



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

- | | |
|--|--|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input checked="" type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input checked="" type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Soil and Vegetation Plan |
| <input type="checkbox"/> Final Long Plat | <input checked="" type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: OLYMPIA HIGH SCHOOL - CLASSROOM ADDITION & FIELD IMPROVEMENTS

Project Address: 1302 NORTH STREET SE, OLYMPIA, WA 98501

Applicant: ANDY COTTRILL C/O BLRB ARCHITECTS

Mailing Address: 1250 PACIFIC AVENUE, TACOMA WA 98402

Phone Number(s): 253-627-5599

E-mail Address: acottrill@blrb.com

Owner (if other than applicant): OLYMPIA SCHOOL DISTRICT

Mailing Address: 1113 LEGIONWAY SE, OLYMPIA, WA 98501

Phone Number(s): 360-596-8565

Other Authorized Representative (if any): KURT CROSS C/O OLYMPIA SCHOOL DIST.

Mailing Address: 1113 LEGIONWAY SE, OLYMPIA, WA 98501

Phone Number(s): 360. 596. 8565

E-mail Address: KCROSS@OSD.WEDNET.EDU

Project Description: CLASSROOM ADDITIONS AND MODIFICATIONS TO THE EXIST. OLYMPIA HIGH SCHOOL AND ADDED PLAYFIELD, RELOCATED TENNIS COURTS & MODIFIED PARKING

Size of Project Site: 52.35 ACRES (ENTIRE PARCEL, NOT PROJECT LIMITS)

Assessor Tax Parcel Number(s): 0989005000

Section: 25

Township: 18N

Range: 2W

Full Legal Description of Subject Property (attached ☒):

Zoning: R-4-8

Shoreline Designation (if applicable): 25

Special Areas on or near Site (show areas on site plan):

- | | |
|---|---|
| <input type="checkbox"/> Creek or Stream (name): _____ | <input type="checkbox"/> Historic Site or Structure |
| <input type="checkbox"/> Lake or Pond (name): _____ | <input checked="" type="checkbox"/> Flood Hazard Area (show on site plan) |
| <input checked="" type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> None |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine | |
| <input type="checkbox"/> Scenic Vistas | |

Water Supply (name of utility if applicable): CITY OF OLYMPIA

Existing: ON SITE WATER MAIN (PUBLIC)

Proposed: SECTIONS OF RELOCATED WATERMAIN TO ACCOUNT FOR BUILDING ADDITIONS.

Sewage Disposal (name of utility if applicable): CITY OF OLYMPIA

Existing: ON SITE SEWER MAIN (PRIVATE)

Proposed: SECTIONS OF RELOCATED SEWER MAIN TO ACCOUNT FOR BUILDING ADDITIONS.

Access (name of street(s) from which access will be gained): NORTH STREET SE AND CARLYON AVE SE

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

DET. 8, 2018

Examiner

Initials

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Olympia High School Classroom Addition and Illuminated Synthetic Practice Field

Olympia School District



LEGAL DESCRIPTION

THAT PART OF WALKER DONATION CLAIM NO. 38, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS LYING SOUTHERLY OF CARLYON AVENUE, NORTHERLY OF NORTH STREET, WESTERLY OF THE EAST LINE OF TRACT CONVEYED TO OLYMPIA SCHOOL DISTRICT NO. 320 BY DEED RECORDED AUGUST 29, 1949, UNDER FILE NO. 454658 AND LYING EASTERLY OF THE EAST LINES OF THOSE CERTAIN PLATS KNOWN AS BREWERS EXTENSION TO MOUNTAIN VIEW ADDITION, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 125 AND ESKRIDGE SQUARE, AS RECORDED IN VOLUME 11 OF PLATS, PAGE 38.

