

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
April 11, 2019

Case Number: 19-0352, Family Clinic Building

Applicant: Bryan Kolb

Project Representative: Brian Regehr, of Regehr & Associates

City Staff Contact: Nicole Floyd, Senior Planner P. 360-570-3768
E. nfloyd@ci.olympia.wa.us

Site Address: 505 Legion Way

Project Description: Construction of an approximately 10,000sf, two-story medical / office building. Site improvements include parking and landscaping.

Zoning District: Downtown Business

Applicable Design Criteria: Basic Commercial and Downtown Commercial

Comprehensive Plan: Central Business District

Scenic Vista: Not Applicable

Critical Areas: None present

SEPA Determination: Exempt – Project meets the downtown area exemption criteria

Notification: Notice of the Neighborhood Meeting, Application, and Design Review Board Meeting was posted on the site, mailed to the adjacent property owners, and sent to Recognized Neighborhood Associations in the project vicinity on February 13, 2019.

Board Responsibility: The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee, regarding the adequacy of the projects design. The Community Planning and Development Director makes the final decision. Conceptual Design Review involves the major design elements of a project as they relate to the general project design and how they comply with the specific design criteria of the design district. 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.

Staff Provided Assistance:

City staff evaluated the project based on the applicable design standards and prepared a variety of support materials including design review checklists to assist in the Board's assessment of this project (see attached). This report focuses on issues that staff recommends for Board discussion. Suggested conditions of approval have been provided for the Board's review and recommendation.

Project Context / Existing Site Conditions: The project site is a former credit union drive through facility. This project intends to redevelop the site with a two-story medical office building and surface parking. The site is situated on the corner of Jefferson Avenue and Legion Way. Legion Way is designated as a pedestrian primary "B" Street. Initially the applicant intended on retaining the existing trees along the frontage, however due to the extent of construction proposed the trees will need to be removed and replaced with new trees. All existing development on the site is intended to be removed.

Review of Design Criteria:

This project is required to comply with both the Basic Commercial Design Criteria (OMC 18.110) and the Downtown Design Criteria (OMC 18.120). Staff reviewed the project for compliance with these criteria and has provided a detailed analysis within the attached Design Review Checklists. The checklists identify areas of compliance and deficiency. Recommended conditions of approval are provided for the Board's consideration.

As outlined in the checklists, staff has found that the project design generally addresses the criteria within the code, however there are a few issues that staff suggests the Board pay specific attention to, as follows:

Frontage (OMC 18.110.020):

The code requires that at least 50% of the street frontage must be occupied by the building. This requirement has been satisfied along Legion Way, but not on Jefferson Avenue. The applicant proposes to meet this requirement by extending an 8' tall CMU masonry wall that screens the long-term bicycle parking and onsite utilities. The design intent is to match the texture, color, and materials of both the building and wall so that the wall appears to be a part of the building. By including the wall in the calculation, the code requirement is satisfied. Staff finds this approach acceptable, but looks to the Board for input regarding the approach and design.

Pedestrian Amenities (OMC 18.110.050 & OMC 18.38.220(c)):

The plan includes several pedestrian amenities around the building frontage; the most noteworthy is the extensive seating walls with planters along both frontages. Bike parking is shown along Jefferson Avenue adjacent to the building behind an 8' tall masonry wall. Bicycle parking details will need some clarification/additional detail prior to approval because of the proposed style of bicycle lockers shown. Plans show a single locker to accommodate two bikes. This locker will adequately provide for the number of bicycle stalls required, but the design requires access from both ends of the locker. The manufacturer indicates a minimum of 6' clearance is required for each door. Space for access appears inadequate for this design. Staff suggests a different locker style that allows

for the both bicycle spaces to be accessed from the same side. This may require two lockers or significant rearrangement of the area to allow for adequate access to the lockers.

While the two required short-term bike parking spaces are shown on plans, the type of rack proposed may not meet code. Plans indicate that a “keyrac and Pedrac” system are intended to be installed. It is unclear if both types are to be used. The Pedrac (PED-C-P) will not be acceptable because it does not meet OMC 18.38.220 because it does not provide two points of connection to the bike to allow for a locking mechanism around each wheel. The other style (KEY-P) is acceptable. A condition of approval has been provided to ensure compliance related to both short-term and long-term bicycle parking.

Street walls / Transparency OMC 18.110.090 and OMC 18.16:

The code requires 60% transparency on the ground floor on both street frontages. Emphasis is placed on Legion Way because it is a Pedestrian Primary Street. Transparency requirements have been met along Legion Way (65%) and are nearly met along Jefferson Avenue (57%). The applicant contends that the average of the two equals 61% and therefore compliance has been achieved. Staff believe the requirement is applied to each frontage individually, but have also determined compliance has been achieved because specific building design elements compensate for the 3% deficit. The combination of landscaping, architectural details, and pedestrian amenities adequately substitute for the glazing requirement. In particular, significant efforts to enhance the building entry on the corner are evident.

Roofs (OMC 18.110.120):

The code asks for relief, detail, and variation to roof forms. The plans show a series of thick stucco roofs capping the building. They are well designed, but possibly a bit heavy for the structure. Staff encourage the Board to evaluate and if appropriate make recommendation.

Plant Selection (OMC 18.110.180) / Screening of Blank Walls (OMC 18.110.200): The landscaping shown on the site plan is conceptual in nature and a more detailed planting plan will be required with the Detail Design Review and construction permit review processes. The plants identified in the “plant list” are generally consistent with the requirements to avoid noxious weeds and are typical for this region. It is unclear where each of the specific types of plant species will be planted, nor if adequate screening will be provided for utilities. A condition of approval has been added to ensure plans demonstrate compliance with the detail design review submittal.

Written Public Comments:

Although this Design Review Board meeting is open for public attendance, oral testimony or comments will not be solicited or permitted to be submitted at the meeting. Written comments related to project design may be submitted in advance of the meeting.

To date, no written comments related to design have been submitted for this project. Any comments submitted following the packet distribution, must be submitted to the project planner before 4:00pm on the day of the meeting to allow for processing and distribution.

Staff Recommendation:

Based on review and analysis of the applicable Design Review Code Criteria, staff has determined that the proposal meets the intent of the Design Review requirements. Staff recommends the Design Review Board to recommend approval of the Conceptual Design to the Site Plan Review Committee, with the following conditions:

- A. **Context Plan:** Recommend approval.
- B. **Preliminary Site & Conceptual Landscape Design:** Recommend conditional approval as follows:
 - 1. Provide a construction level landscaping plan that identifies the plant types, plant locations, and screening proposed with the Detail Design Review submittal (OMC 18.110.180 & OMC 18.110.190).
 - 2. Revise bicycle-parking details to show two points of connection on the short-term parking spaces and adequate access for both bikes into the long-term spaces.
 - 3. Show all rooftop mechanical equipment, utility meters, and other service apparatus with the detail design review. Plans must adequately demonstrate how such features will be screened (OMC 18.110.180 & OMC 18.110.190).
- C. **Preliminary Building Design:** Recommend approval

Submitted By: Nicole Floyd, Senior Planner

- **Attachment 1:** This Staff Report
- **Attachment 2:** Design Review Checklists (Basic Commercial OMC 18.110 & Downtown OMC 18.120)
- **Attachment 3:** Concept Design Review application and plans