

Olympia High School Classroom Addition and Illuminated Synthetic Practice Field

Olympia School District



PROJECT NARRATIVE

William Winlock Miller (OHS) was designed by NBBJ Architects and opened on its current site in 1961. It served community needs until 2000 without a major alteration. In 1998-2000, the existing ten-building campus was redesigned, modernized, and expanded, by BLRB Architects, to 233,960 GSF and was co-joined into two structures -- the main building and the Applied Arts building (near the baseball diamond). There are ten portable classrooms at this time. Five portables (two doubles) are near the tennis courts and three are located in the courtyard between the auxiliary gymnasium and Allied Arts building.

This proposal shall provide 21 new classrooms – one of which is for music instruction. The owner's program also provides a new synthetic turf practice field with lighting. On-site parking capacity is currently 607 and split between 151 at Ingersoll Stadium and 456 stalls located to the south, north, and west sides of the building.

This proposal has approximately 36,475 GSF of new space, in three locations. A two-floor, 25,965 GSF, classroom addition will be north of the commons and west of the Performing Arts Center. A 1,600 GSF music instruction space is planned in the courtyard west of the existing music rooms. Lastly, this proposal shall provide four science labs (8,910 GSF) with prep rooms in a single-story structure between the current science rooms and the Allied Arts building to connect the two spaces through open air passageways which currently are not linked to the main building.

Interior modernizations and space use improvements of approximately 1,860 GSF involve a secured vestibule at the south main entry and main office / waiting area revisions. This proposal will also include interior painting, and flooring enhancements; relocation of administration spaces to the new north entry for improved security at the student parking and drop-off zone.

The existing ten portable classrooms shall be removed when work is completed. This design proposal seeks master plan growth potential for another 4 classrooms planned for the future on the West end of the two-story addition. The school district does want the City of Olympia to acknowledge this as future capacity.

Additional parking will be provided at the south turnaround and drop-off, and we propose 28 stalls. There is the potential for new parking west of the new synthetic turf field, however the owner elects not to compromise the practice fields and javelin throw zone that currently exists.

This project has held two informational code related meetings with the City prior to pre-submission and the pre-submission meeting was held on June 14, 2018.

The site will exceed the 40% maximum impervious surface threshold and 50% maximum hard surface threshold currently specified in OMC 18.04.080 for parcels zoned R-4-8. We respectfully request a variance from these thresholds. We request permission to exceed the impervious surface threshold by 12.2% and the hard surface threshold by 6.2%. The information below summarizes the surface coverages in the existing condition and the proposed condition.

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Existing Condition

Impervious: 20.81 acres (50.3% - 10.3% above the maximum allowed)

Pervious Pavement: 1.52 acres (3.7%)

Total Hard Surface (impervious + pervious pavement) = 22.33 acres (54.0% - 4.0% above the maximum allowed)

Pervious: 19.01 AC (46.0%)

Total: 41.34 AC

Proposed Condition

Impervious: 21.58 acres (52.2% - 12.2% above the maximum allowed)

Pervious Pavement: 1.67 acres (4.0%)

Total Hard Surface (impervious + pervious pavement) = 23.25 acres (56.2% - 6.2% above the maximum allowed)

Pervious: 18.09 AC (43.8%)

Total: 41.34 AC

It is our understanding that amendment to OMC 18.4.080 may be approved in the near future, which would increase the maximum thresholds for impervious and hard surfaces.