

`CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
SEPTEMBER 16, 2021

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| Project Name/Number: | Spoon Building TI, CPD File 21-3463 |
| Applicant: | Tom Rieger, AIA Thomas Architecture Studio (TAS) |
| Location: | 118 Cherry St NE |
| Project Description: | Interior and exterior improvements to the tenant space located at the southeast corner of State Avenue and Cherry St, formerly Spoon Automotive Parts (gasoline and oil service station). Exterior improvements include repairs to the exterior façade, installation of new canopies, replacement of windows, storefront glazing and overhead doors. |
| Design Review District: | The project site is within the Downtown Design Review District, Entertainment Sub-district, OMC 18.120 |
| Zoning District: | Downtown Business (DB) |
| Comprehensive Plan Designation: | Central Business District (CBD)/High Density Residential (HDR) |
| City Staff: | Catherine McCoy, Associate Planner Phone: 360.570.3776 E-mail: cmccoy@ci.olympia.wa.us |
| Public Notification: | In accordance with the Olympia Municipal Code (OMC) 18.78, public notification of the detail design review meeting was mailed on August 24, 2021, to recognized neighborhood associations. |
| 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 project design. The Community Planning and Development Director will make the final decision. |

BACKGROUND INFORMATION

Existing Conditions and Context

The single story commercial building is located in downtown Olympia at the corner of State Avenue and Cherry Street. The corner tenant space, approximately 6,558 sq.ft. in area, has been vacant for several years and was formerly Spoon Automotive Machine Shop and Service. The front façade facing State Avenue extends 120 linear feet from the corner to the automotive business to the east - Olympia Autohaus. The west façade aligns on

Cherry Street and extends approximately 60 feet from State Avenue to a commercial restaurant. State Avenue and Cherry Street are improved with sidewalk, curbs, street lighting. State Avenue is a Pedestrian B right-of-way, Cherry Street is a Pedestrian A street.

A variety of mostly commercial uses exist within ½ mile of the building – government office, restaurants, antique stores, bookstore, coffeehouse, children’s theater, workshops and studios, gyms, automotive services, and soon to be residential uses (Westman Mill mixed-use development).

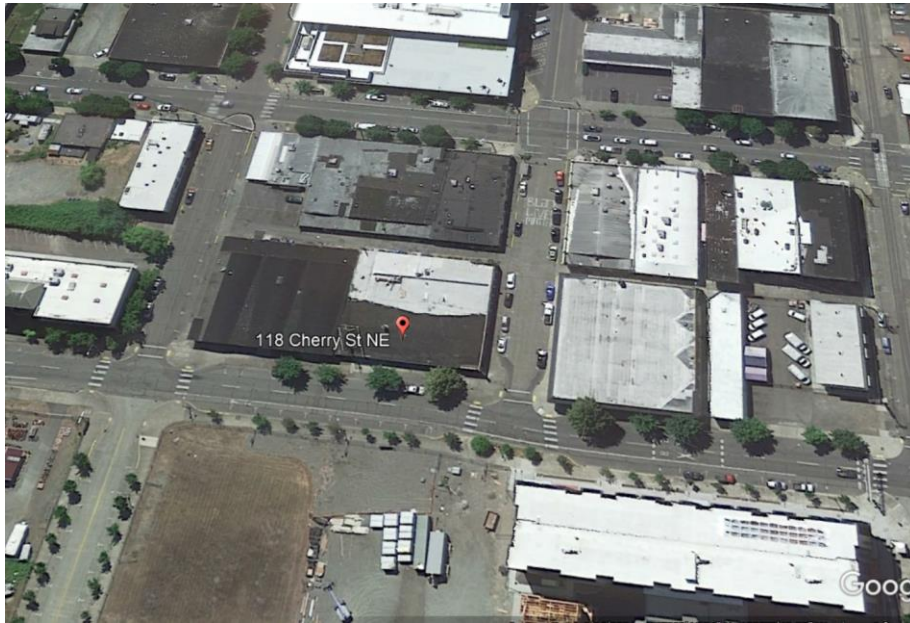


Figure 1: Spoon Automotive - Looking South, Downtown Olympia.

Project Proposal

The project is an adaptive reuse of a vacant commercial sales and service space to accommodate a restaurant-brewery. The design program intends to maintain the historic integrity of the building by repairing as much as possible and replacing with like forms and features. Work includes removal and replacement of energy efficient storefront glazing systems, overhead rollup doors, new insulated walls, new outdoor seating and overhead canopies. Also, part of the remodel is removal of the existing roof-mounted billboard sign.

The exterior materials and features include exposed boardform concrete, newer windows with mullions that align with the overhead garage door mullions, new exterior vintage-style light fixtures, and restoration of the existing Spoon Automotive sign. New concrete sidewalks with 2x2 grid pattern brushed concrete will be installed on State Avenue and Cherry Street.

For more information about the project please refer to the Applicant Narrative and the detail architectural packet (Attachments 3 and 4).

Land Use Review:

Land use review and approval was not required as part of the review of the shell and tenant improvements. The proposal to upgrade the building and change the use from an automotive machine shop and service business to a restaurant use did not reach thresholds for full land use review and approval. It is uncommon for the Board to review stand-alone building permit applications, however any proposed development, including adaptive reuse of existing buildings located in the Downtown Design Review District is subject to review by the Board.

DESIGN REVIEW

Detail Design Review: Please note that this is a *Detail Design Review*. This stage of review involves all the final plans and detailed features and elements of a project with regard to the building design and architectural details, landscape design if applicable, mechanical equipment and screening, the lighting plan, final site details, materials and colors; and zoning, parking, and overlay district regulations within the Unified Development Code.

The section called “How to Use Design Criteria” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria (OMC 18.100.100). Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement(s).

Design Review Board meetings are public meetings open to anyone that wishes to attend; however, the meeting is not a public hearing and oral comment or testimony is not taken at the meeting. Written comments related to project design may be submitted in advance of the meeting.

Design Analysis: Key Concept: The existing building with its current form, scale and character will be repurposed for a new restaurant use – not technically new building construction as would be the case with a demolition of the structure and construction of a new three-story residential building, for example. Much of what exists on the building will be maintained or replaced with upgrades to the same. As an adaptive reuse, much of the improvements occur inside the building and in this case exterior features will be upgraded. Adaptive reuse is a distinct form of historic preservation – restoring culturally significant structures that might, as in this case, remain vacant or be demolished for new development.

Due to the nature of the project, much of the Downtown Design District requirements do not apply. The building and the tenant space will be reused, the existing character and unique qualities of this older building will be preserved. Thus said, staff feels the proposed design solutions and improvements meet the intent of the requirements and incorporate applicable architectural responses that are equal to or better than the guidelines.

Staff’s analysis of the design proposal is incorporated in the Downtown Design Review checklist (Attachment 2). The checklist identifies areas of compliance and deficiency, and staff-recommended conditions for the Board’s consideration. Staff evaluated the project based on the Downtown Design District code requirements (OMC 18.120), the detail architectural plan set, and the applicant’s narrative and project description.

STAFF RECOMMENDATION:

Staff recommends the Design Review Board recommend approval of the detail design review proposal for the Spoon Building TI, File 21-3463, subject to the following conditions that shall be met prior to engineering and/or building permit issuance:

A. Site and Landscape Design: Approve as proposed.

B. Building Design: Approve subject to the following condition:

1. Prior to construction, roof-mounted mechanical equipment shall be located and screened on all sides, so the equipment is not visible from the ground level of any street, sidewalk, or adjacent property within 20 feet of the structure. The color of roof mounted equipment shall match the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

C. Materials and Colors: Approve as proposed.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

Attachment 1 – Staff Report (This)

Attachment 2 – Downtown Design Review Checklist

Attachment 3 – Applicant Narrative

Attachment 4 – Detail Architectural Plan Set