

BOARD OF ADJUSTMENT CASE NO. 856/858

BEFORE THE OLYMPIA BOARD OF ADJUSTMENT, OLYMPIA, WASHINGTON

RE: Conditional Use Application of) Olympia Technical Community College
)
) Approval of a Conditional Use Permit
) for the proposed campus master plan
) and approval of a Variance for
) building heights to exceed 35 feet.
)

NOTICE IS HEREBY GIVEN to above named petitioner(s) that the
aforementioned application for an extension for a conditional use is granted
subject to the following conditions:

Approval is granted subject to the attached conditions.

THE CONDITIONAL USE will not be effective for a period of ten (10) days and then not if an appeal is filed by an adverse party to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

DATED at Olympia, Washington the 23rd day of February, 1984.

OLYMPIA BOARD OF ADJUSTMENT

By Sharon Hart
Secretary

cc: Applicant (original)
Lorina Bowen (OCH)
Olympia Building Dept. (OCH)
Edwina Carlson (OCH)
Health Department
Case File
Secretary's File
Chron

BOARD OF ADJUSTMENT CASE NO. 856/858

RE: Variance Application of

) Olympia Technical Community College
) Approval of a Conditional Use Permit
) for the proposed campus master plan
) and approval of a Variance for
) building heights to exceed 35 feet.

THIS VARIANCE will not be effective for a period of ten (10) days and then not if an appeal is filed by an adverse party to a court of competent jurisdiction for a writ of certiorari, a writ of prohibition, or a writ of mandamus.

OLYMPIA BOARD OF ADJUSTMENT

By Secretary


cc: Applicant, (original)
Lorina Bowen, (OCH)
Olympia Building Dept., (OCH)
Edwina Carlson, (OCH)
Health Department
Case File
Secretary's File
Chron

February 23, 1984

CONDITIONS:

Case: 856/858

1. Prior to the commencement of site clearing or grading, OTCC shall present to the Olympia Site Plan Review Committee a detailed site plan showing:
 - a. A perimeter landscape buffer of a minimum of 30 feet in width, which is comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from the OTCC campus.
 - b. A 100-foot natural buffer along each side of Percival Creek within the OTCC property.
 - c. Internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with the City of Olympia Development Standards and Fire Department Standards.
 - d. Intercity Transit requirements for bus pull-outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus.
2. A detailed temporary erosion control plan, which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials, shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, and incorporate mitigating measures recommended by, the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.
3. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006), shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.
4. OTCC shall enter into a formal agreement with the City of Tumwater to participate in the installation of a traffic signal at Decatur and Mottman Road and in the upgrading of Mottman Road.
5. OTCC shall acquire an access permit from the City of Tumwater prior to construction of access to the R.W. Johnson Boulevard.

6. OTCC shall fence the north and south property lines abutting residential subdivisions on the west side of Percival Creek so as to prevent pedestrian or vehicular traffic from leaving the campus or entering the campus through the subdivisions.
7. Campus development shall occur in basically the same configuration as depicted on Exhibit "A" attached hereto; provided that Buildings RC and C shall be restricted to two stories because of their close proximity to the southern property line.
8. This Conditional Use Permit shall be reconsidered at a public hearing if:
 - a. The gross square footage of the buildings exceeds 480,000 square feet or the height of any of the buildings exceeds the lesser of 3 stories or 45 feet.
 - b. The internal roadway configuration is altered resulting in a reduction of the exterior buffer areas around the perimeter of the campus, or the creek crossings are relocated to a steeper or more unstable area.
 -  c. The landscaped and/or buffer areas are reduced along the perimeter of the campus or the creek.
 - d. The estimated student population is increased beyond the 3,600 FTE predicted.
 - e. The playfield is changed to include night lighting and night activities requiring the lighting.
 - f. The distance between the exterior boundary of the subject property and any proposed building is less than 100 feet.

SH:sjo/OBA

*10 year limitation
New Phases after Jan 25, 1994
will require new Conditional
Use permit.*

NOTICE OF PUBLIC HEARING
For the Olympia Board of Adjustment

NOTICE IS HEREBY GIVEN that the City of Olympia Board of Adjustment will continue a public hearing on Wednesday, February 22, 1984, at 1:30 p.m. on the following:

Case: 856/858
Applicant: Olympia Technical Community College
Request: Approval of a Conditional Use Permit for the proposed campus master plan and approval of a variance for building heights to exceed 35 feet.
Location: South of Mottman Road S.W. between Decatur Street and Johnson Road.

