



**City of Richland**  
625 Swift Blvd  
Richland WA 99352  
(509) 942-7794

# Plan Snapshot Report

**Plan Type:** Type 2  
**Plan #:** PLN-T2-2025-00009  
**App Date:** 01/15/2025  
**Work Class:** T2 - Schools on Small Sites  
**District:** City of Richland  
**Exp Date:** 05/15/2025  
**Status:** In Review  
**Completed:** NOT COMPLETED  
**Description:** We would like to build a school on existing Redeemer Lutheran Church property.  
**Approval Expire Date:**

<b>Parcel:</b> 115981020400009	Main	<b>Address:</b> 520 Thayer Dr Richland, WA 99352	Main	<b>Zone:</b>
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Applicant	Property Owner
Redeemer Evangelical Lutheran Church	Redeemer Lutheran Church
Karin Nickola	520 Thayer DR
1238 COUNTRY RIDGE DRIVE	Richland, WA 99352
Richland, WA 99352	Business: (509) 943-4967
Mobile: (509) 521-1462	Mobile: (509) 539-9475

## Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	Dec 17 2024 12:00AM	Proposed School Name Input	Redeemer Lutheran School
Proposed Number of Students Input	98	Proposed Number of Staff Input	9	School Site Size Input	6 acres according to RMC 23.42.250
Proposed School Site Size Input	4 acres	Proposed Number of Parking Spaces Input	12	Extra-Curricular Events/Activities Input	Yes, occasionally. The adjoining Redeemer Lutheran Church currently has 51 parking spaces east of the church and 6 parking spaces west of the church that can be used for over-flow parking. These include accessible parking spaces that meet Americans with Disabilities Act (ADA) standards.
Yes/No2	Yes	Yes/No	No	Special Conditions and/or Circumstances Input	The proposed Redeemer Lutheran School will have sufficient classroom, playground, parking, and pick-up/drop-off areas, as required – with minimal or no negative impacts to neighborhood noise, traffic flow, parking, or green spaces. Redeemer Lutheran Church sits (and the proposed Redeemer Lutheran School will sit) at the highest point of Redeemer's property – surrounded by open space. To the north is a large Carmichael Middle School parking lot. To the south is a large grassy

## PLAN SNAPSHOT REPORT (PLN-T2-2025-00009)

<p>field and a Masonic parking lot. To the east is a diminishing grade, culminating in a ¾ acre strip of land zoned Parks &amp; Public Facilities – with open fields below that. As we understand it, the Parks &amp; Public Facilities land can be landscaped and/or asphalted for roadways, but no structures can be built on it. To the west is Thayer Drive. Half of the one-story school low-rise will sit on the footprint of an existing building that will be removed. The construction project includes fresh landscaping. The total new building footprint won't appear intrusive, because Redeemer's overall property will retain an abundance of open space, with minimal-to-no "green space" reduction.</p>	<p>Traffic Input</p>	<p>School parking, drop-off, and pick-up will not be allowed on Thayer Drive. If there is any school drop off and/or pick-up congestion, it will occur on Redeemer property – not Thayer Drive. All cars will turn right when entering from or exiting to Thayer Drive – and Redeemer Lutheran School start and end times will be chosen to avoid conflict with Carmichael Middle School start and end times. We have witnessed the traffic back-ups on Van Giesen Street from Gateway School located near the Buckskin Golf Course. We are determined to eliminate any such negative impact to Thayer Drive from the proposed Redeemer Lutheran School.</p>	<p>Noise Input</p>	<p>We believe there are about 10 homes within a 300-foot radius of the proposed school – all on the west side of Redeemer property. Since the school's fenced playground will be located largely on the east side of the school building, possibly at an elevation lower than the homes, the 10 homeowners shouldn't be negatively impacted by the playground. Local residents shouldn't be negatively impacted by noise from cars dropping off or picking up children, due to restricted Thayer Drive parking, the flow of cars on the east side of Redeemer property, and the right-turn-only entries from and exits to Thayer Drive.</p>
<p>Other Information Input</p>		<p>Lutheran's K-5 Christian School. We are anxious to move forward.</p>		



Richland

## CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00009)

**Notice** is hereby given that The Redeemer Lutheran Church, has filed a Schools on Small Sites application to allow a private school (98 children, nine staff members) on a site that is approximately four acres in size. In accordance with the Richland Municipal Code the minimum lot size for a school of this size is six acres. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

**Project Site:** The project site is located at 520 Thayer Drive, Richland, WA. (APNs 1-15981020400009, 1-15981020400012).

