

## CITY OF OLYMPIA HEARING EXAMINER

## STAFF REPORT

March 11, 2019

**Project Name /File No.:** Capital High School- Performing Arts Center 18-3543

**Applicant:** McGranahan Architects

**Authorized Representative:** Olympia School District

**Requested Action:** The applicant is seeking a Conditional Use Permit to construct a new 27,000 sq. ft. performing arts center and other associated site improvements at Capital High School. Also included is a request for height variance to exceed the maximum height allowance for the new performing arts building.

**Project Location:** 2707 Conger Avenue NW

**Zone District:** Residential 4-8 (R-4-8) Unit Per Acre

**Comprehensive Plan Designation:** Low Density Neighborhood and Urban Corridor

**SEPA Determination:** The Olympia School District was lead agency for issuing a State Environmental Policy Act determination. A Mitigated Determination of Nonsignificance was issued on January 29, 2019 (Attachment 2). The comment period ended on February 12, 2019 and the appeal period expired on February 19, 2019. No appeal of the SEPA determination was filed with the Olympia School District.

**Public Notification:** Public notification of this hearing was issued on February 8, 2019. Notice was mailed to property owners within 300 feet of the subject property, parties of record, and recognized neighborhood associations; posted on-site; and published in *The Olympian* on February 12, 2019, in conformance with OMC 18.78.020 (Attachment 3).

**Staff Recommendation:** Approve, subject to conditions

**Staff Contact:** Paula Smith, Associate Planner  
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## I. BACKGROUND INFORMATION

### A. Property Description and Context

The Capital High School is located in the northwest area of the City of Olympia. The school campus is located on a 44.91 acres, located at the corner of Cooper Point Rd NW and Conger Avenue. The existing school campus was originally built in 1975 and has had many improvements including additions, classroom portables, sport field improvements and other site improvements over the years.

The following uses and zoning surrounding the project site are as follows:

- To the north are primarily single family housing, to the northeast is Jefferson Middle School. Zoning is Residential.
- To the east are a mix of single family homes and multi-family developments. Zoning is Multifamily Residential and Low Density Residential
- To the south are multi-family housing and commercial uses. Zoning is Professional Office/Residential Multifamily and High Density Corridor which is a commercial district.
- To the west is primarily land owned by the City of Olympia, known as Grass Lake Nature Park and a variety of Commercial uses. Zoning is Residential Low Impact and High Density Corridor.



**B. Project Description:**

The Conditional Use Permit sought is for a new performing arts center building totaling approximately 27,000 square feet, creation of new parking areas, interior and exterior improvements and other site improvement including construction of a new pedestrian trail through the site and a new driveway exit located at the northeast boundary of the site. The applicant has indicated that the proposed project does not create increased capacity for students at the school. There is an existing theater in the school that will still be utilized as such. The new building will be located northwest of the main school building. Because of the function of the new building being a theater and performing arts center, a variance request (Attachment 4) is being sought for increased building height for the fly house portion of the building (see variance section of this report for more details).

**C. City Review Process**

Application Submittal: After the Conditional Use Permit (Attachment 5) and Variance application was submitted, a Notice of Application (Attachment 6) was issued on August 20, 2018 and a public notice sign was posted at the project site.

Neighborhood Meeting: The City and the applicant co-hosted a neighborhood meeting on September 12, 2018. The purpose of this meeting was to provide business and property owners, neighborhood associations and the general public an opportunity to receive detailed information about the proposal, the City regulations and the review process. The meeting had minimal attendance from the public and the public that had attended, raised no concerns about the project.

Staff Review: City staff reviewed the project for compliance with applicable codes, standards and ordinances. It was determined that based on the submitted plan, the applicant would need to submit for a deviation from the Engineering Design and Development Standards (EDDS) for construction standards on the pedestrian trail. See deviation section below for more details. The Site Plan Review Committee made a recommendation on February 20, 2019 for the hearing examiner to approve the conditions use permit subject to a number of conditions, as provided at the end of this report.

