



GENERAL LAND USE APPLICATION

CPD RECEIVED

08/16/2018 JLEE

OFFICIAL USE ONLY

18-3543

Case #: P.Smith
Received By: _____Master File #: _____
Related Cases: _____Date: _____
Project Planner: P.Smith

One or more of the following Supplements must be attached to this General Land Use Application and submitted electronically with the application:

<input type="checkbox"/> Adjacent Property Owner List	<input type="checkbox"/> Large Lot Subdivision
<input type="checkbox"/> Annexation Notice of Intent	<input type="checkbox"/> Parking Variance
<input type="checkbox"/> Annexation Petition (with BRB Form)	<input type="checkbox"/> Preliminary Long Plat
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Preliminary PRD
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Reasonable Use Exception (Critical Areas)
<input checked="" type="checkbox"/> Conditional Use Permit	<input checked="" type="checkbox"/> SEPA Checklist
<input type="checkbox"/> Design Review – Concept (Major)	<input type="checkbox"/> Shoreline Development Permit (JARPA Form)
<input type="checkbox"/> Design Review – Detail	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Environmental Review (Critical Area)	<input checked="" type="checkbox"/> Soil and Vegetation Plan
<input type="checkbox"/> Final Long Plat	<input checked="" type="checkbox"/> Variance or Unusual Use (Zoning)
<input type="checkbox"/> Final PRD	<input checked="" type="checkbox"/> Other <u>DRAINAGE AND EROSION CONTROL PLAN,</u> <u>GRADING PLAN, LANDSCAPE PLAN, TRAFFIC IMPACT ANALYSIS</u>
<input type="checkbox"/> Land Use Review (Site Plan) Supplement	

Project Name: CAPITAL HIGH SCHOOL (CHS) - PERFORMAING ART CENTERProject Address: 2707 CONGER AVENUE NW, OLYMPIA, WA 98502Applicant: McGRANAHAN ARCHITECTSMailing Address: 2111 PACIFIC AVENUE, SUITE 100, TACOMA, WA 98402Phone Number(s): 253.383.3084E-mail Address: matt.lane@mcranahan.com (MATT LANE, PRINCIPAL, PROJECT MANAGER)Owner (if other than applicant): OLYMPIA SCHOOL DISTRICT NO. 111Mailing Address: 1113 LEGION WAY SE, OLYMPIA, WA 98501Phone Number(s): 360.596.6100Other Authorized Representative (if any): OLYMPIA SCHOOL DISTRICT - CAPITAL PLANNING & CONSTRUCTIONMailing Address: 1914 WILSON STREET SE, OLYMPIA, WA 98501Phone Number(s): 360.596.8560E-mail Address: kcross@osd.wednet.edu (KURT CROSS, DIRECTOR)Project Description: ADDITION OF A NEW, APPROXIMATELY 28,000 SQ FT PERFORMING ARTS CENTER. EXISTING ENVELOPE IMPROVEMENTS AND MINOR RENOVATIONS. SEE ATTACHED FOR FULL DESCRIPTION.Size of Project Site: 39.69 ACRES (W/ ASSOCIATED PARCELS: 2.02 ACRES AND 6.02 ACRES)Assessor Tax Parcel Number(s): 12816130100 (W/ ASSOCIATED PARCELS: 12816210000 AND 12816240100)Section: 16 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached <input checked="" type="checkbox"/>): ABBREVIATED LEGAL: 16-18-2W GOVT LOT 1-5 & SW4 NE 4 LESS 5405F LESS N60F & W30F FOR RD. SEE G0.01 FOR FULL DESCRIPTION	
Zoning: R4-8	
Shoreline Designation (if applicable): NA	
Special Areas on or near Site (show areas on site plan):	
<input type="checkbox"/> Creek or Stream (name): _____ <input type="checkbox"/> Lake or Pond (name): _____ <input type="checkbox"/> Swamp/Bog/Wetland _____ <input type="checkbox"/> Historic Site or Structure _____ <input checked="" type="checkbox"/> Steep Slopes/Draw/Gully/Ravine _____ <input type="checkbox"/> Flood Hazard Area (show on site plan) _____ <input type="checkbox"/> Scenic Vistas _____ <input type="checkbox"/> None _____	
Water Supply (name of utility if applicable): CITY OF OLYMPIA, WATER RESOURCES	
Existing: 8" SUPPLY	
Proposed: CONNECTION TO EXISTING 8"	
Sewage Disposal (name of utility if applicable): CITY OF OLYMPIA - LOTT	
Existing: 8"	
Proposed: CONNECTION TO EXISTING 8"	
Access (name of street(s) from which access will be gained): CONGER AVE NW	

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature

Date

8.15.18

ME
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



DESIGN REVIEW APPLICATION - CONCEPT

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Case #: _____ Master File #: **18-3543** Date: _____Received By: **P.Smith** Related Cases: _____ Project Planner: _____Project Name: **CAPITAL HIGH SCHOOL (CHS) - PERFORMING ARTS CENTER**Site Address: **2707 CONGER AVENUE NW, OLYMPIA, WA 98502**Applicant Name: **McGRANAHAN ARCHITECTS (FOR OLYMPIA SCHOOL DISTRICT NO. 111)**Phone Number: **253.383.3084**E-Mail Address: **matt.lane@mcranahan.com (MATT LANE, PRINCIPAL, PROJECT MANAGER)**Description of Project: **ADDITION OF A NEW, APPROXIMATELY 28,000 SQ FT PERFORMING ARTS CENTER. EXISTING ENVELOPE IMPROVEMENTS AND MINOR RENOVATIONS. SEE ATTACHED FOR FULL DESCRIPTION.**

A Concept Design Review Application shall be submitted electronically with two hard copies and shall include:

1. **General Land Use Application** Refer to the General Land Use Application for Submittal requirements
2. Certified list of property owners within 300 feet of project site prepared by a title company. Submit the list on a flash drive or memory stick in Excel worksheet format.
3. **Context Plan** including plan and elevation views in relation to surrounding properties illustrating:
 - NA Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - NA Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
4. **Preliminary Site Plan illustrating:**
 - Property lines with distances.
 - Adjacent public rights-of-way.
 - Existing and proposed grades at 2-foot contour intervals.
 - Existing and proposed site features, including stormwater facilities and soil and vegetation protection areas.
 - Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - Clearly delineated and labeled landscape and hardscape areas.
5. **Preliminary Landscape Plan** meeting the provisions of OMC 18.36, illustrating features such as, but not limited to:
 - Location of existing (to remain) and proposed plants.
 - Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - Graphic depiction of the size of proposed tree canopies at maturity on plan.
 - Clearly delineated and labeled landscape, hardscape, and building areas.

6. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:

- Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
- Location of building doors and windows.
- Indicate finished floor elevations and location of exterior steps and stairways.
- Area(s) on building where signs will be installed.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016
Date
