



Project: Fosbre Academy of Hair Design Tenant Improvement

Date: 07/31/18

Narrative:

Adam Hert is considering purchasing the building at 1522 4th Ave E for the purpose of relocating their vocational training salon. The training program prepares students for careers in cosmetology, hairstyling and esthetics. As part of that training, they provide these services to the community at a reduced rate. We understand the vocational program may require a Conditional Use Permit in the HDC-1. We would like clarification of this process during the Presubmission Conference.

The interior of the building will be remodeled for code upgrades and program requirements. Fire sprinklers and an elevator will be added. We anticipate a completely new mechanical system and electrical upgrades. Three of the restrooms will be made accessible.

Except for ADA access, and the removal of the two unsympathetic roof structures that were added when the building operated as a Ballroom, the exterior of the building will be largely untouched.



Parking Requirements

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Per the City of Olympia's Municipal Code, Chapter 18.38 Parking and Loading, a parking count has not been assigned for a Beauty Salon nor a Vocational School. We propose to base the requirements on what is required for a High School (closest similar use) and the anticipated customer base for salon services.

Use	Vehicle Parking
High School	(1) space per classroom & office and (1) space for each 4 students

Therefore:	4 Classrooms	04
	3 Offices	03
	80 students	<u>20</u>
		27 parking stalls

Maximum Anticipated Customers:	
Cutting Stations	16
Fascial Rooms	<u>09</u>
	25 Customers

27 + 25 = 52 total parking

As the site is next to transit on both 4th and State Ave, and is close to single family residential, it is reasonable to apply the allowable 20% reduction in parking.

52 x 20% = 10.4; 52 - 10 = 42 **42 total parking spaces required**
(2) accessible spaces required

For **Bicycle Parking**, it seems to make sense to average the requirements for Beauty Salons and Educational Facilities since Fosbre Academy is both.

Use	Long-Term Bicycle Spaces	Short-Term Bicycle Spaces
Beauty Salon	(1) per 6,000 s.f. 14,486 s.f. / 6,000 = 2.4	(1) per 3,000 s.f. 14,486 s.f. / 3,000 = 4.8
Vocational Facility	(1) per 5 auto spaces 63/5 = 12.6 2.4 + 12.6 = 15; 15/2 = 17.5 or 8*	(1) per 5 auto spaces 63/5 = 12.6 4.8 + 12.6 = 17.4; 17.4 / 2 = 8.7 or 9*

*Students in the beauty industry are expected to have nicely coiffed hair which is not very compatible with a bike helmet. The required number of bike parking doesn't pass the reality test for this population segment.