Hearing Examiner Authority

Per OMC 18.82.120 a conditional use permit and variance application is within the jurisdiction of the Hearing Examiner.

**II. APPLICABLE REGULATIONS AND ANALYSIS.**

This section identifies specific regulations in the Olympia Municipal Code that apply to the proposed project. Staff's responses to these standards are noted in italics.

- A. City of Olympia Comprehensive Plan
- B. OMC 14.04 Environmental Policies
- C. OMC 16.60 Tree, Soil and Native Vegetation Protection and Replacement
- D. OMC 18.04 Residential Districts
- E. OMC 18.12 Historic Preservation
- F. OMC 18.36 Landscaping

- G. OMC 18.38 Parking and Loading
- H. OMC 18.48 Conditional Uses
- I. OMC 18.66 Variances and Unusual Uses
- J. OMC 18.100 Design Review
- K. Engineering Design and Development Standards (EDDS)/Drainage Design and Erosion Control Manual

Below are details of the applicable regulations, as well as findings and conclusions applicable to the application.

## A. COMPREHENSIVE PLAN

The subject property is designated Low Density Neighborhood and Urban Corridor on the Future Land Use Map. The City of Olympia Comprehensive Plan within the Public Services section includes the following statements and policies that are relevant to schools:

### Public Services

**Goal S1:** Schools are well located.

**PS1.1** Include the needs of schools, such as pedestrian safety and a quiet environment, when making land use decisions for nearby areas.

**GS1:** Neighborhoods are strong due to partnerships between residents and schools.

**PS1.2** Build schools in central locations within areas they serve and on sites that will allow children to walk safely to school.

**PS2.1** Encourage school districts to retain their existing sites, as the schools are critical to maintaining a strong and healthy neighborhood.

### Finding/Conclusion:

*Together with the Conditions, noted at the end of this report, the proposed project will further these goals and policies of the Comprehensive Plan.*

## B. ENVIRONMENTAL POLICY (OMC 14.04)

During the land use review process, city staff identified an off-site improvement that was needed in order to connect a pedestrian pathway on the school property through property owned by the City of Olympia to an adjoining sidewalk and right of way on Bush Avenue NW. OSD was lead agency on issuing the SEPA Determination and they considered this off site improvement request before they issued a Mitigated Determination of Non significance (MDNS) on January 29, 2019 (Attachment 2). The notice had a 2 week comment period and 21 day appeal period, which ended on February 19, 2019. No appeal of the SEPA MDNS was filed with the OSD. Comments were received during the SEPA comment period (Attachment 7) and OSD provided a copy to city staff for the record and are summarized below:

- Washington State, Department of Ecology. The comments address soil contamination, erosion control measures and fill that the developer would need to adhere to.
- Olympic Clean Air Agency. The comments address regulations required for all demolition projects that need to be followed.

The SEPA MDNS mitigated measure listed on the notice states:

The applicant is required to construct a trail on a portion of the school property and property owned by the City of Olympia along Bush Avenue NW and shall be constructed to meet the City of Olympia Engineering Design and Development Standards.

*Findings/Conclusions: City staff agrees with the mitigated measure issued with the MDNS and made no further comment during the comment period. City staff reviewed the agency comments that OSD received and finds those conditions or requests acceptable and should be followed.*

#### **C. OMC 16.60, TREE, SOIL, AND NATIVE VEGETATION PROTECTION AND REPLACEMENT**

The project is subject to standards in OMC 18.60 regarding tree densities and tree protection during construction. Developed properties are required to meet the minimum density of 30 tree units per acre.

