



March 23, 2018

Mr. Brett Bures
8730 Tallon Lane NE
Lacey, WA 98516

Dear Mr. Bures:

SUBJECT: Presubmission Meeting; SPSCC Health and Wellness Facility
Project No: 18-0658

Thank you for meeting with the Site Plan Review Committee. Attached please find worksheets prepared by City staff. These worksheets identify the planning, engineering, urban forestry, building, and fire department issues discussed with you at the meeting.

A stormwater scoping meeting is required prior to submitting your applications for land use review. Please contact Engineering Plans Examiner Tiffani King at 360-753-8257 or tking@ci.olympia.wa.us to schedule this meeting.

The summary worksheet contains staff contact information. Please do not hesitate to contact us if you have questions. We look forward to working with you on your project.

Sincerely,

Tim Smith, AICP
Principal Planner

TS:kh
Attachments



**Summary of
Presubmission Conference
Site Plan Review Committee**

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date: 03/23/2018
Project Number: 18-0658
Project Name: SPSCC Health and Wellness Facility
Project Address: 2011 MOTTMAN RD SW SITE
Applicant/Project Rep(s): Bures, Brett
Applicant/Auth. Rep Email Address: brett.bures@scjalliance.com ☐ emailed

MEETING FACILITATOR:

- ☒ Leonard Bauer, Deputy CPD Director, 360-753-8206 lbauer@ci.olympia.wa.us
- ☐ Todd Cunningham, Building Official, 360-753-8486 tcunning@ci.olympia.wa.us

PLANNING:

Reviews project for compliance with the Zoning Code, Subdivision Standards and Critical Areas Regulations. Provides information on process and time lines. Lead staff prior to construction permitting step.

- ☐ Tim Smith, Principal Planner, 360.570.3915 tsmith@ci.olympia.wa.us
- ☐ Cari Hornbein, Senior Planner and SEPA Official, 753-8048, chornbei@ci.olympia.wa.us
- ☒ Catherine McCoy, Associate Planner, 570-3776, cmccoy@ci.olympia.wa.us
- ☐ Paula Smith, Assistant Planner 360-753-8596, psmith@ci.olympia.wa.us
- ☐ Nicole Floyd, Senior Planner, 360.570.3768, nfloyd@ci.olympia.wa.us

CIVIL ENGINEERING:

Reviews project for compliance with the Engineering Standards for streets, water sewer storm, etc.

- ☐ Chuck Dower, Engineering Plans Examiner, 753-8254, dower@ci.olympia.wa.us
- ☐ Jeff Fant, Engineering Plans Examiner, 753-8315, jfant@ci.olympia.wa.us
- ☒ Tiffani King, Engineering Plans Examiner, 360.753.8257, tking@ci.olympia.wa.us

BUILDING:

Reviews project for general compliance with the International Building Code, Washington Barrier Free Design Standards, and Flood Hazard Ordinance.

- ☐ Rafik Gindy, Building Plans Examiner, 753-8280, rgindy@ci.olympia.wa.us
- ☒ Todd Cunningham, Building Official, 753-8486, tcunning@ci.olympia.wa.us

URBAN FORESTRY:

Reviews project for compliance with City Tree Protection and Replacement Ordinance.

- ☒ Michelle Bentley, Associate Planner, 753-8301 mbentley@ci.olympia.wa.us

FIRE PREVENTION SERVICES:

Reviews project for compliance with Local, State and National codes for fire and life safety.

- ☒ Robert Bradley, Fire Marshall, 753-8458, rbradley@ci.olympia.wa.us
- ☐ Kevin Bossard, Fire Captain, 709-2719, kbossard@ci.olympia.wa.us

Please review the accompanying materials, which are based upon the application material previously submitted to staff. They reflect what regulations and standards are in effect today and are subject to change. These comments may not include all items affecting your project.

*The following Neighborhood Associations or other agencies may be interested in this project:
(Contact information can be provided upon request.)*



LAND USE REVIEW AND CONSTRUCTION PERMITTING PROCESS

STEP 1 – LAND USE OR PRELIMINARY PLAT REVIEW

After application is deemed complete, the review timeline generally is 120 days plus any public hearing process.

