

November 16, 2020

City of Olympia Planning and Development
602 4th Avenue E
Olympia, WA 98501

Re: *Pre-Application Narrative - 3444 Martin Way East*

Existing Conditions

Interfaith Works has recently acquired the property located at 3444 Martin Way E, Olympia, WA 98506. The site is approximately .5 acres with an existing 4,576 SF building and gravel parking lot with 10 parking spaces. The site is accessed off of Martin Way to the south and abuts the Mary Elder Road right-of-way to the north.

Proposed Use

Interfaith Works intends to demolish the existing building and construct a new building to operate a 24/7 shelter for 38 people through 2021. Thereafter this building shall be converted to a daytime service center. This pre-application meeting shall focus on temporary use of the site as a shelter and the next use as a daytime service center. A long-term proposed goal for this property (2-10 years away) is construction of permanent supportive housing on this site. The future permanent supportive housing shall be addressed under a separate land use application.

The program is not unlike other shelters of this size. They will house men, women, couples, and gender non-conforming individuals – all are broken up into the four different sleeping rooms. About 10% of guests stay for one night, the rest of the 90% are longtime residents. Currently, folks over 50 years of age and those with pre-existing conditions are prioritized. The building will be staffed 24/7. Peak number of staff at a given time will be 5; this will be rare, and the number accounts for the uncommon time the manager is working in the office when the cleaner is in there as well. No food is prepared on site. Food is provided by community donations. The food is scheduled, and the staff picks up the food from the volunteers/donors as those folks do not come into the facility. They eat around their bunks, in the community area, and outside.

Some guests have cars, but this is less often the case. The current operators average 3 guests with cars at any one time. Determination of the parking requirements is subjective, and the applicant requests a conversation about the appropriate parking ratio with the Authority Having Jurisdiction. Given the site's constraints to provide parking, this is a sensitive item. Few guests have bikes, and regular bike parking as determined by the municipal code or staff would be adequate.

Due to the vulnerable nature of the housed population, EMT visits are neither uncommon nor unexpected. The applicant may provide a dedicated parking space or loading zone for this purpose.

Site Development

Significant elevation change exists between Martin Way and the existing site elevation. The applicant shall work with the applicable building and fire departments to ensure appropriate site access for accessibility and emergency needs.

The facility will utilize existing utilities to the site. A power upgrade may be required but shall be determined at a later time.

In order to meet the immediate demand for sheltering homeless persons, the application shall build a modular building of approximately 5600 SF called a Sprung Structure. This tensile structure is distinct in its quality and speed of construction as well as its shape. Included in the proposal is a prefabricated hygiene structure with toilets, showers, and washer/dryers. The hygiene structure will connect to the proposed building and necessary utilities. The Sprung Structure will be ADA accessible and have HVAC, accessible flooring, fire suppression, 4 sleeping dorms with 9-10 beds each, a common area, and access to the hygiene facilities from inside the structure so guests will not need to go outside. Additionally, a half bathroom for staff and three compartment sinks will be plumbed into the structure itself.

To the west of the structure will be a fenced outdoor area bordering the ravine. The outdoor area may include raised garden beds, benches, and grass. This area will be used for guests' pets as well as a smoking area.

The applicant intends to fence the perimeter with an attractive barrier and hopes to have art or landscaping detail on the fencing to provide privacy and attractive detailing for the neighbors looking onto the site. The applicant intends to build the parking and stormwater facilities in the location of the existing parking lot along the south property line. The building shall be located just north of the parking lot and in keeping with the neighboring commercial businesses, California Nail and Interstate Batteries. A trash and recycling enclosure with 2 3-yard containers are proposed.

The facility does not prepare food, as food for the guests is provided by community donations. Food pickups from donors are scheduled and executed by staff, and thus the donors do not enter the facility. Guests eat around their bunks, in the central structure area, and outside.

Questions:

Are right-of-way improvements required along either street frontage?

Please describe the impacts of SDCs for the proposed shelter and future daytime service center thereafter proposed.

Do any allowances or modifications exist for emergency shelters?

What plumbing fixtures will be required related to the service (not preparation) of food? 3 bay sink, mop sink, hand washing sink, service sink.

What are the current storm water design standards?

Does the City take issue with the assumed parking demand of 10 parking spaces proposed?

Is a variance required for the proposed building location?

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Metson', followed by a long horizontal flourish.

Derek Metson, AIA, NCARB
Principal