

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

**DETAIL DESIGN REVIEW**  
**STAFF REPORT**  
**JUNE 13, 2019**

**Case Number:** Capital Christian Center **Land Use File** 18-3632, Detail DRB File 19-1816

**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 Christian Center. Addition is 12,500 square feet. Project includes 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 Recognized Neighborhood Associations and parties of record on May 30, 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 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.

The project is divided into several phases. Land Use review is currently being conducted for phases I and II. Future development is anticipated which includes additional surface parking and stormwater upgrades related to the new parking. These modifications are not part of the project scope at this time.

Phase I includes an interior remodel, façade changes, and minor alterations to the circulation around the main entry of the building. The intent is to better utilize the existing structure and to create a more pedestrian oriented entry to the existing structure.

Phase II includes an approximately 12,500sf addition on the eastern portion of the existing structure to house a new sanctuary/auditorium. Additional upgrades include re-surfacing of the parking lot, the addition of a pedestrian pathway to Martin Way, and landscaping enhancements.

### **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). The Design Review Board provided Concept Design guidance in December 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 criteria within the code. There are a few issues that staff suggests the Board pay specific attention to, as follows:

### **Lighting (OMC 18.110.160):**

Lighting around the building is intended to highlight the building, landscaping and other features and plans show adequate lighting of this variety. Lighting intended for parking lots and safety in the eastern parking lot (near Burger King) and southwestern parking lot (behind O'Blarneys) was raised as a concern by during the Concept Design Review. Additional information was requested by the Board for Detail Design Review related to

these areas and the anticipated lighting for them. Plans submitted show removal of lighting in the eastern parking lot and do not show replacement lighting for the parking area. Similarly, the southwestern lot does not include new lighting. Sheets A301 and A302 show the anticipated lighting plan for these areas. Staff remain concerned that these areas are dimly lit and that additional lighting is appropriate in both areas. Staff encourages the Board to evaluate these areas and to condition approval on the installation of additional parking lot lighting.

**Proposed Condition of Approval:** Additional site lighting in the eastern and southwestern parking lots shall be submitted with the engineering permit application. Staff shall review the lighting to ensure adequate lighting is provided in these parking areas as required by OMC 18.130.160 Lighting.

**Building Façade Visibility from College Street: (OMC 18.110.140 Consistency; 18.110.100 Windows, and 18.130.030 Building Design):**

Staff encourage the Board to evaluate the building as it relates to visibility from College Street. Only a small portion of the building will be visible from College Street and the bulk of which will probably be the glass building front facing Martin Way. The wall parallel to College Street does not include any of the various design elements seen on the Martin Way frontage. The side of the building does not include modulation, windows, or other design features intended to break up the long blank façade. Modulation initially proposed for this side of the building (east elevation) at Conceptual Review has been removed. Staff looks to the Board to determine if additional modulation is necessary or if the lack of modulation is acceptable given the minimal visibility of the wall from College Street. If additional modulation, windows, or other treatments are determined appropriate, a condition of approval will need to be crafted by the Board at the meeting.

**Landscape Screening Adjacent to Freeways (18.145.020):**

While there is a dense vegetated screen between the project proposal and the freeway, this vegetation is entirely offsite and within the Right of Way for the Freeway. Existing landscape planters are present in this area, but devoid of plantings. The applicant contends that the offsite vegetation adequately screens development and that the proposal is not modifying this portion of the site, therefore the current condition adequately addresses the code requirements. Staff agrees to a point, but believes that areas previously intended to be planted, should be enhanced with landscaping meeting the requirements of OMC 18.36 and this design criteria.

**Proposed Condition of Approval:** Existing planting strips shall be enhanced where vegetation is not provided. Plantings shall be provided in the planting beds along the southern property line. The landscaping plan shall be revised accordingly prior to submittal for the engineering construction permit application as required by OMC 18.36 Landscaping and OMC 18.145.020, screening adjacent to freeways.

### **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.

### **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 with the following conditions:

- A.** Additional site lighting in the eastern and southwestern parking lots shall be submitted with the engineering permit application. Staff shall review the lighting to ensure adequate lighting is provided in these parking areas as required by OMC 18.130.160 Lighting.
- B.** Existing planting strips shall be enhanced where vegetation is no provided. Plantings shall be provided in the planting beds along the southern property line. The landscaping plan shall be revised accordingly prior to submittal for the engineering construction permit application as required by OMC 18.36 Landscaping and OMC 18.145.020 Screening adjacent to freeways.

**Submitted By:** Nicole Floyd, Senior Planner

- **Attachment 2:** Design Review Checklists (Basic Commercial, High Density, and Freeway Corridor)
- **Attachment 3:** Concept Design Review application and plans
- **Attachment 4:** Concept Design Review Board Memo