



GENERAL LAND USE APPLICATION

CPD RECEIVED
08/16/2018 JLEE

OFFICIAL USE ONLY

Case #: _____ Master File #: 18-3543 Date: _____
 Received By: P.Smith Related Cases: _____ 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 checked="" 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> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | <u>GRADING PLAN, LANDSCAPE PLAN, TRAFFIC IMPACT ANALYSIS</u> |

Project Name: CAPITAL HIGH SCHOOL (CHS) - PERFORMAING ART CENTER

Project Address: 2707 CONGER AVENUE NW, OLYMPIA, WA 98502

Applicant: McGRANAHAN ARCHITECTS

Mailing Address: 2111 PACIFIC AVENUE, SUITE 100, TACOMA, WA 98402

Phone Number(s): 253.383.3084

E-mail Address: matt.lane@mcgranahan.com (MATT LANE, PRINICPAL, PROJECT MANAGER)

Owner (if other than applicant): OLYMPIA SCHOOL DISTRICT NO. 111

Mailing Address: 1113 LEGION WAY SE, OLYMPIA, WA 98501

Phone Number(s): 360.596.6100

Other Authorized Representative (if any): OLYMPIA SCHOOL DISTRICT - CAPITAL PLANNING & CONSTRUCTION

Mailing Address: 1914 WILSON STREET SE, OLYMPIA, WA 98501

Phone Number(s): 360.596.8560

E-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 ☒):

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

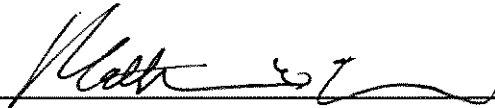
Existing: 8"

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


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.



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

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Project Name: CAPITAL HIGH SCHOOL (CHS) - PERFORMAING ART CENTER
Project Address: 2707 CONGER AVENUE, NW, OLYMPIA, WA 98502
Name of Applicant: McGRANAHAN ARCHITECTS (FOR OLYMPIA SCHOOL DISTRICT NO. 111)

	EXISTING	TO BE ADDED	TOTAL
Parcel Area	1,598,216 sq. ft.	0 sq. ft.	1,598,216 sq. ft.
Number of Lots	1	0	1
IBC Building Type	V-B	II-B	
Occupancy Type	E	E / A	
Number of Buildings	8 + PORTABLES	1	9 + PORTABLES
Height	43.50 ft.	58.00 54 ft.	58.00 54 ft.
Number of Stories (including basement)	2	2	2
Basement	0 sq. ft.	1,004 sq. ft.	1,004 sq. ft.
Ground Floor (LOWER LEVEL)	48,974 sq. ft.	20,952 sq. ft.	69,926 sq. ft.
Second Floor (UPPER LEVEL)	199,457 sq. ft.	4,815 sq. ft.	204,272 sq. ft.
Remaining Floors (DEMO)	sq. ft.	-2,200 sq. ft.	sq. ft.
Gross Floor Area of Building	248,431 sq. ft.	24,571 sq. ft.	273,002 sq. ft.
Landscape Area	sq. ft.	sq. ft.	sq. ft.
Number of Vehicular Parking Spaces	430	(45 AS ALTERNATE)	430 (475 WITH ALTERNATE)
Number of Long Term Bike Spaces	20	0	20
Number of Short Term Bike Spaces	30	23	54
Total Amount of Hard Surfaces (pavement, green roofs, pervious pavement etc.)	16.20 ACRES sq. ft. = 705,672	0.49 ACRES sq. ft. = 21,344	16.69 ACRES sq. ft. = 727,016
Total Impervious Surface Coverage (new and proposed)	16.20 ACRES sq. ft. = 705,672	0.49 ACRES sq. ft. = 21,344	16.69 ACRES sq. ft. = 727,016
Sewer (circle one)	<u>City</u> / Septic	<u>City</u> / Septic	
Water (circle one)	<u>City</u> / Well	<u>City</u> / Well	

PROJECT DESCRIPTION: Please provide a separate, typed, detailed description.



CONDITIONAL USE PERMIT

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Project Name: CAPITAL HIGH SCHOOL (CHS) - PERFORMING ARTS CENTER

Project Address: 2707 CONGER AVENUE NW

Applicant: McGRANAHAN ARCHITECTS (FOR OLYMPIA SCHOOL DISTRICT NO. 111)

Summary of Request (describe proposed use): ON A PARCEL ZONED R4-8, ADDITION TO AN EXISTING HIGH SCHOOL WITH ASSOCIATED SITE IMPROVEMENTS.

A **Conditional Use Permit Supplement** shall include the following:

Required Attachments to be submitted electronically and two hard copies:

1. General Land Use Application. **Refer to the General Land Use Application for Submittal requirements.**
2. Narrative description of the proposed land use.
3. Narrative statement describing how the proposal is consistent with the Chapter 18.48 (Conditional Uses) of the Olympia Municipal Code.
4. Vicinity map.
5. 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.
6. Site plan drawn to a scale of not less than one inch (1") for each two hundred feet (200'), including:
 - ☐ The location of all existing and proposed structures, including buildings, fences, culverts, bridges, roads, streets, and signs.
 - ☐ The boundaries of the property proposed to be developed.
 - ☐ All proposed and existing buildings and setback lines sufficiently accurate to ensure compliance with setback requirements. For mobile home parks, show location and size of all mobile home pads with dimensions of each yard.
 - ☐ All areas to be preserved as buffers or to be dedicated to a public, private, or community use or for open space.
 - ☐ All required landscaping including all soil and vegetation protection areas.
 - ☐ All existing and proposed easements.

