

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
October 25, 2018

Case Number: 18-3632

Applicant / Rep.: Josh Gobel of Thomas Architecture Studio

City Staff Contact: Nicole Floyd, Senior Planner P. 360-570-3768
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Site Address: 4431 Martin Way E.

Project Description: Remodel and expansion of the Capital Christian Center. Addition includes 21,500 square foot addition to include a new sanctuary/auditorium, classrooms, daycare, and offices.

Zoning District: HDC-4

Design Criteria: Basic Commercial, High Density Commercial, and Freeway Corridor

Comprehensive Plan: Urban Corridor

Scenic Vista: Not Applicable

Critical Areas: None

Notification: Notice of the Design Review Board Meeting was sent to all property owners within 300', Recognized Neighborhood Associations, and parties of record on September 5, 2018.

Board Responsibility: The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the projects design. The Community Planning and Development Director makes the final decision. Conceptual Design Review involves the major design elements of a project as they relate to the general project design and how they comply with the specific design criteria of the design district. In situations where explicit compliance is not feasible, the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.

Staff Provided 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 site was initially developed as a movie theater. It was converted to a worship and religious facility in the late 1990s with minimal exterior modifications. Today, the site remains in much the same configuration as it has for decades. The primary structure is a large (approximately 30,000sf) monolithic structure. The project includes significant modifications to the façade and site exterior that would drastically change the exterior appearance of the structure.

Future development is anticipated which includes additional surface parking and upgrades to existing parking areas. These modifications are not part of the project scope at this time. Minor upgrades to the existing surface parking is anticipated.

Review of Design Criteria:

This project is required to comply with the Basic Commercial Chapter (OMC 18.110), the High Density Corridor Commercial Chapter (OMC18.130, and the Freeway Corridor Chapter (OMC 18.145). Staff has reviewed the project for compliance with these criteria and has provided a detailed analysis within the attached Design Review Checklist. The checklists identify areas of compliance and deficiency. Recommended conditions of approval are provided for the Board's consideration.

Staff has found that the project design generally addresses the criteria within the code. There are a few issues that staff suggests the Board pay specific attention to, as follows:

Connections 18.110.030:

Staff believes that the site offers opportunities to improve pedestrian access from Martin Way to the main entry of the building and from the building to other associated buildings and businesses within the complex. Staff suggests the Board encourage the applicant to look at simple site modifications that could directly benefit pedestrians. For example, if the applicant intends to re-stripe the existing parking lot, opportunities to provide a pedestrian pathway to Martin Way should be evaluated. Other internal pedestrian connections should be considered as well.

Recommended Condition of Approval: Provide pedestrian circulation routes and propose modifications to the existing site design to add safe pedestrian routes from the building to Martin Way and to other uses in the complex.

Lighting (OMC 18.110.160):

Some lighting is shown in the existing parking lots; however, it is unclear if this is new or existing lighting. There are two existing parking areas that appear under-lit: The parking area on the eastern portion of the site (near Burger King) and the parking shown on the southwestern portion of the site. Staff encourages the applicant to provide additional information at the detail design review stage regarding these areas and the anticipated lighting needed. As lighting is not typically addressed until that point in the permit application, a condition of approval does not seem warranted.

Building Design (OMC 18.130.030):

Wall modulation is proposed along the front façade facing Martin Way, and wraps around to the secondary façade facing College Street. Wall modulation has not been proposed along the whole length of the secondary façade (East Elevation), but this area is unlikely to be seen from the street frontages. Staff believes this level of modulation is appropriate, but looks to the Board for guidance regarding compliance with this requirement.

Landscape Screening Adjacent to Freeways (18.145.020):

The landscaping plan provides a variety of vegetation along the freeway that will probably be adequate to meet screening requirements, but plans do not identify the existing vegetation. Aerial photos indicate existing vegetation would provide the depth and type of vegetation necessary. Detail design review plans will need to demonstrate compliance.

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 not been submitted for this project. Any comments 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 Conceptual Design to the Site Plan Review Committee, with the following conditions:

- A. Context Plan:** Recommend approval.
- B. Preliminary Site & Landscape Design:** Recommend conditional approval as follows:
 - 1. Provide pedestrian circulation routes and propose modifications to the existing site design to add safe pedestrian routes from the building to Martin Way and to other uses in the complex. (OMC 18.110.030 Pedestrian Circulation).

C. Preliminary Building Design: Recommend approval.

Submitted By: Nicole Floyd, Senior Planner

- **Attachment 1:** This Staff Report
- **Attachment 2:** Design Review Checklists (Basic Commercial, High Density, and Freeway Corridor)
- **Attachment 3:** Concept Design Review application and plans