*Findings/Conclusions: Improvements are proposed to formalize the pedestrian trail through the southwest portion of the site, the number of trees to be removed or in need of protection is unknown at this time, a updated Soils and Vegetation Plan will need to be updated and submitted for review and approval prior to engineering permit issuance. As conditioned, the project will comply.*

#### **D. OMC 18.04, RESIDENTIAL DISTRICTS**

This proposed project is subject to the regulations of the OMC 18.04, and include, but are not limited to, the Development Standards set forth below:

##### **1. 18.04.040, Table 4.01 Residential Permitted Uses**

Schools are listed as a conditional use in the R-4-8 Residential District.

##### *Findings/Conclusions:*

*The subject property is located in the R-4-8 Residential zoning district. A Conditional Use Permit is being sought for the new building and other improvements to the school campus.*

##### Residential Development Standards 18.04.080- Table 4.04:

<i><b>R-4-8 Development Standard</b></i>	<i><b>Required (OMC 18.04.080 Table 4.04)</b></i>	<i><b>Proposed Project</b></i>
Minimum Front Yard Setback	20 feet	Meets standard
Minimum Side Yard Setback	5 feet	Meets standard
Minimum Rear Yard Setback	20 feet	Meets standard
Maximum Building Height	35 feet	54 feet- Variance Requested
Maximum Stories	2	Meets standard
Maximum Impervious Coverage	40%	Exceeds standard
Maximum Hard Surface Coverage	50%	Meets standard

*Findings/Conclusions: Generally, the standards in OMC 18.04 are met, with the exception of the amount of impervious coverage proposed by the project. The zoning code allows sites of this size, a maximum of 40% of impervious surface coverage and the proposed project appears to exceed with a*

*total of 45.48% of impervious surface. The Capital High School campus consists of three parcels. Based on the information provided on the application, it has been determined that all three parcels were not used for calculating the total amount of impervious surface. It appears that the project would comply if all three parcels are used in this calculation. As conditioned, the project will comply.*

- 2. 18.04.060CC Schools.** Per OMC 18.04.060CC, This section of the code addresses criteria to establish a school with regards to site size, outdoor play areas, building size, screening and requirements for portables and expansions.

- a) Site Size. Middle and high schools in residential districts and elementary schools in all districts shall have a minimum site size of one (1) acre per one hundred (100) students.

*Findings/Conclusion: As noted in the documentation provided by the applicant at submittal, the document states that the Olympia School District Facilities Plan has noted capacity for enrollment at Capital High School is 1680 students. This would require the site to be at least 17.00 acres in size. The existing school campus is on approximately 40 acres which far exceeds the minimum site size for schools.*

- b) Outdoor Play Area. Sites accommodating elementary schools with ten (10) or more students shall contain at least two (2) square feet of open space (consistent with Section [18.04.080\(J\)\(1\)](#)) for every one (1) square foot of floor area devoted to classrooms.

*Findings/Conclusion: This project site is a high school and therefore does not apply.*

- c) Building Size. The building, or the portion of the building used as a school, shall contain at least eighty (80) square feet of gross floor area per student enrolled at the school. The Hearing Examiner may allow a smaller building size if the applicant demonstrates that less space is needed to accommodate the proposed school.

*Findings/Conclusion: The building size after the proposed project is complete will total 273,000 of gross floor area. With the enrollment capacity of 1680 student, the school would need to be at least 134,400 square feet in size to meet this criteria. Even without the proposed expansion, the school meets this criteria.*

- d) Screening. Any portion of the site which abuts upon a residential use shall be screened.

*Findings/Conclusion: The portion of the site that abuts a residential use currently screened by existing vegetation. The new proposed parking stalls along the east boundary of the site may need additional landscaping incorporated with existing trees to meet screening requirements. The project is conditioned to comply.*

- e) Portables. Portable classrooms are permitted as accessory uses for an existing school. However, installation of more than ten (10) portables per school shall require conditional use approval. All portables and other accessory buildings must comply with screening requirements.

*Findings/Conclusion: No new portables are proposed.*



- f) Building Expansion. Building expansion depicted in a City-approved master plan or comprising no more than ten (10) percent of a preapproved floor plan is permitted. Greater expansion shall require conditional use approval. All incremental expansions are considered cumulative.