Legal Description: A portion of the NE $\frac{1}{4}$ of Section 28, Township 18 North, Range 2 West, W.M. and of the Plat of Second Capitol Addition to Olympia as recorded in Volume 6 of Plats, page 2, records of Thurston County, Washington.

The meeting place is the Olympia City Hall Council Chambers, 8th Avenue and Plum Street, Olympia, Washington.

All interested persons are invited to present testimony relevant to the above-requested action(s). If unable to attend, written statements may be submitted to the Olympia Planning Department, Olympia City Hall, P. O. Box 1967, Olympia, WA 98507, or Building #1 - Administration, 2000 Lakeridge Drive S.W., Olympia, WA 98502. Telephone 753-8314 or 753-8131 for more information.

OLYMPIA BOARD OF ADJUSTMENT
By Art O'Neal, Secretary

Ide/OBA

Gentle Persons:

This request for conditional use permit and approval for a variance have my full support. Anything which enhances O.T.C.C.'s ability to provide educational opportunities for the community is a benefit to all.

*Patricia E. Morrison
2526 25th Ct. S.W.
Olympia, WA 98502
11 February 1984*

Olympia Board of Adjustment
Wednesday, February 17, 1984
Staff Report

Case: 856/858

Applicant: Olympia Technical Community College

Request: Approval of a Conditional Use Permit for the proposed campus master plan and approval of a variance for building heights to exceed 35 feet.

Location: South of Mottman Road S.W. between Decatur Street and Johnson Road.

Supplemental Recommended Findings of Fact:

On February 16, 1984, staff received a response from OTCC addressing staff concerns raised in the January 25, 1984, staff report as follows:

1. Staff Recommendation. The perimeter landscape buffer is a minimum of 30 feet in width, and comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from viewing the OTCC campus.

Response. Olympia Tech will provide a buffer of 30 minimum width.

2. Staff Recommendation. There is a 100-foot natural buffer retained along the entire width of Percival Creek within the OTCC property.

Response. This has been indicated on plans and in the EIS as submitted.

3. Staff Recommendation. A plan is received showing internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with City of Olympia Development Standards (i.e., road widths, curve radii, bike paths and sidewalks widths).

Response. Upon application for construction and permit approval, Olympia Tech will supply details indicating compliance with applicable standards and ordinances.

4. Staff Recommendation. Intercity Transit requirements for bus pull-outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus are met.

Response. Upon application for construction and permit approval, Olympia Tech will supply details indicating compliance with applicable standards and ordinances.

5. Staff Recommendation. A recommendation from the Tumwater City Engineer regarding the advisability and timing of traffic signal installation at the intersection of Decatur and Mottman Road and upgrading Mottman Road is received.

Response. Olympia Tech has sent a letter to the City of Tumwater expressing it's willingness to participate in these projects.

6. Staff Recommendation. An agreement by OTCC to participate in the installation of a traffic signal at Decatur and Mottman Road and the upgrading of Mottman Road is received.

Response. Olympia Tech has sent a letter to the City of Tumwater expressing it's willingness to participate in these projects.

7. Staff Recommendation. OTCC obtains an access permit to R.W. Johnson Boulevard from the City of Tumwater.

Response. Upon application for construction permits, Olympia Tech will apply for appropriate access permits.

8. Staff Recommendation. Building height is restricted to two stories for buildings RC&C, which because of their close proximity to the southern property line, will not be adequately screened from view by the adjacent landowners.

Response. Concur.

9. Staff Recommendation. A detailed temporary erosion control plan which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, and incorporate mitigating measures recommended by, the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.

Response. Upon construction permit application, Olympia Tech will provide detailed information indicating compliance with appropriate standards and ordinances.

10. Staff Recommendation. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006) shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.

Response. Upon construction permit application, Olympia Tech will provide detailed information indicating compliance with appropriate standards and ordinances.

