike in new construction surrounding the University of Minnesota led to an interest in determining how trips generated by student housing apartments vary from trips generated by a generic apartment building (as defined by ITE's *Trip Generation, 8th Edition* Code 220). This report provides trip generation data for six student housing apartment buildings. Weekday daily, a.m., and p.m. peak hour trip generation rates are provided. In addition to providing trip generation rates per Dwelling Unit (as in *Trip Generation*), trip generation data is also provided based on number of bedrooms and number of parking stalls.

Overall, it was found student housing apartments generate approximately a third the amount of traffic compared to a similarly sized, generic apartment building. Using ITE's guideline of preparing full traffic impact studies only if a development will generate more than 100 peak hour trips, a student housing apartment complex would need to have 416 dwelling units to trigger the need for a full traffic impact study.

Methodology

Data was collected on Thursday, March 29, 2012 (while school was in full session) at six typical student-housing apartment buildings near the University of Minnesota – Twin Cities using COUNTcam video recording systems. Each building is specifically designated for students by the property managers but none are directly associated with the university. The range of total apartment units is 44 to 253, with an average of 118, and the apartment types vary from studios to four-bedroom units. Additionally, all the buildings observed have parking with the number of stalls ranging from 40 to 135, with an average of 57 stalls.

The parking lot for each student housing apartment building was recorded for 24 hours on a weekday (multiple cameras were used for parking lots with more than one entrance or exit). The videos were watched at high speeds with the PC-TAS counting software and the vehicles in and out were tallied in 15-minute intervals.

Findings

Statistics and data plots for each trip generation period studied are attached. A summary of the student housing average trip generation rates is shown in Table 1 alongside the trip generation rates for Apartments from the Institute of Transportation Engineers' *Trip Generation, 8th Edition* (ITE Code 220).

Table 1 – Average Trip Generation Rates for Student Housing and Apartment per Number of Dwelling Units

	Student Housing Apartments	Apartment from <i>Trip Generation</i> , 8 th Edition
Weekday	2.82	6.65
Weekday A.M. Peak Hour (between 7-9 a.m.)	0.13	0.51
Weekday P.M. Peak Hour (between 4-6 p.m.)	0.24	0.62

The results in Table 1 show that student-housing apartments generate approximately one-third of the trips generated by regular apartment buildings. The student housing data was consistent where the fitted curves often resulted in R^2 values greater than 0.8 (anything higher than 0.75 indicates the data fits the best fit line equation well).

Similar trip generation reports (attached) were created based on the number of parking stalls and the number of bedrooms. The results for the number of parking stalls were as statistically significant as the number of dwelling units. However, the trip generation based on the number of bedrooms was less statistically valid with R^2 values less than 0.55.

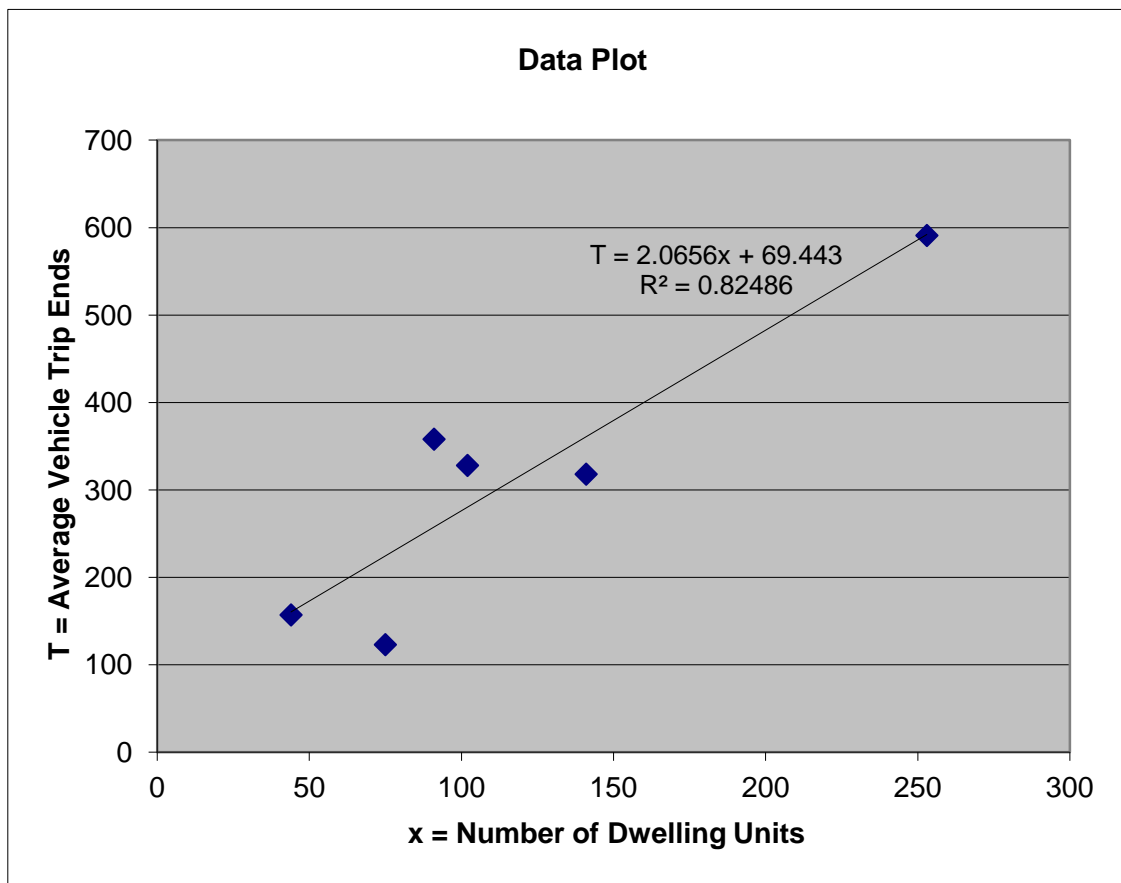
Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Dwelling Units
On a: Weekday

Number of Studies: 6
Average Number of Units: 117.67
Directional Distribution: 50% Entering
50% Exiting

Trip Generation per Number of Dwelling Units

Average Rate	Range of Rates	Standard Deviation
2.82	1.64-3.93	0.88



Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

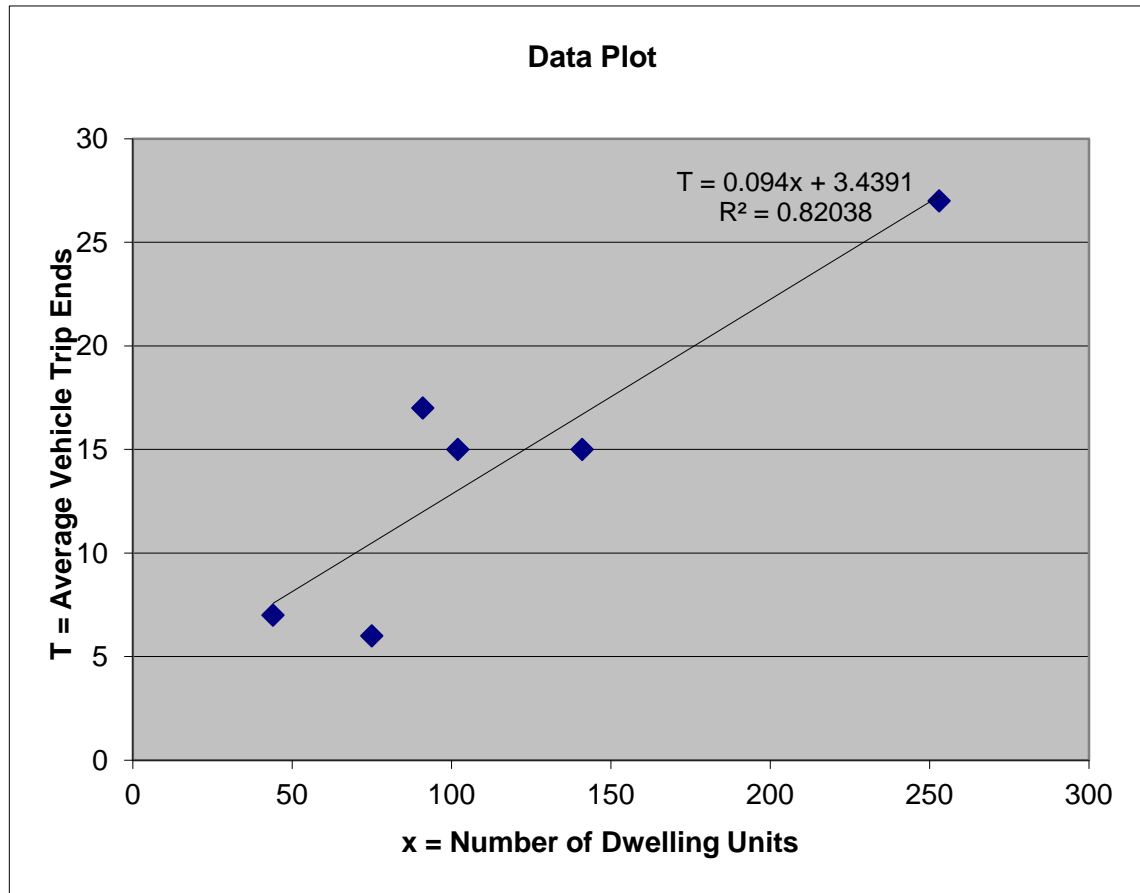
Number of Studies: 6

Average Number of Units: 117.67

Directional Distribution: 39% Entering
61% Exiting

Trip Generation per Number of Dwelling Units

Average Rate	Range of Rates	Standard Deviation
0.13	0.08-0.19	0.04



Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

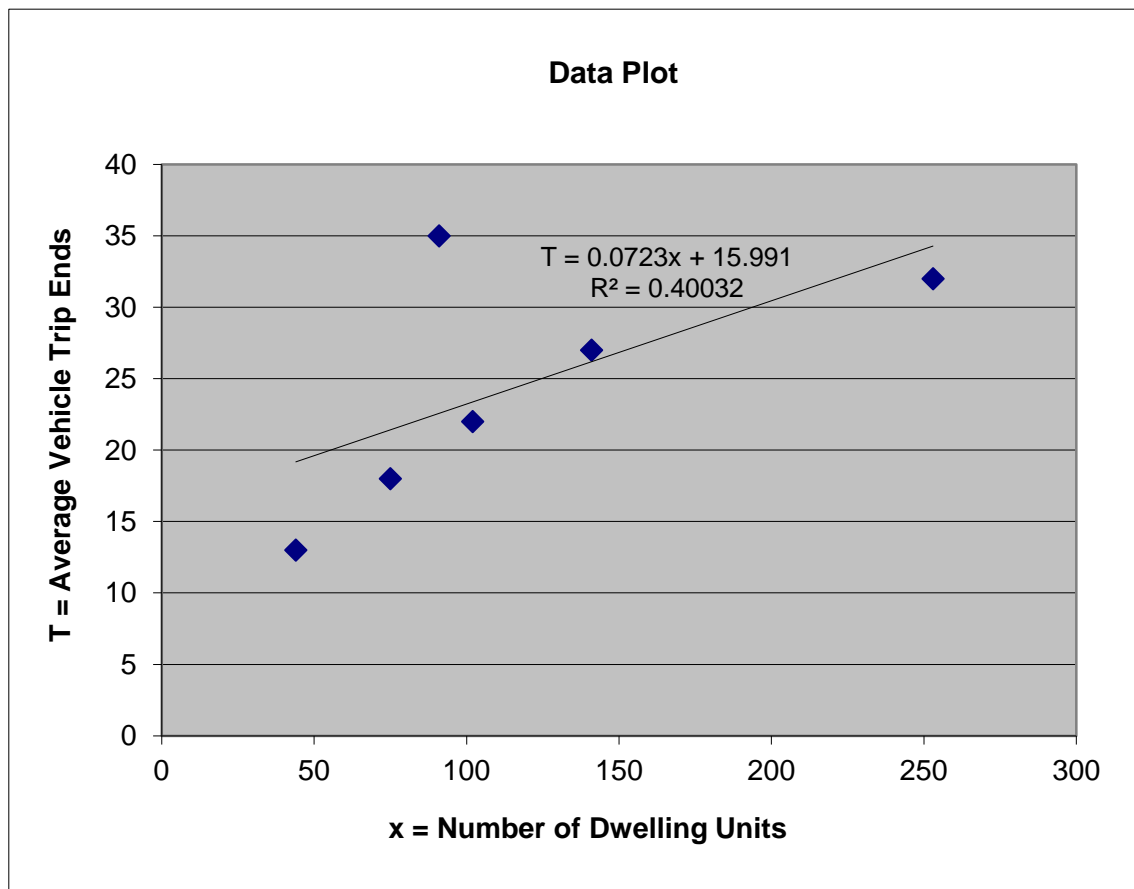
Number of Studies: 6

Average Number of Units: 117.67

Directional Distribution: 54% Entering
46% Exiting

Trip Generation per Number of Dwelling Units

Average Rate	Range of Rates	Standard Deviation
0.24	0.13-0.38	0.09



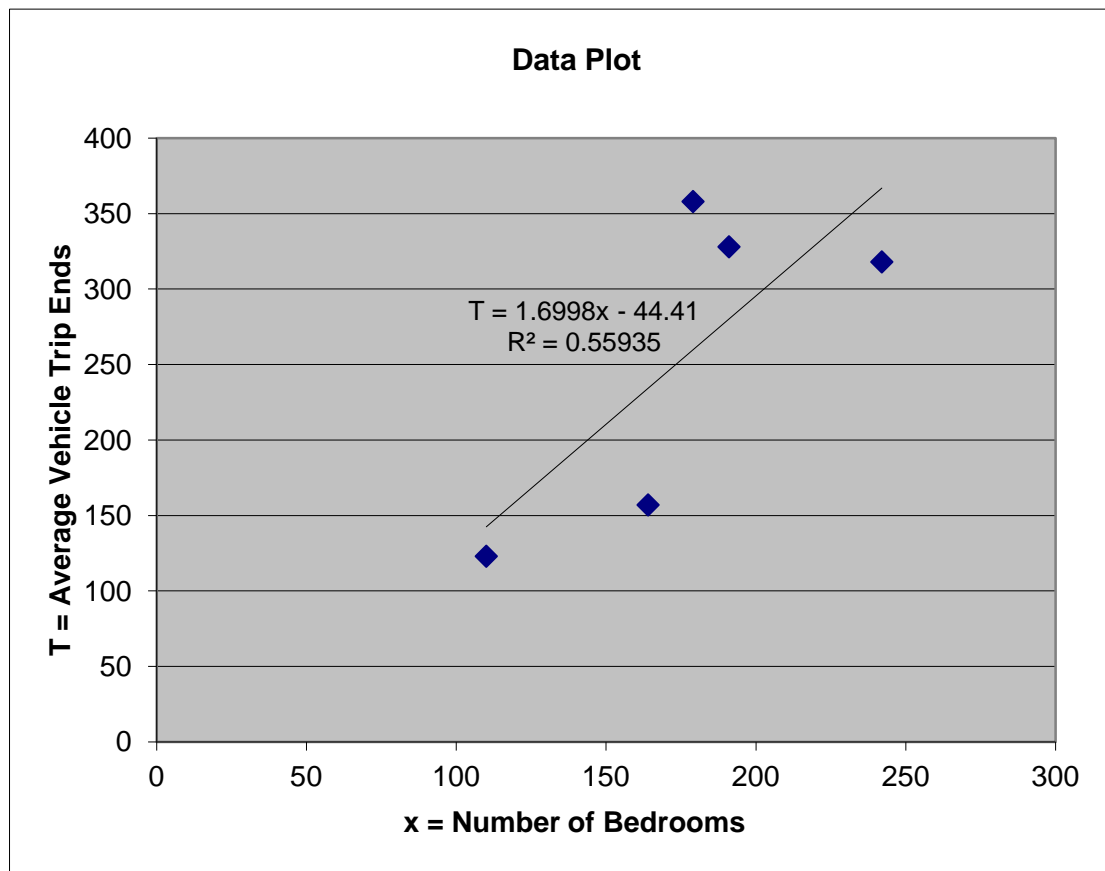
Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Bedrooms
On a: Weekday

Number of Studies: 6
Average Number of Units: 147.67
Directional Distribution: 50% Entering
50% Exiting

Trip Generation per Number of Bedrooms

Average Rate	Range of Rates	Standard Deviation
1.42	0.96-2.00	0.43



Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Bedrooms

On a: Weekday,

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

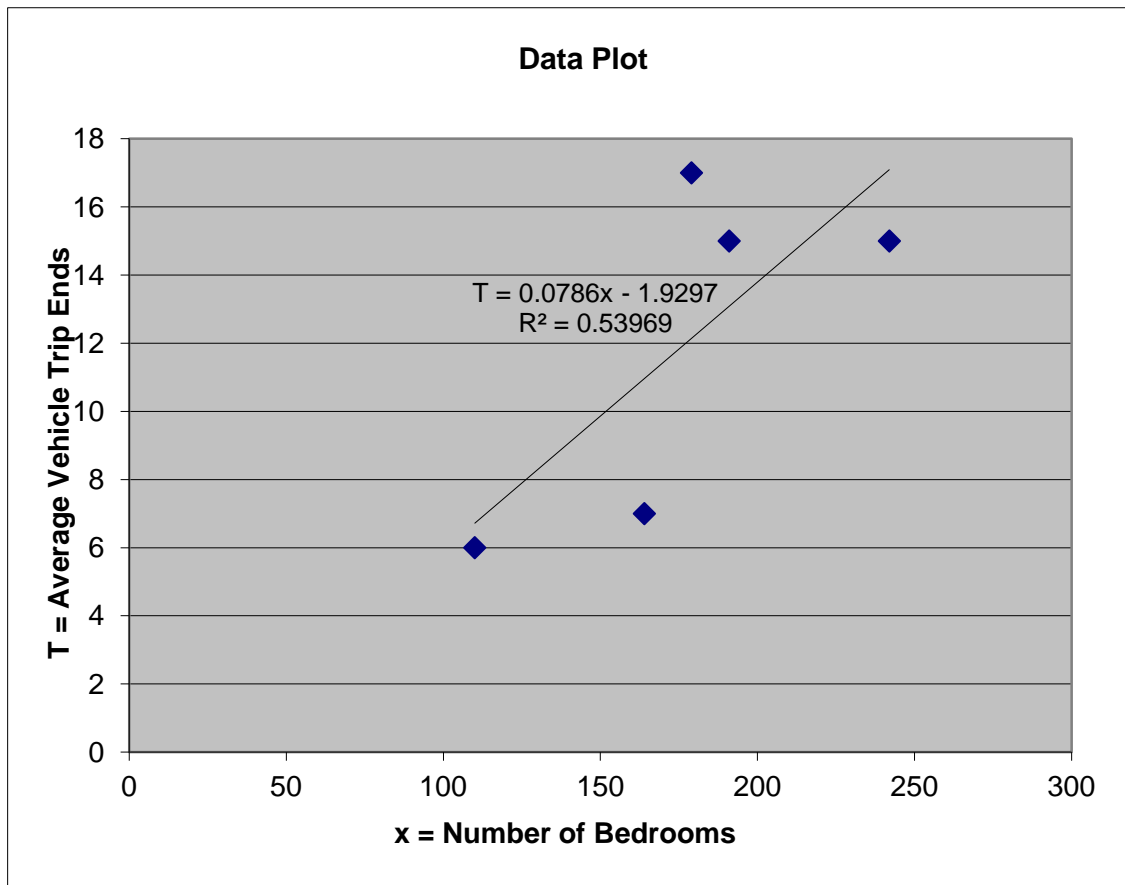
Number of Studies: 6

Average Number of Units: 147.67

Directional Distribution: 43% Entering
57% Exiting

Trip Generation per Number of Bedrooms

Average Rate	Range of Rates	Standard Deviation
0.07	0.04-0.09	0.02



Student Housing Apartment Building

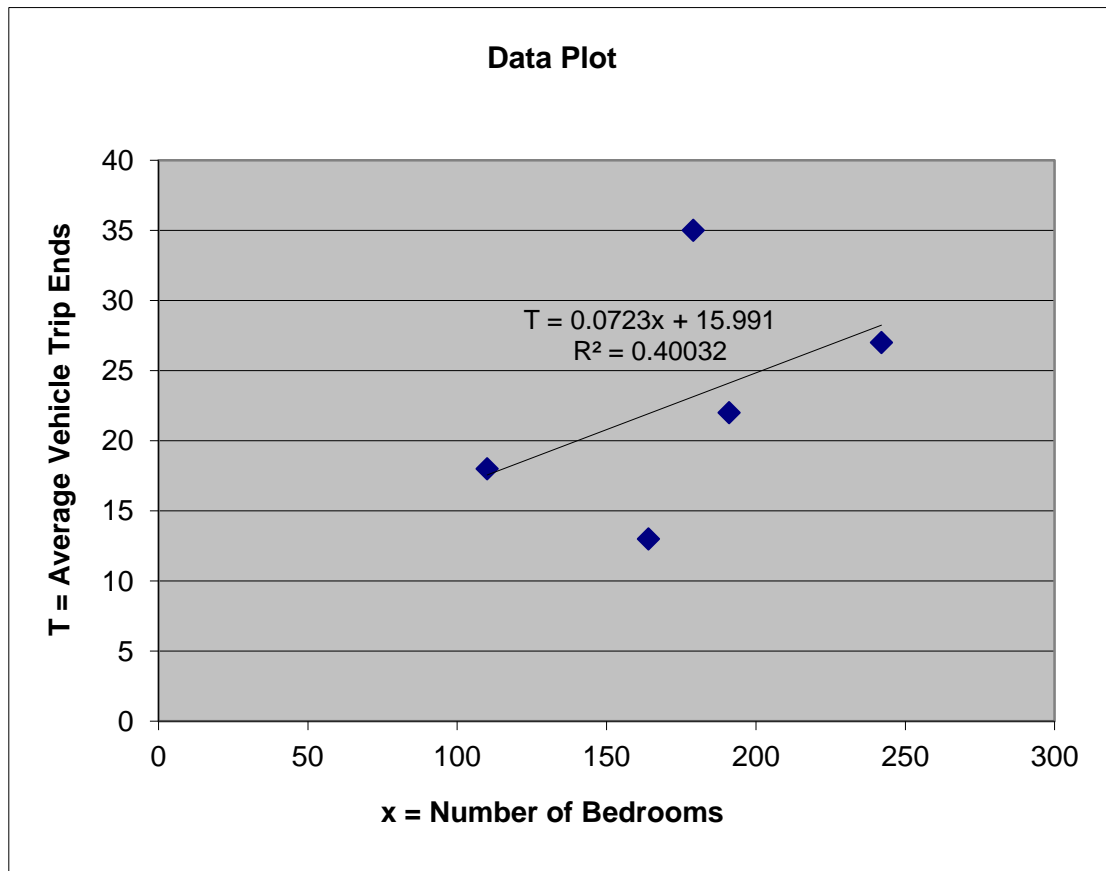
Average Vehicle Trip Ends vs: Number of Bedrooms

On a: Weekday,
Peak Hour of Adjacent Street Traffic
One Hour Between 4 and 6 p.m.