**Public Hearing:** The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26th, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

**Environmental Review:** The proposal is not subject to environmental review according to WAC 197-11-904

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us). The public comment period begins on January 24, 2025. Written comments must be received no later than 5:00 p.m. on Tuesday, February 11, 2025 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning, Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

### Vicinity Map

Item: 520 Thayer, Small School Site  
Applicant: Karin Nickola  
File #: PLN-T2-2025-00009



# **Redeemer Lutheran School Narrative**

## **Overview**

The proposed K-5 Redeemer Lutheran School will have six classrooms – for Kindergarten, First Grade, Second Grade, Third Grade, Fourth Grade, and Fifth Grade students. The school will employ a staff of nine – six teachers, a Headmaster/Marketer, a Secretary/Receptionist, and a Janitor/Security Guard.

The school will have a nurturing core curriculum of reading, writing, spelling, math, science, health, and history via individualized and group learning. Students will also enjoy art, music, and sports activities taught by qualified teachers, volunteers, and/or televised programs. The Word of God will be incorporated into all subjects.

The proposed Redeemer Lutheran School will have sufficient classroom, playground, parking, and pick-up/drop-off areas, as required – with minimal or no negative impacts to local traffic flow, parking, neighborhood noise, or green spaces.

We know there is need for another Christian school in the Tri-Cities. We surveyed other Christian schools in the area. We learned they often have wait lists, use prioritized acceptance criteria, or turn children away for lack of space. We know a line of parents continues to ring Kennewick's Calvary Christian school on registration day – with some parents sleeping on site overnight, so they can be first to turn in applications for their children. We learned from Stanford Economist Thomas Dee's published research that 26% more children enrolled in Washington State private schools in 2023 than in 2020 – an increase greater than the national average. We learned from Washington State published data that 80,000 children attended K-12 private schools in 2023.

We are anxious to move forward with our school. We appreciate City of Richland Department Heads taking time out of their busy day to attend a Pre-Application Meeting with us. It was very helpful.

## **Traffic Flow and Parking**

School parking, drop-off, and pick-up will not be allowed on Thayer Drive. If there is any drop-off or pick-up congestion on the school's one-way asphalt road, the congestion will occur on Redeemer property – not Thayer Drive. We have witnessed the traffic back-ups on Van Giesen Street from Gateway School located near the Buckskin Golf Course. We are determined to eliminate any such impact to Thayer Drive from our proposed school.

All cars will turn right when entering from or exiting to Thayer Drive – and Redeemer Lutheran School start and end times will be chosen to avoid conflict with Carmichael Middle School start and end times. Currently, Carmichael begins its day at 8:00 a.m. and ends its day at 2:30 p.m. (Monday - Thursday). On Friday, Carmichael begins its day at 8:00 a.m. and ends its day at 1:30 p.m. Besides Carmichael Middle School, we will coordinate with Redeemer Lutheran Church to avoid traffic congestion. There shouldn't be many school/church conflicts, since worship services are Sunday morning and Wednesday evening.

We learned at the City of Richland Pre-Application Meeting that a traffic study may need to be completed for the corner of Lee Boulevard and Thayer Drive; we can work with the City to expand Carmichael's 20 mph traffic zone; we can work with Ben Franklin Transit to move the bus stop, if necessary; we will need to be careful when grading the east side of our property for a roadway, due to



water and sewer mains located there; we may need to have a geotech grading report completed to evaluate the site's suitability for construction; we may need to include an EV charging station; and we may need a 3<sup>rd</sup> party review of our energy compliance.

### **Neighborhood Noise**

We believe there are about 10 homes within a 300-foot radius of the proposed school – all on the west side of Redeemer property. Since the school's fenced playground will be located largely on the east side of the school, possibly at an elevation lower than the Thayer Drive homes, homeowners shouldn't be negatively impacted by playground noise. Local residents shouldn't be negatively impacted by noise from cars dropping off or picking up children, due to restricted Thayer Drive parking, the flow of cars on the east side of Redeemer property, and the right-turn-only entries from and exits to Thayer Drive.

We learned at the City of Richland Pre-Application Meeting it would be wise to speak with residents within a 300-foot radius of the proposed school, to let them know of our plans and listen to their concerns and suggestions. We have already spoken with New Heights Church, south of Redeemer Lutheran Church and just outside the 300-foot radius.

