



South Puget Sound Community College Health and Wellness Facility Project Narrative

As required by the Conditional Use Permit Application a narrative description of the proposed land use and a narrative statement describing how the proposal is consistent with the Chapter 18.48 (Conditional Uses) of the Olympia Municipal Code is required.

Narrative Description of the Proposed Project

South Puget Sound Community College (SPSCC or the College) is requesting approval for the construction / addition of a 19,000 square foot addition which will renovate the existing classrooms, renovate the existing locker rooms, provide for a new gym and exercise facility, and provide a main core spine that will be communal space for student study and interaction.

The project will not increase student capacity nor employee capacity. The project will only enhance the existing facility for the students who attend SPSCC. Because of that, no new parking or bicycle facilities are being proposed. The college is within the parking ratio limits of 0.22 spaces per student (headcount) and is currently 167 spaces overparked.

Narrative statement describing how the proposal is consistent with Chapter 18.48 of the OMC

The project as proposed is consistent with OMC 18.48. The College has a long history of complying with the Conditional Use Permit requirements for the City dating back to 1984. Most recently the College applied for and was approved for a Master Plan in 2009. The proposed project is consistent with the Master Plan and is within the realm of a college campus.

This project is located within a residential zoning district, R 4-8. An educational facility is permitted, conditionally, within the R 4-8 zoning district. The conditional review requires a decision from the City of Olympia Hearings Examiner and will be afforded the review and / or additional conditions to reduce any impacts to the neighboring property owners.

The City of Olympia is requiring that this project be reviewed under the Conditional Use Permit process. However, one could argue that the Master Plan has already fulfilled this requirement.