Number of Studies: 6
Average Number of Units: 147.67
Directional Distribution: 53% Entering
47% Exiting

Trip Generation per Number of Bedrooms

Average Rate	Range of Rates	Standard Deviation
0.13	0.11-0.20	0.05



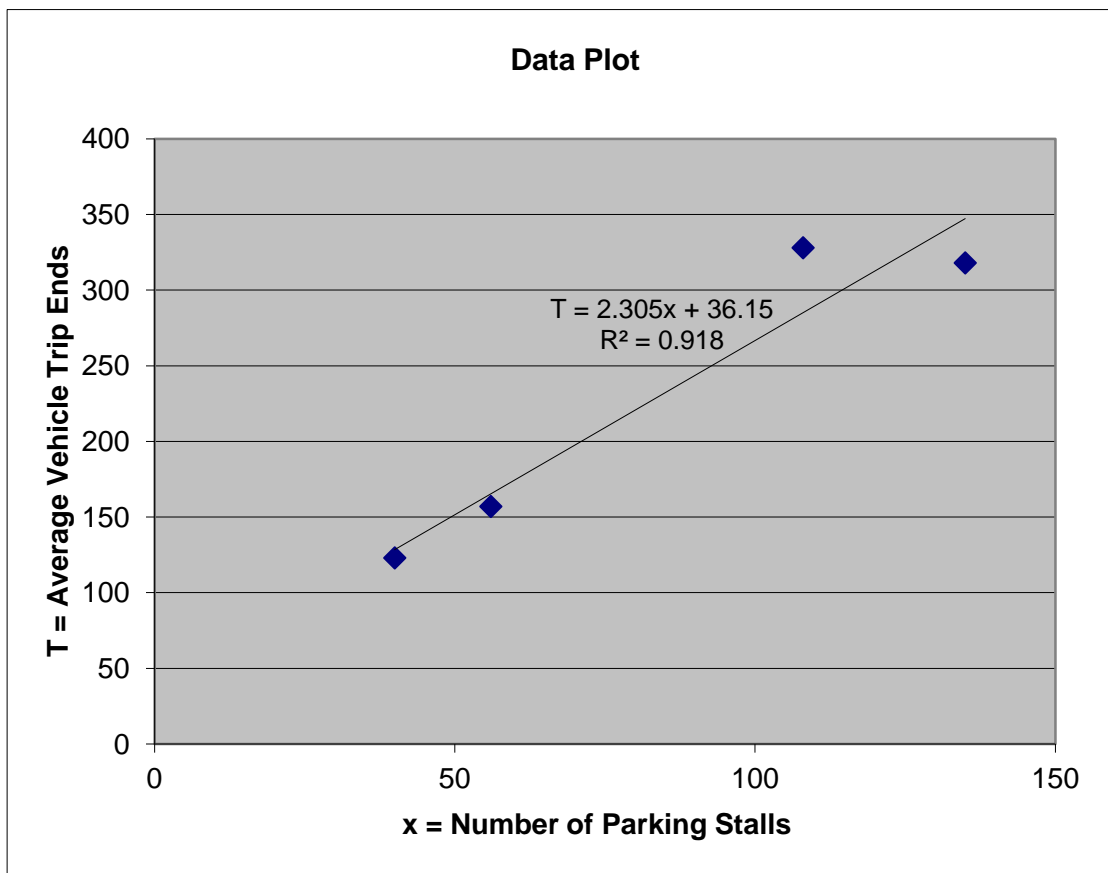
Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Parking Stalls
On a: Weekday

Number of Studies: 6
Average Number of Units: 56.50
Directional Distribution: 50% Entering
50% Exiting

Trip Generation per Number of Parking Stalls

Average Rate	Range of Rates	Standard Deviation
2.82	2.36-3.08	0.33



Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Parking Stalls

On a: Weekday,

Peak Hour of Adjacent Street Traffic

One Hour Between 7 and 9 a.m.

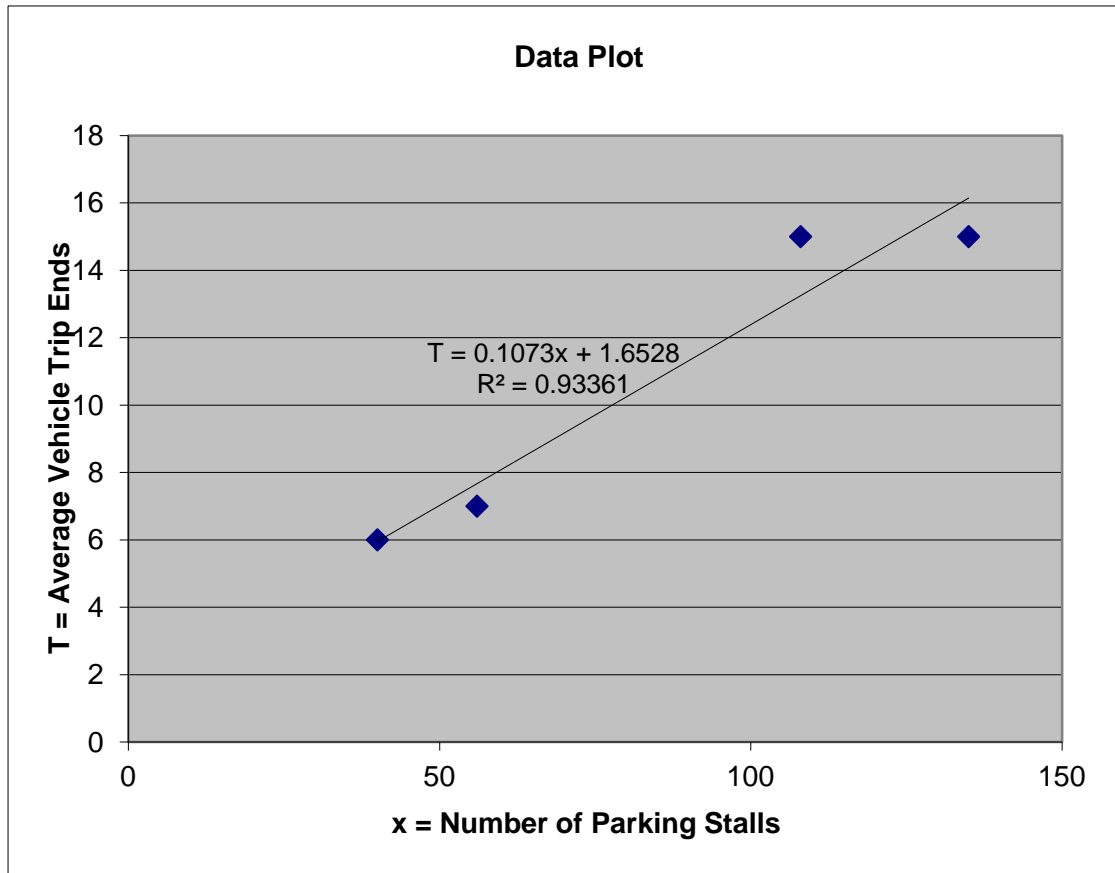
Number of Studies: 6

Average Number of Units: 56.50

Directional Distribution: 47% Entering
53% Exiting

Trip Generation per Number of Parking Stalls

Average Rate	Range of Rates	Standard Deviation
0.13	0.11-0.15	0.02



Student Housing Apartment Building

Average Vehicle Trip Ends vs: Number of Parking Stalls

On a: Weekday,

Peak Hour of Adjacent Street Traffic

One Hour Between 4 and 6 p.m.

Number of Studies: 6

Average Number of Units: 56.50

Directional Distribution: 54% Entering
46% Exiting

Trip Generation per Number of Parking Stalls

Average Rate	Range of Rates	Standard Deviation
0.27	0.20-0.45	0.12

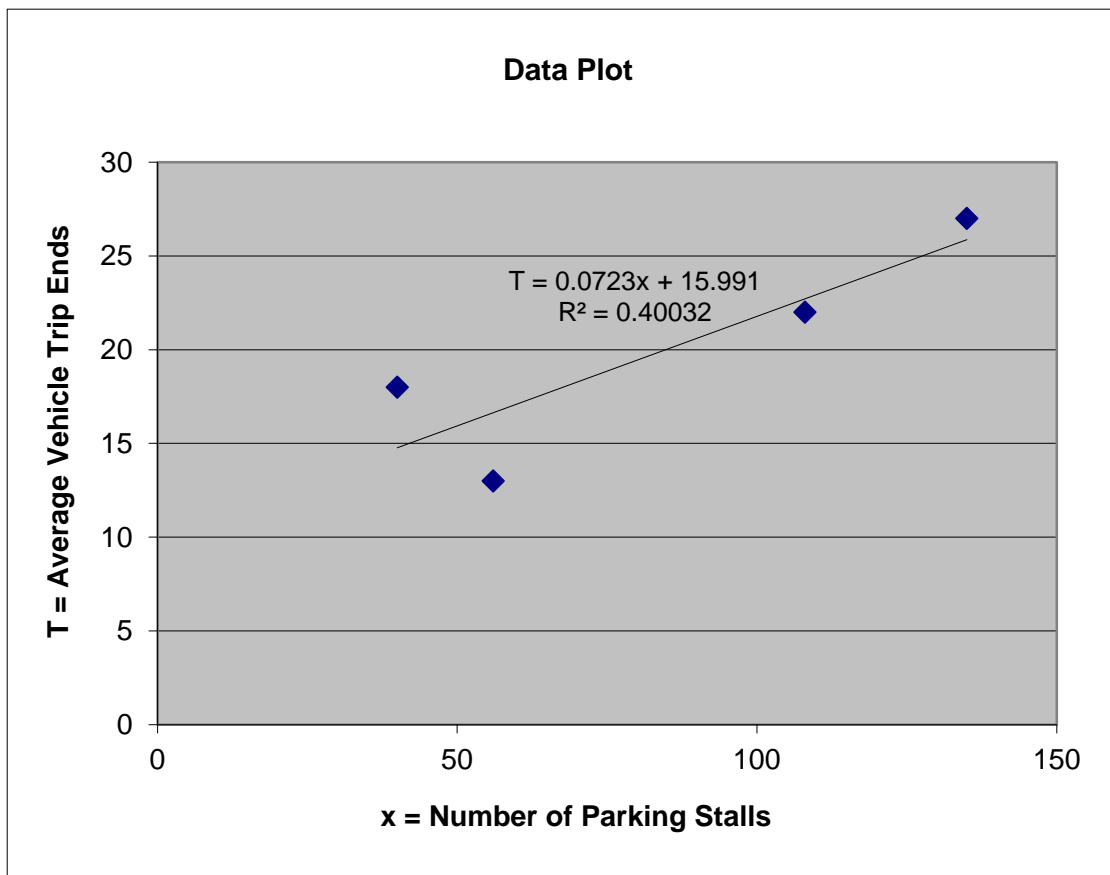


Table B-1. Examples of University Parking Ratios

University	Parking Demand	Population ¹	Parking Ratio	Reference	Notes
University of Washington (Tacoma, WA)					
- Students	1,381	3,662	0.38	Draft Parking Plan, 2012	Urban location in medium-sized city with good transit, bike and pedestrian access
- Faculty + Staff	<u>312</u>	<u>578</u>	0.54		
- Average/Head Count Student	1,693	3,662	0.46		
Reed College (Portland, OR)	551	1,490	0.37	Campus Facilities Master Plan, 2007	Urban location in large city with good transit, bike and pedestrian access
Pacific University (Forest Grove, OR)	980	2,200	0.45	Campus Transportation Assessment – Parking, 2017	Urban location in small city with good walkability
Christopher Newport University (Newport News, VA)	--	4,990	0.33	Newport News Zoning Ordinance	Suburban location in medium-sized city
University of Wisconsin, Platteville, WI	2,052	7,142	0.29	Transportation and Parking Demand Study, 2011	Suburban location in a small city with good bicycle and pedestrian accessibility
Cal State Stanislaus (Turlock, CA)				Master Plan, Campus Parking Study, 2008	Suburban location in smaller city with good bicycle and pedestrian accessibility
- Average/Head Count Student	2,452	8,810	0.28		
University of Montana (Missoula, MT)				Parking and Transportation Demand Management Plan, 2016	Suburban location in smaller city with good bicycle and pedestrian accessibility, and several direct transit routes
- Commuter Students	1,751	7,835	0.22		
- Resident Students	826	2,504	0.33		
- Faculty + Staff	<u>783</u>	<u>2,374</u>	0.33		
- Average/Head Count Student	3,360	10,339	0.32		
Indiana University (Terre Haute, IN)				Parking Plan, 2011	Urban location in smaller city with good bicycle and pedestrian accessibility and direct transit service
- Students	2,390	11,494	0.21		
- Faculty + Staff	<u>1,505</u>	<u>1,807</u>	0.83		
- Average/Head Count Student	3,895	11,494	0.34		
Rowan University (Glassboro, NJ)				Strategic Parking Initiative Feasibility Study, 2015	Urban location in small city, good transit service
- Commuter Students	1,553	9,509	0.16		
- Resident Students (dorms+apts)	2,215	3,840	0.58		
- Faculty + Staff	<u>822</u>	<u>3,252</u>	0.25		
- Average/Head Count Student	4,590	13,349	0.34		
New Mexico State (Las Cruces, NM)				Transportation and Parking Analysis Final Report, 2011	Suburban location in medium-sized city with direct transit service
- Commuter Students	2,971	14,952	0.20		
- Faculty + Staff	3,536	5,145	0.69		

Table B-1 Continued. Examples of University Parking Ratios

University	Parking Demand	Population¹	Parking Ratio	Reference	Notes
Montana State University (Bozeman, MT) - Average/Head Count Student	4,666	15,688	0.30	Transportation Master Plan, 2017	Suburban location in a small city with good bicycle and pedestrian accessibility and multiple direct transit routes
East Carolina University (Greenville, NC) - Average/Head Count Student	7,010	17,405	0.40	Final Transportation Plan, 2012	Urban location in smaller city with bicycle and pedestrian accessibility with direct transit service
Boise State University (Boise, ID) - Commuter Students - Resident Students - Faculty + Staff - Average/Head Count Student	2,288 1,207 2,070 5,565	17,467 2,200 2,960 19,667	0.13 0.55 0.70 0.28	Parking Master Plan Update, 2010	Larger, more urban university with many options for transit, bike and pedestrian access
Iowa State University (Ames, IA) - Average/Head Count Student	6,491	26,380	0.25	Campus Parking Supply and Demand Feasibility Study, 2005	Urban location in smaller city with transit and bike/ped options
Colorado State University (Ft. Collins, CO) - Average/Head Count Student	7,751	33,183	0.23	Parking and Transportation Master Plan, 2014	Urban location in medium-sized city with good transit and bike/ped accessibility

¹ Headcount students unless otherwise noted.

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March 15, 2024

Attn: Matt Lane

RE: SPSCC Soccer Field Lighting Analysis

Dear Matt,

Thank you for contacting BCE to review the lighting impacts of a new Soccer Field at SPSCC.

As part of the analysis, BCE ensured the calculation included adequate lighting levels on the field for collegiate Soccer. We also reviewed the amount of light that spills out of the field and into the surrounding areas- particularly the nearby residential areas. The following narrative describes the lighting approach, anticipated lighting levels, light spill and utility impacts.

Sports Lighters

Modern exterior athletic field lighting is almost exclusively LED. LED fixtures offer lower power consumption, better light control, and longer life than previous metal halide (bulb) technology. They also don't have a "warm up" period before hitting maximum brightness. Cost and reliability were primary concerns with LEDs in the past, but modern fixtures have addressed these issues. BCE utilized Musco Lighting as the basis of design- primarily because of their life cycle cost effectiveness and number of years that they've been building sports lighting (over 40). Competition is available via other brands that have similar price points and performance characteristics.

Modern fixtures are mounted to cross arms on tall steel poles. In this case, we are utilizing (4) 80' poles to hold approximately 60 total fixtures. Each fixture is aimed separately to maximize lighting levels on the field and minimize spill lighting off the field. These are often aimed and mounted in the factory to minimize the number of adjustments required in the field. Additional height can be added to the poles if a larger grandstand is considered in the future.

Lighting Levels

Collegiate sports require higher lighting levels than high school or recreational leagues- primarily due to television cameras. The increased competition level also plays a part in lighting levels. We selected 50 footcandles as the optimal lighting level on the field for this particular application. This is adequate for some televised/recorded events and more than adequate for the players on the field. This level is similar to what one would expect inside a college classroom or at a modern high school football stadium.

Light Spill

The selection of LED lighting allows the fixtures to be carefully aimed to limit light "spill" and glare into the surrounding areas. Some light spill around the field is desirable for spectators, but excessive spill is a waste of energy and can impact neighbors if the field is near a property line. In this case, calculations were made at a 100' distance from the field.

This particular location on the campus is contained by parking lots on the East and West, academic buildings on the North, and an undeveloped wooded area on the south. A small residential area is located North West of the field. Lighting levels in that direction are nearly zero. The majority of light spill ends up in the East and West parking lots. The contribution from the spill is less than from the parking lot lighting itself.

Maintaining a dark sky at night is of particular concern with sports lighting. The selected fixture, and most modern LED fixtures, have a substantially lower impact on the night sky. There is still a contribution, but that majority of that is from lighting bouncing off of the ground and back up into the sky- not illumination from the fixtures themselves.

Utility Impacts

The overall electrical power draw for the calculated lighting is approximately 55kW (less than 100 amps at 480V, 3-phase). This equates to a small transformer and could potentially be added to an existing building service or be a stand-alone electrical service.

Conclusions

Utilizing LED sports lighters on 80' poles will provide a well-lit playing surface for soccer (or similar) field sports. Having a highly controllable optic will also ensure only a minimal amount of light will end up outside of the field area- particularly in the direction of existing residential buildings. Lighting contribution to the night sky is also limited. Any utility impacts are relatively small.

See attached for backup information and calculations.

Please do not hesitate to call with any questions or concerns.

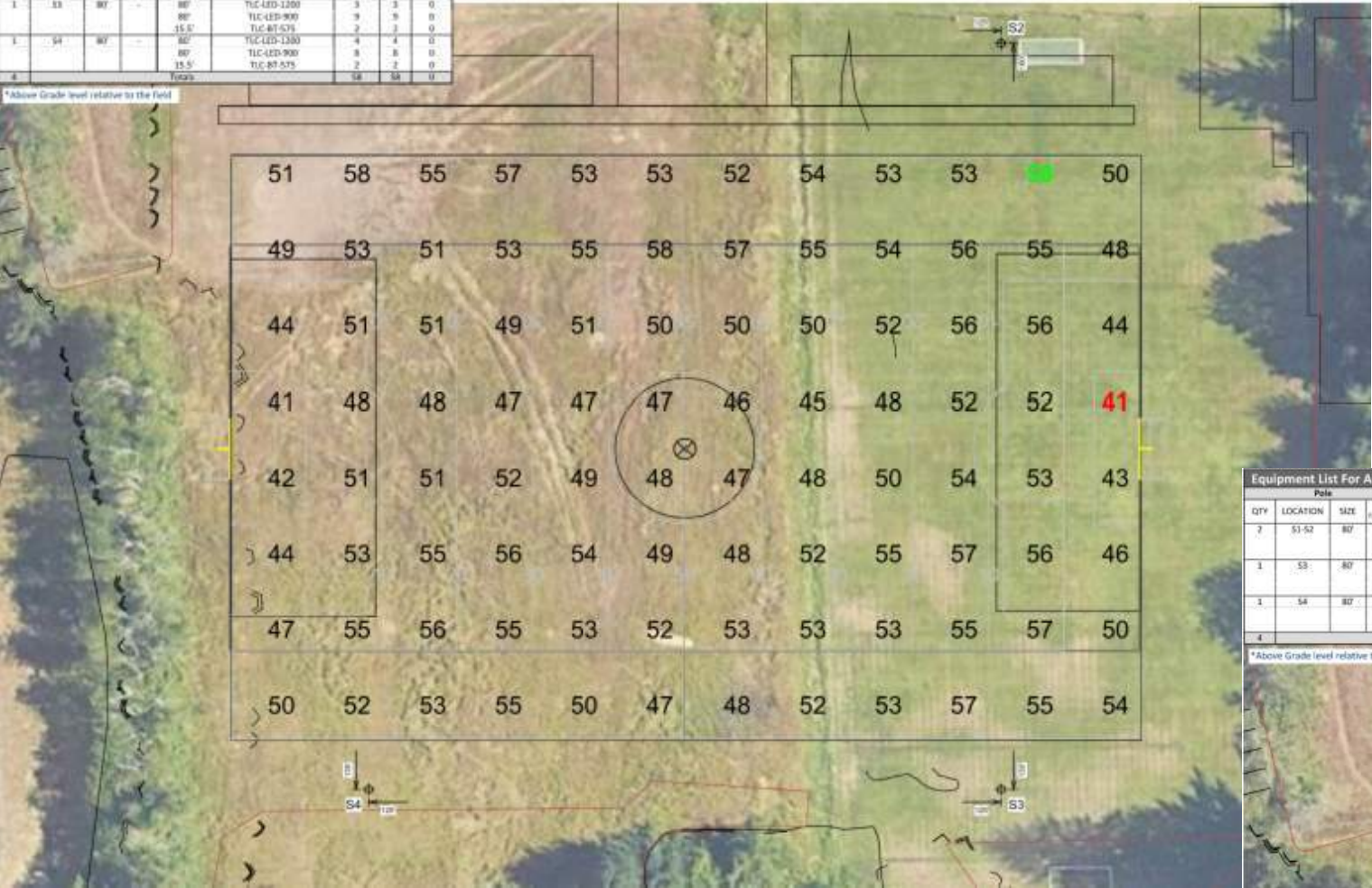
Sincerely,

BCE ENGINEERS,

Ben Hedin, P.E.
Principal

Equipment List For Areas Shown									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ESTIMATION	ABOVE GRADE (FT)	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	10	10	0	
				15.5'	TLC-BT-575	2	2	0	
1	S3	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	9	9	0	
				15.5'	TLC-BT-575	2	2	0	
1	S4	80'	-	80'	TLC-LED-1200	4	4	0	
				80'	TLC-LED-900	8	8	0	
				15.5'	TLC-BT-575	2	2	0	
4					Totals	58	58	0	