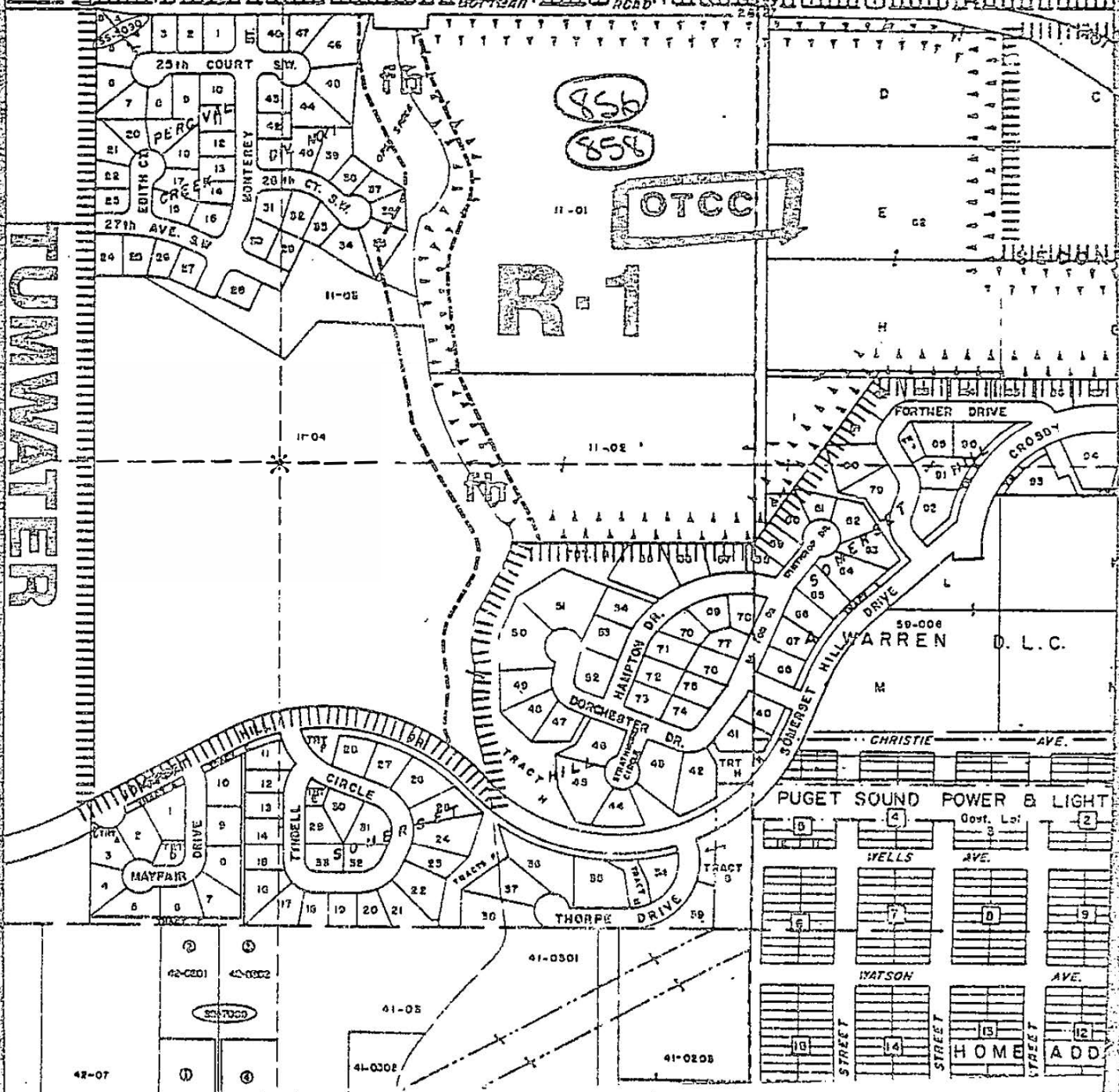
Staff Recommendation:

Since OTCC has addressed the concerns raised by staff in our original staff report dated January 25, 1984, the staff recommends approval of the OTCC Master Plan Variance and Conditional Use Permit with the following conditions:

1. Prior to commencement of site clearing or grading, OTCC shall present to the Olympia Site Plan Review Committee a detailed site plan showing:
 - a. The perimeter landscape buffer of a minimum of 30 feet in width, and comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from viewing the OTCC campus.
 - b. A 100-foot natural buffer shall be retained along the entire width of Percival Creek within the OTCC property.
 - c. Internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with the City of Olympia Development Standards and Fire Department Standards.
 - d. Intercity Transit requirements for bus pull-outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus.
2. In addition to "a" above, OTCC shall have a detailed temporary erosion control plan which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, an incorporate, mitigating measures recommended by the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.
3. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006) shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.
4. OTCC shall enter into a formal agreement with the City of Tumwater to participate in the installation of a traffic signal at Decatur and Mottman Road and participate in the upgrading of Mottman Road.