### **Green Space**

Redeemer Lutheran Church sits (and the proposed Redeemer Lutheran School will sit) at the highest point of Redeemer's property – surrounded by open space. To the north is a large Carmichael Middle School parking lot. To the south is a large grassy field and a parking lot for the Masonic Temple. To the east is a diminishing grade, culminating in a ¾ acre strip of land zoned Parks & Public Facilities – with open fields below that. As we understand it, the Parks & Public Facilities land can be landscaped and/or asphalted for roadways, but no structures can be built on it. To the west is Thayer Drive.

Half of the one-story school low-rise will sit on the footprint of an existing building that will be removed. We will work with the City of Richland to remove several overgrown trees along Thayer Drive; but the overall project will include fresh new landscaping, as shown on the Site Plan.

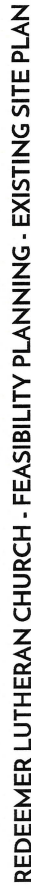
The total new building footprint won't appear intrusive, because Redeemer's overall property will retain an abundance of open space, with minimal-to-no "green space" reduction.

### **Fire Protection**

Our Site Plan shows the school's Riser Room. We learned at the City of Richland Pre-Application Meeting that our final architectural drawings will need to show fire alarm and sprinkler locations, a clear emergency exit path for our northern-most classroom, and adequate emergency vehicle turn radiuses on the school drop-off/pick-up road – and we will need a fire hydrant within 100 feet of the school.

### **Security Features**

Redeemer Lutheran School will have a monitored locking single front door entry, a monitored fenced playground, Moon exterior and interior video surveillance cameras, and a security guard. Children will be trained for fire, intruder, and other emergencies.

[illegible]

ARCHIBALD & CO.  
ARCHITECTS, P.S.

[illegible]



SITE INFORMATION

NEW BUILDING TO REPLACE PARSENGE  
CONSTRUCTION TYPE V/B  
OCCUPANCY TYPE E (EDUCATIONAL)  
ALLOWABLE AREA SPRINKLERED, SINGLE STORY = 38,000 SQ FT  
SPRINKLERED: YES  
FIRE ALARM: YES  
ZONING CODE MAXIMUM BUILDING HEIGHT: 30 FEET  
BUILDING AREA:  
MAIN LEVEL TO INCLUDE SIX CLASSROOMS: 7,500 SQ FT  
BASEMENT STORAGE WITH SEPARATE ENTRANCE: 1,400 SQ FT  
TOTAL AREA: 9,140 SQ FT  
LOT SIZE REQUIREMENTS:  
PER RMC 22.42.250 SCHOOLS GRACES K-6 REQUIRE FIVE ACRES MINIMUM  
SPECIAL USE PERMIT REQUIRED IF LOT ACREAGE DOES NOT MEET MINIMUM  
SIZE REQUIREMENTS.  
PARKING REQUIREMENTS:  
RMC 23.54.020 PARKING STANDARDS FOR  
INSTITUTIONAL USES: NUMBER OF PARKING SPACES REQUIRED:  
ELEMENTARY AND MIDDLE SCHOOLS: 2 SPACES PER CLASSROOM.  
6 CLASSROOMS = 12 SPACES  
12.24.130 LOCATION OF DRIVEWAYS NOT MORE THAN TWO DRIVEWAYS ON  
12.24.130. LOT FOR ANY ONE OWNERSHIP EXCEPT AS PROVIDED IN RMC  
12.24.130.  
12.24.130 SEPARATE UNITS OF OPERATION, WHERE A SINGLE OWNERSHIP IS  
DEVELOPED INTO MORE THAN ONE UNIT OF OPERATION, EACH SUFFICIENT  
IN ITSELF TO MEET THE CODE REQUIREMENTS FOR PARKING AND TRAFFIC  
EVENTS. ADDITIONAL DRIVEWAYS MAY BE ALLOWED BY THE PUBLIC WORKS  
DEPARTMENT. THE MINIMUM SPACING OF ADDITIONAL DRIVEWAYS SHALL BE  
300 FEET.  
LANDSCAPING OF PARKING FACILITIES:  
ABUTTING STREET: 10 FT LANDSCAPE STRIP WHERE PARKING OCCURS.  
TREES PLANTED EVERY 50 FEET  
ABUTTING ADJACENT PROPERTY: 5 FT MINIMUM LANDSCAPE STRIP. TREES  
PLANTED EVERY 40 FEET.  
INTERIOR COVERAGE: A MINIMUM OF FIVE PERCENT OF THE INTERIOR OF A  
BUILDING SHALL BE COVERED BY LANDSCAPING. THE MINIMUM SPACING OF  
LESS THAN ONE FOR EACH 100 SQUARE FEET OF REQUIRED INTERIOR  
COVERAGE.

