



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

 Case #: _____
 Received By: S.LODHOLM

 Master File #: 16-9064
 Project Planner: N.FLOYD

 Date: 11/10/16
 Related Cases: _____

 One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input checked="" type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input checked="" type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Drainage & Erosion Control Plan, Grading Plan,</u> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | <u>Tree Plan, Landscape Plan</u> |

 Project Name: Roosevelt Elementary School Mini Building
 Project Address: 1417 San Francisco Ave NE, Olympia, WA 98506

 Applicant: Olympia School District #111
 Mailing Address: 1914 Wilson Street SE, Olympia, WA 98501
 Phone Number(s): (360)596-6100
 E-mail Address: atyler@osd.wednet.edu

 Owner (if other than applicant): _____
 Mailing Address: _____
 Phone Number(s): _____

 Other Authorized Representative (if any): Robert Connolly, Skillings Connolly, Inc.
 Mailing Address: P.O. Box 5080, Lacey, WA 98509-5080
 Phone Number(s): (360) 491-3399
 E-mail Address: RConnolly@skillings.com

 Project Description: Construction of new double-story building (17,000 SF) to accommodate existing student population

 Size of Project Site: 6.43 acres
 Assessor Tax Parcel Number(s): 73201400100

 Section: 12 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached ☐):

SEBREES LOTS 1-24 BLOCK 14 & LOTS 1-24 BLOCK 17

Zoning: R-6-12

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- | | |
|---|--|
| <input type="checkbox"/> Creek or Stream (name): _____ | |
| <input type="checkbox"/> Lake or Pond (name): _____ | |
| <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | <input type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input type="checkbox"/> Scenic Vistas | <input checked="" type="checkbox"/> None |

Water Supply (name of utility if applicable): City of Olympia

Existing: City of Olympia

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): City of Olympia

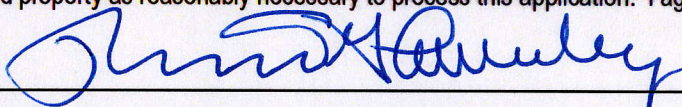
Existing: City of Olympia

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): San Francisco Ave NE, Tullis St NE, Garrison St NE

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

Nov. 2, 2014

Red
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____

Master File #: 16-9064

Date: 11/10/16

Received By: S.LODHOLM

Project Planner: N.FLOYD

Related Cases: _____

Project Name: Roosevelt Elementary School Mini Building

Project Address: 1417 San Francisco Ave NE, Olympia, WA 98506

Name of Applicant: Olympia School District #111

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	279,979 sq. ft.	0 sq. ft.	279,979 sq. ft.
Number of Lots	1	0	1
IBC Building Type	Type V	Type V	
Occupancy Type	E	E	
Number of Buildings	3	1	4
Height	35 ft.	35 ft.	35 ft.
Number of Stories (including basement)	1	2	2
Basement	N/A sq. ft.	N/A sq. ft.	N/A sq. ft.
Ground Floor	55,587 sq. ft.	9,710 sq. ft.	65,297 sq. ft.
Second Floor	- sq. ft.	7,364 sq. ft.	7,364 sq. ft.
Remaining Floors (number _____)	sq. ft.	sq. ft.	sq. ft.
Gross Floor Area of Building	55,587 sq. ft.	17,074 sq. ft.	72,661 sq. ft.
Landscape Area	sq. ft.	sq. ft.	sq. ft.
Paved Parking ** and Asphalt Play Yard	60,860 sq. ft.	1,847 sq. ft.	62,707 sq. ft.
Number of Parking Spaces	65	0	65
Total Impervious Area	133,082 sq. ft.	1,190 sq. ft.	134,272 sq. ft.
Sewer (circle one)	<u>City</u> / Septic	<u>City</u> / Septic	
Water (circle one)	<u>City</u> / Well	<u>City</u> / Well	

PROJECT DESCRIPTION (please fill out the above table and provide a separate detailed description):

See attached narrative letter, new building will be to replace portables and reduce class size. No increase of student population is proposed. Building to contain 8 classrooms and support spaces. New building will be detached from existing building and new fire lane will be partially grasscrete/pervious asphalt.