The proposed project would need the following applications and documents/reports.

Please note: Projects subject to State Environmental Policy Act (SEPA)

Requires an appointment to submit your application(s).

This project would be: ☒ Subject to SEPA ☐ SEPA Exempt

Notes: _____

☒ **General Land Use Application** to be submitted with the following supplements:

☒ **Land Use Review Supplement** _____

☒ **Conceptual Design Review Supplement** _____

Type of Review: ☒ Board Level ☐ Staff Level

Examiner Review Notes: _____

☐ **Shoreline Substantial Development Permit (JARPA)**

☒ **Conditional Use Permit Supplement**

☐ Other _____

☐ **Variance, Unusual Use or Reasonable Use Exception Request** (*may be submitted separately*)

Notes: _____

Type of Review: ☐ By Hearing Examiner ☐ Staff Level

☐ **Parking Modification** Notes: _____

Subdivision Review

Notes:

☐ **Preliminary Full Plat** _____

☐ **Preliminary Short Plat** _____

☐ **Boundary Line Adjustment or lot consolidation** _____

☐ **Binding Site Plan** (*includes elements of land use review*) _____

☐ **Townhouse Supplement** _____

☒ **SEPA Checklist** _____

☒ Other The Historic Preservation Officer has the following comments:

Since this project may require compliance with SEPA, I've reviewed the project proposal with the information available on the Washington State Department of Archaeology and Historic Preservation's database of cultural and historic properties (WISAARD). Any SEPA checklist will need to satisfactorily answer Question 13. Based on my preliminary review of WISAARD, I can report that there appear to be no recorded archaeological sites within 1/2 mile of the project site, nor are there any designated historic properties. Advice on accessing the additional information necessary to answer the four sub-questions can be found via the Department of Ecology link below.

Olympia Municipal Code will require conformance with City regulations on the protection of cultural resources (OMC 18.12.120). Because this project is subject to SEPA, a condition to

approval of the project will be the submittal of and adherence to a signed Inadvertent Discovery Plan (IDP) (OMC 18.12.040). The IDP outlines how the project proponent and site crew will respond in the event that archaeological resources are uncovered during the course of project work will be submitted by the applicant at the time of Engineering plan submittal. An approved IDP template will be provided to the applicant by the City of Olympia. The signed IDP will be reviewed at the preconstruction meeting (if required) and shall be maintained at the project site and available for inspection for the duration of excavation and construction.
Michelle Sadlier, Historic Preservation Officer, msadlier@ci.olympia.wa.us, 360.753.8031

REQUIRED DOCUMENTS AND SUPPLEMENTAL REPORTS

- | | |
|---|---|
| <input checked="" type="checkbox"/> Drainage & Erosion Control Plan | <input type="checkbox"/> Traffic Impact Analysis |
| <input checked="" type="checkbox"/> Grading Plan | <input type="checkbox"/> Wetland Report |
| <input checked="" type="checkbox"/> Soil and Vegetation Plan | <input checked="" type="checkbox"/> Topographic Information |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Flood Elevation Information |
| <input type="checkbox"/> Geotechnical Report | <input type="checkbox"/> Other _____ |

<http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html#HistoricCulturalPreservation>

NOTES:

Application fees and more details are provided on the attached worksheets based on the plans and information submitted for today's meeting. All fees are ESTIMATES and are subject to change.

STEP 2 – After Land Use Review, The Project May Submit Permit Applications Which Will Require:

ENGINEERING & BUILDING PLAN REVIEW for Construction Permitting

Two Separate Applications:

- ☒ 1.) **Engineering Plan Review Application** with applicable plan review fee to include one stapled sets of civil engineering plans and one digital copy in PDF format having the elements as identified on the Engineering Presubmission Worksheet.

NOTES: _____

Engineering permit fees are calculated during plan review and collected at permit issuance.

- ☒ 2.) **Building Permit Application** with applicable plan review fee per current submittal requirements.