5. OTCC shall acquire an access permit from the City of Tumwater prior to construction of access to the R.W. Johnson Boulevard.
6. OTCC shall fence the property lines abutting residential subdivisions so as to prevent pedestrian or vehicular traffic from leaving the campus or entering the campus through the subdivisions.
7. The development shall occur in basically the same configuration as Exhibit "A" attached hereto, providing that Buildings R, C and C are restricted to two stories which, because of their close proximity to the southern property line, will not be adequately screened from view by the adjacent landowners.
8. The OTCC Conditional Use Permit shall be reconsidered at a public hearing if:
 - a. The gross square footage of the buildings exceeds that which is approved by this instant request, or the height of any of the buildings exceeds 3 stories or 45 feet.
 - b. The internal roadway configuration is altered resulting in a reduction of the exterior buffer areas around the perimeter of the campus, or the creek crossings are altered to a steeper or more unstable area.
 - c. The landscaped and/or buffer areas are reduced along the perimeter of the campus or the creek.
 - d. The estimated student population is increased beyond the 3,600 FTE predicted.
 - e. The resultant increase causes either one of the above criteria A, B or C to occur.
 - f. The playfield is changed to include night lighting and night activities requiring the lighting.

JG:ldc/OBA



ZONING MAP

CASE: 856-858

north

SCALE:

ADMINISTRATION	A
GENERAL CLASSROOMS	C
DINING & STUDENT ACTIVITIES	D
HEALTH & PHYSICAL EDUCATION	H&PE
LECTURE & AUDITORIUM	L
MAINTENANCE & FARRIER	M
MUSIC & ART	M&A
RESOURCE CENTER	RC
SCIENCE LABS	S
TECHNICAL LABS	T

