

CITY OF OLYMPIA
Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
October 11, 2018

Project Name & Case Number:	Capital High School (CHS) Performing Arts Center 18-3543
Applicant:	McGranahan Architects 2111 Pacific Avenue # 100 Tacoma WA 98402
Site Address:	2707 Conger Avenue NW
Project Description:	Conditional Use Application (CUP) to construct a 27,000 sq. ft. performing arts center and other site improvements at Capital High School. The application also includes a request for a height variance to exceed the maximum height allowance for the new building.
Zoning District:	Residential 4-8 (R 4-8) Single Family Residential
Future Land Use:	High Density Neighborhood, Urban Corridor and Low Density Neighborhood
Scenic Vista:	Not Applicable
Land Use Review:	The proposal is currently under review with the Site Plan Review Committee (SPRC). The project requires a conditional use permit and variance from the 35 foot height limit with public hearing and decision by the Olympia Hearings Examiner.
SEPA Determination:	The Olympia School District is lead agency and at this time the SEPA Determination has not been issued.
Public Notification:	Public notice of the Concept Design Review Board meeting was mailed on August 20, 2018 in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.
City Staff:	Paula Smith, Associate Planner 360.753.8596 psmith@ci.olympia.wa.us

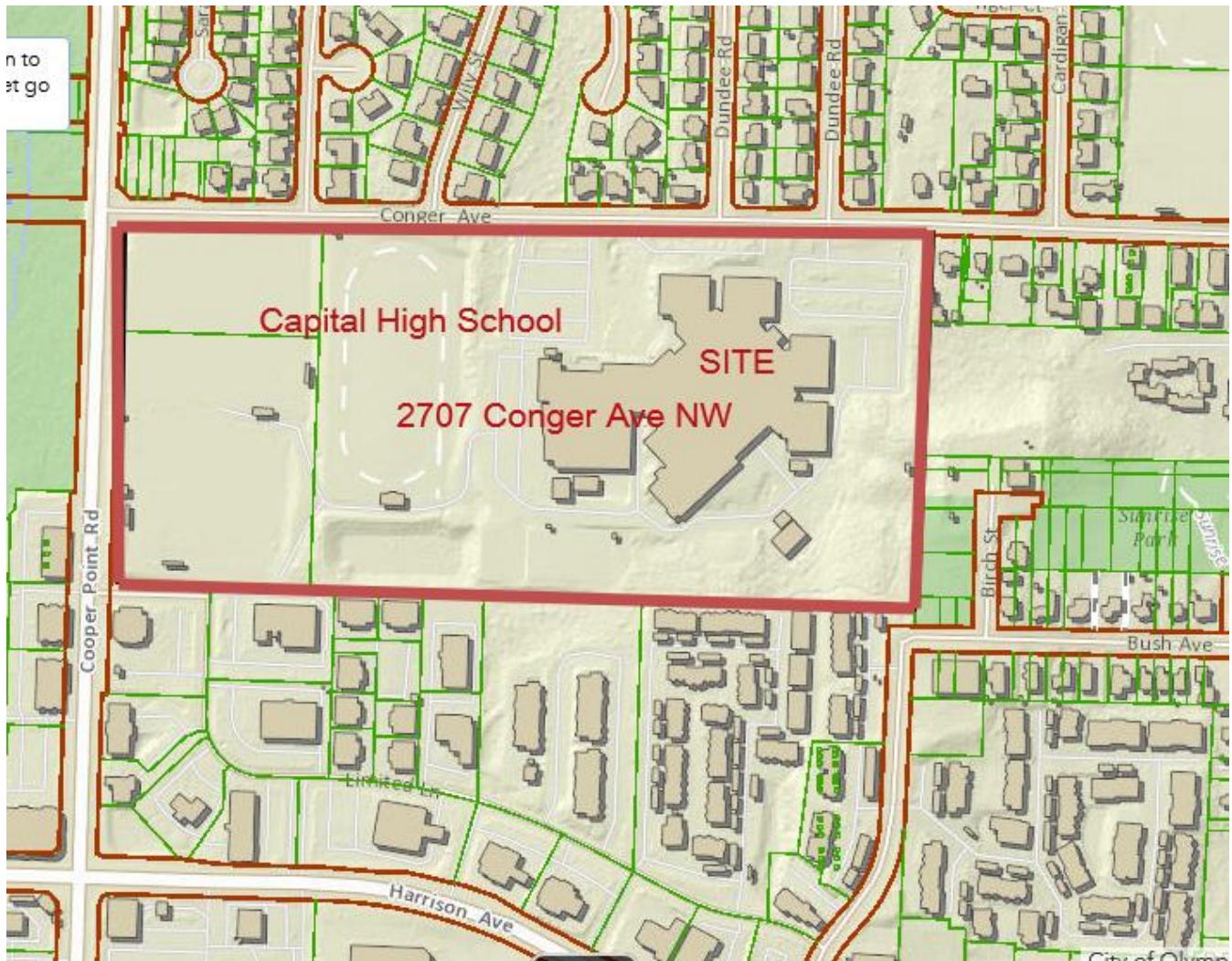
I. BACKGROUND INFORMATION

A. Project Context/Existing Site Conditions

The development site is located on the main parcel of Capital High School, which is located on Olympia's west side.