NOTES: The Building Official has the following comments:

1. The project shall comply with the City of Olympia Construction Codes as adopted through the Olympia Municipal Code, Chapter 16.04.

2. A City of Olympia demolition permit shall be obtained for the removal of existing buildings or portions of buildings and remodels. The applicant shall submit an application to the Olympic Regional Clean Air Agency (ORCAA) prior to application and issuance of a City Demolition permit.

3. Project shall comply with the provisions of Accessibility as required by the International Building Code and ICC ANSI 117.1 2009.

4. A soils report is required to address soils conditions and all foundation and building design criteria per the International Building code.

5. A Thurston County Health permit may be required for food facilities. There is not enough information on this at this time to determine the exacting nature of this food service. Further comments may be developed during review process.

Building permit fees are based on total valuation of your project. Supplemental permit fees, such as electrical, plumbing, mechanical are calculated during building plan review. Fire systems are calculated at application submittal.

☒ **Detailed Design Review Supplement (may submit prior to or at time of building permit application)** _____

Type of Review: ☒ Board Level ☐ Staff Level

Other Fees Required at Plan Review and/or Permit Issuance

☒ **Fees due for utility hookup:** _____

- ☒ Water General Facility Charge (GFC)
- ☒ Sewer General Facility Charge (GFC)
- ☒ Sewer Reserve Capacity Development Charge (CDC)
- ☒ Stormwater General Facility Charge (GFC)
- ☐ Latecomer Fee

(See GFC schedules for actual fees. Fees will be calculated using the rate in effect in which the permit is issued.

☒ **Impact Fees** (Determined when a complete building permit application is submitted. See impact fee handout for rates and additional information.)

☐ Schools ☐ Parks ☒ Transportation

Notes: _____

ADDITIONAL COMMENTS: _____



PLANNING DIVISION
Presubmission Conference Worksheet

Project Number #: **18-0658** Project Name: **SPSCC Health and Wellness Facility**

Project Address: **2011 MOTTMAN RD SW**

Project Description: **PRESUB for Expansion of the Athletic Building (Bldg 31) on the SPSCC Campus. The proposal is to demolish an existing 19,300 sq. ft building to expand Building 31 by 39,800 sq.ft. further to the south. The expansion will renovate the existing locker rooms and classrooms, and provide a new addition with communal space for study and interaction. The expansion is within an existing disturbed campus area (OMC 18.37), and outside on-campus critical areas and buffers.**

Zoning: **Residential 4-8 (R 4-8)**

Permitted Use ☐

Conditional Use: ☒

REVIEW PROCESS:

1. Conditional Use Permit – OMC 18.48

- Hearing Examiner approval – pursuant to 18.04.060.CC, that states that building expansion depicted in a City-approved master Plan, greater than 10% of a preapproved floor plan, requires conditional use approval. Since the use is shown on the master plan, an update to the master plan is not needed at this time.

2. Land Use Site Plan Review – OMC 18.60

3. SEPA Environmental Review – OMC 14.04

- Please provide a detailed checklist at application. Refer to Ecology's SEPA Checklist Guidance for filling out the form. <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance>

4. Design Review – OMC 18.100

- Board Level Concept and Detailed Design Review

☒ Land Use Review/Site Plan Review (Fee based on project size.).....

11,500

- ☐ No new structure – 5,000 sq. ft. g.f.a.
- ☐ 5,001 to 8,000 sq. ft. g.f.a.
- ☐ 8,001 to 16,000 sq. ft. g.f.a.
- ☐ 16,001 to 24,000 sq. ft. g.f.a.
- ☒ 24,001 to more sq. ft. g.f.a.