*Findings/Conclusion: The existing building totals 248,431 square feet and the proposed new building being 27,000 square feet exceeds 10% and requires an approval through a conditional use permit.*

## **E. OMC 18.12, HISTORIC PRESERVATION**

### **18.12.140 Cultural Resources**

Cultural Resources shall be protected from damage during construction and all other development activities. Development projects that require a State Environmental Policy Act (SEPA) threshold shall be required to sign an Inadvertent Discovery Plan (IDP) prior to construction permits.

*Finding/Conclusion: As answered in the Environmental checklist filled out and provided by the applicant, according to the Washington Information System for Architectural and Archaeological Records Data (WISSARD) Predictive Model, the project site shows a moderate risk for archaeological resources. As conditioned, the project will comply with OMC Chapter 18.12.*

## **F. OMC 18.36, LANDSCAPING**

**18.36.040 Applicability.** The chapter applies to all development applications.

*Findings and Conclusions: A landscaping plan has been submitted. The plan will need to be revised to show all new parking areas on the site which are subject to parking lot landscaping and screening requirements. Final landscaping plans are typically submitted at engineering plan review. As conditioned, the project will comply.*

## **G. OMC 18.38 PARKING AND LOADING**

Vehicle parking requirements for high schools are 1 space for every classroom and office, plus 1 space for each 4 students that are normally enrolled and are of legal driving age. Public assembly area, such as auditoriums, stadium, etc. that are primary uses may be considered a separate use.

*Findings and Conclusions: City staff reviewed a Parking Analysis (Attachment 8) that was provided by the applicant. This document indicates there is a required 424 vehicle stall needed based on the potential capacity for 1,680 students, offices and classrooms including portables. The proposed plan indicates a total of 425 parking stall with areas for alternate parking for a total of 458 stalls. Per OMC 18.38.080.A, no modification request is required to increase or decrease the number of required spaces if it within 10 percent of the required number of spaces required.*

*City staff agrees that using the total future student capacity count for calculating required parking is reasonable, which allows the school to increase the number of students without the requirement to add additional parking later. Therefore, city staff agrees that the proposed 458 parking stalls meets the parking code.*

*The public use of assembly areas found in the new performing arts center would typically be used after school hours. Therefore, it is not necessary to require parking for this use in addition to that which is required for the school.*

Bicycle Parking requirements for both long and short term spaces for high schools are one (1) per five (5) classrooms plus one (1) for each 40 students and may also require one per four thousand five hundred (4500) assembly seats, with a minimum of two (2) long term and four (4) short term spaces.

*Findings and Conclusions:*

*Currently, there are only 20 long term bicycle spaces that the school campus provides, this is non-conforming and does not meet the 54 required spaces that would be required to serve the campus including the proposed project. There is no proposal by the applicant to add additional long term spaces. There are 31 existing short term bicycle spaces and the proposal is to remove and replace with 54 new spaces and placed in a better location for easier access to students. City staff concludes that the required bicycle parking that should be required for this project should only be of that which is being increased and not what the overall code requires for the entire school. This is where city staff did apply the separate use of the assembly area calculation to determine the required minimum. Therefore, two (2) long term and four (4) short term bicycle spaces should be provided and serve the performing arts center building. The project has been conditioned to comply.*

#### **H. OMC 18.48 CONDITIONAL USES**

Per OMC 18.48.040, the Hearing Examiner may impose additional conditions on a particular use if it is deemed necessary for the protection of the surrounding properties, the neighborhood or the general welfare of the public.

