

**CITY OF OLYMPIA**  
**Design Review Board**

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

**Project Name & Case Number:** Capital High School (CHS) Performing Arts Center 18-3543

**Applicant:** McGranahan Architects  
2111 Pacific Avenue # 100  
Tacoma WA 98402

**Site Address:** 2707 Conger Avenue NW

**Project Description:** Construction a 27,000 sq. ft. performing arts center and other site improvements at Capital High School.

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

**Future Land Use:** High Density Neighborhood, Urban Corridor and Low Density Neighborhood

**Scenic Vista:** Not Applicable

**Land Use Review:** The Olympia Hearing Examiner approved the Conditional Use Permit subject to conditions and granted the Variance to exceed the maximum building height.

**SEPA Determination:** The Olympia School District issued a Mitigated Determination of Nonsignificance

**Public Notification:** In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was sent to recognized neighborhood associations and parties of record on March 13, 2019

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**I. BACKGROUND INFORMATION**

**A. Project Description**

A new 28,000 sq. ft. Performing Arts Center (PAC) building is proposed at the existing high school campus. The overall project will increase the gross floor area of the school by 28,000 square feet. The fly house portion of the PAC building measures at a height of 54 feet requires a variance which was approved by the hearing examiner. Details of the overall design of the school campus and PAC building can be found in Attachment 3 –Renderings and Materials and Attachment 4- Detail Plan Set.

The proposal includes:

- Upgrades to the existing school building with changes in exterior building façade materials and exterior colors include metal wall panels mainly in light grey and dark grey with accent walls of the schools noted colors of colonial red and gold are proposed.
- The new PAC building materials include metal panels, CMU walls and the fly house portion of the building is made up of metal panels in 5 shades designed in a repeating pattern.
- New vehicle parking areas and relocated short term bike parking.
- New landscaping and lighting around the PAC building and other areas around campus.
- Improvements to a pedestrian trail that runs through the southeast area of the site to Bush Avenue.

As a reference, the photos below provides an idea of the existing character of the school as it is today and what some of the improvements to the existing school are proposed.





## **B. Public Comment**

City staff have received no written comments to date specific to 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.

## **II. DESIGN REVIEW**

**Board Level Review.** Per Olympia Municipal Code 18.100.90.a.5. Projects with a building area greater than 5,000 square feet that requires a Conditional Use Permit in a residential zone requires review by the Design Review Board. The section called “How to Use Design Criteria” in the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as the design solutions **are equal to or better** than the guidelines associated with each of the sections (OMC 18.100.100).

The project shall comply with the requirements of the Design Review Code OMC 18.100; specifically, to Chapters 18.100.110, Basic Commercial Design Criteria.

### **A. Concept Design Review**

The project went before the Design Review Board for the conceptual design of the project which consisted of a context plan, preliminary site and landscaping plans and preliminary building design plans. This meeting was held October 11, 2018. The Board moved to recommend approval without any noted conditions (Attachment 5).

### **B. Detail Design Review**

Detail Design Review involves review of the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, materials and colors with the applicable design criteria.

**Capital High School- Performing Arts Center 18-3543**

### C. Staff Analysis

City staff evaluated the proposal with the design criteria found in Chapter 18.110 for Basic Commercial. Please note that there were many design criteria in the chapter that were found to be not applicable because this is not a retail or commercial business located within a commercial district as this criteria is traditionally applied to.

Staff has found that the overall design of the project complies with the design criteria for design review. The complete review and analysis of the project's consistency with the applicable Design Criteria conducted by staff can be found on the design review checklist (Attachment 7).

City staff has evaluated the project based on the following:

- DRB Renderings and Materials (Attachment 3)
- Detail Plan Set (Attachment 4)
- Landscaping Plan (Attachment 4)
- The Municipal Code, Chapters 18.100 and 18.100.110
- Cut Sheet Details, lighting, landscaping plants, pedestrian seating and bike racks (Attachment 6)

### III. STAFF RECOMMENDATIONS

That the Design Review Board approves the Detail design review proposal of the CHS Performing Arts Center File 18-3543 project as follows:

- A. **Site and Landscaping Design.** Approve as proposed.
- B. **Building Design:** Approve as proposed.
- C. **Colors and Materials:** Approve as proposed.

**Submitted By:** Paula Smith, Associate Planner  
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**Attachment 2:** Design Review Applications

**Attachment 3:** CHS Renderings and Materials

**Attachment 4:** Detail Plan Set

**Attachment 5:** Conceptual Meeting Memorandum 101118

**Attachment 6:** Cut Sheet Details (lighting, landscaping, pedestrian seating and bike racks)

**Attachment 7:** Design Review Checklist