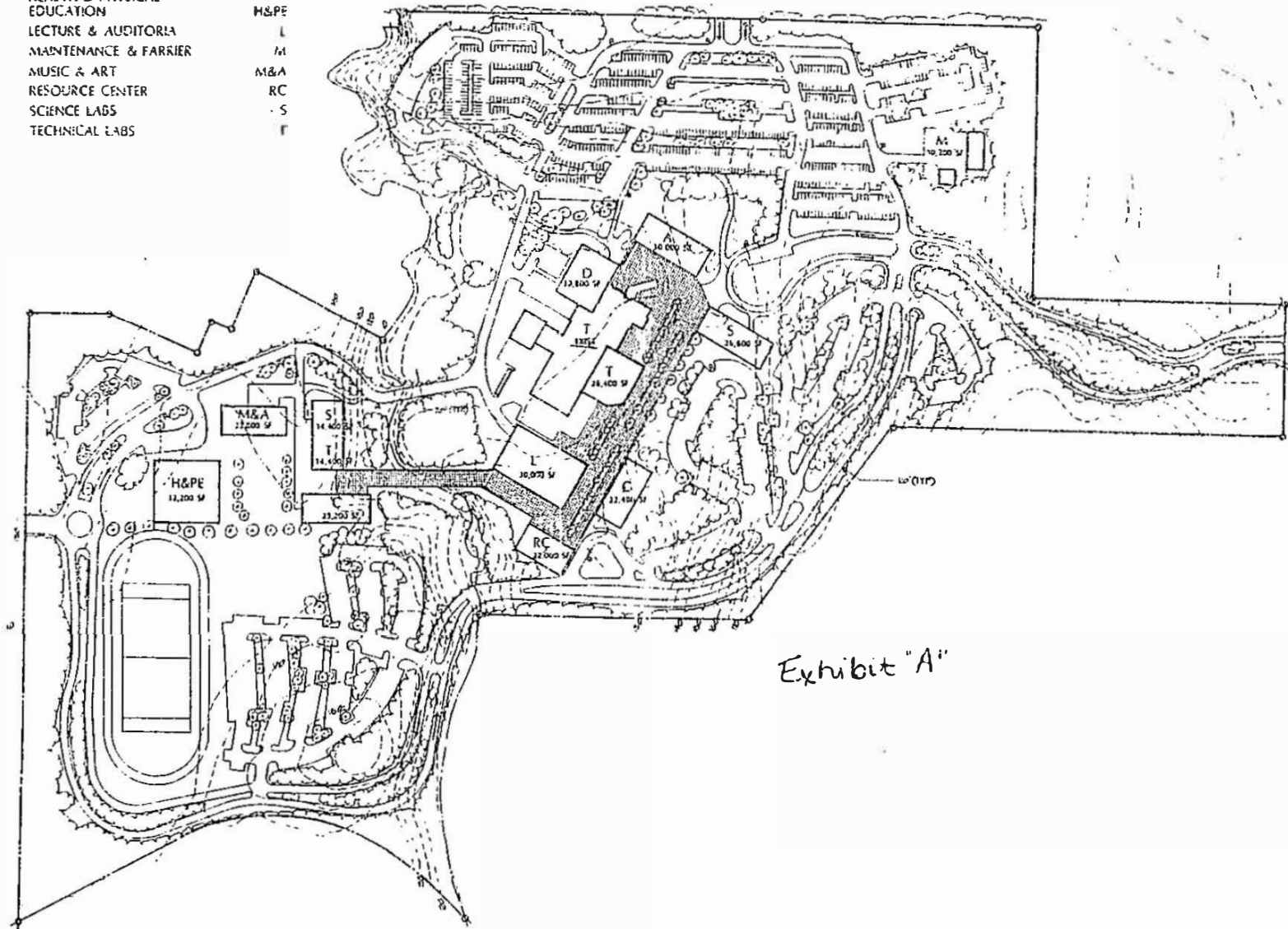


Exhibit "A"



OLYMPIA TECHNICAL COMMUNITY COLLEGE - MASTER PLAN

Olympia Board of Adjustment
Wednesday, January 25, 1984
Staff Report

Case: 856/858
Applicant: Olympia Technical Community College
Request: Approval of a Conditional Use Permit for the proposed campus master plan and approval of a variance for building heights to exceed 35 feet.
Location: South of Mottman Road S.W. between Decatur Street and Johnson Road.

Recommended Findings of Fact:

Project Description

- The proposed action consists of the adoption of a master plan to guide future development on the 87-acre campus of Olympia Technical Community College. Ultimate development would provide educational facilities for an increase from 1,200 to approximately 3,600 full-time equivalent (FTE) students. The campus would expand from approximately 126,000 gross square feet of building to 480,000 gross square feet of building.
- A Conditional Use Permit is required because the Olympia Zoning Ordinance requires schools in an R-1 (Residential Single-Family) zone to obtain a Conditional Use Permit prior to commencement of educational activities. In the case of the Olympia Technical Community College (OTCC), the college was in existence prior to annexation to the City of Olympia and has never applied for nor been issued a Conditional Use Permit. A Variance is required because building height in the R-1 zone restricts buildings to a maximum of 35 feet or 2 stories. It is proposed to build the buildings of the college campus to a height of 45 feet or 3 stories as a maximum.
- The OTCC master plan is proposing to add, over a period of 10 years in 4 phases, approximately 2,400 full-time equivalent students. The primary construction activity will occur in the center part of the 87-acre site with parking to the north, east and southwest of the main building core. The main access to the campus is to be as it currently exists from Mottman Road to the north, and from Decatur Street to the east. A new secondary access has been acquired and planned from the R.W. Johnson Boulevard to the west. A perimeter road which will be added as a part of the new construction will encircle and tie together the entire campus. A ball field and recreation area, along with the health and physical education facility, are located at the southwest portion of the site in the area where soils are not as suitable as those in the central portion of the site for intensive development. A special feature of the site is Percival Creek which flows in a north/south direction immediately to the south and west of the central core of the school facilities as proposed on the master plan site plan.

