



Downtown Design Review

August 2021

Project Name: 401 Union Avenue Apartments
Project File Number: 20-3052
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NOTE TO DESIGN REVIEW BOARD:

Staff responses and/or recommendations in this checklist focus on those issues that may conflict with the City's design requirements, or when additional clarification is needed prior to land use.

This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided is used to assist staff and the Design Review Board in its review. 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

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.

Union Ave: Type B Pedestrian Street

Adams St and Jefferson St: Type C Streets

Per Figure 18.120.140.A.1, is this property designated as a High Visibility Street Corner?

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):

Applicant Response:

Avenue: The street level functions along Union Avenue shall consist of the building's main public entry and private entry facades for ten loft units.

- The main entry shall be defined by a change in building materials and detailing using clear storefront glass and a prominent entry canopy.

- The ground-related residential units are provided with individual private entry patios and protective canopies along the length of the Union Avenue frontage. The building has been set back from the original northerly property line to provide the required right of way dedication for the site and room for unit patios and pedestrian amenities.
- The development includes fifty structured parking stalls with forty-eight stalls accessed from Jefferson Street and two stalls accessed from Adams Street.

Jefferson Street: The street level functions along Jefferson Street shall consist of street level structured parking access and pedestrian access to the upper open terrace.

Adams Street: The street level functions along Adams Street shall consist of a street level structured parking access and waste container storage access and collection area.

Staff Response: According to OMC 18.120.220.E.1, the street edge must be physically defined with buildings, landscaping and other features. The Board should carefully consider the street edges along Adams St and Jefferson St. While the streets are defined, there is not a clear boundary between the pedestrian and vehicular areas. This is particularly true where the residential doorway is adjacent to the solid waste enclosure area and structured parking areas on Adams St. Additional definition and safety features are needed between the pedestrian and vehicular areas, and between the pedestrian and building walls (façade). Options might include adding clear or obscured glass in the residential doors on both streets and adding decorative artwork to the blank wall area on Jefferson St.

Staff Recommendation:

- Provide additional safety features on both Adams St and Jefferson St to better define the boundaries between the pedestrian and vehicular areas.

Pedestrian Circulation (18.120.230)

Describe the measures taken to ensure the project meets the pedestrian circulation requirements:

Applicant Response:

All street level entries shall be provided with convenient connection to the public sidewalk, pedestrian amenities, bus stops, and bike paths. The main building entry shall have direct access to the public sidewalk. The ground-related residential units shall be provided with private elevated entry patios that access the public sidewalk.

Staff Response: In addition to the main building entrance, access to the building for residents is provided via a single door on each of the side streets. The door on Adams St opens directly onto the sidewalk. Bollards are placed outside the door on Adams St to protect the building and door from damage that may occur during solid waste pickup and drop-off activities. Residential doors that open directly out and onto the sidewalk are prohibited in the IBC 3202.2, therefore the door will be required to be pulled back which will provide a better transition and enhance pedestrian circulation.

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**

If yes, describe how the design meets the requirements for ground related residential uses, including street access, privacy, thresholds, outdoor space, and driveways widths/garage access:

Applicant Response:

The ground-related residential unit entries shall have access to a Type B pedestrian oriented street and each

unit shall be setback from the sidewalk. Inviting raised entry patios & stairs, protective metal canopies & railings, and landscaping shall be used to provide privacy, comfort, livability, and opportunities for pedestrian interaction.

Multiple Buildings and Multi-Block Sites (18.120.250) N/A

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

If yes, describe how the design meets the requirements for multiple buildings and multi-block sites: N/A

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:

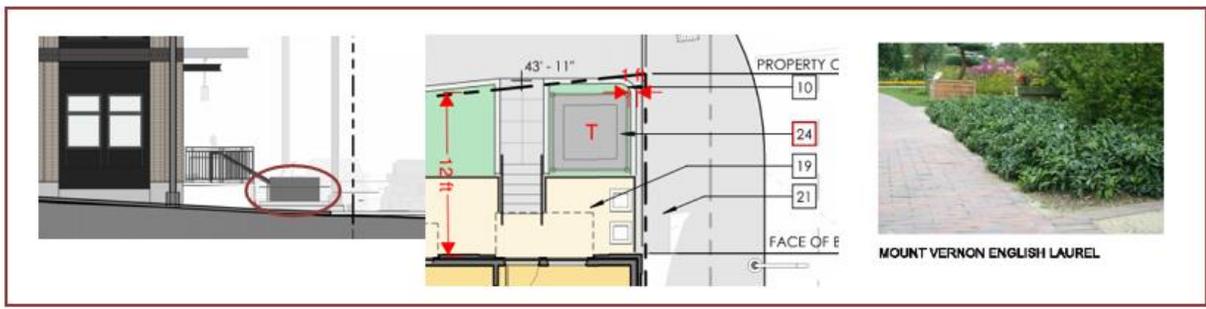
Applicant Response:

Waste: An alley is not available for this project. All waste storage shall be contained within the building. A waste resources scoping meeting was used to identify Adams Street as the best location for waste storage access and collection.