*Findings/Conclusion:* *Staff is recommending one additional condition that seems necessary to ensure protection of surrounding properties. The new egress only driveway proposed in the northeast corner of the campus site needs to be designed in a manner that avoids conflicts with existing improvements such the crosswalk and accessible ramp to the west and the designed to consider the existing access gravel if it is utilized by that property owner directly to the east of the school district parcel. OSD has indicated that this gravel driveway is actually on school district property.*

*It is necessary to identify the exact location of both driveways and have details showing that the proposed new egress driveway, existing gravel driveway and the other street improvement won't cause conflicts. If conflicts are identified, the applicant will need to provide a resolution. The project has been conditioned to comply.*

#### **I. OMC 18.100 DESIGN REVIEW**

The project has a building area greater than 5,000 square feet that requires a Conditional Use Permit located in a residential zone and is subject to design review requirements outlined in OMC 18.110 Basic Commercial Criteria. Conceptual and Detail Design Review are both required.

*Findings/Conclusions:* The applicant applied for Conceptual Design Review and went before the Design Review Board on October 11, 2018. The Board reviewed a Context Plan, Site Plan, Landscaping Plan and Building Elevations Plans. The Design Review Board recommended approval of



conceptual design review with no conditions (Attachment 9). The Board members did find that the proposed increased building height was acceptable and recommends that the hearing examiner approve the project.

#### **J. ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS)/DRAINAGE DESIGN AND EROSION CONTROL MANUAL (DDECM)**

The Civil Plan Set date stamped received August 16, 2018 (Attachment 10) has been reviewed for compliance with the EDDS relative to sewer, water, solid waste, streets and street trees and Preliminary Drainage Report (Attachment 11) for compliance to the DDECM for stormwater. Generally, the project conceptually meets the applicable codes and standards, with the exception of the following:

##### **EDDS Chapter 3, General Public Works Consideration, Section 3.100.B Easements**

An easement width for a single city utility shall be 20 feet in width.

*Findings/Conclusion: City staff determined that the relocated water main line shall connect to the existing water main further south than what is currently being shown on the plan. The point of connection shall be at a point where the existing main is compliant with easement separation per EDDS 3.100, which is 20 feet. The project is conditioned to comply.*

##### **EDDS Chapter 2.040.B.3e**

Residential blocks with a perimeter greater than 1800 feet shall contain a public pathway near mid-block that conforms to the EDDS. The standards, under Section 4E for Trails or Shared Use Paths a neighborhood collector trail would require a paved pedestrian trail with lighting.

*Finds/Conclusions: The applicant submitted for a deviation to the standards to construct the pedestrian trail with gravel instead of being paved and without lighting and the City Engineer approved the applicants request (Attachment 12). The pedestrian trail is proposed to be constructed from Bush Avenue through the school site. The project is conditioned to comply.*

#### **III. PUBLIC COMMENTS**

Two (2) public comments were received through the review process on this project (Attachment 13). One of the comments received was from the property owner just east of the school campus who raised concerns about the proposed improvement adjacent to their property.

*Findings/Conclusion: City staff identified that additional details are needed regarding the proposed egress driveway and how it will align with other street improvements and with the existing gravel driveway utilized by the neighboring property. Detail provided in Section II.H Conditional Uses above.*

#### **IV. VARIANCE REQUEST**

The applicant is requesting a variance to exceed the maximum height standard of 35 feet, in order to construct a 54 foot “fly loft” for the Performing Arts Center building. The Director of Community Planning and Development has provided a response to the criteria below that supports the recommendation to approval the variance.

Per OMC 18.660.20, before a variance can be granted the Hearing Examiner shall find that the following circumstances exist.