☒ Environmental Review (SEPA) + Reports and Studies **Fees included in Land Use Rvw**

(See separate SEPA worksheet) **_____**

<input checked="" type="checkbox"/> Conceptual Design Review	
Design Review Board Level	<u>900</u>
Staff Level	_____
<input checked="" type="checkbox"/> Detail Design Review (Prior to or at Building Permit submittal)	
Board Level.....	<u>900</u>
Staff Level	_____
<input checked="" type="checkbox"/> Conditional Use (Hearing Examiner).	<u>1,200 + 2,000</u>
	<u>Hearing Examiner</u>
	<u>Deposit</u>

**Where a Hearing Examiner deposit is required, applicant is responsible and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.*

Notes:

- SPSCC is defined as an Essential Public Facility – OMC 18.02.E. Procedural requirements for an essential public facility do not apply, per the Hearing Examiner decision. Substantive requirements in OMC 18.04.060W do apply.
- With the land use submittal please provide traffic and parking studies for the proposed building expansion, as required by Hearing Examiner decision 08-0095, Mar 2009. In the study(s) determine the amount and route(s) of new traffic from that building and its effect on the LOS of affected streets and intersections. A TIA is not required –identify traffic impacts and necessary mitigation (HE Condition 11, 08-0095, March 2009).

All applications for the review process checked above must be submitted at the same time. The land use review application will not be complete and all reviews will be put on hold until the required information is submitted.

APPLICABLE DEVELOPMENT STANDARDS, per OMC Table 4.04, 8.02:

Setbacks:

Front: 20 ft.

Rear: 20 ft.

Side: 5 ft.

Maximum Building Height: Up to 60' if located outside of 100' from residentially zoned property – see OMC 18.04.080.I.4 and HE Condition 11, 08-0095, March 2009.

Maximum Building Coverage: 40%

Maximum Development Coverage: 40%

Maximum Hard Surface: 50%

PARKING REQUIREMENTS, per Chapter 18.38 OMC:

Use: Educational Facility

Notes:

- Parking study required at the time of development – HE approved the **ratio of .22** parking spaces per student, based on headcount, not FTE

- Long and short term bicycle parking are required and subject to OMC 18.38 – please depict the location of the bicycle parking clearly on the site plan, label the parking, and ensure the new bicycle parking meets the design criteria pursuant to OMC 18.38.220.

LANDSCAPING REQUIREMENTS, per Chapter 18.36 OMC:

Notes:

- Unless the expansion improvements exceed 50% of the assessed property valuation, Chapter 18.36 does not apply to the proposal. However, disturbed landscaped areas will need to be replanted; please provide a Landscape Plan for the replanting that meets the requirements in OMC 18.36.080.
- Add tree density calculations to the Landscape Plan (see separate Urban Forester comments).
- A 30-foot perimeter landscape buffer from the south property line west of Percival Creek will need to be maintained, and restored if reduced due to construction (buildings, structures, and parking lots shall be at least 100' from the exterior boundary line of the college.)

DESIGN REVIEW REQUIREMENTS, per Chapter 18.100: Separate Concept and Detail Board level design review will be required, Basic Commercial Design Criteria (OMC 18.100.100). Please note the attached Basic Commercial Design Criteria checklist – these requirements will apply to the building expansion.

PROPERTY DEVELOPMENT AND PROTECTION STANDARDS, per Chapter 18.40

- New lighting will need to minimize light trespass, and be shielded and directed away from residential areas. OMC 10.40.060.D
- Please plan to submit a detailed lighting plan with the detail design architectural proposal – on or before building permit application.

SIGN REQUIREMENT, per Chapter 18.42 OMC: Not applicable.

A NEIGHBORHOOD INFORMATIONAL MEETING hosted by city staff will be scheduled prior to or after a formal application has been submitted; a meeting location and date for the neighborhood meeting will be determined at the intake appointment.

The information provided above is based upon the plans submitted for your Presubmission Conference with the Site Plan Review Committee and the applicable regulations in effect at the time of your meeting. Additional comments regarding your proposal may have been provided at the meeting.

Prepared by: Catherine McCoy, Associate Planner

Date: 03/26/2018

ENVIRONMENTAL REVIEW WORKSHEET

Project Number #: 18-0658 Project Name: SPSCC Health and Wellness Facility

Project Description: PRESUB for Expansion of the Athletic Building (Bldg 31) on the SPSCC Campus. The proposal is to demolish an existing 19,300 sq. ft building to expand Building

31 by 39,800 sq.ft. further to the south. The expansion will renovate the existing locker rooms and classrooms, and provide a new addition with communal space for study and interaction. The expansion is within an existing disturbed campus area (OMC 18.37), and outside on-campus critical areas and buffers.