POSSIBLE PHASING

Building Facility	Phase 1 1200 FTE	Phase 2 1200 FTE	Phase 3 1200 FTE	Phase 4 1200 FTE
General Classrooms				
Academic	4,158	4,987	10,341	12,445
Vocational	2,093	3,495	5,155	6,113
Faculty Offices				
Academic	2,150	1,570	5,250	4,322
Vocational	5,870	7,719	12,005	15,678
Vocational Shops	25,645	58,810	80,113	101,130
Science Labs	4,510	19,050	19,294	10,082
Music & Art	4,819	6,250	8,000	9,150
Skill Labs	5,100	7,500	2,000	3,200
Physical Education	17,320	21,000	28,000	32,000
Learning Resource Center	17,400	26,200	32,100	37,100
Auditorium	10,500	12,500	15,000	16,500
Dining/Student Activity	15,000	21,000	29,000	34,000
Administration & Student Services	9,380	13,200	18,000	20,000
Central Services/ Maintenance	5,400	7,000	9,000	10,200
Subtotal Total GSF	(17,311)	133,310	263,766	(32,703)
Cumulative GSF (AGP x 1.43)	157,216	288,448	401,539	470,849
Existing GSF	126,353			
Incremental GSF/Phase	15,078	59,810	115,094	61,061
GSF = Assignable Square Feet				
GSF = Gross Square Feet				

Site Facility	Current Campus Condition	Implementation For Phase			
		1 1200 FTE	2 1200 FTE	3 1200 FTE	4 1200 FTE
Interior Instruction Facilities					
Arboretum	Exist	—	Expand	—	—
Greenhouse	Exist	—	Expand	—	—
Botanical Labs	Exist	—	—	Build	—
Interpretive Trails	Exist	—	—	Expand	—
Recreational Facilities					
Field (Football/Soccer)	—	Build	—	—	—
Track	—	—	Build	—	—
Percourse	—	—	—	Build	—
Pedestrian Facilities					
Landscaping	Exist	Expand	Expand	Expand	Expand
Walkways & Courtyards	Exist	Expand	Expand	Expand	Expand
Bridges	—	—	Build	—	—
Vehicle Facilities					
Busways	Exist	Expand	Expand	—	—
Bridges	—	Build	Build	—	—
Surface Parking (No. of cars)	Exist (575)	Expand (1200)	Expand (1200)	Expand (1200)	Expand (1200)
Parking Structures (No. of cars)	—	—	—	Build (170)	Build (170)
Utility Systems					
	Exist	Expand	Expand	Expand	Expand

Existing Conditions On Site:

1. That portion of the site east of Percival Creek is presently developed as a college campus with a perimeter screen of native foliage. It is currently zoned R-1 (Residential Single-Family) which allows school development as a conditional use. The college presently provides educational services for approximately 1,200 full-time equivalent students in the existing 126,000 square foot building occupying 56 acres. Parking facilities (which are currently inadequate) often spill over north of the Mottman Road right-of-way across from the main north entrance to the college campus.
2. That portion of the site west of the creek is undeveloped. Prior to acquisition by the State of Washington, the land was approved for residential development and was cleared to a large extent. Residential roads were roughed and graded, and a sanitary sewer line was extended into the property. This portion of the site is also zoned Residential Single-Family.
3. Primary access to the site is by automobile and by public transit. The campus has a fairly direct access to State Route 101 via Mottman Road and Decatur Street without traversing through any developed areas. Bus service is provided between the college and Olympia on half-hour intervals between 7:30 a.m. and 6:30 p.m. The site is served by City of Olympia police and fire protection, and City of Olympia water, garbage and sanitary sewer service.

Surrounding Land Uses and Zoning:

The north, west and south boundaries of the site currently have residential subdivisions. The southwest boundary of the site is vacant but has industrially-zoned property and is in the City of Tumwater. East of the site is Decatur Street and a vacant parcel. North of the site is Mottman Road and SR-101. Between Mottman Road and SR-101 is also located the Office Tavern.

Applicable Plans and Ordinances:

The Optimal Land Use Map under the Olympia Comprehensive Plan has the area designated for public facilities. The goals and policies of the Olympia Comprehensive Plan which are relevant to the proposed development include the following:

"GOAL: To provide a full range and appropriate siting of educational facilities.

POLICIES:

1. School siting should be coordinated with park acquisition, residential development, and arterial and sidewalk plans.
2. Multipurpose use school facilities should be expanded."

2. The Olympia Zoning Ordinance section on Schools (Academic) 18.44.200 states:

"These schools, either public or private, are those that operate on a daily schedule and that teach a curriculum approved by the State Board of Education. Colleges shall be exempt from the following conditions except when they are to be located in an R-1, R-2, RMR or PO/RM use district.