Mechanical: Mechanical equipment areas shall be located to have the least negative effect on adjacent streets, sidewalks, and residential properties. All residences shall be provided with exterior PTHP HVAC units and all electric meters shall be placed inside the building. Minimal common mechanical systems are anticipated and shall be placed on the roof. All mechanical systems shall be provided with architectural grills or screened on all sides with heavy-gauge metal louvers or building parapets, so the equipment is not visible from the ground level of any street, sidewalk, or adjacent property within 20 feet of the structure.

Staff Response: The site plan shows a transformer located in the northeast corner of the site, all other mechanical equipment and services will be located on the roof or within the building. A 2 ft. wide planting strip with English Laurel is proposed in front of the transformer. The other three faces of the transformer don't appear to be screened from view and will be visible from the sidewalk on Jefferson St and from the ground floor residences.

The Board should ask for clarity on why the transformer has been sited at a street corner directly adjacent to the Type B pedestrian street, which is one of the most prominent locations onsite. It is unclear why the transformer could not be tucked back along either Adams St or Jefferson St. For example, the area along Jefferson St where a single bicycle parking space is provided appears to be a far less prominent location. According to the code, the transformer must be located to have the least visual impact on the street and sidewalk environment. If the location is determined by the Board to be appropriate, the Board should recommend a condition of approval for alternative screening options or design effects that provide full screening of the unit, such as decorative metal screen panels placed on each side of the unit (not necessarily connected around the unit in a way that would prevent access for maintenance), or fencing, latticework, etc.



Staff Recommendation:

1. Locate the transformer in a less prominent area of the site. If an alternate location is determined to be infeasible, additional screening of the transformer must be shown with the building permit application to include decorative metal panels, fencing, lattice work, etc.

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:

This project shall provide on-site open space of at least 10% of residential unit floor area. Open space shall consist of private patios and decks along with common interior lobby seating on floors 1-4 and a common terrace on the second floor.

- The common second floor terrace is designed to be used as a functional leisure, three season, outdoor seating space with patio tables and chairs. The courtyard’s solar orientation is to the south with the building providing shade from the eastern and western sun. The space is defined on the south perimeter by a custom guard rail and shall be surrounded by potted landscaping for visual interest and softened edges.

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:

Applicant Response:

Architectural features shall be used to define the separation of public and private spaces and shall include railings, lighting, changes in floor level, and landscaping. Exterior lighting has been provided for character and safety at exterior entries, patios, decks, and common courtyard.

- The buildings main entry consists of a clear glass storefront window system and shall be designed with a preferred light level for increased visibility to and from the interior and exterior spaces.
- Access to the second-floor common terrace is limited. The common terrace has been located for passive surveillance from multiple living units at multiple floor levels.

Staff Response: Adams St and Jefferson St will have more interruptions in the flow of pedestrian travel along the sidewalk warranting stronger multi-sensory safety measures to alert drivers and pedestrians to the intermingling of activities. This will be addressed by the International Building Code at the point of the building permit and will likely include detectable warning equipment to the building (lights, audible sounds), however Staff encourage the Board to consider if adding pedestrian level signage on the building – “high traffic area”, “caution vehicles entering and existing the garage”, “solid waste loading and unloading only” would be useful.

Staff Recommendation:

- Add features to the building façade, on both side streets, that would increase site safety for individuals such as pedestrian level signage on the building

SECTION C – SITE ELEMENTS AND DESIGN

Parking Areas (18.120.320)

Describe how this proposal provides for adequate walkways through parking areas:

Applicant Response:

All parking shall be structured and contained within the building. Access to parking shall be controlled and limited to a maximum of 50 stalls with all pedestrian and vehicular circulation occurring within the vehicle access aisle.

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:

Applicant Response:

All parking shall be structured, and surface mounted tire stops shall be provided to prevent damage to adjacent walls.

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

If yes, describe how the proposed project meets each of the standards:

Applicant Response:

A pedestrian oriented open space is accessible from the Union Avenue sidewalk and shall consist of landscape areas and patterned concrete hardscape. The pedestrian amenities consist of a bench, trash receptacle, and short term covered bicycle parking.

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:

Applicant Response:

The project falls within the Residential sub-district along a Type-B pedestrian oriented street. Sufficient levels of interest have been provided with a variety of landscape plant types, textures, and blooms and appropriately sized street trees will provide shade.