1. That the proposed variance will not amount to a rezone or constitute a change in the district boundaries shown on the Official Zoning Map;

*Applicant Response:* *The property is zoned R4-8 where schools are permitted as a Conditional Use (OMC 18.04 T4.01). No rezone or district boundaries changes are sought.*

*Director Findings:* *The subject property is zoned R-4-8 Residential. Granting of the variance will not amount to a rezone or change in district boundaries.*

2. That because of special circumstances relating to the size, shape, topography, location, or surroundings of the subject property the variance is necessary to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located;

*Applicant Response:* *The variance request is being sought to accommodate the functional size and shape requirements of the theater stage fly-loft and production level areas. Olympia High School, similarly sited in zone R4-8, was granted a height variance for its Performing Arts Center.*

*Director Findings:* *The variance is not necessitated by the nature of the site, but by the proposed use of the site. It appears that adherence to the height limit would not deprive the property owner of rights commonly enjoyed by other properties in the district.*

*However, the large site allows the applicant to set the proposed structure back at least 150 feet from Conger Avenue. With the existing vegetation along the street frontage and what is proposed for on-site trees adjacent to the building, greatly diminishes the proposed structures visual impact.*

*Other school campuses, such as Olympia High School have had variances granted for increased building height for similar projects.*

*Per OMC 18.04.080.I, Existing State Community College Educational Facilities located in the R-4-8 district are allowed a maximum building height of sixty (60) feet if the building is setback from the adjacent residential zoned property by 100 feet. Since this is similar in nature, staff supports the variance to allow the same rights as other educational facilities, located in the same residential zoning district. The proposed new building meets the required 100 foot setback from other residential zoned properties.*

3. That the special conditions and circumstances do not result from the actions of the applicant;

*Applicant Response:* *School districts often provide theaters in larger high schools to align with curriculum and community expectations. The zoning code recognizes that school facilities may be conditionally sited in Residential Districts, where height variances may be required to accommodate the building and use.*

Director Findings: *The proposed height increase is requested to accommodate a facility routinely included in high schools.*

4. That granting of the variance will not constitute a grant of special privilege inconsistent with the limitation upon uses of other properties in the vicinity and zone in which the property is located;

Applicant Response: *Although theater stage fly-loft and production levels are not explicitly identified in the code, the variance request is consistent with additional height allowances for roof projections (OMC 18.04.080 I-1). Similar height variance requests for theaters have been granted at other school sites, and similar height variance requests are often granted for school facilities like gymnasiums where the added height is associated with the function.*

Director Findings: *The variance is proposed for an existing public school. Under OMC, schools are allowed with a conditional use permit in residential districts. The variance will support will support the inclusion of an auditorium on this property to support programs to the areas high school students. The application indicates that the gymnasium is current building is located north of the gymnasium which is approximately XX feet in height. Approval of the variance would not grant special privilege to the applicant. The requested variance is in keeping with other school campuses in the Olympia.*

5. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated; and

Applicant Response: *As an educational facility and performing arts venue, the proposed building is intended to be a community asset. To minimize impact on adjacent properties, the proposed building is set back from the street approximately 150 feet. This is further from the street than the existing school which is set back 100 feet.*

Director Findings: *The Performing Arts Center will meet all applicable codes and regulations which are enacted to protect public health and safety, the granting of this variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which subject property is situated.*

6. That the variance is the minimum variance necessary to provide the rights and privileges described above.

Applicant Response: *The building height is based on functional space needs of a theater and associated life safety requirements of theaters. The proposed building location on the site takes advantage of the topography and lessens the visual impact of the height. For the building type proposed, the requested variance height is the minimum required.*

Director Findings: *The additional height of the building is the minimum necessary to provide the same use rights as other schools with the same facilities.*

## V. CONCLUSION AND RECOMMENDATION

Pursuant to OMC 18.72.100, the Director recommends to the hearing examiner that the variance be approved. The Site Plan Review Committee (SPRC) finds that the project, as conditioned, meets all applicable codes and standards and recommends approval of the conditional use permit with the following conditions:

