

SITE PLAN REVIEW COMMITTEE
Recommendations to the Hearing Examiner
SPSCC Building 31 Expansion, File 18-1869
October 24, 2018

CONDITIONAL USE PERMIT

The Site Plan Review Committee (SPRC) recommends approval to the Hearing Examiner of the SPSCC Building 31 Expansion, File 18-1869, with the following conditions:

PLANNING

1. **Approved Development Site Plan.** Development shall be substantially in conformance with the APPROVED Development Site Plan dated Jul 28, 2018 and Aug 28, 2018, as modified by conditions of approval herein, and as may be modified by the Hearings Examiner.
 - a. Sheet AS101, Overall Site Plan
 - b. Sheet C-103, Site Improvement Plan
 - c. Sheet C-106, Water and Sewer Plan
 - d. Sheet L-001, Material Plan
 - e. Sheet L-002, Landscape Plan
2. **Lighting.** All display and flood lighting shall be constructed and used to not unduly illuminate the surrounding properties, not create a traffic hazard and not overly illuminate the night sky. OMC 18.40.060.
3. **Landscaping Plan.** Submit a final Landscape Plan, in accordance with OMC 18.36, for review and approval prior to engineering permit issuance. Submit a landscape maintenance estimate, on a separate sheet of paper(s), which includes a cost estimate for the purchase, site preparation, installation and three (3) years of maintenance of all landscaping and irrigation.
4. **Hours of Operation/Construction Noise.** Pursuant to OMC 18.40.080.C.7, construction activity shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.
5. **Concept Design Review.**
 - a. Update the Site Plan, Sheet AS101, and the Landscape Plan, Sheet L2.01, with the location of the short-term bicycle parking stationary racks.
 - b. Locate the long-term bicycle parking in the floor plan, Sheet A-101, Overall Floor Plan.
 - c. Provide photos of *all* plants proposed in the Landscape Plan, Sheet L-002, Plant Photos.
 - d. The Site Plan and the Landscape Plan shall show the same site elements, including but not limited to type of lawn or turf, and bicycle parking and mechanical equipment. Correct any inconsistencies between the Site Plan and the Landscape Plan.
 - e. Show the location of all mechanical equipment and utility vaults on the Site Plan, Sheet AS101, and on the Landscape Plan, Sheets L-001 and L-002. OMC 18.110.190.
 - f. Show the location of the solid waste facility area and the type of screening that will be constructed. Depict the location of the solid waste facilities on sheets throughout the architectural and engineering plan sets. OMC 18.110.190.
 - g. Provide landscaping along the east side of the Auxiliary Gym that softens the scale of the blank wall. OMC 18.110.180.
 - h. Articulate façade design features to reduce the apparent size of large buildings. OMC 18.110.080.
 - i. Provide photos, cut sheets, and specifications of the types of windows that will be used on the building. The elevations should clearly depict windows at the pedestrian level around the entire building. OMC 18.110.100.
 - j. Provide a materials and colors board at the detail stage of design review. OMC 18.110.150.

- k. Provide black and white and colored elevations of all sides of the building, labeled north, south, east, and west. Label colors, materials, and finished floor elevations. OMC 18.110.150.
- l. Provide a lighting plan that includes fixture photos, cut sheets, building mounted heights from grade, duration of fixture illumination, and distance of illumination per fixture. OMC 18.110.160.

ENGINEERING

- 6. **Utility General Facility Charges.** General facility charges for City utilities (Water, Sanitary Sewer, Stormwater, and Solid Waste) and the LOTT sanitary sewer Capacity Development Charge will be assessed at the time engineering construction permits are issued.
- 7. **Inadvertent Discovery Plan (IDP).** Prior to engineering permit issuance, provide a signed Inadvertent Discovery Plan (IDP) that outlines how the project proponent and site crew will respond in the event that archaeological resources are uncovered during the course of project work. The IDP shall be maintained and available for inspection on the project site for the duration of excavation and construction, pursuant to OMC 18.12.140.

BUILDING

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

URBAN FORESTRY

- 9. **Tree Fencing and Tree Protection.** Prior to engineering permit issuance the fence locations, tree protection fence installation notes and tree protection measures shall be shown throughout the civil plan set. OMC 16.60, Tree, Soil, and Native Vegetation and Protection and Replacement; and EDDS Chapter 4, Transportation.

FIRE PROTECTION

- 10. Separate the fire line serving the fire sprinklers from the domestic water line.
- 11. Upgrade the fire alarm system to a fully addressable system that reports by point via AES radio or GSM technology.
- 12. Provide an annunciator at the new south building entry.
- 13. Upgrade fire sprinklers to quick-response heads in the existing portion of the building and throughout the addition
- 14. Provide a Knox box at the north and south building entries.
- 15. Provide Knox Style locking FDC caps.

BONDING

- 16. **Vegetation Maintenance Bond.** A vegetation maintenance bond (or other assurance) shall be provided following City acceptance of the landscape installation, including street trees, before issuance of the Certificate of Occupancy. The bond amount shall be 125% of the cost estimate submitted with the Landscape Plan and approved by the City.
- 17. **Right-of-way Performance Bond.** Bonds or other allowable securities will be required by the City to guarantee the performance of work within the subject site and rights-of-way, or maintenance of required

public infrastructure intended to be offered for dedication as a public improvement. See both EDDS Section 2.030.F and Volume 1 Section 2.6.1 of the 2016 DDECM for more information.