



January 21, 2020

City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Project: Providence St. Peter Hospital Expansion and Parking Improvements, AHBL No. 2200001.10/.30/.40
Subject: Pre-submission Conference Request

Civil Engineers

Structural Engineers

Dear City Staff:

Landscape Architects

We would like to request a pre-submission meeting to discuss plans for expansion of the Providence St. Peter Hospital located at 413 Lilly Road NE, Olympia, WA 98506. Below is a project description followed by a list of questions we have for staff. Enclosed are the following:

Community Planners

- Pre-submission Conference Checklist
- Preliminary Site Plan
- Vicinity Map

Land Surveyors

Neighbors

Project Description

The approximate 40.4-acre site is comprised of Tax Parcels 11818110101, 11807440700 and 11818110200. The site is currently developed as Providence St. Peter Hospital. Previous work has been planned and completed on the site in the last ten years, with not all the planned/permitted work realized.

Work Permitted in 2008

The 2008/2010 Providence St. Peter Hospital expansion and remodel consisted of five components. 1) Surgery Expansion and Remodel 2) North Parking Lot expansion 3) Emergency Department Expansion and Remodel 4) Administration and Finance Addition (no additional footprint) 5) Multipurpose Bed Unit Expansion and Remodel above existing space, no additional footprint. The total area of the building projects including remodeling was 75,460 square feet, total area of building additions: 56,750 square feet, additional building footprint: 21,180 square feet, additional paving: 55,170 square feet. Notice of land use approval (permit 08-0103) and a SEPA Determination of Nonsignificance were issued September 26, 2008.

Permitted Work Completed

Of the work permitted, everything but 10,000 SF of building and the north parking lot expansion was constructed. The northern parking lot, located north of Providence Lane NE, was described as an additional 72 paved parking spaces with 50,700 SF of additional parking and was not constructed as planned and permitted.

TACOMA

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Proposed Work

The work proposed includes multiple components:

- Completing the proposed parking lot expansion north of Providence Lane NE, as previously permitted.
- A hospital expansion that would increase the critical observation unit beds from 24 beds to 40 beds and would happen in one of three locations as shown on the site plan:
 - First floor conversion in the mental health building, approximately 20,673 SF
 - Second floor addition, approximately 22,325 SF
 - Third floor addition, approximately 16,061 SF
- Tenant improvements to convert the physical therapy area in the Emelie Gamelin Pavilion to approximately 52 medical surgery beds.

In all cases existing building entry points will be utilized and the building footprint will not be increased. The second and third floor options for building expansion would add on to the existing building in current roof areas.

Questions for Staff

At the meeting we would like to discuss City staff comments on the proposal including design and permitting requirements. Specifically, we have the following questions:

1. Please describe the land use process and submittal requirements.
2. What are typical permit approval timelines?
3. The number of existing parking spaces is currently being counted. We believe that we have adequate parking with the parking lot addition. What backup information or justification of parking will be required?
4. What other site improvements should we be aware of?

Thank you for your time. We look forward to meeting with City staff to discuss the project in detail.

Sincerely,

Lisa Klein, AICP
Associate Principal

Enclosures

cc: Doreen Gavin, AHBL
Tom Wesel, JRJ Architects