AND

A PORTION OF THE R. M. WALKER DONATION CLAIM NO. 38, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF LOG CABIN ROAD WITH THE EAST LINE OF SAID DONATION CLAIM; THENCE WEST ALONG SAID CENTER LINE OF ROAD 1150 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE WEST ALONG SAID CENTER LINE 580 FEET, MORE OR LESS, TO THE EAST LINE, OR SAID EAST LINE EXTENDED SOUTHERLY, OF THE TRACT DEEDED TO OLYMPIA SCHOOL DISTRICT NO. 320, BY DEED RECORDED AUGUST 29, 1949, IN VOLUME 240 OF DEEDS, PAGE 429, UNDER AUDITOR'S FILE NO. 454658; THENCE NORTH 1°40'03" EAST TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT TRACT; THENCE NORTH 88°39' EAST TO A POINT NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE POINT OF BEGINNING; EXCEPT THE NORTHERLY 30 FEET THEREOF FOR CARLYON AVENUE;
ALSO EXCEPT THE SOUTH 25 FEET THEREOF FOR NORTH STREET;
ALSO EXCEPT ANY PORTION LYING WITHIN McCORMICK STREET S.E. AND HENDERSON BOULEVARD.



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Project Name: OLYMPIA HIGH SCHOOL ADDITION & FIELD IMPROVEMENTS

Project Address: 1302 NORTH ST. S.E., OLYMPIA, WA 98501

Name of Applicant: ANDREW COTTRILL, BURB ARCHITECTS

	EXISTING	TO BE ADDED	TOTAL
Parcel Area / <u>SITE AREA</u>	<u>2,280,336</u> / <u>1,953,361</u> sq. ft.	<u>0</u> sq. ft.	<u>2,280,336</u> / <u>1,953,361</u> sq. ft.
Number of Lots <u>1</u>	<u>1</u>	<u>0</u>	<u>1</u>
IBC Building Type	<u>IIA & V-N</u>	<u>V-N</u>	
Occupancy Type	<u>E</u>	<u>E</u>	
Number of Buildings	<u>4</u>	<u>1</u>	<u>5</u>
Height	<u>51</u> ft.	<u>0</u> ft.	<u>51</u> ft.
Number of Stories (including basement)	<u>2</u>	<u>0</u>	<u>2</u>
Basement	<u>0</u> sq. ft.	<u>0</u> sq. ft.	<u>0</u> sq. ft.
Ground Floor	<u>232,364</u> sq. ft.	<u>25,806</u> sq. ft.	<u>258,170</u> sq. ft.
Second Floor	<u>9340</u> sq. ft.	<u>10,669</u> sq. ft.	<u>20,009</u> sq. ft.
Remaining Floors (number _____)	<u>0</u> sq. ft.	<u>0</u> sq. ft.	<u>0</u> sq. ft.
Gross Floor Area of Building	<u>241,704</u> sq. ft.	<u>36,475</u> sq. ft.	<u>278,179</u> sq. ft.
Landscape Area	<u>764,900</u> sq. ft.	<u>-89,760</u> sq. ft.	<u>675,140</u> sq. ft.
Number of Vehicular Parking Spaces	<u>607</u>	<u>11</u>	<u>618</u>
Number of Long Term Bike Spaces	<u>2</u>	<u>31</u>	<u>33</u>
Number of Short Term Bike Spaces	<u>98</u>	<u>0</u>	<u>98</u>
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	<u>982,406</u> sq. ft.	<u>90,231</u> sq. ft.	<u>1,072,637</u> sq. ft.
Total Impervious Surface Coverage (new and proposed)	<u>982,406</u> sq. ft.	<u>90,231</u> sq. ft.	<u>1,072,637</u> sq. ft.
Sewer (circle one)	<u>City</u> / Septic	<u>City</u> / Septic	
Water (circle one)	<u>City</u> / Well	<u>City</u> / Well	

PROJECT DESCRIPTION: Please provide a separate, typed, detailed description.