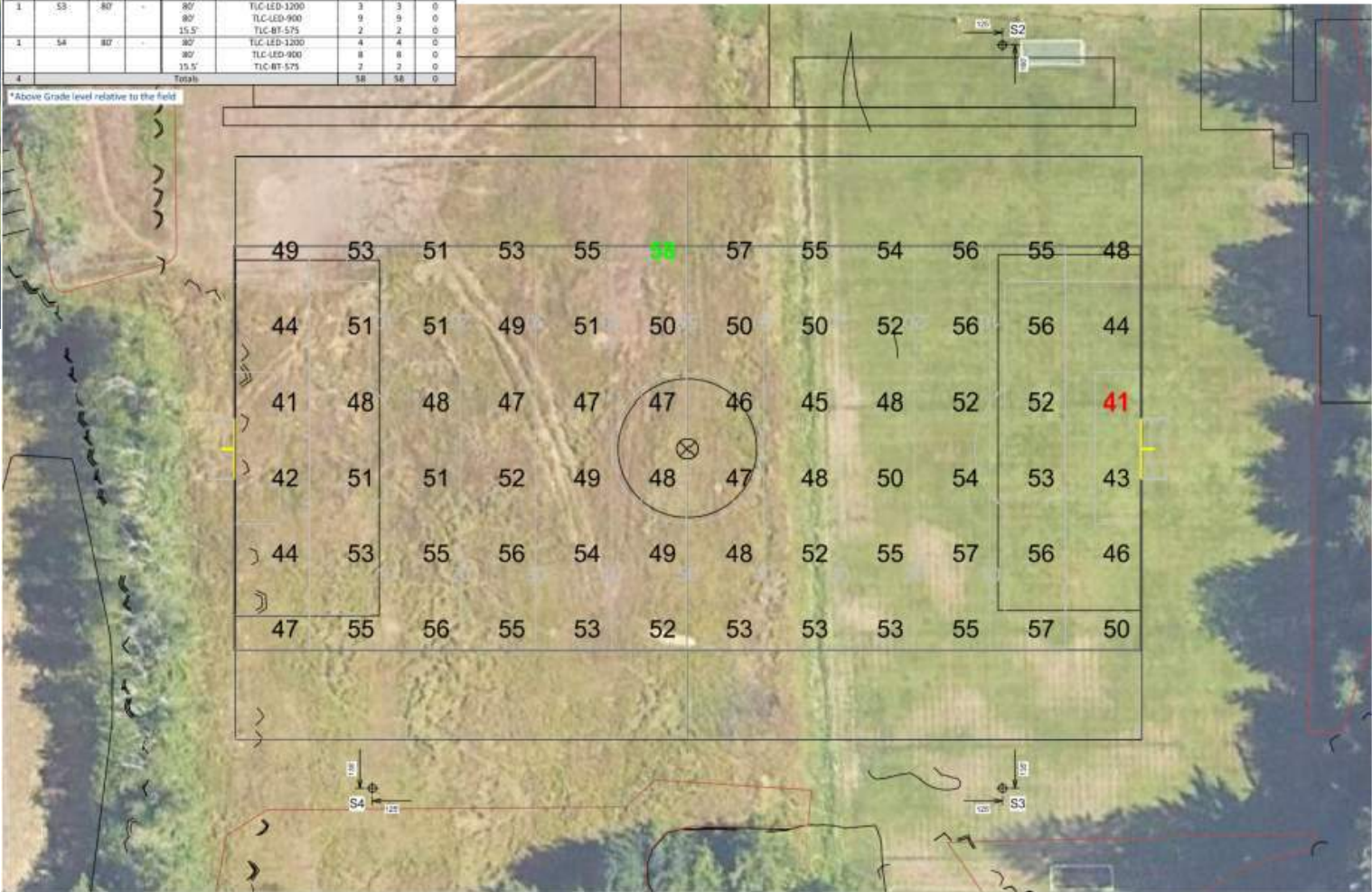
*Above Grade level relative to the field



HORIZONTAL LIGHTING LEVELS (SOCCER)

Equipment List For Areas Shown									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ESTIMATION	ABOVE GRADE (FT)	LUMINAIRE TYPE	QTY/POLE	THIS GRID	OTHER GRIDS	
2	S1-S2	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	10	10	0	
				15.5'	TLC-BT-575	2	2	0	
1	S3	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	9	9	0	
				15.5'	TLC-BT-575	2	2	0	
1	S4	80'	-	80'	TLC-LED-1200	4	4	0	
				80'	TLC-LED-900	8	8	0	
				15.5'	TLC-BT-575	2	2	0	
4					Totals	58	58	0	

*Above Grade level relative to the field



HORIZONTAL LIGHTING LEVELS (FOOTBALL)

Equipment List For Areas Shown									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE (FEET)	LUMINAIRE TYPE	QTY/POLE	THIS SHEET	OTHER SHEETS	
2	S1-S2	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	10	10	0	
				15.5'	TLC-BT-575	2	2	0	
1	S3	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	9	9	0	
				15.5'	TLC-BT-575	2	2	0	
1	S4	80'	-	80'	TLC-LED-1200	4	4	0	
				80'	TLC-LED-900	8	8	0	
				15.5'	TLC-BT-575	2	2	0	
4	Totals					18	18	0	



Equipment List For Areas Shown									
Pole				Luminaires					
QTY	LOCATION	SIZE	GRADE ELEVATION	ABOVE GRADE (FEET)	LUMINAIRE TYPE	QTY/POLE	THIS SHEET	OTHER SHEETS	
2	S1-S2	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	10	10	0	
				15.5'	TLC-BT-575	2	2	0	
1	S3	80'	-	80'	TLC-LED-1200	3	3	0	
				80'	TLC-LED-900	9	9	0	
				15.5'	TLC-BT-575	2	2	0	
1	S4	80'	-	80'	TLC-LED-1200	4	4	0	
				80'	TLC-LED-900	8	8	0	
				15.5'	TLC-BT-575	2	2	0	
4	Totals					18	18	0	



HORIZONTAL LIGHT SPILL LEVELS

VERTICAL LIGHT SPILL LEVELS

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4C - 1984 CONDITIONAL USE PERMIT (COPY)

18-2 739
SPR

NOTICE OF ORDER GRANTING CONDITIONAL USE
BOARD OF ADJUSTMENT CASE NO. 856/358

BEFORE THE OLYMPIA BOARD OF ADJUSTMENT, OLYMPIA, WASHINGTON
RE: Conditional Use Application of) Olympia Technical Community College

) Approval of a Conditional Use Permit
) for the proposed campus master plan
) and approval of a Variance for
) building heights to exceed 35 feet.

NOTICE IS HEREBY GIVEN to above named petitioner(s) that the
aforementioned application for an extension for a conditional use is granted
subject to the following conditions:

Approval is granted subject to the attached conditions.

THE CONDITIONAL USE will not be effective for a period of ten (10) days
and then not if an appeal is filed by an adverse party to a court of
competent jurisdiction for a writ of certiorari, a writ of prohibition, or a
writ of mandamus.

DATED at Olympia, Washington the 23rd day of February, 19 84.

OLYMPIA BOARD OF ADJUSTMENT

By Sharon Hart
Secretary

cc: Applicant (original)
Lorina Bowen (OCH)
Olympia Building Dept. (OCH)
Edwina Carlson (OCH)
Health Department
Case File
Secretary's File
Chron

RECEIVED

FEB 27 1984

ADMINISTRATIVE SERVICES

February 23, 1984

CONDITIONS:
Case: 856/858

1. Prior to the commencement of site clearing or grading, OTCC shall present to the Olympia Site Plan Review Committee a detailed site plan showing:
 - a. A perimeter landscape buffer of a minimum of 30 feet in width, which is comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from the OTCC campus.
 - b. A 100-foot natural buffer along each side of Percival Creek within the OTCC property.
 - c. Internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with the City of Olympia Development Standards and Fire Department Standards.
 - d. Intercity Transit requirements for bus pull-outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus.
2. A detailed temporary erosion control plan, which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials, shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, and incorporate mitigating measures recommended by, the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.
3. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006), shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.
4. OTCC shall enter into a formal agreement with the City of Tumwater to participate in the installation of a traffic signal at Decatur and Mottman Road and in the upgrading of Mottman Road.
5. OTCC shall acquire an access permit from the City of Tumwater prior to construction of access to the R.W. Johnson Boulevard.

6. OTCC shall fence the north and south property lines abutting residential subdivisions on the west side of Percival Creek so as to prevent pedestrian or vehicular traffic from leaving the campus or entering the campus through the subdivisions.

7. Campus development shall occur in basically the same configuration as depicted on Exhibit "A" attached hereto; provided that Buildings RC and C shall be restricted to two stories because of their close proximity to the southern property line.

8. This Conditional Use Permit shall be reconsidered at a public hearing if:

- OK 10/1/84
- a. The gross square footage of the buildings exceeds 480,000 square feet or the height of any of the buildings exceeds the lesser of 3 stories or 45 feet. 250, 41-
- OK 10/1/84
- b. The internal roadway configuration is altered resulting in a reduction of the exterior buffer areas around the perimeter of the campus, or the creek crossings are relocated to a steeper or more unstable area.
- OK 10/1/84
- c. The landscaped and/or buffer areas are reduced along the perimeter of the campus or the creek.
- OK 10/1/84
- d. The estimated student population is increased beyond the 3,600 FTE predicted. 300
- OK 10/1/84
- e. The playfield is changed to include night lighting and night activities requiring the lighting.
- OK 10/1/84
- f. The distance between the exterior boundary of the subject property and any proposed building is less than 100 feet.

SH:sjo/OBA

- | | |
|-----------------------------|-------|
| DINING & STUDENT ACTIVITIES | D |
| PHYSICAL EDUCATION | II&PE |
| LECTURE & AUDITORIUM | L |
| MAINTENANCE & FARRIER | M |
| MUSIC & ART | M&A |
| RESOURCE CENTER | RC |
| SCIENCE LABS | S |
| TECHNICAL LABS | T |

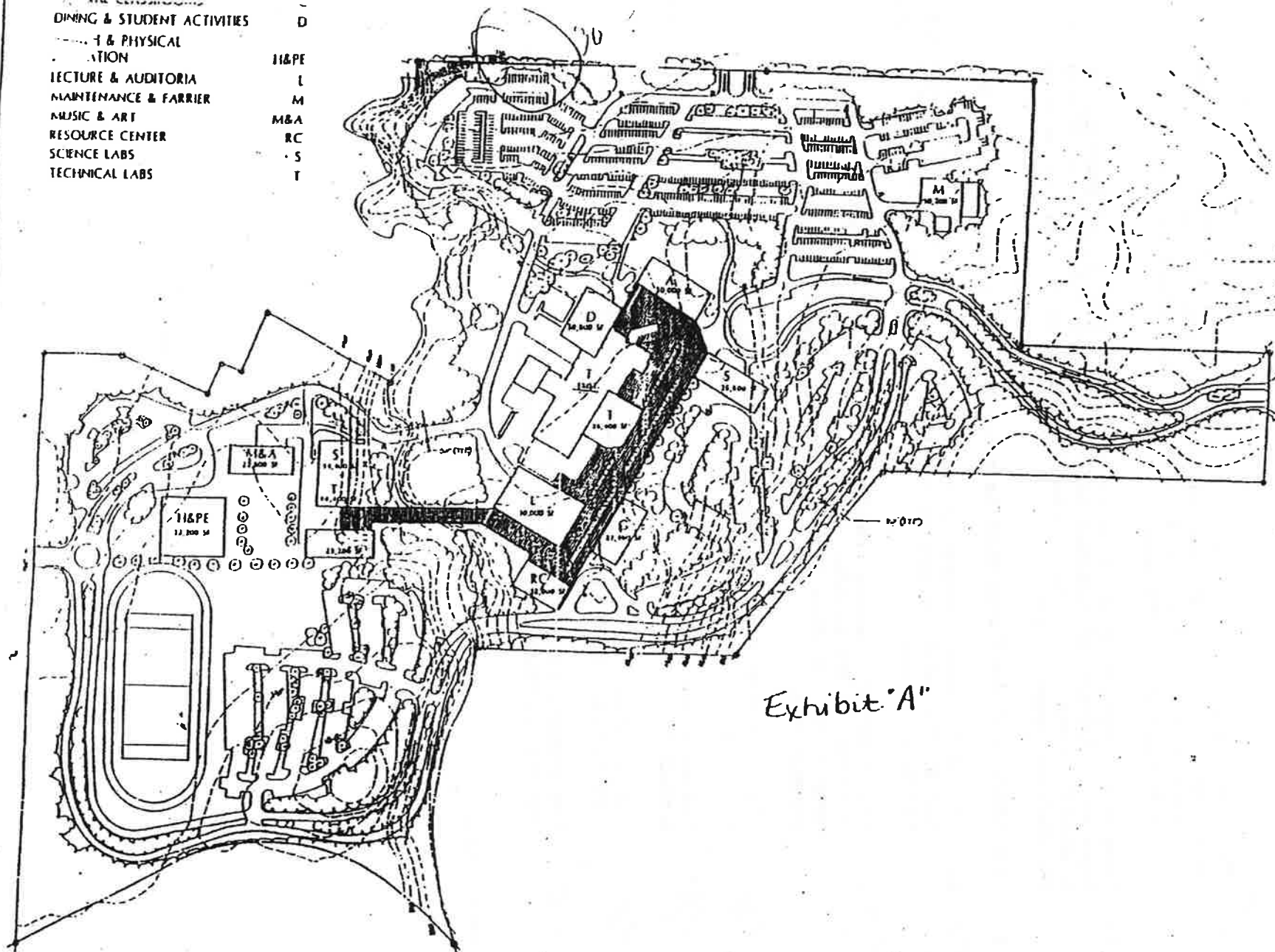


Exhibit "A"



OLYMPIA TECHNICAL COMMUNITY COLLEGE - MASTER PLAN

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08-0095 SPSCC HEX DECISION

Conditions of Approval

HEX Decision # 1 – Staff Recommended Conditions Approved.

- Land Use Approval and/or other development approval from the City of Olympia (or Tumwater as applicable) shall be obtained prior to construction or development pursuant to this Master Plan. Such development review shall be subject to further environmental review in accordance with the State Environmental Policy Act including analysis and mitigation of transportation system impacts.
- The building heights for developments that occur between 30 feet and 100 feet from the property line shall meet the height requirements of 45 feet in height and 3 stories.
- The natural buffer along each side of Percival Creek at any area shall be 200 feet.
- The long-term and short-term bicycle parking standards are required for each proposed project and shall be analyzed at the time of Land Use Application.
- It appears to City staff that the proposed soccer field in Basin 5 includes a subsurface drainage system. Subsurface drainage systems are considered an impervious surface for WWHM modeling purposes and are required to be modeled using the criteria outlined in Volume II, Appendix-C. At the time the project is proposed stormwater mitigation will be required for its land cover and associated runoff.
- The College has paid a fee in lieu for stormwater detention. The College will retain credit for the detention it has paid for. In previous stormwater scoping meetings it was determined that the College would determine the volume credit which has been paid by reviewing historical documents. This volume would then be added to the basin it was paid for and modeled as if it existed. This should be taken into consideration and used in modeling of appropriate future developments.
- The proposed parking ratio of 0.22 automobile parking stalls per student (headcount, not FTE) is approved. This parking ratio shall be reevaluated every 10 years.
- With every future Land Use application, an analysis of off-site parking shall be required for adjacent neighborhoods along public streets. The required analysis shall recommend mitigation for any impacts that may be caused by off-site parking.
- Proposed buildings 1 and 7 are proposed across existing property lines. A Boundary Line Adjustment or Lot Consolidation shall be completed to create a lot where a structure does not lie across property lines.

- The College is required to have this Master Plan reviewed by the Olympia Hearing Examiner every 10 years to ensure consistency with the Master Plan. However, note that the Master Plan shall not be considered as expired after 10 years.
- The Master Plan is subject to the Interlocal Agreement (Attachment D) for any portions of the campus Master Plan that is located within the City of Tumwater Limits.
- Subject to the conditions below, the review of critical areas as defined by OMC 18.32 will be determined upon review at the time of Land Use Application for all phases of the Master Plan.
- Each proposed phase meeting or exceeding the thresholds of OMC 18.11 are subject to Design Review before the Design Review Board.

Hearing Examiner Conditions of Approval

- Recommended conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 on pp. 15-16 of the Staff Report at Ex. 1 are incorporated by reference. Recommended condition 13 is incorporated with the introductory clause, "Subject to the conditions below,". **(SEE CONDITIONS ABOVE)**
- Outdoor lighting shall be designed to comply with illuminating Engineering Society of North America footcandle requirements to minimize light trespass and shall be shielded or directed so that their direct light is not visible from the nearby residential areas described in Part B of the Findings, above.
- No athletic field lighting shall be installed, unless supplemental conditional use permit is issued.
- A parking structure may be constructed on Lots D or H only if a supplemental conditional use permit is issued for that structure. A supplemental conditional use permit is also required for a multi-story structure at other locations on the campus.
- The Applicant shall examine the width and condition of the 30-foot perimeter buffer required by the 1984 permit. If this buffer in any location lacks the "native vegetation whenever possible and densely planted evergreen trees" sufficient to screen the adjacent properties from the campus, the Applicant shall plant, monitor and maintain such vegetation. If this buffer in any location has been reduced to less than 30 feet in width, the applicant shall restore the buffer to a width of 30 feet and shall plant, monitor and maintain such vegetation as just described. However, these requirements do not apply to any location where the perimeter buffer has been reduced to less than 30 feet pursuant to a permit or approval issued by either city.
- The Applicant shall examine the fence along the "north and south property lines abutting residential subdivision on the west side of Percival Creek", required by the 1984 permit, to ensure its integrity. If this fence is in poor repair or is absent in any location required by the 1984 permit, the Applicant shall repair or rebuild it according to customary construction

standards. This requirement does not apply to any location where the fence has been removed or modified pursuant to a permit or approval issued by either city.

- No new buildings, structures or parking lots, or expansion to the same, shall be located within 100 feet of the exterior property line of the campus.
- If standards are changed to allow buildings higher than those authorized at issuance of this conditional use permit, supplemental conditional use permit review shall be required for any building exceeding the heights now authorized.
- Any increase in the capacity of Parking Lot J shall require a supplemental conditional use permit.
- If the Department believes that any future changes to the master plan are potentially incompatible with surrounding uses, it may require a supplemental conditional use permit application on such changes.
- For each proposed building presented for construction approval, the Applicant or Department shall determine the amount and route of traffic generated by that building and its effect on the level of service of affected streets and intersection. If such level of service would be at a substandard level, then the building shall not be approved unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. As concluded, “concurrent with the development” means that “improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.”
- This requirement to analyze traffic does not demand a traffic impact analysis for every building, but does require traffic analyses consistent with the accepted standards to determine its effect on concurrency and levels of service. In doing so, the traffic from each building shall not be considered in isolation, but together with other projected development and pipeline projects, consistently with accepted standards.
- Any structure or use located in the 2-foot buffer along Percival Creek prior to June 20, 2005 may be rebuilt within its footprint for the footprint of related development as defined by OMC 18.37.070 A, B, and C. However, no construction or other activity described in OMC 18.32.415 may take place outside such footprints unless a buffer reduction is obtained.
- The proposed four-story parking garage on Lot D may be built within 200 feet of Percival Creek only if a buffer reduction is obtained under Chapter 18.32, OMC.
- The master plan may not be modified to allow any activity in a critical area buffer in violation of the Tumwater or Olympia critical area ordinances, as applicable.
- This permit is vested under the 2005 Stormwater Manual, subject to Hearing Examiner review every ten years. This review shall take into account the level of master plan implementation,

the changes to stormwater regulations in the last ten year period, the potential harm to public health and safety and to the environment from allowing future master plan implementation to proceed without complying with those changes, any new scientific or technical information on the effects of stormwater, and the cost of retrofits or upgrades to existing stormwater facilities needed to comply with such new regulations. The goal of this review is to assure protection of public health and the environment consistently with updated scientific and technical information and considering new regulation, while minimizing the cost of upgrading stormwater facilities existing at the time.

- This ten-year review shall also examine whether any changes in the master plan yet to be implemented are significant enough to require a new vesting date.
- The Department shall examine construction applications to determine if they deviate enough from the master plan to require a new vesting date. The Department may refer that determination to the Examiner, if it wishes.
- Zoning and other land use standards which cannot be applied at this conditional use permit stage, such as but not limited to setbacks and landscaping, will be applied at the land use or construction permit stage for individual developments.
- When future determinations are made concerning pump station capacity, the Department shall consider whether intrusion volumes should be taken into account.



**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)**

Project Name: South Puget Sound Community College

Project Number: 24-3809

Location of Proposal: 2011 Mottman Road SW

Description of Proposal: Master Plan Revision

Applicant: South Puget Sound Community College

Representative: McGranahan Architects

Lead Agency: City of Olympia

SEPA Official: Nicole Floyd, Principal Planner; nfloyd@ci.olympia.wa.us

Date of Issue: January 15, 2025

Appeal Period Deadline: February 5, 2025, 5:00 p.m.

Staff Contact: Paula Smith, Associate Planner, Email: psmith@ci.olympia.wa.us, Phone: 360.753.8596

NOTICE OF SEPA DETERMINATION OF NON-SIGNIFICANCE

Threshold Determination: The lead agency for this proposal has determined that this action probably will not have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the environmental checklist, plans and reports on file with the City. This information is available to the public on request. This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

Appeal Procedure: Pursuant to RCW 43.21C.075(3) and Olympia Municipal Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department through the on-line permitting portal (21) calendar days of the date of issue. Any appeal must be accompanied by the administrative appeal fee.

Issued by:

**NICOLE FLOYD, PRINCIPAL PLANNER
SEPA OFFICIAL**

January 15, 2025

DATE

CITY OF OLYMPIA HEARING EXAMINER

STAFF REPORT

Hearing Date: Thursday, January 8, 2009

Case: South Puget Sound Community College Master Plan

File Number: 08-0095

Representative: South Puget Sound Community College
Ed Roque, Dean of Capital Facilities
2011 Mottman Road SW
Olympia, WA 98512

Type of Action Requested: The applicant is requesting approval for a Conditional Use Permit for the long-term construction and locations of future buildings to the South Puget Sound Community College campus adding approximately 600,000 square feet to the campus with approximately 7,500 full-time students.

Project Location: 2011 Mottman Road SW

Legal Description: On File with Community Planning and Development

Comprehensive Plan Designation: Residential Single Family (R 4-8)

Zoning: Residential Single Family (R 4-8)

SEPA Determination: A SEPA Mitigated Determination of Nonsignificance was issued on December 18, 2008.

Public Notification: Public Notification was issued on or before December 18, 2008, to the property owners within 300 feet, posted on the site, and published in *The Olympian*, in conformance with Olympia Municipal Code (OMC) 18.78.020.

Staff Recommendation: Approve with Conditions

Site Area: Sound Puget Sound Community College encompasses approximately 102.7 acres of land.

Existing Uses: South Puget Sound Community College Campus

Surrounding Land Uses:

The campus is bounded by Mottman Road to the north, Crosby Boulevard to the east, Somerset Hill Drive to the south, and both residential and commercial developments to the west.

Application Proposal and Background Information:

South Puget Sound Community College (SPSCC, or the College) applied for and was conditionally approved as a college in 1984 under the name of the Olympia Technical Community College (OTCC). The Board of Adjustments (BOA) case number 856/858 provided the College with specific conditions based upon a Master Plan proposal of the College (See Attachment O). Included in the OTCC approval, the Master Plan of the College identifies the names and locations of buildings to be constructed, provided conditions of approval, and outlines the needs of the College. The College has constructed a large portion of the identified buildings from the original Master Plan but has now requested a new Master Plan to better outline the forecasted needs of the College.

The College had asked the City about updating their original Master Plan so that the new buildings proposed in the future would not be required to be reviewed under the Conditional Use Permit process on an individual project basis. Since the City does not have a process which outlines Master Plans, other than in Urban Villages, it was determined that their request for an updated Master Plan could be facilitated via a conditional use permit.

