



Downtown Design Review

June 2020

Project Name: Legion & Jefferson
Project File Number: 22-7929
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Downtown Design Criteria ([Chapter 18.120 OMC](#)) Design Review Application Narrative

This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided will be used to assist staff and the Design Review Board in its review. Links to code sections are provided. It is anticipated that applicants will review the code and applicable requirements to address those issues in their responses.

SECTION A – PROJECT INFORMATION

Downtown Design Sub-District: See [Figure 18.120.130.A.1](#) for designation. Note: Where two or more Sub-Districts are indicated, the applicant selects which Sub-District will apply. All regulations for that Sub-District will then apply. See 18.120.130(B) for sub-district descriptions.

- | | | |
|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> Art/Tech | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Business Corridor | <input type="checkbox"/> North Capitol Way | |
| <input type="checkbox"/> Core | <input type="checkbox"/> Residential | |

Street Type(s): See [Figure 18.120.140.A.1](#) for designation. Check all that apply. See 18.120.140 for descriptions of the various street types.

- | | | |
|---------------------------------|--|---|
| <input type="checkbox"/> Type A | <input checked="" type="checkbox"/> Type C | <input type="checkbox"/> Downtown Entry |
| <input type="checkbox"/> Type B | <input type="checkbox"/> Waterfront | |

Per [Figure 18.120.140.A.1](#), is this property designated as a High Visibility Street Corner?

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

SECTION B – SITE PLANNING

Street Fronts ([18.120.220](#))

For lots with multiple street fronts, please address each street front separately. Street front standards address things like façade details, ground floor uses, ground floor setbacks, street wall definition, driveways, upper story setbacks, sidewalk access, outdoor display areas, and the location of surface parking areas. Describe how the proposed project meets the Street Fronts requirements applicable to the proposal (based on adjacent street designation types such as A, B, C, Waterfront, Entry): The intent of the building is to continue providing street activation by locating a large three bay retail storefronts at

the corner of Legion & Jefferson, the most active corner. The residential entry to the building is just south of the retail storefront bringing pedestrian activation along Jefferson. Sidewalks are setback 10 feet from the curb line for street trees.

Pedestrian Circulation (18.120.230)

Describe the measures taken to ensure the project meets the pedestrian circulation requirements: Sidewalks are provided at all street frontages. Bulb outs and half bulb-outs have been provided where requested by the city.

Ground Related Residential Uses (18.120.240)

Ground-related residential uses are not allowed on Type A Pedestrian Oriented Streets or in the Waterfront Sub-District. Are any ground related residential uses proposed? Yes No

Multiple Buildings and Multi-Block Sites (18.120.250)

In all downtown design subdistricts, a development that includes two or more buildings must be based on a unified site plan. Are two or more buildings proposed? Yes No

Solid waste facilities, service areas, and mechanical equipment (18.120.260)

Service areas, mechanical equipment areas, and solid waste facilities must be carefully addressed. Describe how the project was designed to address the requirements for location and screening: A contained solid waste room with roll up garage door has been provided along Jefferson street. All rooftop mechanical equipment will be located setback from the parapet a minimum 15 feet. A water and fire rise entry room is located on the northwest corner of the building.

Multifamily Open Space (18.120.270)

All new multifamily buildings with five or more residential units must provide open space. Does the proposed project provide five or more new residential units: Yes No

If yes, describe the amount and type(s) of open space provided: Open space is provided on a large 8,250 sf second floor terrace, with pergola, BBQ, Planters, community garden space, artificial turf and dog walk area.

Security (18.120.280)

Designing projects to consider security is required. This includes avoiding entrapment areas, increasing visibility of certain areas, preventing visual obstructions, enhancing motorist's views, providing for passive surveillance, controlling access, providing for territorial definition, and addressing maintainability and use of vandal-resistant materials. Describe the measures proposed to address security: The building is building up to the property line in almost all instances. The few instances where it does setback are for things like bike parking, entry and egress doors.

SECTION C – SITE ELEMENTS AND DESIGN

Parking Areas (18.120.320)

Describe how this proposal provides for adequate walkways through parking areas: Adequate walkways are provided through the parking lot to the secondary building entrance. All ADA clearances are met where required.

When angled or perpendicular parking stalls abut walkways a paved area must be provided to prevent the bumper overhang from reducing the walkway width. Describe how this project meets the requirement: WE ARE PROVIDING WHEELSTOPS AT ALL PARKING STALLS.

Pedestrian Oriented Open Space (18.120.330)

When provided, Pedestrian Oriented Open Space must meet certain requirements regarding location, surfacing, seating, landscaping, screening, fencing, blank wall treatments, and exclusion of vehicles. Is this type of open space proposed in this project? YES NO

Landscaping (18.120.340)

Landscaping requirements are specific to the Design Sub-District the project is located within. Provide a narrative explaining how this proposal meets each of the landscaping requirements for the applicable Design Sub-District, noting if there were any conflicts with the landscaping chapter requirements, and if there were identify how the conflict was addressed: COMPACT LANDSCAPE PLANTINGS ARE PROVIDED AT THE BASE OF THE BUILDING AND ENTRANCES AND BULB-OUTS. STREET TREES WILL BE PROVIDED WITHIN EACH PLANTING AREA AT THE GROUND FLOOR .