- 18.130.340.5.A: The landscape design employs a mix of trees, shrubs, and groundcovers to frame and enhance the new development and provide some privacy for the porches.
- 18.130.340.5.B: Uses a wide range of plant materials
- 18.130.340.5.C: Street level uses concrete paving while the second floor terrace will use protective matt covering.

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements: **N/A**

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 the proposed project meets the requirements:

Applicant Response:

This project will have no internal walkways and the structured parking shall be located below and behind the residential uses.

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:

Site Lighting:

- Site lighting levels and light quality are modeled through the use of AGI 19.1. The design was based on meeting the City's standard as best as possible.
- The heights of the lighting on Union Avenue are based on the City standards for arterials (35') and for Adam Street the height was reduced to 30' since it was only a two-lane street for the purpose of minimizing excess lighting.
- Back light shielding will be added to the lights adjacent to the new building.
- The City has a standard architectural light pole and arm that can be used if that is desired.

Architectural Lighting:

- All exterior building lighting shall be shielded from the night sky. Wall mounted and recessed soffit light fixtures have been placed below the ground level entry canopies to provide a preferred level of lighting for a safe and secure pedestrian environment.
- The ground level wall mounted architectural light fixtures and courtyard light posts shall have a character that is reflected in the design of the building's main entry.
- Upper-level wall mounted down lighting shall be used to emphasize the vertical elements of the architecture and shall be dark sky compliant.

Staff Response: The lighting over the residential doorways is not indicated in the lighting details, sheets A-904 – A-908; a symbol is shown over the doorway in the drawings; however, the symbol does not correspond with an identified light fixture. The applicants should clearly describe lighting around the building at the street level, specifically above and/or adjacent to the side residential entries.

Staff Recommendation:

- Each side street residential entry shall include human-scale lighting above or adjacent to the entry, and under-canopy lighting above the door.

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:

- Durable and easily maintained metal guard rails and raised concrete patios shall be used to distinguish a transition from public to private space.
- Structured parking areas shall be carved into the hillside below the building and shall be screened from view (other than parking access points) through the use of building walls when above grade.
- There are no poles or alcoves proposed for this project.

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: Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements:

All the facade elements work together to create a simple tripartite design. These three distinct detail regions are used to provide visual interest, at a human scale, for nearby pedestrians and a pleasing sculptural quality for viewers that are further away.

- The base of the building is clearly defined by the layering of window glazing, canopies, and patio railings.
- The mid-level fenestration provides simple articulation between the vertical brick siding.
- The metal mansard roof provides a cap of full height modulating roof dormers that complement the rhythm of the simple articulation below.

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:

The surrounding neighborhood is in transition and comprised of older residential and newer commercial service buildings. This building shall add to the current mix of living options and directly address its residential neighbors through the use of building elements such as lower-level porches, terraces, and enhanced entries. The proposed building materials mirror the palette provided by nearby structures through a contemporary use of traditional brick, fiber cement, patinated copper, articulated fenestration, metal roofing, and painted metal canopies and railings.

Registered Historic District and Sites (18.120.430) N/A

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): N/A

Façade articulation (residential buildings, residential portion of mixed-use):

Fenestration and brick siding shall be used to provide an articulated facade that reflects the rhythm and spacing of the residential uses beyond. Ground level residential units shall be further defined through the use of individual entries that are protected by series of noncontinuous canopies.

Maximum façade width:

Façade articulation, modulation, and detail elements shall be defined by the residential uses, providing approximately 19, 25, and 28-foot rhythms along Union Avenue, Jefferson Street, and Adams Street.

Roofline modulation:

The metal mansard roof shall be modulated with a series of full height dormers that complement the rhythm of the articulation on the lower levels.

New buildings in Residential Sub-District:

- The proposed building materials shall mirror the palette provided by neighboring structures through a thoughtful use of brick, fiber cement, patinated copper, metal roofing, and custom metal canopies and railings.
- This building uses window patterns and proportions that reflect its residential use.
- Ground level entries have been setback from the property line to provide an opportunity for individual entry raised porches and landscaping along Union Avenue.

Modulation to enhance views: N/A

If required, how has vertical articulation been addressed: N/A

Building Siding (multiple sides visible to public):

The building presents as a brick structure in both material and detailing to the public sides of the site and significantly

wraps this detailing at the corners to the south. The south facades, which are not directly visible from the public way, are faced in fiber cement panels with similar window scale, type, mullion pattern, and detailing that relates to the overall building.

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:

The Building shall be provided with the following human scaled elements:

- Multiple spatially divided canopies shall be located along Union Avenue.
- Ground floor windows shall be residential in scale, clustered, and separated from the windows above by spatially divided canopies
- Approximately 774 square feet of public open space shall be provided adjacent to the main building entry and extend along the Union Avenue frontage. This public open space shall consist of a combination of patterned concrete hardscape, visually stimulating landscaping, and include a public sitting bench, waste receptacle, and temporary bicycle parking.
- Ground level residences shall be provided with raised patios with individually defined entries and spatially divided canopy protection.
- Upper floor windows shall be residential in scale, clustered, and used to define the rhythm of individual units.