This worksheet was prepared by **Catherine McCoy, Associate Planner**. The following notes are a result of an evaluation of your proposal as presented on the above date. Your proposal was examined using the best available information and reflects regulations and ordinances in place on the above date, but of course this evaluation does not address unknown information.

☒ **This project would be subject to the State Environmental Policy Act (SEPA).**

☐ **This project is exempt from SEPA.**

For projects which require environmental review, the SEPA checklist must be submitted with the initial application, such as a short plat, preliminary plat, land use review, conditional use, building or engineering permit, or clearing and grading application. Your application may not be vested if the environmental checklist, adjacent property owners list, fees, and critical area reports listed below are not included.

SEPA materials must include:

- ☒ One signed Environmental Checklist with City of Olympia cover sheet.
- ☒ One 8-1/2 X 11, 8-1/2 X 14, or 11 X 17 Site Plan.
- ☒ One typed title-company-prepared list of addresses of owner's of property within 300.'

Two (2) separately-bound copies of each of the following will be required:

(See OMC 18.32, for report descriptions)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Drainage and Erosion Control Plan. | <input type="checkbox"/> Wetland Boundary Survey. |
| <input checked="" type="checkbox"/> Grading Plan. | <input type="checkbox"/> Wetland Mitigation Plan. |
| <input type="checkbox"/> Seismic Hazard Geotechnical Report. | <input type="checkbox"/> Wetland Rating Report. |
| <input type="checkbox"/> Landslide Geotechnical Report. | <input type="checkbox"/> Habitat Management Plan. |
| <input type="checkbox"/> Hydro-geological Report. | <input type="checkbox"/> Flood-proofing Certification. |
| <input checked="" type="checkbox"/> Topographic Survey. | <input type="checkbox"/> Other: _____. |

Other reports (5 copies) probably will be requested to supplement the environmental checklist including:

- ☐ Hazardous Materials Use and Storage Plan.
- ☐ Traffic Impact Analysis.
- ☐ Historic Building or District Report.
- ☐ Fill, Solid and/or Hazardous Waste Disclosure, Containment and Disposal Plans.
- ☐ Noise Attenuation Plan.

- ☐ Air Quality Report.
- ☐ Off-site Construction Staging and Storage Plan.
- ☐ Traffic Control Plan.



ENGINEERING PRESUBMISSION CONFERENCE WORKSHEET

Project #: 18-0658 Date: 03/12/2018 Prepared by: Tiffani King

Project Name: SPSCC Health and Wellness Facility Project Address: 2011 MOTTMAN RD SW SITE

This information is preliminary in nature and is based on the plans submitted for today's meeting and an on-site visit. All fees are ESTIMATES and are subject to change. Exact fees will be calculated at the time of permit issuance. Current Engineering Design & Development Standards (EDDS).

Item	Fees (as of 01/01/18)
WATER: (EDDS Chapter 6)	
<input type="checkbox"/> Water service is available to the site along	
<input checked="" type="checkbox"/> Extension is required on site as needed to serve the structures with domestic and firelines	
<input checked="" type="checkbox"/> General Facility Charges (GFCs) for water (<input checked="" type="checkbox"/> ARE) (<input type="checkbox"/> ARE NOT) applicable based on the size and number of meters needed.	3/4" = \$4,433.00 1" = \$7,483.00 1 1/2" = \$14,920.00 2" = \$23,881.00
<input checked="" type="checkbox"/> Backflow devices (<input checked="" type="checkbox"/> ARE) (<input type="checkbox"/> ARE NOT) required.	
Notes: A Reduced Pressure Principle Backflow Prevention Assembly (RPBA) is required to be installed immediately in line to the customer's side of the meters. Any variations will require the City of Olympia Cross Connection Control Specialist approval. Irrigation meter requires DCVA. Larger or additional meters will require payment of GFC's. Credit will be given for any abandoned meters.	