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements: THERE IS NO PERIMETER PARKING THAT IS EXPOSED.

Walkways and Circulation Elements (18.120.350)

There are standards for internal walkways for widths, safety, enhancements, for when building facades face parking areas, and to provide for separation for ground related residential uses. Describe how does the proposed project meets the requirements: ALL CIRCULATION ELEMENTS ARE INTERNAL TO THE BUILDING, NO EXTERNAL CIRCULATION ELEMENTS BEYOND A TYPICAL SIDEWALK ARE PROVIDED.

Lighting (18.120.360)

Lighting is an important component of safety and design. Describe how each of the following are addressed in this proposal: site lighting levels; light quality, height, and shielding; architectural lighting; and the character of the light fixtures and mounting: LIGHTING IS PROVIDED AT THE GROUND LEVEL FOR PEDESTRIANS, AT EACH ENTRY IN AND OUT OF THE BUILDING AND ON THE TERRACE LEVEL AT THE UNIT DOORS. NO UPLIGHTING IS PROVIDED TO MEET DARK SKY COMPLIANCE.

Other Site Features (18.120.370)

Other site features include improvements such as fences, walls, poles and vertical elements, and alcoves. Describe how this proposal addresses other site features: N/A

SECTION D – BUILDING DESIGN

Building Character (18.120.420)

Some building character provisions apply to all projects in all Design Sub-Districts. Provide a narrative about how the proposal meets the Design Character of Building Elements and Details requirements: BUILDING USES BRICK AS A PRIMARY MATERIAL AND EMPASIZES THE USE OF PILASTERS AT THE GROUND LEVEL TO CREATE THE LOOK OF THREE DIFFERENT MASSES. THE BUILDING UTILIZES THE LARGE WINDOWS OF THE DISTRICT AND ALIGNS WITH THE TRADITIONALLY STYLED BUILDING MASS WITH BRICK.

Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements: THE BUILDING MIMICS THE STYLE OF THE ADJACENT MALTHOUSE BUILDING CURRENTLY UNDER CONSTRUCTION. IT USES MURALS WHERE LARGE WALL FRONTAGES ARE IN THE PEDESTRIAN WAY. WARM INDUSTRIAL MATERIALS USED : METAL, GARAGE DOORS & LARGE ENTRYWAYS.

Remaining requirements are specific to the Design Sub-District. Describe how the proposed project meets those requirements by identifying each of the menu options that were selected for the proposal:

1. SIMPLE ARCHITECTURAL ELEMENTS WITH MINIMAL DETAILING ECHOING THE CHARACTER OF OLDER WAREHOUSE. SOLID MASSING WITH PERIMETER WALLS TO LOT LINE.
2. INDUSTRIAL FIXTURES AND MATERIALS THAT ARE METAL OR BRICK WITH HARDIE PANEL AT THE REAR OF THE BUILDING.
3. VIEWS INTO THE BUILDING SO THAT PEOPLE CAN OBSERVE ACTIVITIES. RETAIL STOREFRONT GLASS AT TWO SIDES, ENTRY STOREFRONT GLASS. EACH UNIT HAS MORE GLASS THAN TRADITIONAL MULTI-FAMILY RESIDENCES.

Registered Historic District and Sites (18.120.430)

Is the property located in a Historic District: YES NO

Is the property a designated historic site: YES NO

As defined in this code section, is a substantial alteration proposed?: YES NO

As defined in this code section, is a minor alteration proposed?: YES NO

Architectural Composition, Massing, and Articulation (18.120.440)

The requirements of this section are intended to reduce the perceived scale of large buildings and add visual interest, encourage development of a compatible architectural scale, create a skyline that is visually interesting, create clear and welcoming building entries, add visual interest to buildings, protect designated landmark views, and to maintain light and air circulation. Describe how the proposal addresses the code requirements for:

Façade articulation (commercial and mixed-use buildings): THE BUILDING HAS BEEN BROKEN DOWN INTO THREE MASSES BY DIFFERING BRICK COLORS AND WINDOW TYPES TO REDUCE THE PERCEIVED SCALE OF A LARGE BUILDING.

Façade articulation (residential buildings, residential portion of mixed-use): THE UPPER FLOORS OF THE BUILDING UTILIZE LARGE FORMAT WINDOWS IN COMPLEMENTARY WINDOW PATTERNS (ARCHED SINGULAR VS SQUARE GROUPED) TO PROVIDE VISUAL INTEREST.

Maximum façade width: THE LONGEST FAÇADE IS BROKEN DOWN INTO FIVE SEPARATE COMPONENTS. TWO CORNER MASSES WITH INSETS AND ONE CENTER MASS IN WHITE BRICK.

Roofline modulation: EACH BRICK MASSING AND INSET HAS A VARYING PARAPET HEIGHT TO FURTHER THE PERCEPTION OF MULTIPLE BUILDINGS.

New buildings in Residential Sub-District: N/A

Modulation to enhance views: N/A – EVERY UNIT WILL HAVE A VIEW.

