

## **NARRATIVE SUMMARY**

### **Children's Ministry Building Church of Living Water**

#### **Project Description:**

The proposal involves the removal of two modular structures for Children's Ministry totaling 3,584 square feet and the construction of a 60'x60' two-story building (on existing footprint) of about 7,000 square feet GFA. The building footprint would be 3,600 s.f..

#### **Subject Parcels and Area:**

The subject site includes 13 tax parcels according to Thurston County Geodata (see attached map) in table form below.

Key Map	Tax Parcel Number	Area (acres)
1	63300000901	3.21
2	66100100100	1.67
3	66100100400	1.66
4	66100200800	0.43
5	66100201100	0.14
6	66100201200	0.14
7	66100201300	0.14
8	66100201400	0.28
9	45601200500	0.54
10	45601200300	0.24
11	66100200100	0.22
12	66100200200	0.34
13	66100200500	0.34
	Total Site	9.35 acres

#### **Project Detail:**

The Church of Living Water facilities includes four portable structures (modular buildings) used for Children's Ministries. These were part of the Conditional Use Permit granted to Church of Living Water in 1999 under CU 98-2613. The proposed replacement of two of the portable structures with a new building will provide additional space for existing classes as well as a more efficient and modernized area for the Children's Ministry. The existing portables are aging and require increasing maintenance.

The proposal will increase the floor area provided on the site by 3,360 square feet (an 11% increase in GFA, permitted under OMC Title 18.048.020.C). The site plan also identifies a future expansion for additional meeting and ministry rooms with a second two-story building, replacing the remaining two modular structures. Neither the proposed building, nor the future second building, would increase impervious area or building coverage on the site.

Parking- The proposal increases the Children's Ministry use area by 3,636 square feet. The site currently provides 213 parking stalls (203 standard stalls, 5 compact stalls, and 5 handicapped accessible stalls). Per CU 98-2613 the project required 6 stalls per 1000 square feet of building area (192 stalls). Based on proposed total gross floor area, the project would require 214 stalls. One additional parking stall would meet the code requirement.

**Trip Generation-** The proposal increases the Children's Ministry use area by 3,636 square feet. Because the current classrooms are overcrowded, the replaced/added floor area will not increase the number of students, nor is there a proposed increase the number of employees or volunteers. Thus, the proposal will not create any new vehicular trips. Based solely on new building area the new space may generate only 2 PM Peak Hour trips (ITE Trip Generation Manual, 7<sup>th</sup> Ed., Code 560 Church, p.1005).

**Streets-** The site fronts on Chambers Street SE and 18<sup>th</sup> Avenue SE. Chambers Street is a two-lane local access street with no on-street parking, and 18<sup>th</sup> Avenue is designated a Major Collector class currently improved with two lanes, no curbs or sidewalks. Per Section 2.040.A of the EDDS, the project is exempt from street improvements, generating less than 20 new trips.

**Stormwater-** The proposed building essentially replaces existing impervious roof surfaces, two modulars totaling 3,584 s.f. will be replaced with a new roof of 3,600 s.f. The proposed building would be reconnected to an existing drywell installed for the modular buildings. The site would remain about 40% covered with impervious surfaces.

The proposed building height will be roughly 26 feet. The building will be reconnected to existing electrical, water and sewer currently serving the two portable structures to be replaced. The building will also utilize walk ways and circulation, connecting to an existing small plaza. Some minor reconstruction of paved surfaces and landscaping may be required.

**Site Information:**

The project is located in Section 24, Township 18 North, Range 2 West, Willamette Meridian. The primary site address is 1615 Chambers Street SE, although the main access is located on 18<sup>th</sup> Avenue SE. The site is also accessed from Chambers and Beacon Ave SE.

The current zoning classification for this parcel is Residential 4-8. No residential units are located on the site. The church operates a day care facility on the site.

Utilities on the site include water and sewer (City of Olympia), electricity (Puget Sound Energy), communications (Qwest), and solid waste (Olympia or LeMay). Parking areas and building roofs are connected to existing on-site stormwater improvements.

The site is generally flat, sloping gently toward a seasonal stream that crosses the site from SE to NW. Soils are Yelm or Grove sandy loams. Parking, yard areas and open spaces are fully landscaped and/or vegetated. The "west parcels" (west of Sawyer Street right of way) are included in the site and function as a portion of the required open space.

**Directions to the Site:**

The project is located between Beacon Ave and 18<sup>th</sup> Avenue SE, west of Boulevard Road SW.

**Access:**

Site can be accessed from Beacon or 18<sup>th</sup> Avenues SE, or Chambers Street SE.

**Adjacent Districts:**

The project site is located within the following special districts: Medic Response District 4, Olympia Fire Response District, and Olympia School District.

# Living Water Parcels

## Legend

- ☐ Parcel Boundaries
- ☐ Roads - Major
- ☐ Capital Forest
- ☐ County Background
- ☐ Roads - Major (Large Scale)
- ☐ = <all other values>
- ☐ = 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- ☐ = 15 ACCESS; US 101 ACCESS; US 101 SB OFF RAMP
- ☐ = 15; US 101
- ☐ Roads
- ☐ Railroads
- ☐ County Border
- ☐ Olympia Municipal
- ☐ Airport
- ☐ Water Bodies (River - Large Scale)
- ☐ Water Bodies (Other)
- ☐ Parks
- ☐ Cities
- ☐ Roads (Large Scale)
- ☐ Railroads
- ☐ County Border
- ☐ Olympia Municipal
- ☐ Airport
- ☐ Water Bodies (River - Large Scale)
- ☐ Water Bodies (Other)
- ☐ Parks
- ☐ Cities

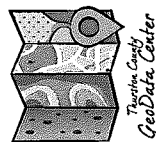
Scale 1:4,594



Map Created Using GeoData Public Website

Published: 1/23/2018

Note:



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