- ☐ The location of all existing and proposed utility structures and lines (e.g., water, sanitary sewer, stormwater, solid waste, electrical, lighting, fire hydrants).
- ☐ Existing and proposed stormwater drainage systems, including conveyances, treatment, flow control, and onsite stormwater management features.
- ☐ All means of vehicular and pedestrian access to and from the site and the size and location of driveways, streets, roads, and sidewalks with typical cross sections.
- ☐ The location and design of off-street parking and bulk storage areas, showing their size and locations of internal circulation and parking spaces.
- ☐ Where applicable, the location of all truck loading spaces, including loading platforms and loading docks
- ☐ Location of any proposed critical area buffers and their features.
- ☐ Topographic map showing contours at sufficient intervals to indicate topography of the entire tract at least twenty-five feet (25') beyond the boundaries of the proposed project at two foot (2') contours if less than five per cent (5%) slope and five foot (5') contours if more than five percent (5%).

7. Environmental Checklist (if not exempt).
8. Soil and Vegetation Plan (if not exempt) meeting the requirements of OMC 16.60.
9. Additional information with respect to the following proposed uses (as applicable); you may use attachments.

Churches

Distance to nearest school and/or park: _____

Name of school and/or park: _____

Date the church became legal owner of the property: _____

Distance to nearest arterial street: _____

Name of the arterial street: _____

(Arterial information may be obtained from City planning staff.)

Group Home

Maximum number of residents (exclusive of staff): _____

Is there any other group home within ½ mile? ☐ Yes ☐ No

If yes, name and location of other group homes: _____

Commercial Uses

Total gross square footage of commercial buildings: _____

Description of each commercial use: _____

Total square footage in paved/covered surface: _____

Will this proposal generate noise? ☐ Yes ☐ No

If yes, please describe: _____

Is a sign proposed? ☐ Yes ☐ No

If yes, what size? _____

Hours of operation (days of week and hours of day): _____

Total square footage/acreage of the site: _____

Number of dwelling units:

Proposed: _____ Existing: _____

Resuming a Discontinued Use

What was the previous use of the structure (or land)? _____

When was this discontinued use abandoned? _____

Was this discontinuance or abandonment caused by a condition over which the owner and operator had no control? (please explain)

Why is it not possible to change the use of the premises to a permitted use?

What provisions have been made to safeguard the adjoining properties against any detrimental effects that might result from reestablishing the proposed use?

Day Care Centers and Nursery Schools

Maximum number of students: _____

Estimated maximum expected vehicular trips per day: _____

How are these vehicular trips distributed by type and time of day? _____

Community Club, Private Club, or Fraternal Organization; Nursing or Convalescent Home; Public Utilities; Radio and Television Transmitting and Receiving Towers; Riding Stables or Riding Academies; and Veterinary Clinics or Hospitals

What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood?

What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development?

For Public Utilities and Radio and Television Transmitting and Receiving Towers **ONLY** – submit information that shows a need or demand for the facility in the proposed location.

Applicants are 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.

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

CITY OF OLYMPIA – CONDITIONAL USE PERMIT

PROPOSED LAND USE NARRATIVE

Capital High School is sited in on property zoned R4-8. Schools are a permitted as a Conditional Use in zone R4-8 per OMC18.04 T4.01 and applicable regulations in OMC18.04.060CC.

CONDITIONAL USES NARRATIVE

A new performing arts center is proposed for Capital High School. Conditional Use approval is being sought for building expansion and associated site improvements.

The school is located on a parcel of 36.69 acres and campus includes two adjacent parcels of 6.2 acres and 2.02 acres where athletic fields are located. Total site area 44.91 acres. Enrollment at the school in 2016 was 1,469 students. The site size exceeds the requirements (1 acre/ 100 students) based on the student population and sufficiently accommodates the proposed facilities and activities without creating significant adverse impacts upon residents of adjoining properties. The area of buildings in the campus (248,431 SF Existing/273,002 SF Proposed) exceeds the required minimum of 80 square feet of gross floor area per student enrolled at the schools. Topography of the site and landscaping create natural buffers and providing screening to the adjacent properties. Fewer than 10 portable classrooms are located on the site, and as part of the project one portable is proposed to be removed.

The proposed performing arts center will increase the gross floor area by approximately 28,000 square feet. Based on functional requirements of a theater, a variance is being sought for building height. The existing school and proposed addition meet property setback requirements. The existing school, proposed addition, and site improvements will be within maximum building coverage, maximum impervious coverage and maximum hard surface coverage requirements. An interlocal agreement between the Olympia School District No. 111 and the City of Olympia governing stormwater exists and associated requirements will be met or maintained. Design Review Board approval for the project will be sought.