

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
December 6, 2018**

**Project Name &
Case Number:** SPSCC Health and Wellness Building Expansion, Case 18-1869

Applicant: Director of Facilities
South Puget Sound Community College

Representative: James Hill, Architect
KMB Architects

Site Address: 2011 Mottman Rd SW

Project Description: Conditional Use Application to construct a 19,000 sq.ft. addition to the SPSCC Health and Wellness Facility, Building 31. The addition will add classrooms, locker rooms, a new gym and exercise facility, and communal space.

Zoning District: Residential 4-8 (R 4-8)

Future Land Use: Low Density Neighborhood

Scenic Vista: Not Applicable

SEPA Determination: A SEPA Determination of Nonsignificance was issued on October 30, 2018.

Public Notification: Public Notice of the Detail Design Review Board meeting was mailed on November 20, 2018, in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.

City Staff: Catherine McCoy, Associate Planner
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I. BACKGROUND INFORMATION

A. Project Context/Existing Site Conditions

The development site is located in the southwest area of the SPSCC campus, among a pod of five buildings (Figures 1 & 2). Access to Building 31 is from; 1) an internal ring road off Mottman Road, 2) RW Johnson Boulevard and 29th Avenue, and 3) Crosby Boulevard.

The City of Tumwater surrounds the campus property except for the northern boundary that faces and is within the jurisdiction of the City of Olympia. Single-family neighborhoods are located north and west of the development site.

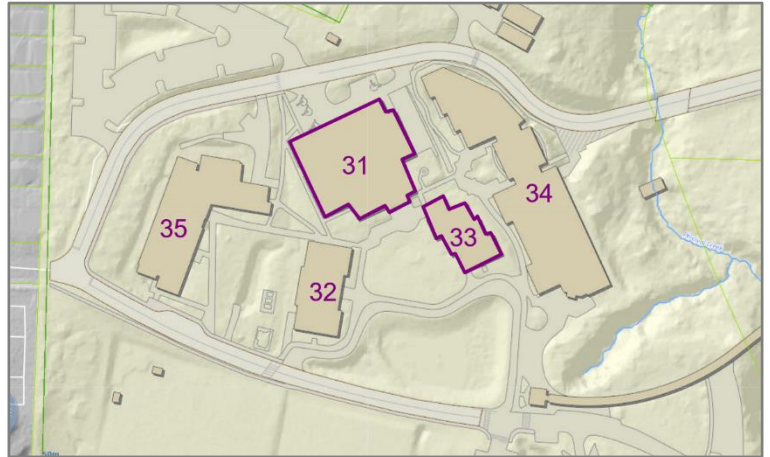


Figure 2: Street View of Buildings 31-35. ZOOM, v.1.0. C.McCoy.

B. Project Description

The proposal is to demolish Building 33 and extend the footprint and massing of Building 31 southeast over an existing landscaped area between Buildings 32 and 34, to the fire protection access road. The new building will be a single 39,951 sq.ft. structure with a maximum height of approximately 35 feet.

C. Public Comment

City staff have received no written 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 and as such public testimony or comments are not accepted, however, the Board will accept written comments submitted in advance of the meeting.



Figure 2: Aerial View of Buildings 31-35. ZOOM V 1.0. C.McCoy.

II. DESIGN REVIEW

A. Detail Design Review

Please note that this is a Detail Design Review by the Design Review Board. Detail Design Review involves 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, building and site details, materials and colors, zoning, parking, and overlay district regulations within the Unified Development Code.

The project is subject to design review because the expansion is greater than 5,000 sq.ft., requires a conditional use permit and is in a residential zoning district (OMC 18.100.060). Additionally, since the college is a commercial use, the Basic Commercial design criteria apply to the project.

The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Community Planning and Development Director regarding the adequacy of the program design. The Director makes the final decision. Detail Design Review involves resolution of issues raised at the concept meeting and evaluation of site details not provided earlier in the project. In situations where explicit compliance is not feasible, the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.

City staff evaluated the project based on recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 5), the applicable design standards, the site plan, landscape plan, civil plan set and materials and colors board. Suggested conditions of approval have been provided below for the Board's review and recommendation.

The Design Review Board meeting is a public *meeting*, and unlike a public *hearing* oral testimony is not taken at the meeting. Comments submitted following the packet distribution, and prior to the start of the meeting that relate to the project design will be forwarded to the Board for review.

City staff have evaluated the project based on:

- The Architectural packet, dated Nov 8, 2018
- Olympia Municipal Code, Chapters 18.100 and 18.110

Staff's review and analysis of the project's consistency with the Basic Commercial design requirements is provided in the attached detail design checklist (Attachment 2).

III. STAFF RECOMMENDATIONS

Detail design review approval is recommended for the South Puget Sound Community College Health and Wellness Facility Expansion, File 18-1869, subject to the condition listed below. Code references are noted in *italics* as the framework for staff recommendations.

A. Site and Landscape Design: Recommend approval.

B. Building Design: Recommend approval subject to the following condition:

1. Prior to building permit issuance, add the following design details and cut sheets to the architectural plan set (add additional sheets if necessary), *OMC 18.110.050*:
 - a. Bike racks - the type of rack, the shelter (materials, colors, dimensions, etc.)
 - b. Long-term storage units - cut sheets
 - c. Seating - benches or other, located near new building entrances
Planters

C. Materials and Colors: Recommend approval.

Submitted By: Catherine McCoy, Associate Planner

Attachment 1: Staff Report

Attachment 2: Detail Design Review Checklist

Attachment 3: Detail Design Review Application Form

Attachment 4: Detail Architectural Packet

Attachment 5: Concept Design Review Memo