



City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

olympiawa.gov

February 19, 2019

Ross Jarvis, P.E.
 SCJ Alliance
 8730 Tallon Lane NE, Suite 200
 Lacey, WA 98516

**SUBJECT: Pedestrian Trail, Capital High School Performing Arts Center
 CPD Project No. 18-3543, 2707 Conger Avenue NW**

Dear Mr. Jarvis:

I have reviewed your request to install a gravel pedestrian trail without lighting, a deviation from the requirements for the type of neighborhood collector trail required per Section 4E, Trails or Shared Use Paths, of the 2017 Engineering Design and Development Standards (EDDS).

The request is based upon the reasons discussed in the completed Deviation Request form dated January 17, 2019, a copy of which is attached, summarized below. In order to grant a deviation, the proposal must meet criteria A through E, Section 1.050 of the 2017 EDDS. The following reasons were given in support of this request:

1. A 6-foot wide crushed rock surfacing instead of 10-foot wide paved trail. The location of the trail is through a steep, heavily wooded area of the Capital High School Property (see attached drawing). Constructing a 10-foot wide trail and paving it would have a significant adverse impact to the trees and other vegetation in this area that is not offset by the additional benefit a paved trail would have since the topography precludes constructing a trail that can meet the neighborhood collector maximum slope requirements of 8%.
2. Lighting a trail through this area, with the additional electrical conduit required for the lighting system, would also result in a significant impact to the trees. The trail is intended to be used during daytime hours for student, faculty and visitor access only.
3. Gated access. As mentioned in 2 above, the trail is intended to be used during daytime hours for student, faculty and visitor access only. The Olympia School District may control access to this trail for safety reasons.

The benefits of having a gravel trail at this location, meeting the Recreational Pedestrian Trail standard in Section 4E of the EDDS, instead of the current informal steep dirt trail, are clear. Additionally, your proposal adequately address each of the criteria in Section 1.050 and is hereby **Approved**. This approval is specific to the proposed project noted above and the trail to be constructed consistent with the detail and alignment shown on the attached drawing C2.04. If you have questions, or need additional clarification related to these conditions, please feel free to contact Steve Sperr at ssperr@ci.olympia.wa.us, or (360)753-8739.

Sincerely,


 For **FRANCINE EIDE, P.E.**
 City Engineer
 Public Works Engineering

Attachments: (1) Deviation Request form and cover letter
 (2) Drawing C2.04

cc: Tim Smith, Current Planning and Engineering Supervisor
 Tiffani King, Engineering Plans Examiner, Community Planning and Development

Electronic File Location: \\calvin\PWEngineering\Engineering\EDDS\Deviations\2019 Requests



EDDS Deviation Request

Requested By: SCJ Alliance - Ross Jarvis, PE

Date: January 17, 2019

Telephone #: 360.3521465

Project Name/Number: Capital High School - Performing Arts Center

Project Location: 2707 Conger Avenue NW Olympia, WA 98502

Describe
Deviation
Request:

See Attached

Reason for
Deviation:

See Attached

List below all related documentation and include them as attachments.

Attachment - Deviation Request and Reasons

Site Improvement Plan and Cross Section

Please submit your request by mailing it to:

Attn: Fran Eide, P.E., City Engineer

PO Box 1967

Olympia, WA 98507

Questions?

Contact Fran Eide, P.E., City Engineer, at extension (360) 753-8422

Request for Deviation from Standards Requirements:

In accordance with Section 1.050 of the Engineering Design and Development Standards, the following information is being presented in support of a request for deviation which is in compliance with the following criteria:

- A. The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
- B. The deviation will not adversely affect safety or operations; and
- C. The deviation will not adversely affect maintenance and its associated cost; and
- D. The deviation will not adversely affect the aesthetic appearance; and
- E. The deviation will not impact future expansion, development, or redevelopment.

1.050 Deviation from Standards

These Standards represent appropriate practice under most conditions, based on past experience in the City of Olympia and other jurisdictions. They are intended to provide facilities that are safe and appropriate for use in the City of Olympia.

Situations will arise where alternatives to these Standards may better accommodate existing conditions, overcome adverse topography, or allow for more cost-effective solutions without adversely affecting safety, operations, maintenance, or aesthetics.

Accordingly, requests for deviations from these Standards will be considered by the City Engineer. Such requests must be submitted to include supporting information demonstrating compliance with the following criteria:

- A. The deviation will achieve the intended result with a comparable or superior design and quality of improvement; and
- B. The deviation will not adversely affect safety or operations; and
- C. The deviation will not adversely affect maintenance and its associated cost; and
- D. The deviation will not adversely affect the aesthetic appearance; and
- E. The deviation will not impact future expansion, development, or redevelopment.

It is recognized that the need for and timing of a deviation request may not be predictable. Requests should be submitted as soon as the need becomes known. No request will be considered until an application for a permit or other approval has been submitted. Known deviation requests that affect lot yield or scope of development must be decided prior to any public hearing or official decision on the application. This is important for public notice and participation in the decision process.

Deviations that affect engineering design, to the extent they are known, must be decided prior to submittal of construction plans. This will prevent wasted effort in the preparation of plans with nonstandard features that cannot be approved.

Any deviation request concerning a provision of the Uniform Fire Code requires concurrence by the City of Olympia Fire Marshal. Documentation of concurrence by the Fire Marshal must be submitted with the request. The City Engineer is the final authority on all deviation requests.

The City Engineer reserves the right to direct or deny a deviation from these Standards at any time in the interest of public health, safety, and welfare.

