



Community Planning & Development  
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## Design Review Board RECOMMENDATION MASTER PLAN DESIGN GUIDELINES

Date: August 30, 2013

To:

<input checked="" type="checkbox"/>	OLYMPIA CITY COUNCIL
<input type="checkbox"/>	OLYMPIA HEARING EXAMINER

Meeting Date: August 29, 2013

Time: 6:30 PM

FROM: Steven Friddle, Principal Planner

PROJECT NAME: Briggs Village Master Plan Design Guideline Amendments PROJECT No.: 13-0039

PROJECT ADDRESS: 4400 Block of Henderson Boulevard SE – A complete legal description is on file with the City.

PROJECT DESCRIPTION: Amend existing

APPLICANT: Briggs LLC, Joe Mastronardi, 27200 Agoura Rd., Suite 210, Calabasas, CA 91301

AUTHORIZED REPRESENTATIVE: Ron Thomas, AIA, President of Thomas Architecture Studio Inc. and Jean Carr, Shea Carr & Jewell

ATTENDEES: P = Present; A = Absent; X = Excused

STAFF:

p	THOMAS CARVER, Chair (Architect)	p	JANE LACLERGUE, Vice Chair (Business & Development)	P	CATHERINE MCCOY (Associate Planner) July 25 & Aug 8, 2013
p	ROBERT FINLAY (Architect)	p	JAMI HEINRICHER (Citizen at Large)		CARI HORNBEIN (Senior Planner)
p	DUANE EDWARDS (Landscape Architect)	p	DAVID GOULARTE (Citizen at Large)	p	STEVE FRIDDLE (Principal Planner)
p	DARRELL HOPPE (Planning Commission)	p	JOSEPH LAVALLE (Citizen at Large)	P	Bob Bengford with Makers Architecture (CP&D Consultant)

**Report to City Council:** The Design Review Board conducted public meetings on July 25, 2013 (presentation by applicant with initial Board), August 8, 2013 (staff/consultant analysis & response and Board direction provided on all aspects) and August 29, 2013 (Presentation of revised proposed amendments with Board final direction and recommendation). Audio recordings of each meeting are on file with the Community Planning and Development. Written Public Notice was posted on site and provided to property owners within 300 feet, Recognized Neighborhood Associations and parties of record pursuant to OMC 18.78. The proposed amendments were substantially revised and can generally be summarized in the following areas:

- A. Building Height** is changed from the current 2/3-story mixed use buildings to one story commercial. To retain a sense of place, the relationship between the size of the town square and the height of buildings becomes a challenge. The design guidelines have been revised to require single story buildings to be at least two stories in height by requiring a minimum of 24-foot exterior façade (and 30 feet tall at the corners) consistent with OMC 18.05.080(M)(1) with a minimum 16-foot interior ceiling.

The approach is to recognize that initially one-story buildings will likely be proposed and retain provisions to allow the opportunity for multi-story buildings sometime in the future (providing adequate parking can be provided pursuant to code). As currently configured and proposed, the amount of commercial, office and associated parking is significantly reduced. This is the preferred alternative to fewer buildings or no commercial buildings.

- B. Uniformity or Variety.** Consistent with master plans from the 1990's and 2000, the approved vision for Briggs Master Plan commercial areas generally calls for a high degree of uniformity in commercial building details. As revised and recommended by the Board, the proposal is to provide for uniformity in concept and encourages diversity of building forms, materials and details as discussed below. In addition, the existing commercial guidelines lacked