If required, how has vertical articulation been addressed: VERTICAL ARTICULATION IS EXPRESSED THROUGH WINDOW PATTERN AND HAS BEEN CAREFULLY DETAILED TO BE AS SIMPLE AS POSSIBLE TO ALIGN WITH WAREHOUSE DISTRICT.

Building Siding (multiple sides visible to public): DARK BRICK, LIGHT BRICK, HARDIE PANEL AT INSETS.

Human Scale Building Elements and Details (18.120.450)

These requirements are intended to enhance the human scale of buildings by providing attractive and welcoming façades and pedestrian environments, enhancing the quality of building façades, and adding interest to the building and streetscape. Describe how the proposed project has been designed to address:

Human Scaled Elements: INDIVIDUAL WINDOWS ON THE GROUND LEVEL. SPATIALLY DEFINING ELEMENTS, CANOPIES AT THE GROUND LEVEL PEDESTRIAN WALKWAYS. LANDSCAPING AT BULBOUTS. MURALS ON LARGE WALL FACES.

Building Entries: PRIMARY ENTRANCE FACING THE STREET FOR BOTH RETAIL AND RESIDENTIAL. ALL ENTRIES ARE COVERED BY LARGE CANOPIES. LIGHTING AT THE STREET LEVEL PROVIDED ON THE BRICK PILASTERS TO LIGHT SIDEWALK.

Façade Details: N/A

Window Design: N/A

High Visibility Street Corners: N/A

Pedestrian Oriented Façades and Weather Protection (18.120.460)

For projects located on Type A or B Pedestrian Oriented Streets and for buildings on sites directly fronting on the waterfront, certain provisions are required to provide a better pedestrian environment. Describe how the proposal satisfies requirements for the following:

Transparent window areas/window displays: ALL RETAIL AND RESIDENTIAL ENTRIES CONTAIN A MINIMUM OF 12 FEET HIGH GLAZING.

Building entry location and orientation: PRIMARY RETAIL ENTRY CAN BE FROM EITHER LEGION OR JEFFERSON, TWO DOORS ARE PROVIDED. PRIMARY RESIDENTIAL ENTRY IS LOCATED ON JEFFERSON STREET JUST PAST THE RETAIL.

Weather protection: CANOPIES ARE SHOWN OVER ALL STOREFRONT AND BUILDING ENTRIES INCLUDING BIKES. ALL CANOPIES ARE A MINIMUM 5 FEET DEEP AND 10 FEET ABOVE STREET LEVEL.

Ground floor height: THE GROUND FLOOR HEIGHT IS 20 FEET.

Materials and Colors (18.120.470)

These requirements are intended to encourage the use of durable, high quality, and urban building materials, promote the use of a distinctive mix of materials, and to place the highest priority for the

quality and detailing of materials on the first two to three stories of the building. Describe how the proposed projects addresses the following:

Quality building materials: DARK AND LIGHT COLORED BRICK MASONRY AND STOREFRONT AT ALL PEDESTRIAN SIDES OF GROUND FLOOR. HARDIE PANEL ON PARKING SIDE AND BACK OF BUILDING.

Flood proofing: RETAIL DOORS ARE JUST SHY OF THE 16 FOOT FLOOD LINE AND WILL BE PROVIDED WITH FLOOD GATES.

Specific material limitations: NO CONCRETE BLOCK, METAL SIDING OR EIFS TO BE USED. HARDIE BOARD WILL BE USED ON THE NON-PEDESTRIAN SIDES OF THE BUILDING AND WILL HAVE REVEALS AND A THOUGHTFUL PATTERN TO ADD VISUAL INTEREST.

Sub-District specific materials: NO NON-PERMITTED OR CONDITIONAL MATERIALS ARE USED ON THIS BUILDING.

Blank Wall Treatments (18.120.480)

Limiting blank walls and requiring blank wall treatments will ensure large expanses of walls visible from a public street or public park do not detract from the Downtown environment and add interest to local streetscapes. New blank walls facing a public street, pedestrian oriented space, common open space areas, or pedestrian pathways are prohibited, unless treated. Blank walls are defined as *“Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section.”*

What design elements (e.g. use of display windows, use of a trellis with climbing vegetation, building details, use of artwork) have been provided to address blank walls: We have provided three locations of wall murals, grating with climbing vegetation and patterned façade with reveals at the property line facing the parking lot. **Staff Comment: Irrigation is not proposed to climbing vegetation. Staff suggest requiring irrigation or other screening option.**

Above-Grade Structured Parking (18.120.490)

These requirements are intended to minimize negative visual impacts of parking garages or above grade structured parking in buildings. Describe how the proposed project has been designed to address the following:

Obscure the view from the ground of parked cars: All cars are parking within an enclosed parking garage. The only view of cars will be through grated screens with vine plantings.

Provide pedestrian environment enhancements (within 10 feet of sidewalk): Murals will be provided on the large fronts with no active interior views.

Provide articulation treatments: Brick pilasters are provided in concept of breaking down the massing. Storefronts are integrated within the massing between pilasters.

Use of light shielding from street level/sidewalk: All lighting is downlighting to light only the floor and walls.