Item	Fees (as of 01/01/18)
SEWER: (EDDS – Chapter 7)	
<input type="checkbox"/> Sewer service is available to the site along	
<input checked="" type="checkbox"/> Extension is required on onsite to relocate existing sewer mains.	
<input checked="" type="checkbox"/> Sewer Capacity Development Charges (CDCs) (<input checked="" type="checkbox"/> ARE) (<input type="checkbox"/> ARE NOT) applicable based on rate per ERU.	\$5,808.22 per ERU
<input checked="" type="checkbox"/> Sewer General Facility Charges (GFCs) (<input checked="" type="checkbox"/> ARE) (<input type="checkbox"/> ARE NOT) applicable based on rate per ERU.	\$3,442.00 per ERU
<input checked="" type="checkbox"/> Sewer General Facility Charges (GFCs) Downtown Area (<input type="checkbox"/> ARE) (<input checked="" type="checkbox"/> ARE NOT) applicable based on rate per ERU.	\$1,483.00 per ERU
<input checked="" type="checkbox"/> Equivalent Residential Unit (ERU) is based on Additional sq footage of the building will be based off of water consumption and sq footage of the existing structure. Once a per square foot rate is determined – then that rate will apply to the additional sq footage. Credit for the demolished building will be given (at the school rate) – 5,176 sq ft of building = 1 ERU	
Notes: 1. There are existing sewer lines in the footprint of the new building. All sewers shall be re-routed in accordance with the EDDS. 2. Any new sewer lines that only serve SPSCC buildings shall be privately owned. 3. The existing 12" sewer line from south of the property has high flows. Flow shall be maintained during construction with bypass pumping. 4. A 20'-wide easement shall be required for all sewer lines that serve properties other than SPSCC. 5. Additional square footage of building may require the payment of additional GFC's and CDC's. Credit will be given for the existing structure that is being demolished.	

Item	Fees (as of 01/01/18)
STORMWATER: (EDDS – Chapter 5, *DDECM)	
<input checked="" type="checkbox"/> Grading, drainage, erosion control plan	
<input type="checkbox"/> Storm main available on	
<input checked="" type="checkbox"/> Roof runoff handling <input type="checkbox"/> Grass-lined swales required	
<input type="checkbox"/> On-site retention required <input type="checkbox"/> Off-site conveyance required	
<input type="checkbox"/> Treatment required <input type="checkbox"/> On-site detention required	
<input checked="" type="checkbox"/> Storm scoping meeting required. To schedule, contact: Tiffani King 360-753-8257 or tking@ci.olympia.wa.us <ul style="list-style-type: none"> These meetings are normally scheduled for Thursday mornings. This meeting requires an application to be completed and submitted at least one week prior to the meeting. The applications can be found at http://olympiawa.gov/city-utilities/storm-and-surface-water/policies-and-regulations/policies-and-regulations-2009-drainage-manual.aspx. 	
* Drainage, Design and Erosion Control Manual for Olympia, 2016	
<input checked="" type="checkbox"/> Storm GFCs (<input checked="" type="checkbox"/> ARE) (<input type="checkbox"/> ARE NOT) applicable based on rate per unit.	Unit = \$1,190.00 per 2,528 square feet of impervious + \$4.50 per average daily vehicle trip created.
Notes: This project is actually vested for the 2005 storm manual based on Hearings Examiner Decision dated February 2009 (project 08-0095) Project proposes more than 5,000 sq ft of new/replaced hard surface – full drainage plan is required. Valuation thresholds will need to be looked at – see figure and section 2.4.2 Volume I of the 2016 DDECM, 2005 manual should be reviewed for similar thresholds.	