Each request for **Land Use Review** shall accompany a **General Land Use Application** and include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form. (Submit one plan 11" x 17" or smaller, or 12 folded blueprint plans and one reduced plan 11" or 17" or smaller.)
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, streets and roads, with widths and outside turning radii.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number of bicycle parking facilities.
5. Layout in relation to existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sewer and storm lines, streetlights, wells, septic tanks and drainfields.
7. Proposed locations of fire hydrants and fire department connections (FDCs).
8. Proposed locations and types of solid waste and recycling receptacles.
9. Stormwater Site Plan, including a clearing, grading and erosion control plan. (See Chapter 3 of the [Olympia Stormwater Manual](#).)
10. Existing and proposed contour lines at two foot-intervals.
11. Site plan of existing and proposed.
12. Location of special areas such as wetlands, streams, hillsides, and lakes.
13. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas.
14. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
15. Tree Plan Report.
16. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the [Olympia Traffic Impact Analysis Guidelines](#).)
17. WATER, SANITARY SEWER, STORM SEWER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, each including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow, with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia datum – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer's/Land Surveyor's stamp, signed and dated.
 - Plans submitted on 22" x 34", 24" x 36" sheet size.
 - Rights-of-way dimensions and rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.
 - Scale (horizontal and vertical).

18. SANITARY SEWER / SEWER MAIN Plan to include:
 - Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View.
19. WATER (Main) Plan to include:
 - Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any double-check detector check location.
 - Profile View.
20. STORM SEWER Facilities Plan to include:
 - Plan View with all elements identified at scoping meeting, and proposed manhole/catch basin Manholes/catch basin rim and invert elevation, Size of pipe, If applicable, outlet control details(s) with elevations, pond dimensions with elevation, Treatment facility, Retention/Detention facilities.
 - Profile View.
21. STREET Improvement Plan to include:
 - Plan View including identification of property lines and addresses; spot elevations on curb returns (PC, PT, $\Delta/2$); PI, PC, PT; stationing of horizontal curves; curve information delta, radius, and length for all curves; typical roadway sections and pavement types; sidewalks; driveway entrances; width; curb access ramps – or City standard plan; existing transit stops and shelters; frontage improvements; and any fire lanes.
 - Profile View.
22. SOLID WASTE Collection Plan including:
 - Identify dumpster site location on street and site plans.
 - Show dumpster type and size.
 - Containers.
 - Compactors.
 - Drop Boxes.
 - Easy entrance and exit for collection vehicle and crews.
 - Minimum turning radius of thirty-nine feet (39') for turnaround and positioning for backing up.
 - Minimum access width of ten feet (10').
23. TRAFFIC SIGNALS plan including:
 - Signal Drawing Sheet with
 - Loops.
 - Traffic signal poles.
 - Streetlight poles (if applicable).
 - Pedestrian head signal poles (if applicable).
 - Junction boxes.
 - Conduit runs.
 - Electrical service cabinet.
 - Power source.
 - Controller cabinet.
24. ILLUMINATION or Street Lighting Plan including:
 - J-Boxes.
 - Conduit runs.
 - Streetlight pole location and type.
 - Power Source



CONDITIONAL USE PERMIT

OFFICIAL USE ONLY

Case #: _____
Received By: S.LODHOLM

Master File #: 16-9064
Project Planner: N.FLOYD

Date: 11/10/16
Related Cases: _____

Project Name: Roosevelt Elementary School Mini Building

Project Address: 1417 San Francisco St NE Olympia, WA 98506

Applicant: Olympia School District #111

Summary of Request (describe proposed use): Construction of a new 17,000 SF two story building to accommodate existing student population.

A Conditional Use Permit Supplement shall accompany a General Land Use Application and shall include each of the following:

Required Attachments

1. Narrative description of the proposed land use.
2. Narrative statement describing how the proposal is consistent with the Chapter 14.10 or 18.44 of the Olympia Municipal Code.
3. Vicinity map.
4. Typed and certified list of property owners of record within 300 feet of project site.
5. Site plan, twelve (12) copies and one (1) reduced version of 11" x 17" or smaller, drawn to a scale of not less than one inch (1") for each two hundred feet (200'), including:
 - ☐ The location of all existing and proposed structures, including buildings, fences, culverts, bridges, roads, streets, and signs.
 - ☐ The boundaries of the property proposed to be developed.
 - ☐ All proposed and existing buildings and setback lines sufficiently accurate to ensure compliance with setback requirements. For mobile home parks, show location and size of all mobile home pads with dimensions of each yard.
 - ☐ All areas to be preserved as buffers or to be dedicated to a public, private, or community use or for open space.
 - ☐ All required landscaping.
 - ☐ All existing and proposed easements.
 - ☐ The location of all existing and proposed utility structures and lines (e.g., water, sewer, electrical, lights, fire hydrants).
 - ☐ Existing and proposed stormwater drainage systems. All means of vehicular and pedestrian access to and from the site and the size and location of driveways, streets, roads, and sidewalks with typical cross sections.

- ☐ The location and design of off-street parking and bulk storage areas, showing their size and locations of internal circulation and parking spaces.
 - ☐ Where applicable, the location of all truck loading spaces, including loading platforms and loading docks
 - ☐ Topographic map showing contours at sufficient intervals to indicate topography of the entire tract at least twenty-five feet (25') beyond the boundaries of the proposed project at two foot (2') contours if less than five per cent (5%) slope and five foot (5') contours if more than five percent (5%).
6. An 8½" x 11" reduction of Item # 5, above.
 7. Environmental Checklist (if not exempt).
 8. Additional information with respect to the following proposed uses; you may use attachments.

Churches

Distance to nearest school and/or park: _____

Name of school and/or park: _____

Date the church became legal owner of the property: _____

Distance to nearest arterial street: _____

Name of the arterial street: _____

(Arterial information may be obtained from City planning staff.)

Group Home

Maximum number of residents (exclusive of staff): _____

Is there any other group home within ½ mile? ☐ Yes ☐ No

If yes, name and location of other group homes: _____

Commercial Uses

Total gross square footage of commercial buildings: 17,000

Description of each commercial use: Elementary Classroom Building

Total square footage in paved/covered surface: See General Land Use-Supplement

Will this proposal generate noise? ☒ Yes ☐ No

If yes, please describe: General construction noise. Student noise as they walk btwn. buildings.

Is a sign proposed? ☐ Yes ☒ No

If yes, what size? _____

Hours of operation (days of week and hours of day): 8am- 4pm (approximate)

Total square footage/acreage of the site: See General Land Use-Supplement

Number of dwelling units:

Proposed: _____ Existing: _____

Resuming a Discontinued Use

What was the previous use of the structure (or land)? _____

When was this discontinued use abandoned? _____

Was this discontinuance or abandonment caused by a condition over which the owner and operator had no control?
(please explain)

Why is it not possible to change the use of the premises to a permitted use?

What provisions have been made to safeguard the adjoining properties against any detrimental effects that might result from reestablishing the proposed use?

Day Care Centers and Nursery Schools

Maximum number of students: _____

Estimated maximum expected vehicular trips per day: _____

How are these vehicular trips distributed by type and time of day? _____

Community Club, Private Club, or Fraternal Organization; Nursing or Convalescent Home; Public Utilities; Radio and Television Transmitting and Receiving Towers; Riding Stables or Riding Academies; and Veterinary Clinics or Hospitals

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood?

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development?

For Public Utilities and Radio and Television Transmitting and Receiving Towers **ONLY** – submit information that shows a need or demand for the facility in the proposed location.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



DESIGN REVIEW APPLICATION - CONCEPT

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Case #: _____ Master File #: 16-9064 Date: 11/10/16
Received By: S.LODHOLM Project Planner: N.FLOYD Related Cases: _____

Project Name: Roosevelt Elementary School New Classroom Building
Site Address: 1417 San Francisco St NE Olympia, WA 98506
Applicant Name: Garner Miller, MSGS Architects
Phone Number: 360-943-6774 ext 112
E-Mail Address: gmiller@msgsaarch.com
Project Narrative: see below

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/package (separate from engineering plan set).**
4. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
 - ☐ Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - ☐ Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
5. Preliminary Site Plan illustrating:
 - ☐ Property lines with distances.
 - ☐ Adjacent public rights-of-way.
 - ☐ Existing and proposed grades at 2-foot contour intervals.
 - ☐ Existing and proposed site features, including stormwater facilities.
 - ☐ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☐ Location of above ground mechanical or utility equipment.
 - ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☐ Parking area layout, including loading areas, and short and long-term bicycle parking.
 - ☐ Solid waste collection location.
6. Preliminary Landscape Plan illustrating:
 - ☐ All features included in the preliminary site plan.
 - ☐ Location of existing (to remain) and proposed plants.
 - ☐ Type of existing and proposed plants (i.e., groundcover, shrub, tree), include native (N) or non-native (NN).
 - ☐ Graphic depiction of the size of proposed tree canopies at maturity on plan.

- ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
- 7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
 - ☐ Building elevations of all sides of the building(s) labeled north, south, east and west elevation.
 - ☐ Finished floor elevations
 - ☐ Location of exterior steps and stairways.
 - ☐ Location of building doors and windows.
 - ☐ Area(s) on building where signs will be installed.

PROJECT NARRATIVE

The project consists of construction a 17,000 SF two story classroom building adjacent to the existing elementary school on the same site. The purpose of the building is to provide permanent classroom space for classes currently housed in portables and provide additional classroom space to allow for class size reductions that will be required by the State of WA. No increase in student population is anticipated or factored into the spatial calculations or design of the project. Portables not necessary for the construction of this project are scheduled to be removed at the conclusion of a future renovation project, as they will be used for swing space during this future construction. No increase in parking is proposed due to no increase in student population, however stalls that are displaced by the new building and site work are proposed to be relocated to the NE corner of the current parking area. Emergency Vehicle Access lanes are designed to meet the City of Olympia Fire Dept. access requirements. Though this building is a prototype design to be placed on five separate sites, exterior materials are chosen to complement the existing schools. The new building will have matching brick at the first floor and metal siding colored to match the existing school's siding. The facade and roof line are broken up to break down the scale of the building and the end closest to the existing building is one story, easing the visual transition between the one story existing building and the two story new building. Roof slopes match that of the existing school.



DESIGN REVIEW APPLICATION - DETAIL

Application may precede or accompany a building permit application.

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Site Address: 1417 San Francisco St NE Olympia, WA 98506
Applicant Name: Garner Miller, MSGS Architects
Phone No.: 360-943-6774 ext 112
E-Mail Address: gmiller@msgsaarch.com
Project Narrative: see below

Submittal Requirements:

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4. Detailed Site Plan, illustrating:
 - ☐ Property lines with distances.
 - ☐ Adjacent public rights-of-way.
 - ☐ Existing and proposed grades at 2-foot contour intervals.
 - ☐ Existing and proposed site features, including stormwater facilities.
 - ☐ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☐ Location of above ground mechanical or utility equipment and screening option(s).
 - ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☐ Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
 - ☐ Solid waste collection location and enclosure/screening option(s).
 - ☐ Existing or proposed retaining walls or fences with spot elevations at top and bottom.
 - ☐ Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
 - ☐ Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
 - ☐ All features included on the detailed site plan.
 - ☐ Location of existing (to remain) and proposed plants.
 - ☐ Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - ☐ Graphic depiction of the size of proposed tree canopies at maturity on plan (photos, sketches, other).

- ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☐ Location and spacing of proposed plantings.
 - ☐ Common and botanical names of each species, include native (N) or non-native (NN).
 - ☐ Container or caliper size of plants at installation.
 - ☐ Quantities of plant material by species and size at installation.
6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:
- ☐ Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
 - ☐ Finished floor elevation(s).
 - ☐ Location of building doors and windows.
 - ☐ Proposed building and roof materials.
 - ☐ Location of exterior steps and stairways.
 - ☐ Color rendering of any building elevation visible from a public right-of-way.
 - ☐ Exterior building details, including all materials and colors.
 - ☐ Window details, including materials and colors of framing and glazing materials.
 - ☐ Door details, including materials and colors.
 - ☐ Roof details, including materials and colors.
 - ☐ Location of exterior light fixture(s).
 - ☐ Location and type of major sign(s).
7. Detail Sheet (fully dimension and scale each detail):
- ☐ Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
 - ☐ Exterior light fixture detail and cut sheets.
 - ☐ Solid waste collection enclosure and screen details.
 - ☐ Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
 - ☐ Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
 - ☐ Recreation areas including any proposed equipment or swimming pools.
 - ☐ Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- ☐ Building and roof materials.
 - ☐ Window materials.
 - ☐ Building trim colors.
 - ☐ Colors of major signs.

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