Building Entries:

The primary building entrance:

- Faces the street
- Covered with a prominent protective canopy
- Composed of multiple panels of clear storefront glass
- Provided with architectural lighting for good visibility and safety

Façade Details:

- Entry treatments shall include multi paned two level (first floor and mezzanine) storefront glass, prominent two-level steel columns, covered by a lofty protective canopy, and accented with a backstop wall of glass and patinated copper.
- Façade treatments shall include custom-designed protective canopies and decorative building-mounted light fixtures.
- Decorative or textural enhancement shall be contemporary in nature and include brick siding reveal details, custom metal address signage, and patinated copper siding at the entry.

Staff Response: This code requirement, Façade Details (OMC 18.120.450.B.3), is not just for primary building entrances but “...on all facades facing a public street or public space.” Detail elements must include at least one element from each of the three categories – the code requirement is met for building façade details and decorative or textural enhancements, but not for entry treatments. This would include at least one of the following:

- Display windows divided into a grid of multiple panes.
- Transom windows.
- Roll-up windows or doors that promote outdoor activities.
- Decorative entry door(s) or a recessed entry.
- Etched or stained decorative glass.
- Multi-paned windows on upper stories (at least four panes per window).
- One or more similar decorative or specially designed window or entry treatments if the applicant demonstrates to the City’s satisfaction that such treatment meets the intent of this subsection.

Staff Recommendation:

- Add opening(s) in the residential doors on Adams St and Jefferson St – depict the type and details of the windows in the building plan set.

Window Design:

Residential unit windows shall be clustered and recessed a depth of 2 to 6 inches to provide depth, richness, and visual interest to the façade.

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:

The primary entry is comprised of clear glass storefront windows for at least 75% of the exterior walls that face the street. This building does not contain commercial uses and has no display windows.

Building entry location and orientation: (See Building Entries above.)

The primary building entry faces the street and shall comply with OMC 18.120.450.B.2

Weather protection:

The primary building entry is provided with a prominent protective canopy

Ground floor height:

The primary entry lobby shall have a two-story ceiling height of 18 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:

Brick is used as the primary building material facing the street and this detailing shall be significantly wrapped at the corners along the driveway to the east and the adjacent building to the south. Patinated copper siding shall be used to backstop and accent the main building entry.

Flood proofing: N/A

Specific material limitations:

Fiber cement paneling shall be used as a secondary siding material above and below the exterior fenestration on facades facing the street and other facades when adjacent to the primary brick siding; see quality building material (above). The south walls, which are not directly visible from the public way, are faced in fiber cement panels with similar window scale, type, mullion pattern, and are detailed to relate to the overall building. All fiber cement panel details shall include joints and trim arranged in a pattern consistent with windows and modulated building surfaces.

Sub-District specific materials: N/A

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:

There are two blank wall areas located on Jefferson street.

- A 9-foot blank wall area shall be detailed to complement adjacent fenestration. This wall shall be finished with fiber-cement panels and trimmed to complement the window details above.
- An 11-foot retaining wall area shall be programed, as a functional interest and shall be used for temporary bike parking as required by the design guidelines.

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:

Structured parking shall be screened with walls except where openings are required for parking access. Ground level walls shall be finished with articulated brick to complement the opening details above. Fiber cement wall articulation shall resemble the size and proportions of the window openings above.

Provide pedestrian environment enhancements (within 10 feet of sidewalk):

Mezzanine level structured parking openings shall be covered with a smooth fiber-cement panels and trimmed to resemble the size and proportions of the window framing and openings above. Ground level walls shall be finished with articulated brick to complement the opening details above.

Staff Response: Where a parking garage abuts a pedestrian area, design treatments such as screening, plantings or setbacks with terraced landscaping elements can be effective in softening the appearance of structured parking or a parking garage. Parking garages must be designed to obscure the view from the ground of cars parking in the structure or garage.

Staff Recommendation:

- Where the wall of the structured parking or garage is within 10 feet of the sidewalk edge, the grade level façade of the structured parking or garage must have a combination of artwork, grillwork, special building material, design, or other treatments as approved by the city that enhance the pedestrian environment.
- Structured parking and internal parking garage lighting must be shielded to minimize or prevent direct view of light bulbs from the street level or sidewalk.

Provide articulation treatments:

Structured parking shall be screened with walls except where openings are required for parking access. Ground level walls shall be finished with articulated brick to complement the opening details above. Fiber cement wall articulation shall resemble the size and proportions of the window openings above.

Use of light shielding from street level/sidewalk:

Parking structure lighting has been set back from openings and screened from view on public streets.