As part of the Master Plan proposal, the College is proposing to locate a building in two different jurisdictions, Olympia and Tumwater. The jurisdictional lines are defined by the existing parcel boundaries. To remedy this issue, the College requested the City of Tumwater to de-annex the parcel located in the Tumwater jurisdiction to the City of Olympia. The request went before the Tumwater City Council and was subsequently denied.

I. APPLICABLE REGULATIONS

General Requirements

Olympia Municipal Code (OMC) 18.02.100 states, "No land shall be subdivided or developed for any purpose which is not in conformance with the Comprehensive Plan, any zoning ordinance or other applicable provisions of the Olympia Municipal Code." Also, the Engineering Design and Development Standards (EDDS), Section 1.030 states, "the Engineering Design and Development Standards shall govern all new construction and modification of transportation facilities, frontage improvements, storm drainage facilities, and utilities located or proposed to be located in the city rights-of-way or public easements, whether occurring under permit or franchise."

Specific Regulations and Requirements

OMC 18.48.020(A) Conditional Use Approval

"Hearing Examiner approval certain uses, because of their unusual size, infrequent occurrence, special requirements, possible safety hazards or detrimental effects on surround property and other similar reasons, are classified as conditional uses. These uses may be allowed in certain districts by a Conditional Use Permit granted by the Hearing Examiner. Prior to granting such a permit the Hearing Examiner shall hold a public hearing, unless otherwise provided for in this code, and determine that all applicable conditions will be satisfied. If the conditional use proposed in a

residential zone exceeds 5,000 square feet in floor space, it must also be reviewed by the Design review Board.”

18.48.040 Additional Conditions

“The Hearing Examiner or Site Plan Review Committee, as applicable, may impose additional conditions on a particular use if it is deemed necessary for the protection of the surround properties, the neighborhood or the general welfare of the public. The conditions may:

- A. Increase requirements in the standards, criteria or policies established by this title;
- B. Stipulate an exact location as a means of minimizing hazards to life, limb, property, traffic, or of erosion and landslides;
- C. Require structural features or equipment essential to serve the same purpose set forth is B above;
- D. Impose conditions similar to those set forth in items 2 and 3 above to assure that a proposed use will be equivalent to permitted uses in the same zone with respect to avoiding nuisance generating features in matters of noise, odors, air pollution, wastes, vibration, traffic, physical hazards and similar matters;
- E. Ensure that the proposed use is compatible with respect to the particular use on the particular site with other existing and potential uses in the neighborhood;
- F. Assure compliance with the Citywide Design Guidelines, Unified Development Code Chapter 18.20, as recommended by the Design Review Board.”

18.04.060.W Public Facilities, Essential.

1. Classification of Essential Public Facilities. Essential public facilities shall be classified as follows:
 - a. Type One: These are major facilities serving or potentially affecting more than one (1) county. They include, but are not limited to, regional transportation facilities; state correction facilities; and colleges.
 - b. Type Two: These are local or interlocal facilities serving or potentially affecting residents or property in more than one (1) jurisdiction. They include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and group homes. [NOTE: Such facilities which would not have impacts beyond the jurisdiction's boundary would be Type Three facilities.]
 - c. Type Three: These are facilities serving or potentially affecting only Olympia. In order to enable the City to determine the project's classification, the applicant shall identify the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, or emissions.

2. Notification. Prospective applicants for Type One or Type Two essential public facilities shall provide early notification and involvement of affected citizens and jurisdictions as follows:
 - a. At least ninety (90) days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposed project. This shall include identification of sites under consideration for accommodating the proposed facility, and the opportunities to comment on the proposal. Applications for specific projects shall not be considered complete without proof of a published notice regarding the proposed project in a local newspaper of general circulation. This notice shall include the information described above and shall be published at least ninety (90) days prior to submission of the application. [NOTE: The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made a siting decision. The Thurston Regional Planning Council may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this ninety (90) day period.]
3. Critical Areas. Essential public facilities shall not have any probable, unmitigatable, significant adverse impact on Critical Areas.
4. Proximity to Arterials. Essential public facilities which are expected to generate more than five hundred (500) motor vehicle trips during the hour of peak traffic generation shall be sited within one-fourth ($\frac{1}{4}$) mile of a highway or arterial street served, or planned to be served, by mass transit.
5. Analysis of Alternative Sites. Applicants for Type One essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:
 - a. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
 - b. An explanation of the need for the proposed facility in the proposed location;
 - c. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;
 - d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also generally describe proposed mitigation measures to alleviate or minimize significant potential impacts; and
 - e. A description of the process used to identify and evaluate the alternative sites.

Board of Adjustments Conditions of Approval Case Number 856/858 (See Attachment O)

1. "Prior to the commencement of site clearing or grading, OTCC (Olympia Technical Community College) shall present to the Olympia Site Plan Review Committee a detailed site plan showing:
 - a. A perimeter landscape buffer of a minimum of 30 feet in width, which is comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from the OTCC campus.
 - b. A 100-foot natural buffer along each side of Percival Creek within the OTCC property.
 - c. Internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with the City of Olympia Development Standards and Fire Department standards.
 - d. Intercity Transit requirements for bus pull outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus.
2. A detailed temporary erosion control plan, which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials, shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, and incorporate mitigating measures recommended by, the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.
3. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006), shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.
4. OTCC shall enter into a formal agreement with the City of Tumwater to participate in the installation of a traffic signal at Decatur and Mottman Road and in the upgrading of Mottman Road.
5. OTCC shall acquire an access permit from the City of Tumwater prior to construction of access to the R.W. Johnson Boulevard.
6. OTCC shall fence the north and south property lines abutting residential subdivisions on the west side of Percival Creek so as to prevent pedestrian or vehicular traffic from leaving the campus or entering the campus through the subdivision.

7. Campus development shall occur in basically the same configuration as depicted on Exhibit "A" attached hereto; provided that Building RC and C shall be restricted to two stories because of their close proximity to the southern property line.
8. This Conditional Use Permit shall be reconsidered at a public hearing if:
 - a. The gross square footage of the buildings exceeds 480,000 square feet or the height of any of the buildings exceeds the lesser of 3 stories or 45 feet.
 - b. The internal roadway configuration is altered resulting in a reduction of the exterior buffer areas around the perimeter of the campus, or the creek crossings are relocated to a steeper or unstable area.
 - c. The landscaped and/or buffer areas are reduced along the perimeter of the campus or the creek.
 - d. The estimated student population is increased beyond the 3,600 FTE predicted.
 - e. The playfield is changed to include night lighting and night activities requiring the lighting.
 - f. The distance between the exterior boundary of the subject property and any proposed building is less than 100 feet."

City of Tumwater Variance Requirements (Attachment Y)

As stated earlier, the proposed Master Plan details a project that straddles the jurisdictional line between Olympia and Tumwater. In addition, the two jurisdictions have different zoning classifications, the City of Olympia's zoning classification is Residential Single Family (R 4-8) and the City of Tumwater's zoning classification is General Commercial (GC). According to Tumwater Municipal Code (TMC) 18.22.050.D.3, the setback of a structure located in the GC zone adjacent to any residential district shall provide a setback of twenty feet.

Because of the requirements for the setbacks, the applicant has prepared a variance request to eliminate the setback requirement for the proposed building. In keeping with the interlocal agreement (Attachment D), the applicant has submitted a City of Tumwater Variance request which is processed through the City of Olympia. The variance criteria for the City of Tumwater are as follows (specific sections of the code omitted – See Attachment Y for a complete code section):

TMC 18.58.030 Hearing

1. Upon the filling of an application for a variance permit, the hearing examiner shall set a time and place for a public hearing to consider the application.
2. A written notice of any public hearing shall be mailed to all property owners as listed on records of the Thurston County assessor within a three-hundred-foot radius of the external boundaries of the subject property. In addition, notice shall be published as least ten days prior to the hearing in at least one newspaper of general circulation within the city and shall be posted in a conspicuous place at or near the location of the proposal. Each notice shall include the time, date, place, purpose of the hearing, and location of the subject proposal.

TMC 18.58.040 – Granting-Findings required.

- A. A variance may be granted, after investigation, provided all of the following findings of fact exist:
1. That special conditions exist which are peculiar to the land, such as size, shape, topography, or location, not applicable to other lands in the same district, and that literal interpretation of the provisions of this title would deprive the property owners of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title:
 2. That the special conditions and circumstances are not the result of actions of the applicant:
 3. That the granting of the variance requested will not confer a special privilege to the property that is denied other lands in the same district:
 4. That the granting of the variance requested will not be materially detrimental to the public fare or injurious to the property of improvements of the vicinity and zone in which the subject property is situated; and
 5. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land.
- B. In no event may a variance be granted if it would permit a use that would not be permitted as a primary, accessory or conditional use in the district involved.

TMC 18.58.060 – Specific property restriction

Any variance permit, if granted, shall pertain only to the specific property for which the application was made. Such granted variance does not apply to any other property he/she may control.

City of Tumwater Conditional Use Permit Requirements (Attachment Z)

According to TMC the requirements for conditional use permits in the City of Tumwater are located in TMC 18.56. Specifically, TMC 18.56.260 outline the requirements for Essential Public Facilities.

18.56.260 Essential public facilities siting process.

- A. The following uses are considered essential public facilities and shall require a conditional use permit as indicated in each individual zone. Additionally, the siting process outlined in Section 18.56.260(B) shall be followed.
1. Airports
 2. Terminal facilities
 3. State education facilities

4. Large scale state or regional transportation facilities*
 5. Prisons, jails and other correctional facilities
 6. Solid waste handling permit as indicated in each individual zone. Additionally, the siting process outlined in facilities.
 7. Inpatient facilities including substance abuse facilities (including, but not limited to, intensive inpatient facilities; long term residential drug treatment facilities; recovery house facilities.)
 8. Mental health facilities (including but not limited to congregate care facilities; adult residential treatment facilities; evaluations and treatment centers)
 9. Sewage treatment facilities (not including individual or community wastewater treatment systems.)
 10. Emergency communication towers and antennas.
 11. Secure community transition facilities.
- B. Essential public facilities identified as conditional uses in the zoning district shall be subject, at a minimum, to the following requirements.
1. Essential public facilities classified as follows:
 - a. Type One. Multi-county facilities. These are major facilities serving or potentially affecting more than one county. These facilities include, but are not limited to, regional transportation facilities, such as regional airports; State correction facilities, and State educational facilities... In order to enable the City to determine the project's classification, the applicant shall identify the proposed service area of the facility and the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare emissions, or other environmental impacts.
 2. Provide early notification and involvement of affected citizens and jurisdictions as follows:
 - a. Type One and Two facilities. At least ninety days before submitting an application for an affected public and jurisdictions of the general type and nature of the proposal, identify sites under consideration for accommodating the proposed facility, and identify opportunities to comment on the proposal. Applications for specific projects shall not be considered complete in the absence of proof of a published notice regarding the proposed project in a newspaper of general circulation in the affected area. This notice shall include the information described above and shall be published at least ninety days prior to the submission of the application. It is expected that an Environmental Impact Statement may be required for most type one and type two facilities in accordance with the SEPA environmental

review process. The Thurston Regional Planning Council may provide the project sponsor and affected jurisdictions with their comments or recommendations regarding alternative project locations during this ninety day period. (Note: The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternatives for major facilities before the project sponsor has made their siting decision).

- b. Type Three facilities. Type Three essential public facilities are subject to the City's standard notification requirements for conditional uses.
3. Should any of the above-listed facilities be proposed to be sited in the City, they should be consistent with the intent of the underlying zoning of the proposed site.
4. Essential public facilities shall not have any probable significant adverse impact on critical areas or resource lands, except for lineal facilities, such as highways, where no feasible alternative exists (adapted from County-Wide Policy 4.2(a)).
5. Major public facilities which generate substantial traffic should be sited near major transportation corridors (adapted from County-Wide Policy 4.2(b)).
6. Applicants for Type One essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:
 - a. An evaluation of the site's capability to meet basic siting criteria for the proposed facility, such a size, physical characteristics, access, and availability of necessary utilities and support services:
 - b. An explanation of the need for the proposed facility in the proposed location;
 - c. The site's relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger, and
 - d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also identify proposed mitigation measures to alleviate or minimize significant potential impacts.
 - e. The applicant shall also briefly describe the process used to identify and evaluate the alternative sites.
7. The proposed project shall comply with all applicable provisions of the Comprehensive Plan, Zoning Ordinance, and other City regulations.

II. ANALYSIS

Planning

The Planning Division of the Community Planning and Development Department has reviewed this Conditional Use Permit request for a determination of conformance with the Olympia Municipal Code (Title 18), the Board of

Adjustments Approval (See Attachment O), and the City of Tumwater Municipal Code (Title 18).

Board of Adjustments (BOA) Conditions of Approval (Attachment O)

The Board of Adjustments Conditional Approval (Case 856/858) approved the College as a Master Plan development. The conditions of approval are used as requirements for any proposed development located on the College property. If a proposed development stays consistent with the conditions of approval and with the Master Plan layout, then a project can proceed with an administrative approval.

According to Condition #8 of the BOA decision, the College must reconsider their Conditional Use Permit if specific conditions or maximums are changed or increased. In this case, the proposal is to increase the gross square footage of the buildings and increase the estimated student population.

In this case, the Master Plan application has been reviewed with all conditions of approval of the BOA decision and it has been determined that with the conditions listed below, this project meets, exceeds, or mitigates all requirements and conditions.

Requirements for Schools

OMC 18.04.060.CC, provide for certain requirements to apply to all academic schools subject to conditional use approval. Colleges are also subject to these requirements when located in a residential district. Below are the requirements and how the requirements have been met or mitigated.

Requirement Category	Requirements to be Met	Proposal to Meet/Mitigate the Requirement
Site Size	1 acre per 100 student	102.7 acres for proposed 7,500 students (exceeds this minimum requirement)
Outdoor Play Area	2 sq. ft. of open space for every 1 sq. ft. of floor area	92 acres of open space, 46 acres proposed (exceed minimum requirement)
Building Size	80 sq. ft. of gross floor area per student	600,000 sq. ft required, 1,000,000 sq. ft. proposed (exceeds minimum requirement)
Screening	Any portion of the site, which abuts upon a residential use, shall be screened.	An existing 30 foot buffer is required as part of the BOA decision and is proposed to be maintained
Portables	Up to 10 portables	No portables proposed.

	permitted without a C.U.P.	
Building Expansion	Expansions up to 10% are permitted, over 10% a C.U.P. required.	Expansion is greater than 10%, C.U.P. required.

Development Standards

Zoning Development Standards for this project require review against both the BOA approval and the OMC, Section 18.04, Table 4.04. Below is a detail of the required development standards, the requirements to meet the standards, and what is being proposed/mitigated for the proposed Master Plan.

Development Standard	Development Standard Requirement	Proposed
Maximum Housing Density	8	N/A
Maximum Average Housing Density	8	N/A
Minimum Average Housing Density	4	N/A
Minimum Lot Size	See OMC 18.04.060.CC-1 acre per 100 students	102.7 acres (exceeds the minimum requirement)
Minimum Lot Width	50 feet	The campus exceeds this requirement
Minimum Front Yard Setback	20 feet	All buildings exceed this requirement
Minimum Rear Yard Setback	20 feet	All buildings exceed this requirement
Minimum Side Yard Setback	5 feet	All buildings exceed this requirement
Maximum Building Height	See OMC 18.04.080.I.4- Maximum of 60 feet in height w/ a 100 foot setback from adjacent residentially zoned properties	All buildings will be required to meet this requirement, shall be reviewed at the time of Land Use Application

Parking Requirements

The City of Olympia parking requirements are outlined in OMC 18.38.100 – Table 38.01. According to the table there are no specific requirements to be met, meaning, that a parking study is required to determine the parking needs of the College.

As part of the application, the applicant has provided a parking study to evaluate the forecasted needs of the College (See Attachments N&P). From this analysis,

it is recommended that the College provide 0.22 parking spaces per student (headcount, not FTE). Further recommended by the study, a summary of the automobile parking ratio should be reevaluated every ten years. The recommended ratio of 0.22 parking spaces per student (headcount, not FTE) has been reviewed and approved by the City in past projects at the College. Further, City staff agrees that this ratio should be reevaluated every ten years to ensure consistency with the forecast and goals of the College.

Bicycle Parking Requirements

OMC 18.38.100 – Table 38.01 outlined the requirements for both short-term and long-term bicycle parking standards. Further, OMC 18.38.220 outlines specific requirements for the location and construction of these facilities. According to the table the College is required to provide one long-term bicycle parking stall for every five vehicle parking spaces (minimum of 2) and provide one short-term bicycle parking stall for every five vehicle parking spaces (minimum of 4).

The analysis provided in Attachments N recommends three conditions: 1. The minimum requirements for new facilities of at least two long-term spaces and 4 short-term spaces should be retained for future development phases; 2. The number of long-term spaces required for SPSCC may be reduced by 50 percent to one space per 10 automobile spaces, long-term spaces should be secure and sheltered from the elements; 3. The number of short-term spaces provided should equal 20 percent of the automobile spaces provided, short-term spaces should be covered and close to a building entrance.

To summarize the report, the applicant is requesting that only the minimum requirements for short-term and long-term parking should be required. Further, an exception of a 50% reduction for long-term spaces may be utilized.

City staff has reviewed the request to reduce the required number of short-term and long-term bicycle parking requirements and has determined that we cannot recommend approval of the request due to a lack of process. The OMC does not provide provisions for a project to reduce the number of bicycle parking stalls.

Tumwater Variance

As mentioned above, the applicant has submitted a variance request for a reduced setback to allow for a building to be located upon the site. Buildings 1 and 7 of the Master Plan are shown as crossing property lines which are also jurisdictional lines. Considering that the Interlocal Agreement (Attachment D), remedies the issues of dual jurisdictions, the basic development standards are needed be address. The following are the variance requirements for the City of Tumwater with the City of Olympia's responses to those requirements:

1. That special conditions exist which are peculiar to the land, such as size, shape, topography, or location, not applicable to other lands in the same district, and that literal interpretation of the provisions of this title would deprive the property owners of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title:

Staff Response: City staff concurs with the applicant. This proposal has special conditions pertaining to the use as it relates to setback requirement

associated with the use. Traditionally, setbacks help mitigate noise, lights, and aesthetics for incompatible uses. In this case, the College and its accessory uses are not considered incompatible uses.

2. That the special conditions and circumstances are not the result of actions of the applicant:

Staff Response: City staff concurs with the applicant. One could argue that the location of the buildings proposed in both jurisdictions is a result of the applicant choosing to locate the buildings in those locations. However, the applicant has put a good faith effort into avoiding impacts to critical areas by the proposed locations. Further, the applicant has put a good faith effort into coordinating an effort to de-annex the existing parcel located in Tumwater to the City of Olympia which was denied by the Tumwater City Council.

3. That the granting of the variance requested will not confer a special privilege to the property that is denied other lands in the same district:

Staff Response: City staff concurs with the applicant. The granting of this variance request would not confer a special privilege to the property that is denied other lands in the same district.

4. That the granting of the variance requested will not be materially detrimental to the public fare or injurious to the property of improvements of the vicinity and zone in which the subject property is situated; and

Staff Response: City staff concurs with the applicant. This variance request will not be materially detrimental to the public welfare because locating a higher educational facility on the site benefits with welfare of the public, County and state-wide. The surrounding property is already established as a College and further expansion of the College will not be injurious to the property.

5. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land.

Staff Response: City staff supports the variance request by the applicant for the location of Buildings 1 and 7 of the Master Plan as being the minimum variance that will make possible the reasonable use of the land. The location of the buildings prevent impacts to surround critical areas, a boundary line adjustment or lot consolidation will remove the property line from being located underneath the building, and the proposed use as a higher educational facility is permitted via a conditional use permit in each jurisdiction and zoning district.

Olympia/Tumwater Conditional Use Permit

In conformance with the Interlocal Agreement (Attachment Z), this project was reviewed against the City of Tumwater's Conditional Use provisions, TMC 18.56.260, as well as OMC 18.04.060.W. City staff has determined that this

project meets the requirements outlined in OMC 18.04.060.W and TMC 18.56.260.

Engineering

The Engineering Division has completed the review of the SPSCC Master Plan/Conditional Use Permit request for a determination of conformance with: OMC 12.02.020 - Engineering Design and Development Standards (EDDS) – adopted by Ordinance No. 6321, and amended by Ordinance No. 6453; OMC Title 13 – Storm and Surface Water Utility, Section 13.16.017 – City of Olympia Stormwater Manual, 2005, adopted by Ordinance No. 6345 regarding the following:

Water – The City of Olympia has capacity for the proposed Master Plan and anticipated growth capacity increase from 4250 to 7500 full time equivalent student count. Further analysis and verification and any associated mitigation will be assessed for each proposed development application as received.

Sewer – The City of Olympia has capacity for the proposed Master Plan and anticipated growth capacity. Further analysis and verification of on-site sanitary sewer and lift station capacity for the College's assessed sanitary sewer requirements and any associated mitigation will be assessed for each proposed development application as received.

Streetside Improvements in General – The City of Olympia has capacity for the proposed Master Plan and anticipated growth. Further analysis of streetside improvement types and locations as well as traffic impact analysis requirements will be assessed for each proposed development application as received. A short section of Mottman Road improvements near Percival Creek was previously deferred according to section 2.070.B1, 2, and 4 of the Standards. The College has been cooperating with the City Public Works Department on securing funding for the further improvement of Mottman Road.

Access to Developments – Analysis of access to proposed development will be assessed for each proposed development application as received.

Storm Drainage - Analysis of stormwater capacity and requirements as well as thresholds for redevelopment of existing on site stormwater systems will be assessed as each development application is received. Redevelopment of existing on site stormwater systems shall comply with the 2005 Stormwater Manual when the threshold for redevelopment occurs. Each proposed project must comply with the 2005 stormwater manual requirements at the time of application.

It appears to staff the proposed soccer field in Basin 5 includes a subsurface drainage system. Subsurface drainage systems are considered an impervious surface for WWHM modeling purposes and are required to be modeled using the criteria outlined in Volume III, Appendix-C. At the time the project is proposed stormwater mitigation will be required for its land cover and associated runoff. The College has paid a fee in lieu for stormwater detention. It is staff determination the college would retain credit for the detention it has paid

for. In previous stormwater scoping meetings it was determined that the College would determine the volume of credit which has been paid by reviewing historical documents. This volume would then be added to the basin it was paid for and modeled as if it existed. This should be taken into consideration and used in the modeling of the appropriate future development.

The Engineering Division recommends vesting of the Long-Term Master Plan/Conditional Use Permit to the 2005 Stormwater Manual.

Solid Waste – The design of solid waste/recyclables collection facilities will conform to current City standards.