Describe Deviation Request:

Per City of Olympia Engineering Design and Development Standards (EDDS), the City of Olympia requires that “residential block with a perimeter greater than 1,800 feet shall contain a public pathway near mid-block conforming to [the EDDS].” This EDDS requirement, as applied to the Performing Arts Center at Capital High School, requires an all-weather, lighted pedestrian pathway from the intersection of Bush Street and Kenyon Road to the paved access road south of the main building.

The trail construction will formalize an existing goat path created by pedestrian use in the area. The goat path cuts through an area of the site with challenging topography and grades making it difficult to construct a trail that meets the EDDS standards. A feasible alternative path location could not be identified. Further, even if an alternative path was constructed and found not as desirable as the already established path, it is likely that pedestrians may continue to use the existing path in lieu of the path at an alternative location due to its convenient access to the school buildings.

The applicant is requesting deviations from the standards of the City of Olympia Engineering Design and Development Standards (EDDS). The requested deviations are from Section 4E Trails or Shared Use Paths as well as Standard Drawing 4-2L for Trails/Share Use Paths. The trail in question is considered a neighborhood collector trail. The specific deviations from the neighborhood collector standards relate to trail width, surfacing, trail illumination, and unrestricted access. Specifically, the District requests the following deviations per Section 1.050 of the EDDS:

- A 6-foot trail width
- Crushed rock surfacing
- No trail lighting
- Existing secure gate at the school side of pedestrian trail (north side of trail)

Reason for Deviation:

There are several reasons the applicant is requesting a deviation from the trail standards:

- Construction: The path is located within a wooded, undeveloped and fairly steep area of the site. Construction of a standard neighborhood collector with 12 total feet of width (10-foot path and 2-foot grass shoulder), lighting and asphalt surfacing would require far greater impact to existing trees and slopes than the proposed modified trail.
- Maintenance: On-going maintenance of the standard trail, especially lighting, would also have more impact to the existing area.
- Hours of Use and School Site Safety – The trail connects a residential area to the school. Use of the trail before and after school hours, for student access, is the primary purpose for the trail. Night use of the trail is not desired due to the isolated areas along the trail and not required for the functioning of the school site. In addition, unrestricted access during school hours and at night presents safety challenges for the operation of the school. Open access and trail illumination would only encourage trail use during those hours.

Overall, the proposed modified trail would provide superior protection of existing trees and slopes than the standard section and would provide for school site safety needs.

The request for the deviation is in compliance with required criteria contained in Section 1.050 as follows:

- A. The proposed deviation will achieve the intended result of meeting the needs of trail users to and from the school site, which for this neighborhood collector trail are primarily student pedestrians. Pedestrians are already using the dirt goat path. Formalizing the trail by providing a graded, uniform width with crushed rock surfacing and required refuges given its 8% grade will provide a far superior pedestrian experience than what is there currently and comparable to what would be constructed without the deviation to accommodate the continued pedestrian use.
 - B. The proposed deviation will not adversely affect safety or operations and, in part, is needed to address safety issues. The proposed trail as designed is essentially a hybrid of a neighborhood collector and a recreational pedestrian trail. All trail geometry meets or exceeds minimum trail requirements of the recreational pedestrian trail, and, therefore, would presumably meet the safety and operation requirements of city trails. In addition, the requested deviation from lighting and with existing gated access considers the use of the site as a school use with limited hours and a need to control access to the school site through the remote area surrounding the trail. The existing gate will remain unlocked and the trail accessible from dawn until the start of school and from the end of the school day through dusk.
 - C. The proposed deviation will not adversely affect maintenance and costs since the proposal does not require additional maintenance beyond what is normally associated with any trail. The requested deviation does not propose any changes to standards that would affect maintenance. In fact, with the elimination of illumination, maintenance costs would be reduced.
 - D. The proposed deviation will not adversely affect the aesthetic appearance of trail since the trail design will be a hybrid of the City of Olympia's requirements for neighborhood collector and recreational pedestrian trails. Furthermore, the preservation of existing trees will contribute positively to the aesthetic appearance of the trail and the school site.
 - E. The proposed deviation will not impact existing development, future development or redevelopment of the school site other than to provide an enhancement to an existing site trail.
-

SECTION 16, TOWNSHIP 18 N, RANGE 2W, WM

CONNECT TO EXISTING BACK OF BRK

1'5" PROFILE 500' MAX

BUSH AVE. NW

SEE PEDESTRIAN PATH SECTION A-A THIS SHEET

CONCRETE LAVING SEE DETAIL THIS SHEET

CONSTRUCTION NOTES:



CHS ENVELOPE IMPROVEMENT
& PAC ADDITION

OLYMPIA SCHOOL DISTRICT NO.

OLYMPIA WA

Project No. 1718.000
ENLARGED SITE
IMPROVEMENT
PLAN

19 AUG 1981

sheet.
C2.04

4" CONCRETE
2" INSUL.
6" COMPACTED SUBGRADE

NOTES
1. SEE EDDS SECTION 4E FOR DETAILED DESCRIPTION AND DESIGN STANDARDS TABLE.

2 AREAS DISTURBED BY CONSTRUCTION AND WHERE TOP SOIL IS
PLACED SHALL BE RE-SEEDD WITH GRASS FOR RESTORATION

PEDESTRIAN TRAIL SECTION A-A
NTS

BASIS OF BEARING
GEO BEARING IN WASHINGTON STATE
PLANE, SOUTH ZONE.

VERTICAL DATUM
HORIZONTAL - WASHINGTON STATE PLANE
COORDINATES: SOUTH ZONE, NAD 83 BASED ON
VERTICAL - NAD 83 BASED ON TIES TO

CALL BEFORE YOU DIG

CALL BEFORE YOU DIG
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY CONSTRUCTION.

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