

**TVW CONCEPT DESIGN AND FEASIBILITY STUDY
PROPOSED BUILDING PRE-SUBMISSION MEETING - NARRATIVE
11.29.2023**

Parcels: 78508200002, 78508200007, 78508200006

QUESTIONS / ASSUMPTIONS:

1. Assuming no additional setbacks on Washington St. Please confirm.
2. Union St. – any forthcoming street improvements that may be required?
3. Parking garage upper level parking acceptable off of private alley
4. Confirm that maximum building height is based off Level 1 height of existing TVW building and alleyway.
5. Is the clear sight triangle required at the SE corner of Capitol and Union?
6. Washington St. is not a Type A or B street. Intent is to have the lower level parking garage access off of Washington. Is this acceptable? Due to existing site grades the entrance is located closer to Union to accommodate a lower slope into the garage.
7. Proposed Building is located within the exempt parking area and is required to meet the vehicle parking and bicycle standards. A 2 level parking garage is proposed that currently can accommodate roughly 80 parking stalls. This number can only be achieved with parking access off of Washington and off of the private alley. Is this acceptable?
8. Proposed building will have connections to the existing TVW building. Intent is to have a fire area separation between the two buildings. Openings will be limited between buildings and will have fire doors.
9. Proposed building is to have fire area separation between S-2 Parking Garage and Business occupancies. Connections will be fire rated assemblies.
10. Current thought process is to have non-separated occupancies on Level 2 – offices and Level 3 – assembly areas.

OLYMPIA MUNICIPAL CODE

ZONING: 'Downtown Business' zoning district.

Sub-districts:

BC, Business Corridor

Pedestrian Overlay:

Capitol is an "A" street, Union is a "B" street.

Setbacks:

A and B Streets are a 12'-0" setback

Maximum Building Height:

70 FT based on the State Capitol Height District

Allowed Uses for Commercial District: DB:

Office Uses - Business Offices
Recreation and Culture - Auditoriums and Places of Assembly
Services, Miscellaneous - Radio / TV Studios

18.06.060(S) Parking Facility, Commercial

2. Downtown Business District (DB) Requirements. Public plazas, temporary surface parking lots (See OMC 18.04.060(E)(1)(h)), or structured parking is permitted. Parking lots not associated with a permitted or conditional use are prohibited.

18.06.080 TABLES: Commercial Districts' Development Standards

TABLE 6.02 COMMERCIAL DEVELOPMENT STANDARDS

Setbacks:

- Front yard: Type A and Type B streets: 12 feet from the curb
- Rear yard: No minimum
- Side yard: No minimum

PROPOSED BUILDING CODE ANALYSIS – 2021 IBC

CHAPTER 3 OCCUPANCY CLASSIFICATION AND USE

BUILDING OCCUPANCIES:

- S-2** PARKING GARAGE - *BASEMENT AND LEVEL 01*
- B** OFFICES, TELEVISION STUDIO - *LEVEL 01 AND LEVEL 02*
- A** ASSEMBLY SPACES - *LEVEL 03*

BUILDING CONSTRUCTION:

TYPE II-B CONSTRUCTION -
EXISTING BUILDING & NEW CONSTRUCTION
NON-COMBUSTIBLE & NON-RATED CONSTRUCTION

GROSS SQUARE FOOT PER FLOOR:

ALLOWABLE AREA FACTOR: (before any frontage increases, if applicable)
28,500 SF (A)
69,000 SF (B)
78,000 SF (S-2)

ALLOWABLE HEIGHT: 70 FEET PER CAPITOL DISTRICT (FROM ALLEYWAY)

ALLOWABLE STORIES PER OCCUPANCY:

3 STORIES (ASSEMBLY) 4 STORIES (BUSINESS AND STORAGE)

Provide Horizontal Fire Separation between S and B occupancies.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON OCCUPANCY AND USE

Section 406 Motor-Vehicle-Related Occupancies

- S-2: Parking Garage (open or enclosed)
 - o *Open Parking Garage is planned. To be confirmed.*

- *Section 510 – Special Provisions*
 - o *510.3 Group S-2 enclosed parking garage with Group S-2 open parking garage can be classified as separate and distinct for purpose of determining construction. **most likely both be Type II-B construction.*

CHAPTER 10 MEANS OF EGRESS

Table 1006.3.2 Minimum Number of Exits or Access to Exits Per Story

1-500 occupants	2 exits minimum
501-1,000 occupants	3 exits minimum
More than 1,000 occupants	4 exits minimum

*****Level 3 is planned to have an occupant load less than 1,000 occupants.***

- ***3 stairs are planned for the proposed building.***