III. STAFF RECOMMENDATIONS

1. Land Use Approval and/or other development approval from the City of Olympia (or Tumwater as applicable) shall be obtained prior to construction or development pursuant to this Master Plan. Such development review shall be subject to further environmental review in accordance with the State Environmental Policy Act including analysis and mitigation of transportation system impacts.
2. Analysis of stormwater capacity and requirements as well as thresholds for redevelopment of existing on site stormwater systems will be assessed as each development application is received. Redevelopment of existing on site stormwater systems shall comply with the 2005 Stormwater Manual when the threshold for redevelopment occurs. Each proposed project must comply with the 2005 Stormwater Manual requirements or subsequent standards applicable when development is proposed.
3. The building heights for developments that occur between 30 feet and 100 feet from the property line shall meet the height requirements of 35 feet in height and 2 stories.
4. The natural buffer along each side of Percival Creek at any area shall be 200 feet.
5. The long-term and short-term bicycle parking standards are required for each proposed project and shall be analyzed at the time of Land Use Application.
6. It appears to City staff that the proposed soccer field in Basin 5 includes a subsurface drainage system. Subsurface drainage systems are considered an impervious surface for WWHM modeling purposes and are required to be modeled using the criteria outlined in Volume III, Appendix-C. At the time the project is proposed stormwater mitigation will be required for its land cover and associated runoff.

7. The College has paid a fee in lieu for stormwater detention. The College will retain credit for the detention it has paid for. In previous stormwater scoping meetings it was determined that the College would determine the volume of credit which has been paid by reviewing historical documents. This volume would then be added to the basin it was paid for and modeled as if it existed. This should be taken into consideration and used in modeling of appropriate future developments.
8. The proposed parking ratio of 0.22 automobile parking stalls per student (headcount, not FTE) is approved. This parking ratio shall be reevaluated every 10 years.
9. With every future Land Use application, an analysis of off-site parking shall be required for adjacent neighborhoods and along public streets. The required analysis shall recommend mitigation for any impacts that may be caused by off-site parking.
10. Proposed buildings 1 and 7 are proposed across existing property lines. A Boundary Line Adjustment or Lot Consolidation shall be completed to create a lot where a structure does not lie across property lines.
11. The College is required to have this Master Plan reviewed by the Olympia Hearing Examiner every 10 years to ensure consistency with the Master Plan. However, note that the Master Plan shall not be considered as expired after 10 years.
12. The Master Plan is subject to the Interlocal Agreement (Attachment D) for any portions of the campus Master Plan that is located within the City of Tumwater City limits.
13. The review of critical areas as defined by OMC 18.32 will be determined upon reviewed at the time of Land Use Application for all phases of the Master Plan.
14. Each proposed phase meeting or exceeding the thresholds of OMC 18.100 are subject to Design Review before the Design Review Board.

Submitted By: Brett Bures, Associate Planner,
on behalf of the Site Plan Review Committee.
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Date Prepared: December 31, 2008

Attachments:

- A. General Land Use Application dated 6/18/08
- B. Conditional Use Permit Application dated 6/18/08
- C. SEPA Checklist dated 6/18/08
- D. Interlocal Agreement date signed by City of Olympia 9/23/08, and date signed by the City of Tumwater 9/30/08
- E. SEPA Mitigated Determination of Nonsignificance and Notice of Public Hearing issued 12/18/08
- F. SEPA Lead Agency Determination letter date-stamped 6/18/08
- G. Overview and General Descriptions summary date-stamped 6/18/08
- H. Plan Set consisting of sheets titled: SPSCC Existing Campus; SPSCC Known or Suspected Critical Areas Wetlands & Streams; South Puget Sound Community College Long-term Master Plan and Vicinity Map date-stamped 6/18/08
- I. Recommended Automobile and Bicycle Parking Supply date-stamped 6/18/08
- J. Hydrologic Analysis date-stamped 6/18/08
- K. South Puget Sound Community College Sanitary Sewer System Memo date-stamped 6/18/08
- L. South Puget Sound Community College Minimum Density Calculation Update dated 6/2/08 with Tree Report attached dated 11/21/03.
- M. Student Full Time Equivalent Student Data and Calculations date-stamped 6/18/08
- N. Building Area and Parking Matrix date-stamped 6/18/08
- O. Board of Adjustments Conditional Approval for OTCC dated 2/23/84
- P. Parking Expansion Study dated 12/10/2003
- Q. Wetlands Inventory for the South Puget Sound Community College dated October 1998
- R. Wetlands Inventory for the South Puget sound Community College dated November 2002
- S. Wetland Analysis Report of the South Puget Sound Community College Expansion Project dated March 2008
- T. Percival Creek Correspondence with Department of Fish and Wildlife (2007)
- U. Unnamed Stream – 1998 Report Excerpts and Correspondence Regarding Type
- V. City of Tumwater Variance Application date-stamped 10/24/08
- W. Letter to Brett Bures from Sara Coccia subject titled Variance Application date-stamped 10/24/08
- X. Variance Exhibit Plan Set (consisting of sheet Ex-1 and Ex-2 and sheet A-2.1) date-stamped 10/24/08
- Y. City of Tumwater Municipal Code Section 18.58 dated 12/18/08
- Z. City of Tumwater Municipal Code Section 18.56.260 dated 12/31/08

**FINDINGS, CONCLUSIONS AND DECISION
OF THE HEARING EXAMINER OF THE CITY OF OLYMPIA
AND PRO TEMPORE HEARING EXAMINER
OF THE CITY OF TUMWATER**

CASE NO: 08-0095 (Conditional use permit for implementation of updated master plan for South Puget Sound Community College and related variance)

APPLICANT: South Puget Sound Community College

SUMMARY OF REQUEST:

The Applicant requests a conditional use permit for new construction to implement its master plan and a setback variance for two of the proposed new buildings.

LOCATION OF PROPOSAL:

South Puget Sound Community College campus: Thurston County Assessor's Tax Parcel Nos. 12828110500, 73406100100 and 12828130300 in Sections 27 and 28, T18N, R2W, W.M.

SUMMARY OF DECISION:

The conditional use permit is granted, with conditions.

The variance is granted.

HEARING AND RECORD:

The hearing on this request was held before the undersigned Hearing Examiner on January 8, 2009. The record was held open until January 21, 2009 for the submittal of supplemental evidence.

At the hearing, the following individual testified under oath:

Brett Bures, Associate Planner for the City of Olympia
Community Planning and Development Department
837 7th Avenue S.E., P.O. Box 1967
Olympia, WA 98507

Nancy McKinney
South Puget Sound Community College Vice President for
Administrative Services
2011 Mottman Road SW
Olympia, WA

Barney Mannsavage
SRG Partnership
101 Yesler Way
Seattle, WA

Doreen Gavin, P.E.
AHBL
2215 N. 30th
Tacoma, WA

At the hearing, the following exhibits were admitted as part of the official record of these proceedings:

Exhibit 1. Staff Report by Olympia Community Planning and Development Department for Case No. 08-0095, prepared by Brett Bures on December 31, 2008. This Exhibit includes the 17-page Staff Report and Attachments A through Z identified on Page 17 of the Staff Report.

Exhibit 2. E-mail sent January 12, 2009 from Thomas Bjorgen to Parties and Staff, posing supplemental questions.

Exhibit 3. E-mail sent January 21, 2009 from Brett Bures to Thomas Bjorgen, with Department's responses to supplemental questions.

Exhibit 4. E-mail sent January 21, 2009 from Brett Bures to Thomas Bjorgen, modifying a response in Ex. 3.

Exhibit 5. E-mail sent January 21, 2009 from Brett Bures to Thomas Bjorgen, forwarding response by City of Tumwater.

Exhibit 6. Letter dated January 21, 2009, and e-mailed to the Hearing Examiner the same date, from Doreen S. Gavin to Thomas Bjorgen, with Applicant's responses to supplemental questions.

After consideration of the testimony and exhibits described above, the Hearing Examiner makes the following findings of fact, conclusions of law, and decision.

FINDINGS OF FACT

A. Nature of the requested permits.

1. South Puget Sound Community College (SPSCC) is a community college of the state of Washington, located in the cities of Olympia and Tumwater. The SPSCC Existing Campus drawing at Exhibit (Ex.) 1, Attachment (Att.) H shows the college property and the current configurations of buildings, parking, and other improvements on it. As shown on that drawing, a roughly wedge-shaped portion in the northeast corner and a roughly rectangular portion in the southwest corner lie in the city of Tumwater. Respectively, these portions are 6.8 and 8.3 acres in size. The remainder of the campus is in Olympia. The areas of campus lying in Tumwater are zoned General Commercial (GC). The areas of campus lying in Olympia are zoned Residential Single-family 4-8 (R 4-8).

2. In 1984 the city of Olympia issued the Applicant a conditional use permit for construction of campus buildings and other improvements pursuant to the Applicant's master plan in effect at that time. The Applicant has fully implemented the 1984 master plan, with the exception of one building which was removed from it. Test. of McKinney. In the period since 1984, the Applicant has also proposed a number of buildings which were not part of or not consistent with the 1984 master plan or conditional use permit. The Applicant has obtained separate conditional use permits for these buildings.

3. The Applicant has now prepared a new or updated long-term master plan to guide campus development in the future. The Applicant requests a conditional use permit to authorize the new projects in its updated master plan as conditional uses.

4. The Applicant also applied for a variance from city of Tumwater setback standards for two of the buildings proposed in the updated master plan, both of which lie in Tumwater. The variance application is at Ex. 1, Att. V.

5. As noted, the SPSCC campus lies in the cities of Olympia and Tumwater. The two cities have entered into the Interlocal Agreement at Ex. 1, Att. D, appointing the Olympia Hearing Examiner as the Tumwater Hearing Examiner *pro tempore* for the purpose of deciding the variance and the elements of the conditional use permit lying in the city of Tumwater.

B. Description of the improvements proposed in the conditional use permit.

6. The general configuration of the development proposed in the updated master plan, and for which conditional use approval is sought, is shown in the SPSCC Long Term Master Plan drawing at Ex. 1, Att. H. The proposed new buildings and additions to existing buildings are shown in the rust color and are numbered on this drawing.

7. Ex. 1, Att. N, p. 3 shows proposed increases to the various parking lots, and two new four-floor parking structures, which are part of the Long Term Master Plan. The total increase shown is from the existing 1504 stalls to approximately 2242. However, Ex. 1, Att. G states that each specific development project will propose specific solutions at that time. Thus, the precise nature of future parking expansions is not known at this time

8. The Long Term Master Plan drawing at Ex. 1, Att. H and other application materials do not identify all building types or uses or the time of their construction. The Applicant states that this drawing and materials propose a general diagram of building sites, but not a specific development plan. Ex. 1, Att. G.

9. Existing campus buildings, including the science complex under construction, comprise approximately 449,839 gross square feet. The buildings proposed in the Long Term Master Plan would increase that gross square footage to a campus total of approximately 1,027,946.

10. Fall 2007 enrollment at SPSCC was approximately 4250 full time equivalent (FTE) students or 7458 by headcount. The Applicant estimates that the master plan could accommodate 7500 FTE students. Analyses submitted by the Applicant show that both the existing and planned ratios of square footage available to student FTEs are consistent with accepted standards. See Ex. 1, Att. G.

11. The campus is bordered by residential development on the south and on the northwest. To the east, the campus is bounded by Crosby Boulevard, with largely commercial development. To the north, except for the residential area to the northwest, the campus is bordered by Mottman Road with some commercial development. To the west, except again for the residential area to the northwest, the campus is bordered by some commercial development.

C. Compatibility with surrounding property and uses.

12. The 1984 conditional use permit required a landscape buffer at least 30 feet in width around the perimeter of the campus, composed of "native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from the . . . campus." Ex. 1, Att. O. The Applicant proposes to maintain this condition in the new master plan.

13. The new buildings and parking improvements in the new master plan are at least 100 feet from the property line. Ms. McKinney testified that the Applicant does not anticipate placing any new buildings within 100 feet of the property boundary, but wants to keep that option open.

14. The Applicant proposes to continue its practice of providing general outdoor site lighting throughout the campus to enhance personal safety and to allow easy navigation outside of daylight hours. Ex. 1, Att. C, p.10. This includes pedestrian areas, parking areas and other occupied outdoor areas. Id. The Applicant does not request authorization to install any night lighting of athletic playfields as part of this permit. Id. The College generally operates from 7 a.m. to 10 p.m. seven days a week and some interior building lighting may spill out after dark. Id.

15. A comparison of the Vicinity Map and the Long-Term Master Plan Map, each at Ex. 1, Att. H, and the projected parking expansions at Ex. 1, Att. N shows that the following master plan facilities are near residential areas bordering campus: Building 5, Building 9, Building 10, Parking Lot D, with its potential 4-story parking structure, Building 11, and Building 33.

16. The Applicant states that its outdoor lights will be designed to comply with Illuminating Engineering Society of North America footcandle requirements to minimize light trespass. Ex. 1, Att. C, p. 11. To further serve the end of compatibility with surrounding uses, this approval is conditioned to require that outdoor lights be shielded or directed so that their direct light is not visible from the nearby residential areas described in Part B of the Findings, above.

17. Of the parking lots located near the adjoining residential areas, Lot 29, Lot J, Lot A, and Lot F are not proposed for expansion under this conditional use permit. Ex. 1, Att. N, p. 3.

18. Lot D, however, is proposed to be almost doubled in capacity from 310 to 600 spaces through a four-story parking structure. Id. The Long-Term Master Plan Map, at Ex. 1, Att. H, shows that this expansion will occur only 100 feet from the southern property line and the Vicinity Map at Ex. 1, Att. H shows the apparent presence of residential development just over this property line. A 30-foot landscape zone lies between Lot D and these residences. No analysis was presented of the amount of increased noise this parking improvement might cause in nearby residential areas. No analysis was presented of the effect of headlight beams from this structure on nearby residences. No evidence was presented as to whether this doubling of capacity at Lot D would expose the nearby residences to increased vehicle fumes and exhaust.

19. The proposed master plan will increase traffic on streets serving the campus. The requirements to conduct traffic impact studies incorporated into this decision should prevent adverse effects of this traffic on nearby properties.

D. Streams and other critical areas.

20. The maps at Ex. 1, Att. H show a stream identified as Percival Creek

bisecting the campus in a north-south direction. This stream is a Type F (Type 3) stream.

21. The Department of Community Planning and Development (hereinafter Department) states that the stream referred to as Percival Creek on the campus is not subject to the state Shoreline Management Act (SMA). This consistent with the Canyon and Middle Reach Corridor Map in the Thurston Region Shoreline Master Program, which shows the segment of Percival Creek which is subject to the SMA as running in largely an east-west direction north of the campus. Thurston Regional Planning Council Map #0-1 (at Ex. 6), used in updating the Shoreline Master Program, similarly does not indicate that the creek segment crossing the campus is subject to the SMA.

22. An unnamed Type Ns (Type 5) stream runs through the northeast portion of the campus and discharges off-site into Percival Creek. According to a 1998 Report found at Ex. 1, Att. U, this stream does not support wetland conditions.

23. The evidence on wetlands, chiefly the map at Ex. 1, Att. H and the 2008 wetland report found at Ex. 1, Att. S, disclose three wetlands on the campus: a Category II wetland along Mottman Road in the northeast portion of the campus; a Category II wetland in the southwest corner of the site; and a Category III wetland lying just east of Percival Creek near the north boundary of the campus. According to the map at Ex. 1, Att. H, each of the Category II wetlands require a 100-foot buffer under both the Olympia and Tumwater Critical Area Ordinances (CAO), while an 80-foot buffer is required around the Category III wetland.

24. The Applicant states at Ex. 1, Att. G, that development which is part of this master plan and permit and which is on undisturbed land will be at least 200 feet from the segment of Percival Creek flowing through campus.

25. The Applicant states at Ex. 1, Att. C, p. 4 that development which is part of this master plan and permit may occur within 200 feet of the unnamed stream, but will comply with stream buffers in effect at the time of this application.

26. Proposed buildings 1 and 7, shown on the Long Term Master Plan drawing at Ex. 1, Att. H, would be constructed on currently undisturbed land. Test. of McKinney. Ms. McKinney testified that remaining proposed buildings would be located mostly on already impervious surfaces.

27. Existing buildings 28 and 34 were constructed closer than 200 feet, but further than 100 feet from Percival Creek. Test. of McKinney. No new buildings or building additions proposed in the new master plan or this conditional use permit are proposed within 200 feet of Percival Creek. Test. of McKinney. The Applicant would only construct buildings within 200 feet of the creek if the construction were within an existing building footprint or a buffer reduction were approved. Test. of McKinney.

28. The Applicant recognizes that additional parking will be needed for the expansion proposed in this application. Specific new parking facilities are not proposed at this time, but will be proposed in association with specific buildings at their construction phase. Ex. 1, Att. G. The Applicant states that parking structures may be needed and states that existing Lots D and H will be considered for them.

E. Traffic.

29. The development proposed for conditional use permit approval would increase enrollment at the College from the fall 2007 figure of approximately 4250 FTE to a projected 7500 FTE students. The latter figure is approximately equivalent to a student headcount of 10,000 to 12,000 students. This increase in enrollment would cause an accompanying increase in faculty and staff numbers.

30. This substantial increase in enrollment will increase the number of vehicular trips generated by the College. At this stage, no traffic impact analysis or other study has been carried out to evaluate the magnitude or effect of this increase on streets, roads or intersections. The Staff Report states that these analyses, and evaluations of needed streetside improvements, will be carried out in conjunction with each proposed development application. As part of this, Mr. Bures testified that a traffic scoping meeting will be carried out for the construction of each proposed building to evaluate its effect on transportation levels of service.

F. Parking.

31. The 2003 parking study found at Ex. 1, Att. P surveyed parking patterns, volume and capacity on the campus. Based on this study, the Department recommends that a ratio of .22 parking spaces per student, based on headcount, not FTE, be provided. The Department also recommends, based on the study, that ratio be reevaluated every ten years to ensure its continuing validity.

32. As found, specific new parking facilities are not proposed at this time, but will be proposed in association with specific buildings at their construction phase. Ex. 1, Att. G. The Applicant states that parking structures may be needed and states that existing Lots D and H will be considered for them.

33. The Applicant projects at this time an increase from 1504 to a range of 2200 to 2700 parking stalls for implementation of the master plan.

G. Stormwater.

34. The SPSCC campus is divided into the drainage subbasins shown in the Campus Basin map at Ex. 1, Att. J. This map also shows the existing stormwater facilities serving the campus.

35. The Stormwater Report found at Ex. 1, Att. J describes each of these subbasins, including the nature of surface water flow and the method of detention, if any. The points of discharge from these basins are less clear, but most, if not all, of the surface flow appears ultimately to discharge to Percival Creek.

36. In 1994 the city of Olympia adopted a new set of stormwater regulations through its 1994 Drainage Design and Erosion Control Manual. Between 1999 and 2005, the Applicant completed an extensive campus-wide upgrade or retrofit of its stormwater facilities, as required by the 1994 Stormwater Manual.

37. In 2005 the City adopted a new stormwater manual, which requires an additional upgrade of the College's stormwater system if certain thresholds are met.

38. Redevelopment of a site is defined by Vol. I, Section 2.3 of the 2005 Stormwater Manual as

"[o]n a site that is already developed, the creation or addition of impervious surfaces; the expansion of a building footprint or addition or replacement of a structure; structural development including construction, installation or expansion of a building or other structure; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities."

39. Those thresholds signaling when redevelopment of a site requires retrofitting the existing stormwater system to meet current standards are spelled out in detail in Vol. I, Section 2.4.2 of the 2005 Stormwater Manual. For this proposal, they appear to be summed in the statement that

"[o]ther types of redevelopment projects (Figure 2.3(b)) shall comply with all the Minimum Requirements for all impervious surfaces if the total of new plus replaced impervious surfaces is 5,000 square feet or more and the new impervious surfaces add 50% or more to the existing impervious surfaces within the project limits, or the valuation of proposed improvements – including interior improvements – exceeds 25% of the assessed value of the existing site improvements, minimum \$500,000. The square footage and improvement value thresholds shall be cumulative and include all projects permitted on or after January 1, 2000."

40. The Applicant expects that these thresholds will be exceeded at some point during implementation of the updated master plan, thus requiring existing stormwater facilities to be improved or upgraded to meet the standards of the 2005 Stormwater Manual. The Applicant's stormwater engineer believes that its facilities may be retrofitted to meet 2005 standards by taking the five measures set out on Ex. 1, Att. J, p. 7. The Applicant also stated that apart from this retrofitting of existing facilities, individual projects under the master plan could require additional stormwater facilities

under the 2005 Manual. Through these measures, the Applicant proposes to ensure that the development described in the master plan and subject to this permit complies with all applicable requirements of the 2005 Manual.

H. Tumwater variance.

41. As found above, a portion of the northeast portion of the campus lies in the city of Tumwater. Its zoning is General Commercial (GC). The zoning of the areas of the campus lying in Olympia is R 4-8.

42. The master plan proposes two new buildings, Nos. 1 and 7 on the Long-Term Master Plan map, which would straddle the boundary between the cities in the northeast part of campus. The buildings will be used for education in applied sciences technology.

43. Tumwater Municipal Code (TMC) 18.22.050 states that in the GC zone,

"[w]here any structures or portions of structures are adjacent to any residential zoning district, the minimum structural setback shall be twenty feet. Where structures are constructed over one story, the setback of the structure from the adjacent property line or lines shall be increased by ten feet for every story above the ground level story of the proposed new building, and shall be screened from view in accordance with Chapter 18.47."

44. The Olympia R 4-8 zone is residential. Therefore, this provision in the Tumwater Code would require Buildings 1 and 7 to be set at least 20 feet from the city boundary, thus preventing their proposed location straddling that boundary.

45. The uses proposed in both the Tumwater GC zone and the Olympia R 4-8 zone are the same: a state educational facility. In neither zone adjoining this city boundary are commercial or residential uses proposed.

46. Through the master plan and this conditional use permit, the Applicant is bound to restrict the uses on its campus to state educational.

47. There is no need to separate or buffer the educational uses occurring in the portions of the applied sciences technology buildings lying in Tumwater from the portions lying in Olympia.

48. The applied sciences technology buildings, Buildings 1 and 7, are proposed to be located in a rational configuration, which efficiently uses the available land in this portion of campus. Requiring them to be relocated so that one (or both) in the Tumwater portion were 20 or 30 feet from the city limits would deprive the Applicant of the use of otherwise available land and would likely require the shrinking of the facilities

to retain the perimeter buffers. On the other hand, this relocation and redesign would serve no purpose of the setback requirements, since, as noted, the uses are all the same. It is irrational to buffer a use or building from itself.

49. The Applicant did not create the jurisdictional division through its property or the setbacks imposed on the portion within Tumwater.

50. Other lands in the Tumwater GC zone with the same circumstances, including an approved master plan restricting uses to educational purposes, would be entitled to a similar variance.

51. As proposed and as conditioned, the buildings would observe applicable landscaping and other setback requirements. The variance would not be detrimental to the public welfare or interests and would have no adverse effects on surrounding properties, whether on or off the campus or in Tumwater or Olympia.

I. Miscellaneous.

52. The site size, recreation area, building size and other features of the proposed buildings and the site are set out in the Staff Report, Ex. 1 pp. 10-11.

53. The City of Olympia has domestic water system capacity to serve the needs of the College with full implementation of the master plan. The City may impose additional requirements to implement its water service as development applications are received.

54. The City of Olympia has sanitary sewer system capacity to serve the needs of the College with full implementation of the master plan. The City may impose additional requirements to implement its sewer service as development applications are received.