The surrounding land uses around the school campus are

- Single-family residences to the north,
- A mix of housing types ranging from high density multifamily apartments, triplexes and single family can be found to the east and
- Commercial uses such as office and retail are located to the south and southwest.



The property is located within the R-4-8 Single Family Residential zoning district. Schools located within this district require a Conditional Use Permit. With the scale of the project, this project will require a hearing before the Olympia Hearing Examiner for decision. The hearing for this project has not been scheduled.

Aerial view looking southeast provides the overall layout and design of the existing campus provided by Google Earth



B. Project Description

A new 27,000 sq. ft. performing arts center building is proposed at the existing high school campus. The overall project will increase the gross floor area of the school by 28,000 square feet. The new building has the following design elements and materials which include:

- Corrugated metal wall panels
- Flat metal wall panels and concrete block veneer
- Floor to ceiling windows of the lobby entrance
- Display windows

There are other exterior building improvements proposed with this project (details provided in Attachment 3- Design Approach). In summary, these improvement include:

- Changes of exterior façade mainly to the north and west elevations that include metal wall panels along the front façade and at major public entries.
- Resurfacing of marblecrete surfaces with stucco material.
- Column supported canopies or deep roof overhangs at major entries and steel cantilevered awning at secondary entries.
- The use of school colors are proposed at a variety of areas that have exterior façade changes.

C. Public Comment

City staff have received no written comments to date specific to the design of the project, or specifically directed to the Design Review Board for consideration of the project. The Design Review Board meeting is a public meeting and as such public testimony or comments are not accepted, however the Board will accept written comments submitted in advance of the meeting.

II. DESIGN REVIEW

A. Board Level Review. Per Olympia Municipal Code 18.100.90.a.5. Projects with a building area greater than 5,000 square feet that requires a Conditional Use Permit in a residential zone requires review by the Design Review Board.

B. Concept Design Review

The project shall comply with the requirements of the Design Review Code OMC 18.100; specifically, to Chapters 18.100.110, Basic Commercial Design Criteria.

Please note that this is Conceptual Design Review which involves the major design elements of a project as it relates to site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general citywide design criteria and the specific criteria of the design district.

The section called “How to Use Design Criteria” in the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as the design solutions **are equal to or better** than the guidelines associated with each of the sections (OMC 18.100.100).

C. Staff Analysis

City staff have evaluated the proposal with the design criteria found in Chapter 18.110 for Basic Commercial. Please note that were many design criteria in the chapter that were found to be not applicable. Staff found that overall, the design of the project complies with the design criteria for conceptual design review.

Staff requests the Board to consider how the applicant has responded to the human scale and existing neighborhood criteria (OMC 18.110.080) as follows:

Significant effort has been made by the applicant to tuck the building into the center of the existing school campus. They have done this as a way to minimize potential impacts to neighboring residences and to maintain the existing character of the school which is an integral element that defines the neighborhood context. Design features used to help blend the new structure into the design of the existing buildings include the use of similar roof forms, floor to ceiling window design and arched entry designs.

The complete review and analysis of the project’s consistency with the applicable Design Criteria conducted by staff can be found on the design review checklist (Attachment 4).

City staff has evaluated the project based on the following:

- The project and design narratives
- Architectural Plan Set (Attachment 5)
- Landscaping Plan (Attachment 5)
- Design Approach Document (Attachment 3)
- The Municipal Code, Chapters 18.100 and 18.100.110

III. STAFF RECOMMENDATIONS

That the Design Review Board approves the Conceptual design review of the CHS Performing Arts Center File 18-1869 project as follows:

- A. Context Plan:** Approve as proposed.
- B. Preliminary Site and Landscape Design:** Approve as proposed.
- C. Preliminary Building Design:** Approve as proposed.

Submitted By: Paula Smith, Associate Planner
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Attachment 2: Design Review Applications

Attachment 3: Design Approach

Attachment 4: Design Review Checklist

Attachment 5: Architectural Packet