- a. The minimum building site shall be one (1) entire block or sixty thousand (60,000) square feet, whichever is most appropriate to the proposed location. Elementary schools shall not be located closer than two (2) blocks or five hundred (500) feet from an arterial street.
- b. The density shall not exceed one hundred (100) students per one (1) acre of ground, nor shall there be more than one (1) square foot floor area to two (2) square feet of ground area.
- c. Any portion of the site which abuts upon a residential use shall be screened in such a manner as to reduce the noise generated by the students."

Analysis of the Proposal:1. Building Location

The proposed master plan has located the buildings in a central portion of the 87-acre site.

The buildings are being located on soils which would support the proposed density and intensity of development.

Heights in excess of 35 feet are required according to the applicant's Draft Environmental Impact Statement because soils capable of supporting the development are limited and the topography of the site make it important to cluster the development in the center rather than sprawling over the acreage.

The tallest buildings have been located in the lowest area in the central portion of the site to mitigate the height variance. The applicant has not indicated which specific buildings will need the variance. The applicant hopes to have the flexibility to develop any of the buildings depicted on the site plan as three-story buildings, dependent upon future demand.

The minimum setback of buildings to the exterior property line is 100 feet.

The location of the structures is conceptual only. The site plan will be used as a general guide as to the future location of structures on the site. Specific building locations will be identified as site plans are presented to the Site Plan Review Committee for review and approval.

The process through which building permits will be obtained will have three phases:

- a. The first phase of the approval process is the Conditional Use Permit which will adopt a site plan and design criteria to generally fix the building and road locations, landscaping, environmental mitigation measures, and requirements for off-site improvements (such as traffic signalization and upgrading adjacent city streets).
- b. The second phase is the submittal to the Site Plan Review Committee of a site plan showing specific building locations, street and sidewalk design, utility designs (including water, sewer, storm drainage and garbage pick-up points), landscaping plans, erosion control plans, both during and after construction, bus pull-out locations, and proof of the obtainance of a Hydraulics Project Approval from the departments of Game and Fisheries for the creek crossings.
- c. The final phase will be the issuance of the building permits for the structures indicated on the site plan once the improvements have been constructed.

Of primary concern is the point at which the college can vary the conceptual site plan (master plan) before it would be necessary to amend the Conditional Use Permit by reappearing before the Board of Adjustment for approval of a new site plan.

Based upon the instant Environmental Impact Statement, the major impacts from this project are:

- a. Increased traffic;
- b. Increased surface water runoff into Percival Creek and some water quality degradation which might impact the fisheries resource in Percival Cove;
- c. Increased noise from increased activity on site;
- d. Displacement of wildlife habitat and subsequently wildlife; and
- e. Removal of trees and other vegetation.

Therefore, the OTCC Master Plan shall be reconsidered by the Board of Adjustment when:

- a. The gross square footage of the buildings exceeds that which is approved by this instant request.
- b. The internal roadway configuration is altered resulting in a reduction of the exterior buffer areas around the perimeter of the campus, or the creek crossings are altered to a steeper or more unstable area.

- c. The landscaped and/or buffer areas are reduced along the perimeter of the campus or the creek.
- d. The estimated student population is increased beyond the 3,600 FTE predicted.
- e. The resultant increase causes either one of the above criteria A, B or C to occur.
- f. The playfield is changed to include night lighting and night activities requiring the lighting.

2. Transportation and Parking Facilities

The major access to the north is from Mottman Road and to the east is from Decatur Street.

Secondary access is through the R.W. Johnson Boulevard road.

There is no description or discussion of the interior road construction standard.

There is no discussion or indication as to the location of sidewalks or their construction standard.

There is no discussion or description of the location of bicycle paths or their construction standard.

There is no discussion or description as to the location of Intercity Transit bus pullouts and shelters.

The southern roadway in the proposed location will require large cut slopes in the steep area by Percival Creek which appear to eliminate the buffer along the south side of the school property.

The traffic analysis in the Environmental Impact Statement indicates that Mottman Road and the Decatur/Mottman Intersection will deteriorate to unacceptable levels of traffic at peak hours from normal traffic vehicle round trips per day of 2,650 up to approximately 5,976.

Parking required is based upon an actual study of their full-time equivalent students at .6 parking stalls per full-time equivalent student. This is a much higher ratio than is required as a minimum in the Olympia Zoning Ordinance, Section 10.54.030(V) for schools which states:

Schools. One (1) space per classroom and office plus one (1) space for each four (4) students, normally enrolled, that are over the legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that may be adjunct to the school shall be considered a separate use and parking shall be provided as required.