55. According to the engineers' report at Ex. 1, Att. K, sewage generated from existing and future buildings to the east of Percival Creek must be pumped to the public conveyance system in Mottman Road. The report notes that the volume handled by this pump station increases greatly, up to 405%, during heavy rain. Ex. 1, Att. K, p. 2. The report states this is due to stormwater intrusion into the sewer conveyance pipes. Id. The report calculates the increased load on the pump station with full implementation of the master plan and concludes that certain improvements to the pump station will be needed in the future to accommodate the increased volume. Id. Those improvements may await construction of the buildings which will necessitate them.

56. The report, however, does not appear to include the sometimes significant stormwater intrusion in its calculations of future volumes of sewage through the pump station. From a layperson's standpoint, it seems that the entire flow should be

considered in determining whether the pump station's capacity, measured in gallons per minute, will be exceeded. This, however, is a technical question which need not be answered at this point. This decision is conditioned to require the Department to consider whether intrusion volumes should be taken into account when future determinations are made concerning pump station capacity.

57. As shown by the tree report at Ex. 1, Att. L, well over the minimum number of tree units required at this time will be retained with full implementation of the master plan.

CONCLUSIONS OF LAW

A. Applicable standards.

1. In Olympia, schools are permitted in the R 4-8 zone only if a conditional use permit is issued. Olympia Municipal Code (OMC) 18.04.040, Table 4.01.

2. Conditional use permits in Olympia are subject to the standards set out in OMC 18.48.020 and .040. In summary, these provisions require that the use be compatible with other existing and potential uses in the neighborhood, that it be equivalent to other permitted uses in the same zone with respect to nuisance generating features, such as noise, odor, traffic and similar matters, and that it minimize hazards to life and property. Conditional uses must also comply with otherwise applicable provisions of Title 18 of the OMC governing land use. These standards are discussed in detail below.

3. Proposed conditional uses must also comply with other Olympia land use regulations that apply to it.

4. In Tumwater, state education facilities are permitted in the GC zone only if a conditional use permit is issued. TMC 18.22.040.

5. Conditional use permits in Tumwater are subject to the standards set out in TMC 18.22.040 and TMC 18.56.040. As with Olympia, the heart of these standards lies in the requirements to mitigate adverse effects on neighboring properties and to protect adjacent uses and the health, safety and general welfare. Conditional uses in Tumwater must also comply with other land use regulations that apply to it. These standards are discussed in detail below.

6. The variance requested from Tumwater setback regulations is governed by TMC 18.58.010 and 18.58.040, as discussed below.

7. The application for the conditional use permit characterizes it as an

amendment to the existing 1984 conditional use permit. See Ex. 1, Atts. A and B. Both the Applicant and the Department, though, take the position that the 1984 permit should be superseded. As found, the 1984 permit has been fully implemented. A number of its conditions have no application to the updated master plan. Therefore, it seems most economical, logically and legally, to deem the current application to be one for a new permit, which, as held below, will incorporate some of the conditions from the 1984 permit. To avoid raising any unnecessary questions about completed projects, the 1984 permit should not be deemed superseded or rescinded.

B. Compatibility with surrounding property and uses.

8. As noted, OMC 18.48.020 and .040 require that conditional uses be compatible with other existing and potential uses in the neighborhood, that they be equivalent to other permitted uses in the same zone with respect to nuisance generating features, such as noise, odor, traffic and similar matters, and that they minimize hazards to life and property.

9. In Tumwater, the basic standards for conditional use permits are found in TMC 18.56.040 and 18.56.090. The former provision states:

"[p]ermits for conditional uses shall stipulate restrictions or conditions which may include a definite time limit, provisions for front, side or rear yards greater than the minimum requirements of this title, suitable landscaping, off-street parking, and any other restrictions, conditions or safeguards that would uphold the spirit and intent of this title and mitigate any adverse effect upon neighborhood properties."

TMC 18.56.090 states:

"[a]ny conditional use shall meet the density regulations of the zone in which it is located, as well as the minimum conditions listed in the applicable sections of this chapter. The hearing examiner may impose any additional conditions deemed necessary to ensure the protection of adjacent uses, health, safety and general welfare."

The heart of each City's conditional use standards is the mitigation of adverse effects on surrounding uses and properties and assurance of the compatibility of the proposal with surrounding uses and properties.

10. The Applicant is requesting conditional use approval for a large expansion of its facilities over an extended period. The precise location, size and nature of proposed buildings and improvements are not yet known, although their general type and configuration is proposed. As found, the Applicant also considers its proposal a general plan, subject to change in the future. For example, the Applicant currently proposes no

new buildings within 100 feet of its property boundary, but asks to keep open the option of locating buildings within that area.

11. In these circumstances, we must identify what determinations on compatibility can be made at this time, and which must await a specific application showing the precise size, nature and location of actual buildings and improvements.

12. Turning to the former category, the proposed lighting, as conditioned, should not cause any adverse effects on nearby properties, with two exceptions. They are the potential four-story parking garage on the site of Lot D with the near doubling of parking capacity at that location and the four-story parking garage on the site of Lot H with the quintupling of parking capacity at that location. The evidence did not show whether headlight beams from cars using the Lot D structure would shine onto nearby residential lots or whether beams from cars using the Lot H structure would shine onto Mottman Road or property beyond it. The evidence did not show whether structural lighting from these parking garages would shine onto nearby properties. The evidence did not show whether the 30-foot landscape buffer would block any of these types of light, especially from near the top of the structures. Therefore, to assure compatibility, a parking structure may be constructed on Lots D or H only if a supplemental conditional use permit is issued for that structure.

13. With the same exceptions, noise generated by projects authorized by this permit should not cause any adverse effects on nearby properties. The evidence, though, did not show whether increased noise from four-story parking garages on the sites of Lots D or H and the great increases in parking capacity at those locations would adversely affect nearby residences or other properties. To assure compatibility, a parking structure may be constructed on Lot D or H only if a supplemental conditional use permit is issued for that structure.

14. Similarly, it cannot be determined at this stage whether fumes and exhaust from the increased capacity at the Lot D and H structures could create problems at nearby properties. For that reason, also, a supplemental conditional use permit will be required for those structures.

15. More generally, the 1984 conditional use permit contained three principal conditions designed to assure compatibility with surrounding uses:
The first, already noted, required a

"perimeter landscape buffer of a minimum of 30 feet in width, which is comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from the . . . campus."

The second condition required the College to

"fence the north and south property lines abutting residential subdivisions on the west side of Percival Creek so as to prevent pedestrian or vehicular traffic from entering the campus or leaving the campus through the subdivisions."

Ex. 1, Att. O.

The third condition required all buildings to be at least 100 feet from the property line, unless the permit were reconsidered.

16. With the increased campus development and activity accompanying this master plan, these requirements become even more important to assuring compatibility between the College and nearby uses. No evidence was offered to the contrary. Therefore, these conditions are included in this approval. Further, over the course of the 25 years since the 1984 approval, the required buffer and fence may easily have deteriorated. To address that possibility, this decision is conditioned to require the Applicant to examine the width and condition of the 30-foot perimeter buffer required in 1984. If this buffer in any location lacks the "native vegetation whenever possible and densely planted evergreen trees" sufficient to screen the adjacent properties from the . . . campus, the Applicant shall plant, monitor and maintain such vegetation. If this buffer in any location has been reduced to less than 30-feet in width, the Applicant shall restore the buffer to a width of 30 feet and shall plant, monitor and maintain such vegetation as just described. However, these requirements do not apply to any location where the perimeter buffer has been reduced to less than 30 feet pursuant to a prior permit or approval issued by either city.

17. For the same reasons, the Applicant should examine the fence along the "north and south property lines abutting residential subdivisions on the west side of Percival Creek", required by the 1984 permit, to ensure its integrity. If this fence is in poor repair or is absent in any location required by the 1984 permit, the Applicant shall repair or rebuild it according to customary construction standards.

18. Development proposed by the new master plan near the southern property line east of Percival Creek is to be at least 100 feet from that line and separated from it by a buffer in places significantly more than 30 feet in width. Therefore, there is no need to require construction of a fence east of Percival Creek, as the 1984 permit required west of it.

19. Finally, these Conclusions about compatibility and effects on nearby properties may no longer be valid if the location or nature of the proposed improvements are changed, an option which the Applicant expressly wishes to reserve.

20. Potential master plan changes in building height should not adversely affect

nearby properties as long as the heights comply with current standards. If those standards are changed to allow higher buildings, supplemental conditional use permit review will be required.

21. The effects of potential master plan changes on traffic and stormwater should be adequately mitigated through the requirement to carry out traffic analyses for each proposed building and the requirements concerning compliance with the stormwater manual. That leaves the potential effects of noise, light, fumes and similar impacts which could escape mitigation if the master plan here approved is changed without further review. These effects are all sharpened by proximity. As noted, the 1984 permit required all buildings to be at least 100 feet from the property line, unless the permit were reconsidered. The buildings proposed by this master plan are all at least 100 feet from a property line, but the Applicant asks for the option of placing buildings closer than 100 feet under this permit, apparently without further conditional use review. No evidence was offered that buildings within 100 feet of the property line are compatible with adjacent residences with an expanded college when they were not found compatible with a college at about half the size in 1984. For that reason, the 100-foot setback should be retained.

22. Further, it appears from the Long-Term Master Plan map at Ex. 1, Att H. that two parking lots, Lot A and Lot J, have been constructed within 100-feet of the exterior property line. No changes to either of these are lots are proposed. Lot J, however, is very close to adjacent residences to the west. Any increase in the capacity of that lot could jeopardize its compatibility with those residences. Therefore, any increase in its capacity must require an additional conditional use permit.

23. Next, as found and concluded above, a multi-story parking garage may cause increased light, noise and fumes on surrounding property. This decision concludes above that the two potential parking garages on Lots D and H will require supplemental conditional use permit before construction. For the same reasons, a supplemental conditional use permit should be required for parking garages at any other location, if the Applicant so proposes.

24. The above conclusions have attempted to address specific potential changes in the master plan which will require supplemental review. Other changes, too, could be significant enough to count as a new proposal, thus triggering additional conditional use permit review. There are no nicely quantifiable standards for determining when master plan changes in general require such new review. Instead, if the Department believes that any future changes to the master plan are potentially incompatible with surrounding uses, it may require a supplemental conditional use permit application.

25. As conditioned below, the master plan improvements authorized by this conditional use permit should not adversely affect surrounding uses and properties and

should be compatible with those uses and properties.

C. Traffic.

26. As found, implementation of the master program would increase enrollment at the College from the fall 2007 figure of approximately 4250 FTE to a projected 7500 FTE students, or to a student headcount of 10,000 to 12,000 students. This increase in enrollment would cause a commensurate increase in faculty and staff numbers.

27. The Applicant and the Department propose that traffic impact analyses or other studies would be carried out in conjunction with each proposed development application to evaluate its effect on transportation levels of service. This approach should adequately evaluate traffic impacts and identify needed mitigation, as long as the following requirements are met.

28. A number of hearing examiner decisions have held over the past year that that an exemption from the requirement to prepare a traffic impact analysis (TIA) is not an exemption from concurrency requirements. The reasons for this conclusion are set out in the following Conclusions of Law in the Hearing Examiner decision on the Pattison Street Plat, No. 07-0120, August 21, 2008, which were also incorporated in the Hearing Examiner decision on the Kaiserwood Plat, No. 04-2602, October 29, 2008:

"RCW 36.70A.070 (6) (b) requires local jurisdictions subject to the Growth Management Act to adopt ordinances which prohibit development that causes the LOS on a locally owned transportation facility to decline below adopted standards, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. Under this provision, "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years. This requirement is commonly known as that of concurrency.

Olympia has complied with this requirement through the adoption of Chap. 15.20 OMC. The heart of this ordinance is OMC 15.20.050 H, which states that a finding of concurrency will be made only if the LOS of affected transportation facilities meets or exceeds the adopted minimum. Although not stated explicitly in this ordinance, its purpose of complying with RCW 36.70A.070 plainly implies that development cannot proceed without such a finding.

Nowhere in either RCW 36.70A.070 or Chap. 15.20 is there any exemption for projects falling below the threshold for preparing a TIA. OMC 15.20.060 (5) does exempt from the concurrency requirement

applications which are exempt under the State Environmental Policy Act (SEPA). This will surely exempt from concurrency some small projects which are also exempt from TIA preparation, but they are not exempted from concurrency because they are exempted from TIA preparation. Projects such as this, which are not exempt from SEPA but are exempt from TIA preparation, are still subject to the requirement of concurrency under RCW 36.70A.070 and Chap. 15.20 OMC."

29. This conclusion is even more important in a multi-stage proposal such as this. If each building were small enough to be exempted from TIA preparation and were therefore also exempted from concurrency review, then the considerable increase in traffic from the entire master plan would be unexamined and unmitigated through concurrency.

30. Thus, for each proposed building presented for construction approval, the Applicant or Department must determine the amount and route of new traffic from that building and its effect on the LOS of affected streets and intersections. If such LOS would be at a substandard level, then the building cannot approved under RCW 36.70A.070 (6) (b) "unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development." As noted, "concurrent with the development" means that "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years." RCW 36.70A.070 (6).

31. This requirement does not demand a TIA for every building, but does require traffic analyses consistent with accepted standards to determine its effect on concurrency. In doing so, the traffic from each building or expansion must not be considered in isolation, but together with other projected development and pipeline projects, consistently with accepted standards.

D. Streams and other critical areas.

1. Streams.

32. OMC 18.32.435 requires that vegetation be maintained in a buffer 200 feet on either side of Type F (Type 3) streams. Thus, this buffer must be maintained around the tributary of Percival Creek running through the campus.

33. As found, the Applicant proposes no new buildings or additions to buildings within 200 feet of Percival Creek. The Applicant would only construct buildings within 200 feet of the creek if the construction were within an existing building footprint or a buffer reduction were approved. The Long-Term Master Plan shows also that the parking garage proposed on existing Lot D would be on existing impervious surfaces within 200 feet of the Creek.

34. OMC 18.32.415 states:

"The following alterations or commencement of the following activities shall be prohibited within a stream or "important riparian area" and its associated buffer; except as specified in 18.37.070, 18.32.420 - Exempt Uses and Activities, 18.32.425 - Administratively Authorized Uses and Activities, or 18.32.430 - Hearing Examiner Authorized Uses and Activities:

Any human action which changes the existing condition including, but not limited to...:

G. Paving;

H. Building of structures;

I. Demolition of structures".

35. Construction on an impervious surface or within a building footprint would involve the building or demolition of structures. Therefore, it is prohibited within 200 feet of Percival Creek under this provision unless falling within one of the exception in OMC 18.32.415, just quoted.

36. One of these exceptions, OMC 18.37.070 A, states that

"[e]xisting structures and uses which are located within a critical area or its buffer prior to the effective date of Chapter 18.32 may continue pursuant to the provisions of this Chapter."

OMC 18.37.070 C further provides that the

"portion of a parcel which contains existing structure, appurtenant structures, and related development as defined by OMC 18.37.070(A) and 18.37.070(B), shall be exempt from further review of OMC Chapter 18.32, except as provided in OMC 18.32.215. Expansion or additions of structures and uses listed in OMC 18.37.070(A) and 18.37.070(B) into undisturbed parts of the property which are within a critical area or its buffer will require a critical area review per OMC Chapter 18.32."

37. Chap. 18.32 OMC was enacted by Ordinance No. 6356, effective June 20, 2005. Therefore, under OMC 18.32.070 any structure or use "located" in the 200-foot buffer prior to that date may be rebuilt within its footprint or the footprint of related development as defined by OMC 18.37.070 A, B, and C. However, no construction or

other activity described in OMC 18.32.415 may take place outside such footprints unless a buffer reduction is obtained.

38. The proposed four-story parking garage on Lot D presents a more difficult issue under these standards. On one hand, the garage will be located on the existing parking lot, thus continuing the same use in the same footprint. On the other hand, the proposal would involve constructing a four-story building where a parking lot now lies, with a near doubling of the vehicular capacity and a potential marked increase of light and noise in the critical area. When a legal requirement may fairly be read in conflicting ways, the reading should be adopted which best achieves legislative intent as expressed in the goals and purposes of the legislation. With the potential damage to stream and stream buffer habitat from the increased light and noise from the parking garage, this conflict should be resolved in favor of critical area review. Therefore, the parking garage may be built within 200 feet of Percival Creek only if a buffer reduction is obtained under Chap. 18.32 OMC.

39. OMC 18.32.435 requires that vegetation be maintained in a buffer 150 feet on either side of Type Ns (Type 5) streams. Thus, the segment of the unnamed Ns stream in the northeast campus lying in Olympia is subject to a 150-foot buffer. I did not find any required stream buffers in the Tumwater Municipal Code. The Critical Area map at Ex. 1, Att. H, though, indicates that Tumwater requires a 50-foot buffer on either side of the unnamed Ns stream in its jurisdiction. The development proposed in the master plan lies outside these buffers around the unnamed stream.

40. As conditioned below, the master plan proposal complies with the current Olympia and Tumwater critical area ordinances concerning streams.

2. Wetlands.

41. OMC 18.32.535 prescribes wetland buffers depending on the wetland's category and scores for habitat and water quality functions. Under this provision, a 100-foot buffer is required around the two Category II wetlands lying in Olympia. These are shown on the Critical Area map at Ex. 1, Att. H along Mottman Road in the northeast portion of the campus and in the southwest corner of the site. An 80-foot buffer is required around the Category III wetland lying near Percival Creek on the Critical Area map at Ex. 1, Att. H.

42. Wetland buffers in Tumwater are prescribed by TMC 16.28.170, relying on the wetland category, the functions and characteristics of the wetland, and the impact of the nearby land use. Under this formula, a 100-foot buffer is required around the Category II wetland along Mottman Road. The Wetland Report for the Category II wetland in the southwest corner, at Ex. 1, Att. R, does not contain the information needed to apply the formula of TMC 16.28.170 to this wetland. However, the Critical Area map at Ex. 1, Att. H states that a 100-foot buffer is required around this wetland

under the Tumwater ordinance.

43. The master plan proposes no development within 100 feet of either Category II wetland or within 80 feet of the Category III wetland.

44. The master plan proposal complies with the current Olympia and Tumwater critical area ordinances concerning wetlands.

3. Master plan modifications.

45. As found, the Applicant wishes to retain the option of modifying the master plan in some respects without obtaining a new conditional use permit. Modifications which resulted in prohibited activities in critical area buffers would be illegal and therefore could not be allowed through this conditional use permit. This decision is conditioned to that effect.

E. Tumwater variance.

46. The Applicant requests a variance from the setback requirements imposed in the Tumwater GC zone to allow it to locate new buildings Nos. 1 and 7 on the Long-Term Master Plan map in a way that straddles the boundary between Tumwater's GC zone and Olympia's R 4-8 zone. The details of the variance are set out in the Findings, above.

47. The requirements for variances in Tumwater are set out in two ordinance sections, TMC 18.58.010 and 18.58.040. The former section states:

"[w]here difficulties exist rendering compliance with the Zoning Ordinance impractical and such compliance would create unnecessary hardship to the owners or users of land or building the Hearing Examiner may grant a variance after due notice, and a public hearing. The variance procedure applies to mechanical problems, such as structure height, yard setbacks, parking requirements, etc."

For the reasons set out in the Findings, above, these requirements are met.

48. The latter section, TMC 18.58.040, states:

"A. A variance may be granted, after investigation, provided all of the following findings of fact exist:

1. That special conditions exist which are peculiar to the land, such as size, shape, topography, or location, not applicable to other lands in the same district, and that literal interpretation of the provisions of this title

would deprive the property owners of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title;

2. That the special conditions and circumstances are not the result of actions of the applicant;

3. That the granting of the variance requested will not confer a special privilege to the property that is denied other lands in the same district;

4. That the granting of the variance will not be materially detrimental to the public fare or injurious to the property of improvements of the vicinity and zone in which the subject property is situated; and

5. That the reasons set forth in the application justify the granting of the variance, and that the variance, if granted, would be the minimum variance that will make possible the reasonable use of the land."

B. In no event may a variance be granted if it would permit a use that would not be permitted as a primary, accessory or conditional use in the district involved."

49. Turning to these requirements individually, the first demands the presence of a "special condition" which is "peculiar to the land", such that literal interpretation of the setback provision would deprive the Applicant of rights commonly enjoyed by similarly situated other properties. Generally, a zoning district boundary is not the sort of condition that can justify a variance. If it were, then the restriction from which a variance is sought could be used in some cases to justify the variance itself. Here, however, the Applicant's property is bisected by a municipal boundary resulting in different zones. Further, the remaining land available for development on the campus significantly constrains the placement of needed buildings. These, together, should count as special conditions peculiar to the land for variance analysis.

50. As found, the Applicant conducts a community college on its property, including both sides of this municipal boundary. Through its statutory authorization, its master plan and this permit, the Applicant is committed to continue those educational uses. If the 20 to 30 foot setback under the TMC were applied, the Applicant would be forced to create an unbuildable strip of that dimension in the middle of its campus to buffer nonexistent commercial uses from nonexistent residential uses. This would deprive it of rights which would be commonly enjoyed by colleges without the jurisdictional division and would result in the absurd situation of buffering a use from itself. For these reasons, the first criterion in TMC 18.58.040 is met.

51. The Findings show that the remaining criteria in TMC 18.58.040 A are met.

52. Schools and educational facilities are allowed in the Tumwater GC zone and in the Olympia R 4-8 zone with conditional use approval. Therefore, the requirements of TMC 18.58.040 B, above are met.

53. The requested variance complies with applicable standards and should be approved.

F. Stormwater.

54. The Applicant proposes to retrofit or upgrade its existing stormwater facilities when required by the 2005 Olympia Stormwater Manual and to comply with any other applicable requirements from that Manual as construction proceeds under the master plan. With that, the improvements authorized by the updated master plan will comply with the 2005 Olympia Stormwater Manual.

55. The Applicant, understandably, does not wish to retrofit and upgrade its existing facilities potentially a third time if a future stormwater manual or set of regulations is adopted before full implementation of its master plan. To that end, the Applicant asks that development under this master plan be subject to the 2005 Manual, even if new or modified regulations are adopted before its full implementation.

56. The Applicant states that its new master plan outlines the College's long-term future capacity, without any specific date of completion. Ex. 1, Att. C, p. 1 and Ex. 1, Att. G. The timing of plan implementation would depend on need, growth and availability of funding. Ex. 1, Att. G. Thus, the Applicant is asking that the stormwater regulations applicable to its master plan development be frozen in their 2005 state for an indefinite period into the future. The legal issue is whether the law allows or requires this.

57. The state's vested rights doctrine is a sort of temporal choice of law doctrine, supplying the rules for determining which set of standards applies to a specific development application. The doctrine's basic rule is that an applicant has the right

"to have a land development proposal processed under the regulations in effect at the time a complete building permit application is filed, regardless of subsequent changes in zoning or other land use regulations."

Erickson v. McLerran, 123 Wn.2d 864, 868-68 (1994). To trigger this right, the application must be fully complete, RCW 19.27.095, and must comply with the standards it vests under. See Valley View v. Redmond, 107 Wn.2d 621, 638 (1987).

58. These vesting rules have been extended to subdivisions through RCW 58.17.033 and to certain other permits through cases such as Weyerhaeuser v. Pierce County, 95 Wn. App. 883 (1999). I am not aware of any reported state appellate

decision ruling on whether an application for a conditional use permit vests the applicant against future changes in stormwater regulations. However, two decisions in related circumstances suggests that it does.

59. First, Weyerhaeuser v. Pierce County, *supra*, held that a project for which a fully completed conditional use application was submitted was not subject to later-enacted wetland regulations. In reaching this conclusion, the Court relied on the facts that the conditional use application was complete and that it disclosed all its proposed effects on wetlands. Weyerhaeuser, 95 Wn. App. at 894. The Applicant here has done the same, *see* Ex. 5, pp. 2-3, and has shown that its proposal, with mitigation, will comply with the 2005 Manual.

60. Second, in Westside Business Park v. Pierce County, 100 Wn. App. 599 (2000), the held Court held that an application for short subdivision approval vested the applicant against future changes in stormwater regulations, even though the application showed only two vacant lots with no structural improvements, storm drainage facilities, roads or utilities. Westside, 100 Wn. App. at 601. The Court reached this conclusion, because it felt the County had been advised of the intended use and had accepted the application as complete.

61. These decisions indicate that this conditional use permit application vests the Applicant under the 2005 Stormwater Manual for its proposed master plan. However, one important distinction is that the proposals in Weyerhaeuser and Westside were for proposals which were planned to be completed within an identifiable time period. Here, the Applicant asks for a much more open-ended vesting of rights, extending for an indefinite time into the future.

62. In Erickson, *supra* at 873-74, the Court recognized that

"[d]evelopment interests and due process rights protected by the vested rights doctrine come at a cost to the public interest. The practical effect of recognizing a vested right is to sanction the creation of a new nonconforming use. A proposed development which does not conform to newly adopted laws is, by definition, inimical to the public interest embodied in those laws. If a vested right is too easily granted, the public interest is subverted."

The vested rights doctrine attempts to avoid this subversion of the public interest by balancing "the private property and due process rights against the public interest by selecting a vesting point which prevents "permit speculation", and which demonstrates substantial commitment by the developer . . ." *Id.* at 874.

63. This risk to the public interest is heightened when, as here, an applicant asks to be insulated from changes in the law for an indefinite period. If the Applicant's request were followed, no new stormwater regulations would apply to its proposal at any

point in the future, no matter how important to the public interest they may be. On the other hand, the central purpose of the doctrine of affording certainty to applicants is not served by subjecting the Applicant to a moving target of repeatedly retrofitting the same facilities as regulations change over the course of plan implementation.

64. The purposes of the doctrine can be best served, and its pitfalls best avoided, by holding this permit vested under the 2005 Stormwater Manual, subject to Hearing Examiner review every ten years. This review would take into account the level of master plan implementation, the changes to stormwater regulations in the last ten year period, the potential harm to public health and safety and to the environment from allowing future master plan implementation to proceed without complying with those changes, any new scientific or technical information on the effects of stormwater, and the cost of retrofits or upgrades to existing stormwater facilities needed to comply with such new regulations. The goal of this review would be to assure protection of public health and the environment consistently with updated scientific and technical information and considering new regulations, while minimizing the cost of upgrading stormwater facilities existing at that time.

G. Other vested rights issues.

65. The Weyerhaeuser and Westside decisions, supra, show that an application will vest only if it is complete and its effects in the area regulated, e.g. wetlands, have been adequately communicated to the local government. As also noted, an application vests only if it complies with the standards it vests under. See Valley View v. Redmond, 107 Wn.2d 621, 638 (1987).

66. The Applicant desires to be able to change the projects in its master plan without further conditional use review. Such changes could depart enough from the current application to take away its vesting under Weyerhaeuser, Westside and Valley View, as just discussed. Therefore, the Department should examine construction applications to determine if they deviate enough from the master plan to require a new vesting date. The Department may refer that determination to the Examiner, if it wishes.

67. As a further control of master plan changes, the ten-year review discussed above should also examine whether any changes in the plan yet to be implemented are significant enough to require a new vesting date.

68. The application of the vested rights doctrine to stormwater standards and changes to the master plan is discussed immediately above. Any future issues concerning the application of changes in other standards should also be determined under that doctrine.

H. Essential public facilities.

69. Community colleges are Type 2 essential public facilities in both Olympia and Tumwater. See OMC 18.04.060 W and TMC 18.56.260.

70. Each city's code prescribes procedural and substantive standards for essential public facilities. Mr. Bures testified that the Department only requires compliance with the procedural standards for new projects on vacant land. No differing interpretation was offered by Tumwater. The Department's interpretation is reasonable, is entitled to deference, and will be followed. This permit is for expansion and redevelopment of an existing facility. Therefore, the special procedural requirements for essential public facilities do not apply to it.

71. The proposed master plan meets the substantive requirements for essential public facilities in both OMC 18.04.060 W and TMC 18.56.260.

I. Miscellaneous.

72. As found, the development plan authorized by the 1984 conditional use permit has been implemented. Therefore, the conditions and requirements of the 1984 permit do not apply to this new master plan, unless specifically incorporated into this 2009 permit.

73. A number of the conditions in the 1984 permit are designed to assure compatibility with nearby uses and appear to be just as suited to that purpose now as in 1984. Those conditions are the requirement of a 30-foot perimeter landscape buffer, fencing the north and south property lines west of Percival Creek, and the requirement that proposed buildings be at least 100 feet from the exterior boundary line of the College property. Because they are reasonable measures to minimize potential adverse effects on adjacent properties, they are incorporated into this decision.

74. The remaining requirements and conditions of the 1984 permit are either moot or are covered by current regulations. Therefore, these other conditions are not incorporated.

75. Zoning and other land use standards which cannot be applied at this conditional use permit stage, such as but not limited to setbacks and landscaping, will be applied at the land use or construction permit stage for individual developments.

76. As conditioned below, implementation of the Applicant's updated master plan complies with provisions of the OMC and TMC governing conditional use permits. The requested conditional use permit should be approved, subject to the conditions below.

77. The requested setback variance complies with applicable standards and

should be approved.

DECISION

A. The requested variance is approved.

B. The requested conditional use permit is approved, subject to the following conditions:

1. Recommended conditions 1, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 14 on pp. 15-16 of the Staff Report at Ex. 1 are incorporated by reference. Recommended condition 13 is incorporated with the introductory clause, "Subject to the conditions below,".
2. Outdoor lighting shall be designed to comply with Illuminating Engineering Society of North America footcandle requirements to minimize light trespass and shall be shielded or directed so that their direct light is not visible from the nearby residential areas described in Part B of the Findings, above.
3. No athletic field lighting shall be installed, unless a supplemental conditional use permit is issued.
4. A parking structure may be constructed on Lots D or H only if a supplemental conditional use permit is issued for that structure. A supplemental conditional use permit is also required for a multi-story parking structure at other locations on the campus.
5. The Applicant shall examine the width and condition of the 30-foot perimeter buffer required by the 1984 permit. If this buffer in any location lacks the "native vegetation whenever possible and densely planted evergreen trees" sufficient to screen the adjacent properties from the campus, the Applicant shall plant, monitor and maintain such vegetation. If this buffer in any location has been reduced to less than 30 feet in width, the Applicant shall restore the buffer to a width of 30 feet and shall plant, monitor and maintain such vegetation as just described. However, these requirements do not apply to any location where the perimeter buffer has been reduced to less than 30 feet pursuant to a permit or approval issued by either city.
6. The Applicant shall examine the fence along the "north and south property lines abutting residential subdivisions on the west side of Percival Creek", required by the 1984 permit, to ensure its integrity. If this fence is in poor repair or is absent in any location required by the 1984 permit, the Applicant shall repair or rebuild it according to customary construction standards. This requirement does not apply to any location where the fence has been removed or modified

pursuant to a permit or approval issued by either city.

7. No new buildings, structures or parking lots, or expansion to the same, shall be located within 100 feet of the exterior property line of the campus.

8. If standards are changed to allow buildings higher than those authorized at issuance of this conditional use permit, supplemental conditional use permit review shall be required for any building exceeding the heights now authorized.

9. Any increase in the capacity of Parking Lot J shall require a supplemental conditional use permit.

10. If the Department believes that any future changes to the master plan are potentially incompatible with surrounding uses, it may require a supplemental conditional use permit application on such changes.

11. For each proposed building presented for construction approval, the Applicant or Department shall determine the amount and route of traffic generated by that building and its effect on the level of service of affected streets and intersections. If such level of service would be at a substandard level, then the building shall not be approved unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. As concluded, "concurrent with the development" means that "improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years."

12. This requirement to analyse traffic does not demand a traffic impact analysis for every building, but does require traffic analyses consistent with accepted standards to determine its effect on concurrency and levels of service. In doing so, the traffic from each building shall not be considered in isolation, but together with other projected development and pipeline projects, consistently with accepted standards.

13. Any structure or use located in the 200-foot buffer along Percival Creek prior to June 20, 2005 may be rebuilt within its footprint or the footprint of related development as defined by OMC 18.37.070 A, B, and C. However, no construction or other activity described in OMC 18.32.415 may take place outside such footprints unless a buffer reduction is obtained.

14. The proposed four-story parking garage on Lot D may be built within 200 feet of Percival Creek only if a buffer reduction is obtained under Chap. 18.32 OMC.

15. The master plan may not be modified to allow any activity in a critical area buffer in violation of the Tumwater or Olympia critical area ordinances, as applicable.

16. This permit is vested under the 2005 Stormwater Manual, subject to Hearing Examiner review every ten years. This review shall take into account the level of master plan implementation, the changes to stormwater regulations in the last ten year period, the potential harm to public health and safety and to the environment from allowing future master plan implementation to proceed without complying with those changes, any new scientific or technical information on the effects of stormwater, and the cost of retrofits or upgrades to existing stormwater facilities needed to comply with such new regulations. The goal of this review is to assure protection of public health and the environment consistently with updated scientific and technical information and considering new regulations, while minimizing the cost of upgrading stormwater facilities existing at that time.

17. This ten-year review shall also examine whether any changes in the master plan yet to be implemented are significant enough to require a new vesting date.

18. The Department shall examine construction applications to determine if they deviate enough from the master plan to require a new vesting date. The Department may refer that determination to the Examiner, if it wishes.

19. Zoning and other land use standards which cannot be applied at this conditional use permit stage, such as but not limited to setbacks and landscaping, will be applied at the land use or construction permit stage for individual developments.

20. When future determinations are made concerning pump station capacity, the Department shall consider whether intrusion volumes should be taken into account.

Dated this 9th day of March, 2009.


Thomas R. Bjorgen
Olympia Hearing Examiner

Mailed 3-10-09
N.L.



NOTICE OF LAND USE APPLICATION, ANTICIPATED SEPA DETERMINATION, AND PUBLIC MEETINGS

Notice Mailed: July 3, 2024 **File Number:** 24-3809

Project Name: SPSCC Campus Master Plan

Project Location: 2011 Mottman Road SW

Applicant: South Puget Sound Community College

Auth. Rep.: McGranahan Architect

Lead Planner: Paula Smith, 360.753.8596, psmith@ci.olympia.wa.us

Project Information Meeting:
July 22, 2024, at 5:30 p.m.

Comment Period Ends:
July 31, 2024, at 5:00 p.m.

Hearing Examiner Hearing:
To be Determined

Project Description: Master Plan Revisions for future projects for South Puget Sound Community College with proposals of student housing and improvements for athletic fields facilities.

Project Documents: Project documents submitted for this project can be found at: <https://ci-olympia-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>
Enter project number in search bar, select and go to "Notes" section.

Project Information Meeting: A public informational meeting for the community will be held on the date and time listed above via web-based video conferencing. Questions about both the proposal and the City's review procedure will be welcomed.

Registration Link: <https://us02web.zoom.us/meeting/register/tZUldumurz4iEtewo-5QuU0dZHcevCgDuIOj>

SEPA Determination: The City of Olympia expects to issue a Determination of Non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. The City encourages agency and public review of the project. Comments on the proposed project and its probable environmental impacts must be submitted by the date listed above. This may be your only opportunity to comment on the environmental impacts of the proposed project. The environmental review and anticipated SEPA threshold determination are based upon the environmental checklist and related information on file with the City and is available upon request.

Public Hearing: A public hearing is required as part of the review of this project; however, it has not yet been scheduled. Prior to the hearing the property will be posted and parties of record will receive additional notice.

If you require special accommodations to attend and/or participate in any of the above-mentioned meetings, please contact the lead planner 48 hours in advance of the date or earlier, if possible. The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Written Comment Period: We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to the lead planner, at the above address. Failure to submit timely comments may result in an assumption of "no comment."

Decision: Upon 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 Deemed Complete: June 25, 2024

Project Permits/Approvals Required: Conditional Use Permit, SEPA

The applicant prepared the following project studies and/or environmental documents at the City's request: Master Plan Revision document including critical area report, SEPA Checklist.

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



Student Housing and Athletic Field Facility

Considering the potential housing challenges students are facing, SP5CC is in the process of developing a student housing project that may potentially address these challenges. The proposed student housing project is planned to complete design by 2025 with construction planned for the 2025-27 biennium. The student housing project will serve 140-150 students, and will occupy the open green space at the southwest edge of the Olympia Campus, along Dr. Nels Hanson Way. The proposed building will be approximately 240' from the property line and less than 60' in height, including mechanical penthouses and other equipment. An athletic turf field project is proposed to take place in conjunction with the student housing project. The Appendix of this Master Plan includes reports outlining considerations for civil infrastructure, wetlands, transportation & parking, and lighting issues related to these projects.



Informational Meeting (Summary)

Monday, July 22, 2024

Zoom Meeting

3 interested public members attended the meeting

City staff (Paula Smith, Nicole Floyd and Tiffani King)

Applicant, Laura Price from SPSCC and a variety of supporting staff and

Matt Lane representing McGranahan Architect and their hired civil engineer, traffic engineer and wetland biologist.

Prior to the meeting- No formal public comment letters to the City have been received. Notice was issued July 3, 2024.

The meeting lasted 1 hour (5:30- 6:30)

Presentations from both the City and the Authorized Rep. were provided at the beginning of the meeting.

After wards the meeting was opened up to the public to ask questions.

Some of the topics of concern that were brought up included:

Issues with the Notice, felt that older citizen would not be able to figure the zoom link out and likely could not attend. (the City will look into how we can make this better)

Felt the project already started- a construction cat was brought on site (this cat was for other permitted work for a stormwater project that recently got reviewed)

Wanted to know the basis to determining that housing was necessary (SPSCC indicated their take on the housing need and that they currently assist students in need of housing but just not enough out there)

More wetland on site than what was shown on the plans (Wetland biologist responded that the area of their concern was looked at, but the area didn't meet all the 3 criteria to be considered a wetland)

Increased traffic going through the neighborhood (The staff at SPSCC indicated they felt that the proposed housing residents would use the main entrances into the site to access the housing as does most of the student do now.

Traffic report- didn't think the report described all the types of trips residents from the housing would take. The traffic engineer agreed that traffic report would need to include all trip.

The City, applicant and representatives responded to these questions and/or comments (in red above)



July 23, 2024

Paula Smith, Associate Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967
psmith@ci.olympia.wa.us

RE: SPSCC Campus Master Plan (Project 24-3809)

TO: Paula Smith

I am writing on behalf of the Thurston County Chamber of Commerce to express our support for the proposed Campus Master Plan submitted by South Puget Sound Community College (SPSCC), also referenced as Project 24-3809.

The Thurston Chamber supports efforts taken by SPSCC update the campus master plan and specifically to include the development of student housing on campus. The cost and availability of housing is consistently a top concern and priority for residents in the greater Thurston County region and the City of Olympia as expressed in surveys, polling, and public communication. Any effort by entities, such as community colleges, to provide more housing is a positive outcome for the community.

Making more housing available for community college students is consistent with the City of Olympia's goals, housing action plans, and land use policies. The approach undertaken by SPSCC will address well documented and identified college and community needs. The open greenspace at the southwest edge of the Olympia campus along Dr. Nels Hanson Way appears to be an ideal location to establish housing for 140 to 150 SPSCC students. The Thurston Chamber believes that there is a strong connection between access to safe and affordable housing and student success. We further believe that there is a strong connection between student success and a prepared workforce and overall community prosperity. The Thurston Chamber finds that the changes submitted by SPSCC in the proposed Campus Master Plan will benefit both students and the greater community.

The Thurston Chamber is pleased to support SPSCC's Proposed Master Plan and the inclusion of student housing. Please feel free to contact us by calling (360) 357-3362 or emailing DSchaffert@thurstonchamber.com if you have questions regarding our support.

Sincerely,

David Schaffert, President and CEO

Cc: Thurston Chamber Board of Trustees

Thurston
Economic
Development
Council

EDC Board of Directors

Mark Steepy, President
KPFF Consulting Engineers

Malcolm Miller, President-Elect
CrossCountry Mortgage/
Deputy Mayor, City of Lacey

Michael McGauly,
Secretary/Treasurer
Opsahl Dawson

Heather Burgess,
Immediate Past President
Dickson Frohlich Phillips Burgess

Peter Agabi
Councilmember, City of Tumwater

Jim Cooper
Councilmember, City of Olympia

Marc Daily
Thurston Regional Planning Council

Joe DePinto
Mayor, City of Yelm

Brian Fluetsch
Sunset Air, Inc.

Wayne Fournier
Commissioner, Thurston County

Daryl Fournier
Heritage Bank

Jessica Jensen
Cap City Law PS

Dan Jones
NorthAmericaTalk

Cecelia Loveless
MultiCare Foundation

Evan Parker
Kidder Mathews

Denise Sawatzky
TAGS Awards and Specialties

David Schaffert
Thurston County
Chamber of Commerce

Dr. Timothy Stokes
South Puget Sound
Community College

Tony Taylor
Speak University.Org

Carrie Whisler
OlyFed

Grace Kendall
Ex Officio Member
CB&I Board President
FASTSIGNS of Olympia - Lacey



July 24, 2024

Paula Smith, Associate Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967
psmith@ci.olympia.wa.us

RE: South Puget Sound Community College Campus Master Plan (Project 24-3809)

Dear Ms. Smith,

I am writing on behalf of the Thurston Economic Development Council (EDC) to express our enthusiastic support for the proposed Campus Master Plan submitted by South Puget Sound Community College (SPSCC), referenced as Project 24-3809. As an organization dedicated to fostering economic growth and community development in Thurston County, we believe this plan represents a significant step forward for both the college and our region.

The EDC strongly endorses SPSCC's efforts to update their campus master plan, with particular emphasis on the inclusion of on-campus student housing. This initiative aligns perfectly with our mission to promote sustainable economic growth and enhance the quality of life for all residents in Thurston County.

The cost and availability of housing have consistently been identified as top concerns for residents in the greater Thurston County region and the City of Olympia. This has been evident through various surveys, polling, and public communications. We believe that SPSCC's proactive approach to providing more housing options for students is a positive and much-needed development for our community. The proposed plan, especially the addition of student housing, is fully consistent with the City of Olympia's goals, housing action plans, and land use policies. By addressing well-documented college and community needs, SPSCC demonstrates its commitment to being a responsive and responsible community partner.

We support the college's plan to establish housing for 140 to 150 students on the open greenspace at the southwest edge of the Olympia campus along Dr. Nels Hanson Way. This location appears ideal, balancing the need for student housing with the preservation of campus aesthetics and functionality.

The EDC firmly believes in the strong connection between access to safe, affordable housing and student success. Furthermore, we recognize that student success directly contributes to a well-prepared workforce and overall community prosperity. The proposed changes in SPSCC's Campus Master Plan will undoubtedly benefit the students with improved access to education and an enhanced student experience, as well as the greater community in several ways such as economic stimulus, workforce development, traffic reduction, and increased engagement between the college and the local community through events, volunteering, and other initiatives.

Thurston Economic Development Council is pleased to offer our full support for South Puget Sound Community College's Proposed Master Plan, including the addition of student housing. We believe this initiative represents a forward-thinking approach to addressing both educational and community needs. We commend SPSCC for their proactive stance in tackling the housing challenges faced by students and the broader community. This plan not only benefits the college but also contributes significantly to the economic and social fabric of Olympia and Thurston County.

Please feel free to contact us if you have any questions regarding our support or if we can provide any additional information. We look forward to seeing this project move forward and the positive impact it will have on our community.

Sincerely,



Michael Cade
Executive Director
Thurston Economic Development Council

cc: Thurston Economic Development Council Board of Directors
Dr. Timothy Stokes, President, South Puget Sound Community College
Olympia City Council
Thurston County Board of Commissioners

29 July 2024

Paula Smith
Lead Planner
City of Olympia

Re: Project file 24-3809, South Puget Sound Community College Master Plan 2024

I request that this communication be entered into the record.

Thank you for the opportunity to provide comments on the [South Puget Sound Community College 2024 Campus Master Plan](#) ("Master Plan", May 2024).¹ South Puget Sound Community College (SPSCC) plays an important role in our community. Its beautiful campus is used by many people in the local community and from around the region.

I live near the western campus gate at 29th Avenue SW. As such, I appreciate receiving a [Notice of Land Use Application](#)² from the City about [project file 24-3809](#).³ I support the initiative to improve serving students needing affordable housing. Today, I have a few comments for your consideration as part of the planning and implementation of this project.

Dormitory traffic impact: It's possible that not all dormitory residents would have access to cars. Those who do would likely use them for common, daily trips for services (e.g., groceries, shopping, refueling). The Master Plan traffic report limits its focus on impacts related to commuting to and from campus for attending class in its calculations. While this impact may be relatively minor, the traffic report should acknowledge these additional daily trips.

City bus service: I'd like to see SPSCC authorities work with Intercity Transit to re-instate bus route through the campus along 29th Avenue SW. This route was removed during the pandemic. COVID-19 is still around, but the pandemic is over. Perhaps this renewed bus route would be helpful to the new dormitory residents.

Soccer field use: The current soccer field is not used for games or practice sessions. In fact, the women's team hasn't practiced there for some time because of the risk of injury posed by tripping in vole and mole holes. I don't know where the men's soccer team practices. Future trips for team members and coaches to attend **practice sessions** need to be considered as part of the traffic impact calculations.

¹ <https://ci-olympia-wa.smartgovcommunity.com/Blob/23ef2f19-c58c-4372-8763-cb92eebbb892>

² <https://ci-olympia-wa.smartgovcommunity.com/Blob/2ae6b721-7e82-4c65-96fa-7ba4ec6a6d14>

³ <https://ci-olympia-wa.smartgovcommunity.com/Blob/61419327-9e0f-4c0f-a16c-b1a20103b430>

Western gate: At the 22 July 2024, community meeting, concern was expressed about potential traffic impacts posed by dormitory residents “zipping” through the Firland Neighborhood, just outside the western gate. I understand that concern. However, I request that the campus be prepared with a solution, if “zipping” becomes a problem. For example, the western gate could be locked at night, just as it was during the pandemic. Having a plan in place could help alleviate local community concerns.

Thank you for your continued service to our community.

Best,

A handwritten signature in blue ink, reading "Eileen Webb". The signature is fluid and cursive, with the first name "Eileen" and last name "Webb" clearly distinguishable.