Item	Fees (as of 01/01/18)
Waste Resources (aka Garbage, Recycle, Organics): (EDDS – Chapter 8)	
<input checked="" type="checkbox"/> Front-load dumpster service	
<input checked="" type="checkbox"/> Side-load cart service	
<input type="checkbox"/> Self-contained Compactor or drop box (roll-off type)	
<input type="checkbox"/> Rear-load dumpster service	
<p>Notes:</p> <p>It does not appear the project will impact current solid waste collection. The applicant states that this building is currently using carts.</p> <p>It shall be determined what the needs are for the expanded structure. The applicant also states that there will be a coffee shop/stand included in the structure as part of this remodel/expansion. This additional use could increase solid waste needs.</p> <p>If needs change – then plans shall be in compliance with Chapter 8 of the EDDS. This will include turning templates for the truck. 50% of the space shall be allocated to recycle.</p> <p>A solid waste scoping meeting is available if needed.</p>	
TRANSPORTATION: (EDDS – Chapter 4)	
<input type="checkbox"/> R-O-W width	
<input type="checkbox"/> Travel lanes width	
<input type="checkbox"/> Curb <input type="checkbox"/> Sidewalk side <input type="checkbox"/> One <input type="checkbox"/> Both	
<input type="checkbox"/> Streetlights	
<input type="checkbox"/> Water main extension	
<input type="checkbox"/> Storm extension	
<input type="checkbox"/> Bike path	

Item	Fees (as of 01/01/18)
<input type="checkbox"/> Street widening to (feet)	
<input type="checkbox"/> Right-of-way dedication of feet is required on	
<input type="checkbox"/> Reimbursement required	
<input type="checkbox"/> Site access is allowed on	
<input type="checkbox"/> Traffic Impact Analysis (TIA) may be – (see note below) required.	
<input type="checkbox"/> Sewer main extension	
<input type="checkbox"/> Cul-de-sac	
<input type="checkbox"/> Underground utility conduit	
<input type="checkbox"/> Right-of-way opening width (feet)	
<input type="checkbox"/> ADA Ramp(s)	
<p>Notes:</p> <p>Need to determine if there is an increase in student population that would warrant frontage improvements.</p> <p>SEPA is another trigger for possible frontage improvements.</p> <p>Missing frontage improvements needed on Mottman Road by Percival Creek.</p> <p>The Hearings Examiner decision in 2009 specific language (see full conditions in the HEX decision) but includes language</p> <p>“The applicant and the department propose that traffic impact analyses or other studies would be carried out in conjunction with each proposed development application to evaluate its effect on transportation levels of service. This approach should adequately evaluate traffic impacts and identify needed mitigation, as long as the following requirements are met (refer to document for full list).</p>	

Item	Fees (as of 01/01/18)
<p>The document also goes on to say “ ...does not demand a TIA for every building, but does require traffic analysis consistent with accepted standards to determine its effect on concurrency. In doing so, the traffic from each building or expansion must not be considered in isolation, but together with other projected development and pipeline projects, consistently with accepted standards.</p> <p>A meeting with the traffic section is available to discuss what would be expected to be submitted to gain compliance with this condition.</p>	
<p>Following Land Use Approval, an Engineering Plan Review application is required with the City. Please refer to the Engineering Permit Application Checklist for submittals required as per EDDS Chapter 3.045.</p>	
<p>For Bonding information see EDDS Chapter 2.030F.</p>	
<p>ADDITIONAL NOTES:</p>	

Updated 1/9/2017



URBAN FORESTRY Presubmission Conference Worksheet

Date: 03/21/2018
Prepared by: Shelly Bentley
Project Number: 18-0658
Project Name: SPSCC Health and Wellness Facility
Project Address: 2011 MOTTMAN RD SW SITE

SOIL AND VEGETATION PLAN REQUIREMENT

- ☒ Soil and Vegetation Protection and Replacement Plan (SVP) Required (refer to Urban Forestry Manual for details).
Level: I ☐, II ☒ III ☐, IV ☐, V ☐
- ☒ Must be prepared by a qualified professional forester.
OMC 16.60 020 R. "Qualified professional forester" is a professional with academic and field experience that makes them an expert in urban forestry. This may include arborists certified by the International Society of Arboriculture (ISA), foresters with a degree from the Society of American Foresters (SAF) accredited forestry school, or urban foresters with a degree in urban forestry. A qualified professional forester must possess the ability to evaluate the health and hazard potential of existing trees in an urban environment, and the ability to prescribe appropriate measures necessary for the preservation of trees during land development and management of those trees thereafter.

