

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
April 10, 2014

Case: Hilton Garden Inn, Case No. 13-0029

Owner Capital Hospitality, LLC
2200 6th Ave, Suite 200
Seattle, WA 98121

Representative: PacWest Engineering, LLC
Bridgeport Way SW, C-1
Lakewood, WA 98499

Site Address: 2101 and 2201 Henderson Park Lane SE

Project Description: Construction of a 118-room, five-story hotel on a 3.8 acre site in the Henderson Commercial Park.

Zoning District: Commercial Services – High Density (CS-H)

Design Review District: Freeway Corridor

SEPA Determination: A SEPA threshold determination has not been issued.

Public Notification: Public meeting notice was mailed on March 21, 2014 in accordance with OMC 18.78.

I. BACKGROUND INFORMATION

Existing Conditions and Adjacent Land Uses:

The project site is located at 2101 and 2201 Henderson Park Lane SE, within the Henderson Commercial Park. The site slopes gently from the south to the north and steepens near the northeast property line. The hotel is the first project to be constructed in the commercial park.

The site was cleared in 2002 in conjunction with site improvements for the commercial park including Henderson Park Lane SE, sidewalks, stormwater vaults, and other utilities. A portion of the Olympia Woodland Trail will eventually be constructed through the commercial park.

The site is bounded by I-5 to the west, Henderson Boulevard to the north, Henderson Park Lane to the east and vacant land to the south. The Wildwood neighborhood is located to south/southeast and the South Capitol neighborhood is located to the west on the opposite side of I-5.

Concept Design Review:

This project came before the Design Review Board (Board) for Concept Design Review on November 14, 2013. The Board recommended approval of the project with conditions, which are included in the attached recommendation memo (Attachment 2). Key issues identified during this stage of review included:

1. Building Massing – The large gabled roof was considered to be too massive. Residents of the Wildwood neighborhood also expressed concern with overall massing and building height. The Board recommended additional detailing, modulation, and changes to gabled roof elements to reduce building mass.
2. Architectural Detailing – The Board recommended additional detailing to address massing issues and provide visual interest, including increasing the depth of window recesses. The Board also recommended that the surrounding context be considered in the development of design solutions.
3. Exterior Materials – The use of EIFS was a concern due to its poor performance in wet climates. The Design Review Board recommended that a different material be used on the ground floor to create a strong building base, and that EIFS be minimized elsewhere on the building. The Board also encouraged the use of high quality materials.
4. Consistent Visual Identity – The building lacked consistency with respect to windows and level of detail. The Board recommended that additional windows and/or detailing be added.
5. Landscaping – An existing stormwater vault precludes placing the building at the street. To mitigate for parking between the building and the street, significant entry landscaping was required.
6. Pedestrian Facilities – Pedestrian safety from the parking lot to the building was identified as an issue. The Board recommended that walkways and lighting be provided for pedestrian safety.

II. DETAIL DESIGN REVIEW

Application for Detail Design Review was made on March 31, 2014 (see Attachment 3). Detail Design Review involves all the detailed design elements of a project which includes the architectural details of materials, colors, and final architectural elevations, the final landscape design including the required lighting plan, the sign program as it relates to the applicable Design Requirements (Criteria) and Guidelines, zoning classification, parking and landscaping chapters, and overlay districts contained within the Unified Development Code.

The section called “How to Use Design Guidelines (OMC 18.100.100)” in 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 below the Requirement Sections.

Please note that for this project Chapters OMC 18.110 and 18.130 apply. City staff evaluated the project based on:

- Attached Design Requirements and Guideline checklists for OMC 18.110 and 18.145 (see Attachment 4); and
- Site plan, landscape plan, building elevations, detail plans materials/colors, signage plan, and lighting plan (see Attachment 5).

As mentioned above, the Detail Design Review stage involves further development of the design program such as the site plan, the landscape plan, building colors and materials, architectural details, lighting, mechanical screening, and site services details.

Analysis:

In response to conditions of approval from Concept Design Review as well as comments received from the Site Plan Review Committee, the applicant revised the site, landscape and building plans. Staff's analysis can be found in the *Basic Commercial* and *Freeway* design checklists.

Key revisions include:

1. The retaining wall along the north property line was moved outside the required yard. This change necessitated a redesign of the parking lot on the north, east, and west sides of the building.
2. The landscape strip along the west property line was reduced from 10 feet to 5 feet to provide minimum aisle/emergency vehicle lane on the northwest side of the building (facing I-5). Such reduction is allowed under OMC 18.32.190.C; see explanation in the Basic Commercial checklist.
3. A pedestrian connection between Henderson Park Lane and the main entrance was added.
4. The gabled roof was replaced with a flat roof, reducing the overall building height by approximately 20 feet. The stair tower in the southwest building corner was increased in height by approximately 10 feet. The gable roof originally proposed on the stair tower was replaced with a hip roof. These changes were inspired by the old brewery building.
5. The lower 2 ½ floors will be clad with brick veneer and masonry block; stucco is proposed for the remainder of the building.

No revisions were made regarding pedestrian walkways from the parking lot to the building, directional signage, and location/method of screening of vaults and meters.

STAFF RECOMMENDATION:

That the Design Review Board recommend to the Hearing Examiner approval of the Hilton Garden Inn, File No. 13-0089, with the conditions noted below. Unless otherwise noted, these conditions shall be met prior to building permit issuance.

Site and Landscape Design:

1. Additional pedestrian connections shall be provided, including:
 - a. Pedestrian walkways from parking areas to building entrances. Where they cross drive aisles they shall be clearly marked.
 - b. Walkways shall be located in such a manner that they provided for the safety of pedestrians, for example, through parking bays and adjacent to landscape islands, and the Woodland Trail. *OMC 18.110.030*
2. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc. *OMC 18.110.030*
3. Lighting shall be evaluated during permit review to ensure pedestrian safety. Additional lights may be required within the parking and along walkways around the building. *OMC 18.110.070*
4. The landscape plan shall be submitted for review and approval prior to engineering plan review. The plan shall be prepared in accordance with OMC 18.36 and will address the following:
 - a. Additional plant materials shall be added between the parking lot and sidewalk at the south end of the site.
 - b. Where trees were removed from parking lot landscape islands in the southern parking area, they shall be replaced. Conflicts between lighting and trees will be addressed during engineering permit review.

Building Design

5. The applicant is encouraged to use a lighter color (e.g., the tan shown on the material/color board) on the field stucco for greater contrast between the upper and lower portions of the building. *OMC 18.110.150*

6. The following information shall be included on plans submitted for permit review:
 - a. Screening details for mechanical equipment on the building; equipment shall be screened so it is not visible to hotel rooms above or from uphill residences.
 - b. The location and method of screening of all utility vaults and gas meter(s) where visible from the street. *OMC 18.110.190*
7. Compliance with sign standards will be determined at the time of sign permit review.

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Attachments:

2. Concept Design Review Recommendation Memo
3. Detail Design Review Application
4. Design Criteria Checklists for OMC 18.110 and 18.145
5. Plan Set (includes half size and full size plans)