

**CITY OF OLYMPIA  
DESIGN REVIEW BOARD**

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

<b>Project Name &amp; Case Number:</b>	Oly Moxie 19-1623
<b>Applicant:</b>	Lendlease
<b>Representative:</b>	Angela Raymond, Centerline Solutions
<b>City Staff:</b>	Paula Smith, Associate Planner
<b>Site Address:</b>	700 Block 11 <sup>th</sup> Avenue SE
<b>Project Description:</b>	Construction of a new concealed freestanding wireless communications tower, 120 feet in height with associated equipment area. The tower will be stealth and designed as a tree to blend in with the natural environment.
<b>Zoning District:</b>	Urban Residential (UR)
<b>Future Land Use:</b>	Residential Mixed Use
<b>Design Review District:</b>	Downtown Business
<b>Scenic Vista:</b>	Olympic Mountains, Capitol Buildings
<b>Overlay Districts:</b>	Not applicable
<b>Land Use Review:</b>	The project was granted a Conditional Use Permit and Variance from the front yard setback requirement by the Olympia Hearings Examiner on September 13, 2018.
<b>SEPA Determination:</b>	A Determination of Non-significance was issued July 30, 2018.
<b>Public Notification:</b>	Public notice of the Detail Design Review Board meeting was mailed on May 6, 2019, in accordance with Olympia Municipal Code (OMC) 18.78.020, Table 78-1.
<b>Conceptual Design Review:</b>	The project went before the Design Review Board from Conceptual Design Review Case number 18-1827 on June 28, 2018. The Board moved to recommend approval with Conditions.

## BACKGROUND INFORMATION

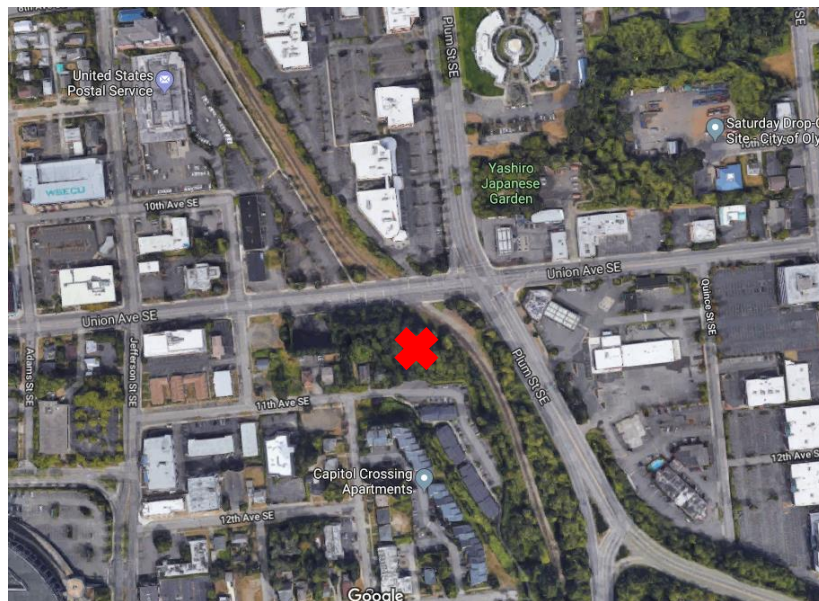
### A. Project Context/Existing Site Conditions

The project site is an undeveloped parcel owned by the Oregon Washington Railroad & Nav Company. The applicant plans to lease approximately 2500 sq. ft. area for the location of a new concealed freestanding wireless communications facility.

The property is located in the Urban Residential zoning district and is within the Downtown Business Design Review District. Concealed Wireless Communications Facilities are allowed with a conditional use approval, which was granted by the Olympia Hearings Examiner on February 13, 2018.

The land uses surrounding the project site are as follows:

- *North:* commercial, office, drycleaner, gas station
- *East:* commercial, gas station, retail, restaurant
- *South:* multifamily residential complexes
- *West:* single family residences, office building, multifamily complex



❌ Project Site location

### B. Public Comment

Staff has received no 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. Public testimony or comments are not taken at the meeting. If any written comments are received, staff will provide for the Board's consideration in advance of the meeting.

## DESIGN REVIEW

**Board Level Review.** Per OMC 18.100.090, any proposed development project located within this district is subject to review by the Design Review Board.

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 and 18.100.120, Commercial Design Criteria Downtown.

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).

### A. Conceptual Design Review

Conceptual Design Review involves the major design elements of a project as it relates to site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general citywide design criteria and the specific criteria of the design district.

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 June 28, 2018. The Board moved to recommend approval with conditions. (See attachment 3). In summary, these conditions consist of the following:

- Provide a lighting plan at Detail Design Review
- Provide color/material samples of the tree tower at Detail Design Review
- It was suggested by the board, that the applicant consider color choices based on the existing tree vegetation of the project site.

The applicant has provided a lighting plan (Attachment 4) and provided a color and material board that will be available at the meeting and is referenced and shown on page 4 of this staff report.

### 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.

## REVIEW OF DESIGN CRITERIA

### A. Staff Analysis

City staff has evaluated the proposal and found that the vast majority of the design criteria in both chapters were not applicable based on the proposed land use. The design criteria is written in a manner that only addresses development intended to be occupied by people and locations where

pedestrian activity is desired. This project is unique and was not the type of development envisioned when the design criteria were developed.

There are no other towers designed and concealed to look like a tree that are in the City of Olympia's Downtown Design Review District that could be used as a reference or to provide as an example. Photo simulations were provided at Conceptual Design Review demonstrates examples of how the tower will look from different areas in the vicinity to the project site. (Attachment 5).

A material sample board of the proposed tower was submitted, showing the details of the material to be used on the tower, as shown below:

Staff did not find any design review criteria that the project was lacking or did not comply with for the Design Review Board members to consider or condition the project. The complete review and analysis of the project's consistency with the applicable Design Criteria by staff can be found on the design review checklists (Attachment 6).

City staff has evaluated the project based on the following:

- Detail Plan Set, consisting of Detail Site Plan, Landscaping Plan, Elevations (Attachment 7) and Lighting Plan (Attachment 3)
- Olympia Municipal Code, Chapters 18.100, 18.110 and 18.120

**18.110.150 Colors and Materials: Material board provided by the applicant below will be available at the meeting:**



**STAFF RECOMMENDATIONS**

That the Design Review Board recommends approval of Detail Design Review to the Director of Community Planning & Development.

**Submitted By:** Paula Smith, Associate Planner  
360.753.8596 [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Attachment 2:** Detail Design Review Application Forms

**Attachment 3:** DRB Memorandum of June 28, 2018

**Attachment 4:** Lighting Plan

**Attachment 5:** Photo Simulations

**Attachment 6:** Design Review Checklists

**Attachment 7:** Detail Plan Set (Consisting of Site Plan, Landscaping, Elevation)