

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
March 28, 2019**

Project & Case Number: Olympia High School Classroom Addition / 18-4309

Applicant: Olympia School District

Project Representative: Ron Harpel of BLRB Architects

City Staff Contact: Nicole Floyd, Senior Planner, P.360.570.3768
Email: nfloyd@ci.olympia.wa.us

Site Address: 1302 North Street SE

Project Description: 36,000sf addition for 25 new classrooms, interior modernization, a new synthetic turf field with lighting, and additional vehicular and bicycle parking.

Comprehensive Plan: Low Density Neighborhood

Zoning District: Residential 4-8 (R 4-8) Single Family Residential

Design Criteria: Basic Commercial

Scenic Vista: Not Applicable

Land Use Review: The proposal has been recommended for approval by the Site Plan Review Committee (SPRC) to the Hearing Examiner. A public hearing was held on March 11, 2019, a decision has not yet been rendered. The project requires a conditional use permit and variance to increase the hard surfaces onsite.

Public Notification: Public notice of the Detail Design Review Board meeting was mailed on March 14, 2019 in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.

Board Responsibility: The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Director regarding the adequacy of the projects design.

Staff Assistance: City staff evaluated the project based on the applicable design standards and prepared a variety of support materials including design review checklists to assist in the Board's assessment of this project (see attached). This report focuses on issues that staff recommends for Board discussion. Suggested conditions of approval have been provided for the Board's review and recommendation.

Project Context/Existing Site Conditions:

The development site is located on the main parcel of the Olympia High School Campus, which is located in a developed residential neighborhood. The school has been in this location for more than 50 years and has expanded and remodeled over the years. The property is located within the R-4-8 Single Family Residential zoning district.

Review of Design Criteria:

This project is required to comply with the Basic Commercial Chapter (OMC 18.110) because it is larger than 5,000sf and is in a residential zone. The Design Review Board provided Concept Design guidance in December of 2018. The applicant has responded to this guidance and updated plans to provide a higher level of detail for the Board's consideration. Staff has reviewed the updated plans and has provided an analysis within the attached Design Review Checklist. The checklist identifies areas of compliance and deficiency.

Staff has found that the project design generally addresses the applicable components of the criteria. It should be noted that several of the commercial design criteria are not applicable for this project because it is not a traditional retail or business within a commercial district as is traditionally how the criteria is applied. There are a few issues that staff suggests the Board pay specific attention to, as follows:

Pedestrian Amenities / Bike Parking (OMC18.110.050):

The previous submittal showed bicycle parking in locations that were not conveniently located. The revised plans show bike parking in far more convenient locations in and around the site. Each main entry now shows bicycle parking directly adjacent.

Lighting (OMC 18.110.060): A specific lighting plan was not provided, however details regarding the lighting fixtures and their potential illumination levels are included in the packet. It is unclear where the proposed exterior lighting fixtures are intended to be installed. Staff anticipates additional information to be presented at the meeting related to site lighting locations.

Written Public Comments:

Although this Design Review Board meeting is open for public attendance, oral testimony or comments will not be solicited or permitted to be submitted at the meeting. Written comments related to project design may be submitted in advance of the meeting.

To date, no written comments related to design have been submitted for this project. Several comments regarding other aspects of the project have been submitted, these comments generally speak to the following topics:

- Questions about project funding
- Questions/concerns about the use of the practice field and how it might impact adjacent residences.
- Concerns about increased traffic, noise, light, etc.

These comment letters are available for review, but are outside the review authority of the Design Review Board.

Any comments related to design, submitted following the packet distribution, must be submitted to the project planner before 4:00pm on the day of the meeting to allow for processing and distribution.

Staff Recommendation:

Based on review and analysis of the applicable Design Review Code Criteria, staff has determined that the proposal meets the intent of the Design Review requirements. Staff recommends the Design Review Board to recommend approval of the project design.

Submitted By: Nicole Floyd, Senior Planner

- **Attachment 1:** This Staff Report
- **Attachment 2:** Design Review Checklist (Basic Commercial)
- **Attachment 3:** Concept Design Review application and plans