### **Conditional Use Permit, conditions of approval:**

1. **Approved Site Plan.** The site plan shall be substantially in conformance with the site plans A.101.B and C1.0 date stamped received February 5, 2019 (Attachment 14), as modified by conditions of approval herein, and as modified by the Hearings Examiner.
2. **Long and Short Term Bicycle Parking.** A minimum of two (2) long term and four (4) short term bicycle stalls shall serve the Performing Arts Center building meeting the standards set forth in OMC 18.38.220.C. . The details of the location and cut sheets of the racks to be used will be required at time of Detail Design Review application and provided on plans submittal for building permit review.
3. **Landscaping Plan.** Provide the final landscaping plan prepared in compliance with OMC 18.36 with engineering permit application.
4. **Perimeter and Parking Lot Landscaping.** New parking area proposed on the east boundary of the site may need additional perimeter landscaping to meet the Visual Screen (Type II) requirements. All new parking areas proposed on the site shall meeting OMC 18.36.180 for parking lot landscaping. Show details on the final landscaping plan.
5. **Level 2 Soil and Vegetation Plan (SVP).** An updated plan based on the Approved Land Use Site Plan, shall be completed and submitted to the City Forester prior to Engineering Permit issuance and address the following items:
  - A. The SVP shall identify all trees to be removed and protected.
  - B. All tree protection measures and timeline for installing tree protection shall be included in the SVP.
  - C. The applicant shall also provide the Forester with a staked trail alignment, proposed finish elevations, proposed trail cross section details (trail materials, depth of disturbance and compaction, trail width), cut and fill area cross sections, and all necessary trenching for utilities.
  - D. Additional tree planting locations and species selection, if the parcel is below the minimum tree density, shall be included in the updated SVP, at a rate of 3 tree units per 1 tree unit removed and 1 tree unit for every 500 sf of land disturbing activity.
6. **Pedestrian Trail.** Construction of pedestrian trail shall be designed, as conditioned by the deviation approval letter dated February 19, 2019 (Attachment 12).
7. **Water Main.** The relocated water main shall connect to the existing water main further south than is shown on the current plan. The point of connection shall be at a point where the existing main is compliant with easement separation requirements per EDDS 3.100.

8. **Driveway.** The new egress only driveway shall be designed in a manner to avoid conflicts with existing improvements such as the crosswalk, accessible ramp to the west and the existing residential driveway to the east. Provide details on the civil plans to be submitted as part of the engineering permit application.
9. **Fire Hydrant.** The fire hydrant shall be relocated. Location to be determined during engineering plan review. Hydrant and water main installations shall be completed and accepted by the City prior to any vertical combustible construction.
10. **Building and Construction Codes.** The project shall comply with the City of Olympia Building and Construction Codes as adopted through the Olympia Municipal Code, Title 16.
11. **Hours of Construction.** Construction activity shall comply with OMC 18.40.080.
12. **Engineering Permit Application.** An engineering permit application shall be submitted for review and approval prior to construction. The permit submittal shall comply with the 2017 Engineering Design and Development Standards (EDDS) and the 2016 Drainage Design and Erosion Control Manual (DDECM).
13. **Detail Design Review.** A Detail Design Review application shall be submitted prior to or at building permit submittal.
14. **Signs.** Any new signs proposed requires a separate permit application to be submitted for review and approval.
15. **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.
16. **Lighting.** All display and flood lighting shall be constructed and used so as not to unduly illuminate the surrounding properties and not to create a traffic hazard.
17. **Impervious Surface.** The proposal will need to comply with this maximum impervious surface requirements. Provide total site area and total of existing and proposed impervious calculations at time of engineering permit submittal for review and approval.

**Submitted by:** Paula Smith, Associate Planner, on behalf of the Director of Community Planning & Development and the Site Plan Review Committee  
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**Attachments:**

2. CHS PAC SEPA MDNS 012919

3. CHS PAC Hearing Notice
4. Variance Request
5. CHS PAC CUP Applications
6. CHS PAC Notice of Application
7. SEPA Comments
8. Parking Analysis
9. DRB Conceptual Meeting Memo 101118
10. Civil Plan Set 081618
11. CHS PAC Drainage Report
12. EDDS Deviation Approval 021919
13. Public Comments
14. Site Plans 020519