Notes: **A list of possible Urban Forestry Consultants have been attached to this review.**
The Forester will provide a modified Soil and Vegetation (SV) report. Project Forester shall contact the City Forester prior to completion of this report for further explanation.
The information from the report will be transferred to the Engineering Plans.

Level 2 Soil and Vegetation (SV) report will include an inventory of the existing trees and soil and vegetation on the site which may require protection from construction. The trees and vegetation will be shown on the Civil drawings.

The Level 2 report will also include necessary tree protection measures. These measures will be added to the civil drawings

The Project Forester will locate the tree protection fencing prior to the preconstruction meeting and will inspect the fencing for the duration of construction and be available if tree related questions arise. The Project Forester will approve the removal of the fencing when the Certificate of Occupancy is issued. Each inspection by the applicant's forester will be documented in an email to the City Forester



OLYMPIA FIRE DEPARTMENT
Presubmission Conference Worksheet

Project Number: **18-0658** Date **03/14/2018** Prepared by: **Robert Bradley**

Project Name: **SPSCC Health and Wellness Facility**

Project Address: **2011 MOTTMAN RD SW SITE**

OFD# 18-042	
Type of Construction:	Total Floor Area: 39,800
Occupancy Type: A-3	Stories: 1 Basement: 0
Largest Structure:	No. of Bldgs.: 1

HYDRANT

COMMENTS: Existing fire hydrants serve this project.

- ☐ Hydrants must deliver 2,500 G.P.M. at 20 psi residual.
- ☐ Hydrant(s) located at must be changed to "Stortz" type.
- ☐ Hydrant and water main installations must be completed and accepted by the City prior to any vertical combustible construction.
- ☐ The site plan must show all existing and proposed fire hydrant(s) and water main(s).

ACCESS

COMMENTS: Access appears acceptable.

- ☒ Required Fire Department access as submitted appears acceptable.
- ☐ Access roadways must be provided as required in the Olympia Development Standards.
- ☐ Access roadways which serve as "Required Fire Department" access for commercial structures must be a minimum of 20 feet in unobstructed width.
- ☐ roadway to the structure is "required" fire access to fulfill perimeter access. Define on final site plan.

FIRE ALARM

COMMENTS: If not existing, the alarm system shall be upgraded to addressable. An annunciator shall be provided at the new south entry.

- ☐ Review of your project indicates no alarm system will be required.
- ☒ Review of your project indicates an addressable fire alarm meeting ADA, NFPA 72, and OMC will be required, Fire alarm plans shall be submitted under separate permit.
- ☐ Final determination of alarm system requirements will be made upon review of structural plans.

COMMERCIAL HOOD AND DUCT

COMMENTS: Not applicable.

- ☒ Review of your project indicates no hood and duct system with fixed protection is required.
- ☐ Review of your project indicates a commercial hood and duct system with fixed fire protection is required. The installation shall conform to the requirements of NFPA 96.
- ☐ Three (3) sets of plans for your hood and duct system shall be submitted under separate cover to the City of Olympia for review and approval prior to commencement of work. Plans to include details of shaft construction, hood, kitchen equipment serviced, fan model and make.
- ☐ The installation of a hood and duct system will require a building permit for the shaft construction and an extinguishing permit for the fixed fire protection system.

FIRE EXTINGUISHING SYSTEMS

COMMENTS: Fire sprinkler system shall be upgraded to quick response heads throughout.

- ☐ Review of your project indicates no fire sprinkler system will be required.
- ☒ Review of your project indicates installation of a complete fire sprinkler system as per NFPA 13, 13D, or 13R will be required. Sprinkler plans shall be submitted under separate permit.
- ☐ Standpipes are required.

OTHER

- ☒ Provide an additional Knox box. Location TBD.
- ☐

COMMENTS: