



Olympia School District

Exhibit 23

Proposal to Remove the Non-District User Limitation at Ingersoll Stadium

City of Olympia File No. 20-3702

Public Hearing

November 9, 2020

Olympia School District's Proposal

- Amendment to the 2004 Ingersoll Stadium Remodel land use approval to remove Condition 1:

DECISION

The Land Use Approval issued April 5, 2004 for remodel of Ingersoll Stadium, as conditioned in that Approval, is upheld; subject to the following additional conditions:

- ✓ 1. The facilities at issue may be used for School District activities and for only the following non-District activities: Thurston County Youth Football, YMCA and City Parks track meets, occasional sports clinics, and youth soccer associations.
2. As it relates to the Stadium, the District shall comply with its "Procedure No. 4260P(C)" as it is set out in Ex. M-1, Att. B, unless permission is obtained from the Site Plan

HEARING EXAMINER DECISION IN NO. 03-2397
PAGE 12



2004 Condition 1 – Historic User Limitation

- Condition 1 was not requested by the District as applicant
- 2004 Stadium Remodel included conversion of grass field to turf; citizen concerns regarding use of the Stadium as a “regional sports hub” and a “money-maker”
 - OSD refuted these characterizations (FOF 10)
- 2004 Hearing Examiner’s decision: *“[T]he evidence shows that both the Land Use Approval and the District’s proposal assume that these facilities would be used for District activities and for only the [historic user groups]. This decision is conditioned to include these restrictions.”* FOF 10
 - Specified non-District users in Condition 1 represent only those historic users of the track and grass field at the Stadium as of 2004



2004 Condition 2 – Procedure 4260P(C)

- The District adopted Procedure 4260P(C) in 2004 to govern use of Ingersoll Stadium
- 2004 Decision: *“These policies mitigate the effect of [Stadium use] on neighboring properties through measures such as limits on the hours of use, requiring the western field lights to be turned off immediately after evening events, and prohibiting air horns, cow bells, sirens and similar noisemakers.”* FOF 11
- Condition 2: *“As it relates to the Stadium, the District shall comply with its “Procedure No. 4260P(C)” . . . unless permission is obtained from the [City’s] Site Plan Review committee to modify it.”*



2004 Conditions

- The Hearing Examiner, in addition to the operational requirements in then-existing Procedure 4260P(C) added the following conditions:
 - Any non-District use anticipated to exceed 1,000 people requires a Traffic and Parking Management Plan, with posting on the District's website;
 - No non-District use may be permitted if it would exceed total OHS on-site parking; and
 - Parking for any concurrent use of the OHS auditorium with non-District use of the Stadium must be fully accommodated on-site

2013 Amendments to Procedure 4260P(C)

- OSD sought revisions to Procedure 4260P(C) to accommodate upgraded lighting and sound systems at the Stadium and to incorporate the additional operational restrictions contained in the 2004 Hearing Examiner decision
- Examiner found proposed changes to Procedure 4260P(C) to be “*modest*” and to “*tighten the restrictions in place.*” FOF 12, 15
- The District did not request any change or expansion to the non-District user restriction; it did originally seek to include that restriction, as originally stated in the 2004 Decision, in Procedure 4260P(C) but withdrew the request



OSD Procedure 4260P(C)

Non-District Use Restrictions/Requirements

- Requires on-site parking capacity (Stadium & HS parking lots)
 - If HS auditorium is in use, total attendance at both events can't exceed onsite parking
- Requires a "Crowd/Traffic/Parking Control Plan" for any anticipated single day use exceeding 1,000 people
 - Approved plan posted on District website prior to use
- Limits maximum attendance to Stadium capacity
- Prohibits any pyrotechnic or other visual displays as well as the use of air horns, cowbells, sirens, and similar noisemakers
- With the exception of City-run youth track meets, prohibits use of the Stadium sound system and of any secondary/portable system
- Restricts use to Zone 1 lights (field lights) only and requires immediate shut-off when event ends and occupants exit
- Requires presence of District groundskeeper or other authorized District personnel to ensure compliance with the use procedures and to secure facility



OSD Procedures 4260P(C)

Restrictions on Non-District Use

Day/Hour Limitations

2) **NON-DISTRICT USE**

The facility is available to non-district user groups during the following hours:

Monday through Friday:	5:00 pm to 9:00 pm
Saturday:	9:00 am to 9:00 pm
Sunday:	12:00 (noon) to 6:00 pm.

(Game preparation, conducted by District staff, may take place 30 minutes prior to the times listed above. In no case will the scheduled event begin prior to the times noted above.)

There is to be no use of the facility on recognized District holidays (see above). During school breaks and non-school days, the facility may be available beginning at 9:00 am, Monday through Friday. There will be no concurrent use of the stadium by non-district groups and the operation of Olympia High School.



OSD Policy 4260

- Governs use of all OSD facilities and guides the District administration's review of facility use requests
- “District activities retain first priority of use of District facilities and play fields”
- Encourages use of school facilities by the “entire District community” so long as the proposed use:
 - is “appropriate and compatible with the space/area used”;
 - does not interfere with the school program; and
 - does not present undue hazard or undue wear or damage of school facilities



OSD Procedure 4260P(A)

- Vests District's Assistant Superintendent with authority to make final decisions (subject to appeal to the Superintendent) on use of school facilities
- Provides District right to refuse or deny any use application
- Separately reserves the District's right to reject any application when it believes a commercial facility would be more appropriate
- Reserves the District's right to terminate any event that does not comply with District guidelines or is contrary to the law

2019 OHS Modernization/Addition

OHS Practice Field Limitations

- Condition 8: *“The hours of operation for the practice field shall be consistent with [Procedure 4260P(C)] which is a set of operating rules governing the use of Ingersoll Stadium intended to reduce the effect of the Stadium’s use on the surrounding neighborhood.”*
- Condition 9: *“The practice field will not be scheduled for Non-District use when Ingersoll Stadium is scheduled for event use. The practice field can be used for warmups for the Ingersoll event, or where there is a short overlap (less than one-half hour) as a District use or Non-District use is ending it[s] use and the Ingersoll event is beginning.”*



What the Proposal Asks

- The District's proposal seeks to change only **who** uses the stadium by removing Condition No. 1 of the 2004 land use approval:

DECISION

The Land Use Approval issued April 5, 2004 for remodel of Ingersoll Stadium, as conditioned in that Approval, is upheld; subject to the following additional conditions:

- ✓ 1. The facilities at issue may be used for School District activities and for only the following non-District activities: Thurston County Youth Football, YMCA and City Parks track meets, occasional sports clinics, and youth soccer associations.
2. As it relates to the Stadium, the District shall comply with its "Procedure No. 4260P(C)" as it is set out in Ex. M-1, Att. B, unless permission is obtained from the Site Plan

HEARING EXAMINER DECISION IN NO. 03-2397

PAGE 12



What the Proposal Does Not Ask

- The proposal **will not** amend Procedure 4260P(C) (governing use of Ingersoll Stadium)
- The District does not seek at this time to amend or modify any other City approvals for OHS or the Stadium

Reason for the District's Proposal

- Non-District use is currently restricted to the historic user groups that used the District's grass field in 2004
- District demographics and recreational interests have changed since then, and the District has received multiple requests from other community groups to use the Stadium
- The Stadium was the only turf field in the area when it was built, but turf fields are now ubiquitous
- Allowing other non-District users will ensure equitable and inclusive use of the Stadium and enable the District to nimbly respond to changing community needs



Anticipated Impact of Proposal

- Because this proposal seeks to change only **who** can use the Stadium, **not** when or how they use it, the District anticipates that the volume of use will not meaningfully change
- The Stadium is and will be primarily used for District-specific purposes
- Given the current volume of non-District use, which is regular and ongoing, there is little room for increased use under the applicable policy and procedures
- Non-District events at the Stadium cannot conflict with school uses or non-District use of the relocated OHS practice field, which was recently completed and will soon be operational



Monitoring and Enforcement of Non-District Stadium Use

- Consistent with Policy 4260 and Procedure 4260P(C), all non-District users must apply and be authorized by the District
- A District groundskeeper or authorized representative monitors and is present during all authorized non-District use
- The District has received limited complaints about non-District use, all of which have received a formal written response as provided in Procedure 4260P(C)
- After hearing comments at the neighborhood meeting that neighbors and others might not know how to voice concerns, the District took immediate steps to clarify its complaint process on the District website



Clarification of Complaint Process

The Ingersoll Stadium, Track and Field are important community assets used by OSD schools and community organizations. We value the opportunity for our community to use this asset while retaining the standards set out in [Policy and Procedures 4260](#).

This page contains a series of links helpful to accessing and/or maintaining this community asset

- [Ingersoll Concerns](#): Links to identify how to express a concern with use of the stadium, field or track, including community and school use. Also included on this page is information on how to report a facility emergency.
- [Facility Rental](#): Links to submitting a request to rent the Ingersoll stadium, track and/or field.
- [Ingersoll Stadium Calendar](#): Links to a schedule of use by the schools and Non-district Use. This calendar is updated each Monday to reflect the most recent and upcoming use.
- [Ingersoll Stadium Key Cards](#): Links to instructions on how to obtain a key-card to use the Ingersoll track.
- [Ingersoll Stadium Schedules & Information](#): Links to directions, team parking, game attendance rules, and field us rules. This page contains additional links duplicative of those listed above.

Clarification of Complaint Process

Olympia School District / Departments / Athletics / Ingersoll Concerns



Ingersoll Concerns

For complaints regarding Ingersoll use, please use the following contact details. Please also see [Ingersoll Stadium Calendar](#) for information on which group might be using the Ingersoll field.

If you have a concern with a community or youth team inappropriately using Ingersoll field (noise, parking, trash, hours/day of use).	Please email help-ingersoll@osd.wednet.edu . This email address sends a message to a dedicated phone for immediate notification. Please note the time and day of inappropriate use also, in case multiple complaints are received, or multiple users were present in one day.
If it appears that a team or group is using the Ingersoll field and they are not scheduled for use.	Please email help-ingersoll@osd.wednet.edu . This email address sends a message to a dedicated phone for immediate notification. Please note the time and day of use also, in case multiple complaints are received, or multiple users were present in one day.
If you have a concern with an Olympia High School or Capital High School, practice, game or stadium use.	Please contact Mick Hart, (360) 596-8545 or email mhart@osd.wednet.edu . Please note the time and day of use also, in case multiple complaints are received, or multiple users were present in one day.
If you observe an unsafe condition at one of our schools or buildings after regular business hours (broken window, unlocked gate or door, free-swinging arm gate, etc.) .	Please call our Facilities Emergency Line: (360) 999-8753.



Questions?