SITE PLAN KEY

- NORTH CLASSROOM BUILDING CONSTRUCTION - 4,235 SQ FT
- SOUTH CLASSROOM BUILDING CONSTRUCTION - 3,265 SQ FT



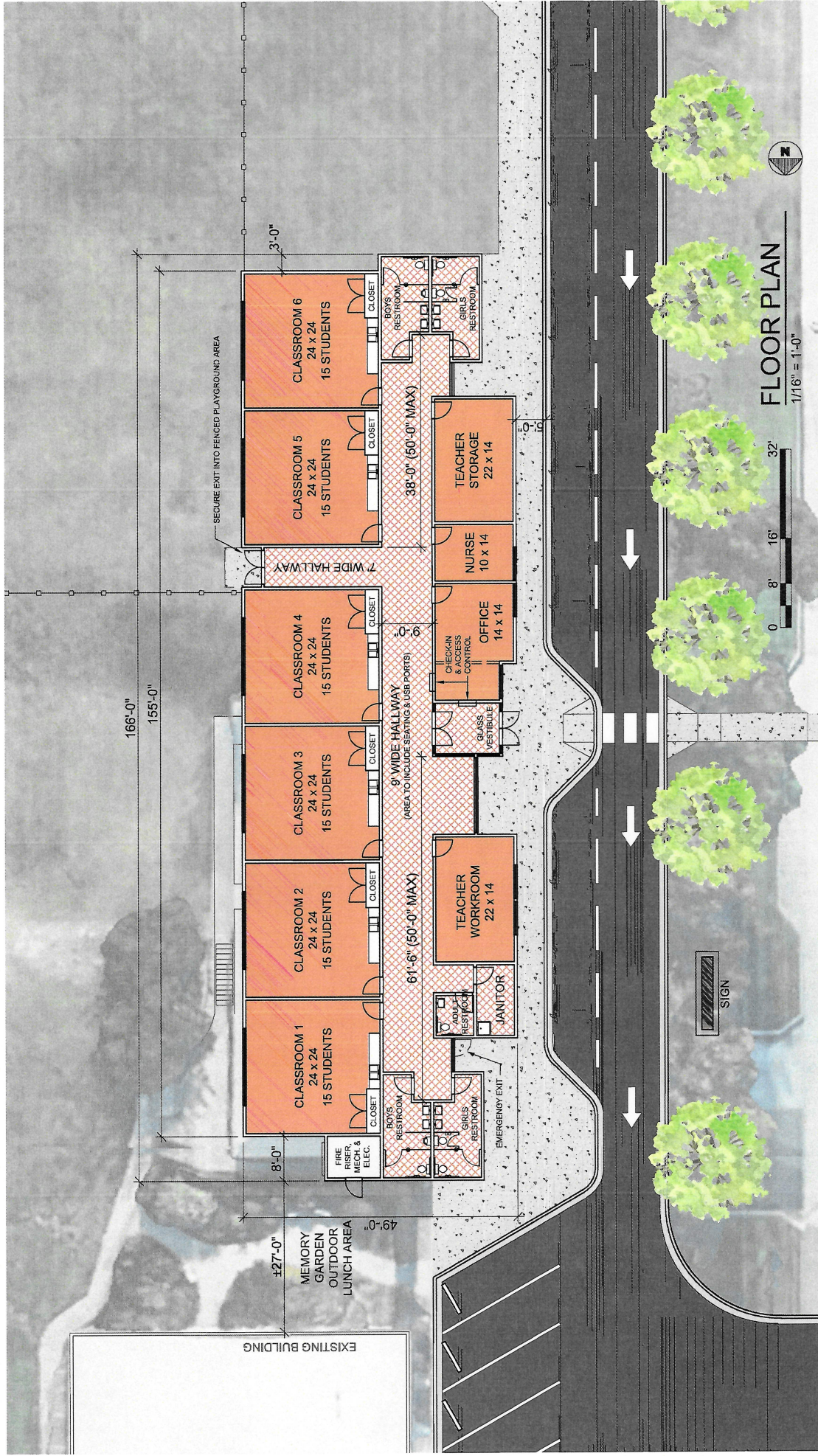
REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING

520 THAYER DRIVE | RICHLAND, WA

ARCHIBALD & C<sup>o</sup>  
ARCHITECTS, P.S.







REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING

520 THAYER DRIVE | RICHLAND, WA





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