Eileen Webb
2893 Noble St SW
Tumwater



August 7, 2024

Ms. Paula Smith, Associate Planner
City of Olympia, Community Planning & Development
601 4th Ave E.
Olympia, WA 98504

*Response to comments from Eileen Webb of 2893 Noble St SW, Tumwater
2024 SPSCC Campus Master Plan
File No: 24-3809*

Dear Paula,

Thank you for forwarding the letter from South Puget Sound Community College's neighbor, Eileen Webb, dated July 29th. The college and Campus Master Plan team appreciate Ms. Webb's attendance at the July 22nd Public Information Meeting and the thoughtful comments of support and consideration in her letter. As the community's college, SPSCC dearly values its relationships with its neighbors. We have discussed Ms. Webb's comments (*shown below in italics*) and respectfully offer the following responses.

Dormitory traffic impact: *It's possible that not all dormitory residents would have access to cars. Those who do would likely use them for common, daily trips for services (e.g., groceries, shopping, refueling). The Master Plan traffic report limits its focus on impacts related to commuting to and from campus for attending class in its calculations. While this impact may be relatively minor, the traffic report should acknowledge these additional daily trips.*

Response: The traffic report does include, in Table 5, calculations for total daily traffic changes associated with the dormitory. Given the conversion of commuter students into on-campus students, the national data indicates that traffic will decrease for the AM peak hour, the PM peak hour, and the total daily time periods. Overall, the trip making for these students will change, from travel to/from the campus for classes to travel from/to campus for work and shopping, and the net effect is expected to be a reduction in traffic.

City bus service: *I'd like to see SPSCC authorities work with Intercity Transit to re-instate bus route through the campus along 29th Avenue SW. This route was removed during the pandemic. COVID-19 is still around, but the pandemic is over. Perhaps this renewed bus route would be helpful to the new dormitory residents.*

Response: SPSCC strongly supports the use of public transit and other alternatives to single occupant private automobiles. One transit stop for Intercity Transit buses currently exists on the Olympia Campus at the Crosby Loop near Building 25. There is an additional stop on Mottman Road near the college entrance. The college works closely with Intercity Transit to periodically review needs and options, including expansion, to optimize transit service and best serve the college community.

The Olympia Campus has 1,514 parking stalls. Although spaces for small pockets of additional parking can be found in several locations (typically 10-20 cars each), opportunities for further development of new surface parking are limited because of the City of Olympia's recently implemented requirements for detention of stormwater runoff from impervious areas, an increase in the Percival Creek stream buffer dimension, and also because the college is committed to retaining the lush, distinctive landscape character of the site. As the college explores the addition of student housing, in addition to parking designed as part of the project, there will be sufficient parking in Lots F or H to accommodate those needs. In February 2024 the College received grant funding through the Washington EV



Charging Grant program to install ten (10) electric vehicle charging stations. The college anticipates they will be installed by Fall 2024.

Primary campus access points will remain at the entrances on Mottman Road (north) and Crosby Road (east) with minor access on RW Johnson Road (west).

Soccer field use: *The current soccer field is not used for games or practice sessions. In fact, the women's team hasn't practiced there for some time because of the risk of injury posed by tripping in vole and mole holes. I don't know where the men's soccer team practices. Future trips for team members and coaches to attend practice sessions need to be considered as part of the traffic impact calculations.*

Response: Given there is an existing field on the project site, the traffic report focused on the expected impact of hosting games at the field. However, if the field has been inactive for several years, then reconsideration of the baseline use would be reasonable. The traffic report does provide trip generation data for basic, repetitive use of soccer fields in Table 1. These trip rates would represent the number of total trips, both arrivals and departures, per soccer field. With one existing and proposed field, this would result in:

AM Peak Hour - 1 vehicle trip

PM Peak Hour - 16 vehicle trips

Daily - 71 vehicle trips

It should be noted that this land use data would typically apply to publicly available space that would see use by a variety of users. Given the location of this field space within the college campus, it may not experience the same level of use across different public groups and so these vehicle totals likely represent a conservatively high estimate for daily, repetitive use. Alternatively, if this field does get used by the broader public, then there is likely a baseline level of traffic today, even without the college soccer teams using it for practice, and so the vehicle trip totals above would still represent a conservatively high estimate for new trips resulting from the improved field.

Western gate: *At the 22 July 2024, community meeting, concern was expressed about potential traffic impacts posed by dormitory residents "zipping" through the Firland Neighborhood, just outside the western gate. I understand that concern. However, I request that the campus be prepared with a solution, if "zipping" becomes a problem. For example, the western gate could be locked at night, just as it was during the pandemic. Having a plan in place could help alleviate local community concerns.*

Response: Thank you for this comment. We will certainly address "zipping" with our students, local community and authorities, as necessary, should this type of issue arise. The safety of our students and the partnership with our surrounding community members are paramount.

Sincerely,

McGranahanPBK

A handwritten signature in black ink, appearing to read "Matt Lane".

Matt Lane, AIA, DBIA, LEED AP

Principal

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Wednesday, November 20, 2024 1:04 PM
To: Paula Smith
Subject: RE: City of Olympia- SPSCC Response to comments

Hi Paula,

We agree with the findings that a fence should be installed along the edge of the sports field and adjacent to the wetland buffer where the housing development will be located. The housing development should be held to the wetland permitting requirements at the time of permit review as I do not think this master plan update would vest them in any regulations.

Thank you for the opportunity to review the materials, I hope you have a great rest of the week!

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Wednesday, November 20, 2024 10:48 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: City of Olympia- SPSCC Response to comments

Alex- We have received revisions based on the comments we sent the applicant recently for the SPSCC Master Plan

The document is too large to send via email, but you can assess these documents on the City's portal webpage at: [City of Olympia Public Portal](#) and then by entering the project number 24-3809 into the search field and looking under the "Permit Notes" section.

The wetland report within the Master Plan document has been revised. I will be looking to receive confirmation from the City of Tumwater agrees with the findings and conclusions within the report for the areas addressing the wetland within the City of Tumwater's jurisdiction.

Currently, I am still reviewing the revisions myself. If you can provide your feedback in about 2 weeks, that would be great.

Thanks
Sincerely,
Paula



Paula Smith | Associate Planner

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch
Sent: Tuesday, September 3, 2024 5:02 PM
To: Paula Smith <psmith@ci.olympia.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

Thank you for our detailed response, that helps clarify how Olympia is looking at the wetland mitigation. It would be helpful to see the proposed student housing with the require wetland buffer to see if the 140' buffer would be impacted.

The Tumwater Municipal Code states the following for existing legal nonconforming structures, uses and activities ([16.28.290](#)):

A regulated structure, use or activity that legally existed or was approved prior to the passage of this chapter (8/20/1991) but which is not in conformity with the provisions of this chapter may be continued subject to the following:

- A. No such structure, use or activity shall be expanded, changed, enlarged or altered in any way that increases the extent of its nonconformity without a permit issued pursuant to the provisions of this chapter;
- B. Except for cases of discontinuance as part of normal agricultural practices, if a nonconforming activity is discontinued for twelve consecutive months, any resumption of the activity shall conform to this chapter;
- C. If a nonconforming structure, use or activity is destroyed by human activities or an act of God, it shall not be resumed except in conformity with the provisions of this chapter;

D. Structures, uses or activities or adjunct thereof that are or become nuisances shall not be entitled to continue as nonconforming activities.

If the “team areas” are just painted areas on the grass I do not think that would be a problem based on the above code.

It appears that the athletic fields have been in use since 1990 per historical aerial photos. If they plan to expand the use per section A above we would require the applicant to evaluate the wetland and buffer per the existing ordinance. If buffer reductions can be accommodated through the ordinance we would read through the proposal and make sure that proper mitigation was included within the report which would include monitoring in a similar fashion as you described.

As you mentioned it would be helpful to review the updated details the applicant provides to see what level of construction would be required for the proposed athletic field and associated infrastructure.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>

Sent: Tuesday, September 3, 2024 4:38 PM

To: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Alex- thanks for providing these comments. My responses (in red) to your comments are below within your email.

Were there any concern over the improvements to the sports fields in the location of the adjacent wetland that also falls within the jurisdiction of Tumwater?

The City critical area code allows continuance of use when located within wetland buffers if established prior to 2005. The sports field appear to be located within an wetland buffer by today's codes and our code will allow improvement as long as no negative impacts are being made. The wetland biologist didn't address the construction in any detail of what will be needed to make those improvements and how that may or may not affect the buffer. We are asking for more details.

I appreciate you taking the time to look at.

Sincerely,

Paula



Paula Smith | Associate Planner

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Tuesday, September 3, 2024 2:56 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

I hope you are doing well. Tami and Brad asked me to take a look at the documents and provide comments from the City. Please find the Planning comments below. Transportation and Engineering comments (if there are any) will be sent separately.

The City of Tumwater recommends following the required wetland and wetland buffer enhancements called out in the wetland report if replacement mitigation was deemed necessary due to loss of existing mitigation area with the proposed student housing. **From my understanding, the mitigation plantings located in the area of the “housing” project were planted during a stormwater project that needed to do some wetland mitigation. I don’t know the specific as to what stormwater pond or what wetland they needed mitigation for. I am asking for more details for them to provide now. We will require a mitigation plan at the time they come in with their housing project that replants the areas that were previously mitigated that they plan to disturb.**

Recommend split rail wood fencing around the wetland buffer with signage regarding the critical area installed on the fence every 50’ - 100’. **I will add this as a condition of approval in the staff report when we move towards hearing.**

Would the City of Olympia require bonding and yearly reports for the mitigation planting to ensure survival rates of the newly planted mitigation areas? **We would require yearly reports up to five years, and as for bonding, our code indicates that financial surety, only if deemed necessary, to ensure that the mitigation plan is fully implemented.**

Please let us know if you have any questions or would like to discuss further.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

Some people who received this message don't often get email from psmith@ci.olympia.wa.us. [Learn why this is important](#)

Good Morning Mike.

My name is Paula Smith, an Associate Planner with the City of Olympia. The Notice of Application for the SPSCC Master Plan Update (24-3809) was sent to you back in July. The comment period has ended and I want to reach out to you since part of the college campus falls within Tumwater's jurisdiction.

Based on the Master Plan document, which provides detail descriptions for the campus site on Mottman Road, it appears that no changes or new development is proposed in the areas within the City of Tumwater's jurisdiction.

There are some improvements being made to the existing sports fields (located south) that are in the City of Olympia that have adjacent wetlands that cross over both jurisdictions.

I think it would be beneficial to get some response from City of Tumwater staff on the proposed Master Plan before going to the hearings examiner.

The file is too large to send via email but you can access the Master Plan Document at the following site [City of Olympia Public Portal \(smartgovcommunity.com\)](https://smartgovcommunity.com), typing in the project number in the search field and look under the **permit note** section for submittal.

Please let me know if you have any questions.

Sincerely,

Paula



Paula Smith | Associate Planner

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Sent: Wednesday, September 4, 2024 9:41 AM
To: Paula Smith
Cc: Brad Medrud; Tami Merriman
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

This looks great, thank you Paula!

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Wednesday, September 4, 2024 9:31 AM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Alex- Here are a few things we are asking that they have their wetland biologist update in the wetland report (see below). The biologist states that the housing project is outside the buffer, but will ask that they show the building and buffer on the map. See the comments made below, I hope that it covers what you need to review with the update. If not, please let me know asap. When an update is provided, I will send it your way to review.

A detailed Mitigation Plan would be required at time that the actual project comes in for review sometime in the future.

Let me know if you have any questions.
Thanks Paula



Paula Smith | Associate Planner
City of Olympia | 601 4th Ave E, Olympia WA 98501
360.753.8596 | psmith@ci.olympia.wa.us
Community Planning & Development

1. Previous condition by the hearing examiner indicated that the master plan may not be modified to allow any activity in critical area buffers that is in violation of Tumwater or Olympia critical area ordinances. The City of Olympia code addresses existing developments that may be located in buffers rendered non-conforming. More details should be added to the report that incorporates the City of Tumwater code and any allowances for existing disturbances in wetland buffers. The wetland biologist will need

to update report to consider Tumwater's critical area code and address. The previous determined buffer for Tumwater was a 100 foot buffer back in 2009.

2. More details should be provided by the wetland biologist regarding the improvements to consider with the sports fields and the impacts it may have, what is anticipated during construction and after and what the anticipated impacts are and if any are negative, what mitigation and/or protection measures are recommended.
3. Additional Information- the area determined to be previously disturbed should be identified by the wetland biologist and marked on a map as this needs to be considered and confirmed by city staff.
4. Update map showing the proposed sports improvements, the housing building and the entire wetland and its associated buffer.

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Tuesday, September 3, 2024 5:02 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

Thank you for our detailed response, that helps clarify how Olympia is looking at the wetland mitigation. It would be helpful to see the proposed student housing with the require wetland buffer to see if the 140' buffer would be impacted.

The Tumwater Municipal Code states the following for existing legal nonconforming structures, uses and activities ([16.28.290](#)):

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- A. No such structure, use or activity shall be expanded, changed, enlarged or altered in any way that increases the extent of its nonconformity without a permit issued pursuant to the provisions of this chapter;
- B. Except for cases of discontinuance as part of normal agricultural practices, if a nonconforming activity is discontinued for twelve consecutive months, any resumption of the activity shall conform to this chapter;
- C. If a nonconforming structure, use or activity is destroyed by human activities or an act of God, it shall not be resumed except in conformity with the provisions of this chapter;

D. Structures, uses or activities or adjunct thereof that are or become nuisances shall not be entitled to continue as nonconforming activities.

If the “team areas” are just painted areas on the grass I do not think that would be a problem based on the above code.

It appears that the athletic fields have been in use since 1990 per historical aerial photos. If they plan to expand the use per section A above we would require the applicant to evaluate the wetland and buffer per the existing ordinance. If buffer reductions can be accommodated through the ordinance we would read through the proposal and make sure that proper mitigation was included within the report which would include monitoring in a similar fashion as you described.

As you mentioned it would be helpful to review the updated details the applicant provides to see what level of construction would be required for the proposed athletic field and associated infrastructure.

Sincerely,

Alex Baruch | he/him
Senior Planner, Community Development
City of Tumwater
555 Israel Rd SW | Tumwater, WA 98501
(360) 754-4180 | ABaruch@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Tuesday, September 3, 2024 4:38 PM
To: Alex Baruch <ABaruch@ci.tumwater.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Alex- thanks for providing these comments. My responses (in red) to your comments are below within your email.

Were there any concern over the improvements to the sports fields in the location of the adjacent wetland that also falls within the jurisdiction of Tumwater?

The City critical area code allows continuance of use when located within wetland buffers if established prior to 2005. The sports field appear to be located within an wetland buffer by today's codes and our code will allow improvement as long as no negative impacts are being made. The wetland biologist didn't address the construction in any detail of what will be needed to make those improvements and how that may or may not affect the buffer. We are asking for more details.

I appreciate you taking the time to look at.

Sincerely,
Paula



Paula Smith | Associate Planner

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Tuesday, September 3, 2024 2:56 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

I hope you are doing well. Tami and Brad asked me to take a look at the documents and provide comments from the City. Please find the Planning comments below. Transportation and Engineering comments (if there are any) will be sent separately.

The City of Tumwater recommends following the required wetland and wetland buffer enhancements called out in the wetland report if replacement mitigation was deemed necessary due to loss of existing mitigation area with the proposed student housing. **From my understanding, the mitigation plantings located in the area of the “housing” project were planted during a stormwater project that needed to do some wetland mitigation. I don’t know the specific as to what stormwater pond or what wetland they needed mitigation for. I am asking for more details for them to provide now. We will require a mitigation plan at the time they come in with their housing project that replants the areas that were previously mitigated that they plan to disturb.**

Recommend split rail wood fencing around the wetland buffer with signage regarding the critical area installed on the fence every 50’ - 100’. **I will add this as a condition of approval in the staff report when we move towards hearing.**

Would the City of Olympia require bonding and yearly reports for the mitigation planting to ensure survival rates of the newly planted mitigation areas? **We would require yearly reports up to five years, and as for bonding, our code indicates that financial surety, only if deemed necessary, to ensure that the mitigation plan is fully implemented.**

Please let us know if you have any questions or would like to discuss further.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

Some people who received this message don't often get email from psmith@ci.olympia.wa.us. [Learn why this is important](#)

Good Morning Mike.

My name is Paula Smith, an Associate Planner with the City of Olympia. The Notice of Application for the SPSCC Master Plan Update (24-3809) was sent to you back in July. The comment period has ended and I want to reach out to you since part of the college campus falls within Tumwater's jurisdiction.

Based on the Master Plan document, which provides detail descriptions for the campus site on Mottman Road, it appears that no changes or new development is proposed in the areas within the City of Tumwater's jurisdiction.

There are some improvements being made to the existing sports fields (located south) that are in the City of Olympia that have adjacent wetlands that cross over both jurisdictions.

I think it would be beneficial to get some response from City of Tumwater staff on the proposed Master Plan before going to the hearings examiner.

The file is too large to send via email but you can access the Master Plan Document at the following site [City of Olympia Public Portal \(smartgovcommunity.com\)](https://smartgovcommunity.com), typing in the project number in the search field and look under the **permit note** section for submittal.

Please let me know if you have any questions.

Sincerely,
Paula



Paula Smith | Associate Planner
City of Olympia | 601 4th Ave E, Olympia WA 98501
360.753.8596 | psmith@ci.olympia.wa.us
[Community Planning & Development](#)

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Friday, February 21, 2025 11:06 AM
To: Paula Smith; David Smith
Cc: Alex Baruch
Subject: SPSCC Master Plan - Update

Paula and Dave,

Thank you for meeting with us to discuss City of Tumwater's traffic concern for the SPSCC Master Plan – Update project.

Given the proposal to construct a regulation soccer field and stands with the hopes of eventually holding practice and games at the SPSCC campus, the City of Tumwater is concerned about the traffic impacts to the transportation network.

City of Tumwater recommends that prior to submitting an application for development of the fields, that SPSCC complete traffic scoping with the City of Olympia and City of Tumwater. A memo should be prepared for the traffic scoping, meeting the requirements set out in the City of Olympia Engineering Design and Development Standards. Based on the traffic scoping and this memo, the City's will make the determination on if additional traffic research (TIA) is necessary.

Please consider this email as our formal response to comments. Let me know if you have any additional questions. Thanks,

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering
555 Israel Rd SW | Tumwater WA 98501
(360) 754-4140 | jcrews@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Jared Crews <JCrews@ci.tumwater.wa.us>
Sent: Wednesday, February 12, 2025 11:14 AM
To: Paula Smith
Cc: Brad Medrud; Tami Merriman; Alex Baruch
Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hello Paula,

Thank you for reaching out.

I am fine with responses to comments 2, 3, and 4. But I maintain my concerns that this will constitute an increase in trips rather than a net decrease. Particularly for the soccer field component. I have spoken with the SPSCC coaches for both men and women's teams and currently they do not host practices or games at the college. They operate mostly out of the Regional Athletic Complex in Lacey. These coaches also used to play for SPSCC when they were in college and going on ten years ago some practices were held at the college but never any games. My understanding is that the existing field is not regulation size and could not be used for games.

I can provide this comment in a formal response letter if it better suits your needs.

Thanks,

Jared Crews | Engineer II
City of Tumwater Transportation & Engineering
555 Israel Rd SW | Tumwater WA 98501
(360) 754-4140 | jcrews@ci.tumwater.wa.us
www.ci.tumwater.wa.us

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Wednesday, February 12, 2025 9:06 AM
To: Jared Crews <JCrews@ci.tumwater.wa.us>
Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Alex Baruch <ABaruch@ci.tumwater.wa.us>
Subject: Re: City of Olympia- South Puget Sound Community College- Master Plan Update

Jared- Good Morning. I am the planner handling the SPSCC Master Plan Update. As Alex noted below that you reviewed and provided the comments for the Transportation and Engineering department for the City of Tumwater for the SPSCC Master Plan revision. I have been working on the staff report that would go to the hearing examiner and noticed that I had comments from you back on the first review that the applicant responded to on September of 2024, that never got sent to you for your response. My apologies.

I am hoping that you can review the applicant responses and provide your final comments to me so that I can incorporate those into my staff report.

Attached is a table that we send out to the applicant that has details of the comments we made and what we are needing for the applicant to change, update and/or revise. The applicant provide details as to what they did and provides a response. The comments from your first review start on page 16 of the table.

Please let me know how soon you may be able to look at their responses and comment. I have initially planning on going to hearing on the 10th of March and was in the process of finalizing the report when I noticed that I had not forwarded you their resubmittal response.

Let me know if you have any questions.
Thanks Paula

If you need to access the project documents, visit the following site and place the project number in the search field. 23-3809 look under Permit notes for Resubmittal Documents dated 12/31 for the most up to date Master Plan document.

[City of Olympia Public Portal](#)



Paula Smith | Associate Planne24-

City of Olympia | 601 4th Ave E, Olympia WA 98501

360.753.8596 | psmith@ci.olympia.wa.us

Community Planning & Development

From: Alex Baruch <ABaruch@ci.tumwater.wa.us>

Sent: Wednesday, September 4, 2024 8:31 AM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jared Crews <JCrews@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,

Our Transportation and Engineering department just got back to me with comments which you can find below. Jared Crews did the review and is copied on this email. I think the backdrop for the below comments is whether the master plan update will be the only opportunity for public review of the project or if they will have to come in for a more in depth land use application package when they want to construct these facilities. We appreciate the opportunity to review!

- It would be nice to see a trip distribution diagram in their analysis chasing trips out to at least one count.
- I am fairly certain that the college neither practices nor host games at the existing soccer field. Nor does it appear the field has ever been striped for soccer. If the field were reconstructed to host games then those trips would be net new rather than no net increase as the analysis currently shows.
- Regarding the student housing complex, I noticed that several of the samples were from larger universities rather than smaller/local colleges. I expect this would have some flux on the amount of predicted trips as currently the analysis predicts a 152 trip reduction for 152 new beds. SPS population is probably made up primarily of locals that would live at home (with a parent/guardian) rather than live in a housing facility they need to pay for. I understand the SPS population does also consist of non-local students (i.e. those that live an hour or more away), out of state, and exchange students, and I would expect the trip reduction to more closely reflect those portions of the student population. That should be pretty easy for them to confirm if like most colleges they keep census/population data.
- The above comments may necessitate the need for a full TIA.

Feel free to reach out if you have any additional questions.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

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RE: City of Olympia- South Puget Sound Community College- Master Plan Update

From Alex Baruch <ABaruch@ci.tumwater.wa.us>

Date Wed 9/4/2024 8:31 AM

To Paula Smith <psmith@ci.olympia.wa.us>

Cc Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>; Jared Crews <JCrews@ci.tumwater.wa.us>

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Feel free to reach out if you have any additional questions.

Sincerely,

Alex Baruch | he/him

Senior Planner, Community Development

City of Tumwater

555 Israel Rd SW | Tumwater, WA 98501

(360) 754-4180 | ABaruch@ci.tumwater.wa.us

www.ci.tumwater.wa.us

From: Alex Baruch

Sent: Tuesday, September 3, 2024 5:02 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Brad Medrud <BMedrud@ci.tumwater.wa.us>; Tami Merriman <TMerriman@ci.tumwater.wa.us>

Subject: RE: City of Olympia- South Puget Sound Community College- Master Plan Update

Hi Paula,