Fire access lanes are indicated to be constructed in conformance with the Olympia Fire Department requirements.

3. Utilities

The proposal will utilize Olympia sewer and water. The EIS indicates that the supply is adequate to accommodate the needs of the entire master plan as proposed.

Extension of Olympia water, sewer and stormwater services will be the responsibility of the Olympia Technical Community College.

Location of fire hydrants will be in conformance with the Olympia Fire Department requirements based on the information supplied by the applicant in the Environmental Impact Statement.

The applicant has indicated that oil/water separators will be used in controlling the stormwater runoff into Percival Creek.

There has been no proposal stated regarding the protection of Percival Creek during the construction of the creek crossings.

4. Landscaping and Buffering

The applicant has indicated that 100-foot buffers on each side of Percival Creek will be provided to allow for passive recreational activities along the creek.

A perimeter buffer is proposed to visually screen traffic, buildings and light from the adjacent land owners.

There has been no width indicated for the perimeter buffer.

The applicant has indicated that OTCC will be responsible for maintaining the existing vegetation.

The applicant has indicated that landscaping will be provided in compliance with the Olympia Landscaping Standards in the Olympia Zoning Ordinance Chapter 18.60.

5. Playfield

The applicant has not indicated whether night lighting of the playfield in the southwest corner of the master plan is proposed. The applicant has not indicated whether the construction of a grandstand seating area in conjunction with the playfield is proposed.

Staff Recommendation:

The staff recommends that the applicant submit a revised master plan. The revised request would meet the criteria of the Olympia City Code and Olympia Comprehensive Plan, and mitigate impacts enumerated in the EIS if:

1. The perimeter landscape buffer is a minimum of 30 feet in width, and comprised of native vegetation whenever possible and densely planted evergreen trees to screen the adjacent properties from viewing the OTCC campus.
2. There is a 100-foot natural buffer retained along the entire width of Percival Creek within the OTCC property.
3. A plan is received showing internal and external street, sidewalk and utility construction standards in sufficient detail to determine compliance with City of Olympia Development Standards (i.e., road widths, curve radii, bike paths and sidewalks widths).
4. Intercity Transit requirements for bus pull-outs, ingress and egress to the site, and curve radii for ease of maneuvering within the campus are met.
5. A recommendation from the Tumwater City Engineer regarding the advisability and timing of traffic signal installation at the intersection of Decatur and Mottman Road and upgrading Mottman Road is received.
6. An agreement by OTCC to participate in the installation of a traffic signal at Decatur and Mottman Road and the upgrading of Mottman Road is received.
7. OTCC obtains an access permit to R.W. Johnson Boulevard from the City of Tumwater.
8. Building height is restricted to two stories for buildings RC&C, which because of their close proximity to the southern property line, will not be adequately screened from view by the adjacent landowners.
9. A detailed temporary erosion control plan which identifies the specific mitigating measures to be implemented during construction to protect Percival Creek from erosion, siltation, landslides and deleterious construction materials shall have been reviewed and approved by the City's Department of Public Works and Environmental Review Officer prior to the commencement of construction. The City staff shall review said plan with, and incorporate mitigating measures recommended by, the Washington State Department of Fisheries prior to plan approval. The temporary erosion control plan shall be adhered to throughout the construction of the development.
10. A detailed stormwater control system plan, which adheres to the recommendations of the Percival Creek Drainage Basin Study (adopted by Resolution M-1006) shall have been reviewed and approved by the Department of Public Works prior to the commencement of construction. The design of said system shall take surrounding existing and expected development into consideration. Said plan shall provide for on-site detention/retention of stormwater, and incorporate a permanent petroleum products separator system. A maintenance program for the storm

Case No. 856/858

9

January 25, 1984

drainage system, which assigns responsibilities and identifies maintenance activities and schedules, shall be a component of the stormwater control plan.

Based upon the concerns raised above regarding the lack of a proposal for bus pullouts; the failure to identify the buildings which necessitate the variance to the height requirements of the Olympia Zoning Ordinance; the absence of measures to protect the water quality of Percival Creek during construction; the failure to identify the location of bike paths, walkways, and interior street construction standards; and the failure to specify buffer widths, staff recommends the Board continue the hearing to the next meeting following receipt of revised site plan and text addressing the concerns raised above. -

JG:SH:ldc/OBA