Each request for **Land Use Review** shall accompany a **General Land Use Application**. (Refer to the General Land use Application for submittal requirements.) The submittal must include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form.
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, fire lane if applicable, streets and roads, with widths and outside turning radii for emergency and solid waste vehicles.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number and location of both long term and short term bicycle parking facilities.
5. Existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sanitary sewer lines and stormwater lines, streetlights, wells, septic tanks and drainfields.
7. Drainage Control Plan for the project including site development drawings, Drainage Design Report, Construction Stormwater Pollution Prevention Plan, and Stormwater Site Management Plan as required. (See Volume I, Chapter 3 of the Olympia Drainage Design and Erosion Control Manual – DDECM.)
8. Existing and proposed contour lines.
9. Location of critical areas such as wetlands, streams, hillsides, and lakes with associated wetlands and buffers as outlined in OMC 18.32.
10. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas as required in OMC 18.36.
11. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30") or a volume of twenty (20) cubic feet.
12. Soil and Vegetation Plan as outlined in OMC 16.60.
13. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the Olympia Traffic Impact Analysis Guidelines.)
14. WATER, SANITARY SEWER, STORMWATER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia vertical datum (NAVD88) – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer's/Land Surveyor's stamp, signed and dated.
 - Plans submitted on 22" x 34", 24" x 36" sheet size.
 - Rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.

15. SANITARY SEWER / SEWER MAIN Plan to include:
- Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View with horizontal and vertical scale.
16. WATER (Main) Plan to include:
- Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any backflow prevention device location(s).
 - Profile View with horizontal and vertical scale.
17. STORMWATER Facilities Plan to include:
- Plan view with all elements identified at scoping meeting, and required elements for site development drawings from Chapter 3, Volume I of the DDECM, and catch basin and or manhole rim and invert elevations, size of pipe, and if applicable, outlet control details(s) with elevations, pond dimensions with elevation, treatment facility, detention facilities, and onsite stormwater management features.
 - Profile view of storm water pipe and structures within streets and public right of way
 - Detail sheets as necessary to sufficiently depict and verify proposed stormwater components match any hydraulic or hydrologic modeling in the Drainage Design Report.
18. SOLID WASTE Collection Plan including:
- Identify solid waste enclosure site location on street and site plans.
 - Show solid waste container type(s) and size(s), for example carts, dumpsters, drop boxes and compactors, as applicable.
 - Show collection vehicle ingress and egress into and out of the site, without backing onto streets, and approach and access to the enclosure(s).
 - Show minimum turning radius and access width, consistent with current requirements in Chapter 8 of the most current City of Olympia Engineering Design and Development Standards.
 - Show hard surface access to enclosure location, with a maximum slope of 3%.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

11/21/2017

Date



DESIGN REVIEW APPLICATION - CONCEPT

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Project Planner: _____ Related Cases: _____

Project Name: OLYMPIA HIGH SCHOOL AND ATHLETIC FIELD ADDITION

Site Address: 1302 NORTH 45TH ST. SE.

Applicant Name: ANDREW COTTRILL - BLRB ARCHITECTS

Phone Number: 253.627.5599

E-Mail Address: acottrill@blrb.com

Project Narrative: Three separate additions to the existing Olympia High School and a new synthetic turf field, Relocated tennis courts and Reconfigured parking.

Submittal Requirements:

1. General Land Use Application

2. Narrative describing the proposal

3. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.

4. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/package (separate from engineering plan set).**

5. Context Plan including plan and elevation views in relation to surrounding properties illustrating:

- ☒ Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
- ☒ Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.

6. Preliminary Site Plan illustrating:

- ☒ Property lines with distances.
- ☒ Adjacent public rights-of-way.
- ☒ Existing and proposed grades at 2-foot contour intervals.
- ☒ Existing and proposed site features, including stormwater facilities.
- ☒ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
- ☒ Location of above ground mechanical or utility equipment.
- ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
- ☒ Parking area layout, including loading areas, and short and long-term bicycle parking.
- ☒ Solid waste collection location.

6. Preliminary Landscape Plan illustrating:

- ☒ All features included in the preliminary site plan.
- ☒ Location of existing (to remain) and proposed plants.

- ☒ Type of existing and proposed plants (i.e., groundcover, shrub, tree), include native (N) or non-native (NN).
- ☒ Graphic depiction of the size of proposed tree canopies at maturity on plan.
- ☒ Clearly delineated and labeled landscape, hardscape, and building areas.

7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:

- ☒ Building elevations of all sides of the building(s) labeled north, south, east and west elevation.
- ☒ Finished floor elevations
- ☒ Location of exterior steps and stairways.
- ☒ Location of building doors and windows.
- ☒ Area(s) on building where signs will be installed.