

CITY OF OLYMPIA
Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
December 6, 2018

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 21 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 is currently under review with the Site Plan Review Committee (SPRC). The project requires a conditional use permit and variance to increase the hard surfaces onsite. This process includes a public hearing and decision by the Olympia Hearings Examiner.

Public Notification: Public notice of the Concept Design Review Board meeting was mailed on November 20, 2018 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 Hearing Examiner 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 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.

Public Comments:

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.

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. Staff has reviewed the project for compliance with these criteria and has provided a detailed analysis within the attached Design Review Checklist. The checklist identifies 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 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):

Bike parking locations are likely to need to relocation so that they are directly adjacent to the building entry points. In addition to the new spaces required for the additional classrooms, some of the existing bike parking locations are being removed for the building addition. All replaced and new spaces will need to meet current code. Staff anticipates the bike parking locations will be significantly more refined and modified prior to detail design review. The precise location and design of the bike parking shelter will need to be provided with the detail design review packet.

Screening Blank Walls (OMC18.110.200):

There are two areas where the project includes blank façade walls, the west facing wall of the new music room and the west facing façade of the two-story classroom addition. Neither

appear to be particularly out of character with the existing development, however the Board may want to request additional landscaping or other features to aid in the screening of these walls.

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 Conceptual Design to the Site Plan Review Committee, as follows:

- A. Context Plan:** Recommend approval.
- B. Preliminary Site & Landscape Design:** Recommend approval.
- C. Preliminary Building Design:** Recommend approval.

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