

Board Level Design Review Checklist
Concept Design Review
NARRATIVE

For: TVW Building Expansion
101 Union Avenue SE
Olympia, WA 98501
Project File Number: 23-6823



PROJECT OVERALL DESIGN INTENT

The project design has evolved over the years since the concept of TVW expanding began. The purpose of the building is to fulfill a need for event space in downtown Olympia as well as educate the public on government affairs, history, and current laws.

The TVW Building Expansion functionality is designed with the community in mind. TVW has worked closely with United Churches of Olympia to create a joint use parking garage that meets the needs of TVW, an event space and the parking needs of UCO. Utility updates and alley improvements are also being closely coordinated with United Churches of Olympia.

The Parking Garage is located on the existing surface portion of the lots. The secure, open parking garage is on Level 01 and Level 02 and is for the following:

- TVW staff
- United Churches of Olympia staff and patrons
- Visitors and public attending events within the building.

The interactive spaces are located at the turret and narrow portion of the lot - replacing the WRECU / Dairy Queen site. Interactive spaces are located on Levels 01 - 03 of the building are for the following:

- The public, school children, and visitors.
- The spaces have interactive media that educates and informs the public.
- The building address was secured early in the process to have '101 Union Ave SE'. 101 is also known in school as the beginning of a course of education. The building will embrace 'Civics 101' as it welcomes this new resource.

Meeting Rooms and conference / event spaces are also included within the building. Meeting rooms are located on Level 03 and Level 04 of the turret and can be used by the following:

- The public at large and for the following: businesses, personal events, and local groups.
- The range of meeting room sizes will vary.
 - Meeting rooms are located on Level 03 and Level 04 in the turret and have a view of the Sound.
 - An event space is located on Level 04 that can accommodate (3) separate events, medium event or one large event. Views of the Capitol, the Sound and Mount Rainier will be visible from this space.

Offices are located on Level 03 of the building expansion. The offices are connected to the existing building through fire rated doors in a 1-hour area fire wall. Offices are for the following:

- TVW staff and Board member meetings.
- Visitors meeting with TVW staff.
- Public businesses and government agencies attending the building for interviews and stories that are being filmed and produced by TVW.

A rooftop terrace will be accessible only to a limited number of people that are invited by TVW staff in order to keep the roof and equipment secure and patrons safe.

For the design of the building:

- For the scale of the building, the design team looked at the adjacent Helen Sommers Building and WSEC office building and parking garage. Developing a building that celebrated the corner of Union Ave SE and Capitol Way and brought down the scale to the South of the turret to the existing TVW Building was important. The window elements and building massing of the existing TVW building were reviewed and aided in aligning the brick veneer façade and High Pressure Laminate siding (HPL) with the floor setbacks at the existing building. This created a cohesiveness between the existing and the new building where individual details were highlighted, but the overall materials were the same.
- Color tones of brick veneer were chosen to complement yet be different enough from the adjacent buildings to create a sense of individuality while still aligning with a solid brick base that was forming at the pedestrian levels on Union Ave SE and Capitol Way.
- The façade color tones also balance with the adjacent buildings in keeping with the warm earth tones already represented.



Downtown Design Review

June 2020

Project Name: TVW Building Expansion

Project Address: 101 Union Avenue SE,
Olympia, WA 98501

Project File Number: 23-6823

Contact Name: Janna Peters

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Downtown Design Criteria ([Chapter 18.120 OMC](#)) Design Review Application Narrative

Staff Markup:
Casey Mauck,
December 2025

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

- | | | |
|---|--|-------------------------------------|
| <input type="checkbox"/> Art/Tech | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Waterfront |
| <input checked="" type="checkbox"/> Business Corridor | <input type="checkbox"/> North Capitol Way | |
| <input type="checkbox"/> Core | <input type="checkbox"/> 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.

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Type A | <input checked="" type="checkbox"/> Type C | <input type="checkbox"/> Downtown Entry |
| <input checked="" type="checkbox"/> Type B | <input type="checkbox"/> Waterfront | |

Per [Figure 18.120.140.A.1](#), is this property designated as a High Visibility Street Corner?

- | | |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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):

Type A Street – Capitol Way South:

- **Façade Details:** The majority of the project façade is located to the East of the existing TVW Building. The corner, currently owned by TVW and formerly the WRECA Building encompasses approximately 36'-0" feet of frontage on Capitol Way. This frontage is located at the corner of Capitol Way S. and Union Avenue SE. In following with the desired Building Character under 18.120.420 and 18.120.440.B.3.b. The corner is façade is defined as a turret and is a contrasting vertical modulated design element.
 - The existing TVW Building façade will be updated to match the new TVW Building Expansion.
 - Due to existing grades sloping to the north-east, Level 01 of the TVW Building Expansion is partially located below grade and structure is at Pedestrian Level. The space is to be used as an Interactive Media Cave that needs reduced natural light for proper function. Level 02 of the expansion aligns with the existing TVW Building finish floor level.
 - Brick and landscaping occur at Level 1 to provide a base to the turret. Level 02 through Level 04 and the parapet are comprised of glass with vertical mullion accents.
- **Ground Floor Uses:** The Ground Floor use is an Interactive Media Cave and is located approximately 4 FT to 6 FT below grade adjacent to the existing building.
- **Ground Floor Setbacks:** The setback on Level 01 aligns with the existing TVW Building and maintains a 12'-0" sidewalk.
- **Street Wall Definition:** The corner turret is located at a minimum of 12'-0" based on the sidewalk required width and to further define the shape of the articulated turret.
- **Vehicle Parking:** Vehicle Parking is not allowed on Capitol Way S at this location.
- **Vehicle Access (driveways):** Access to the open parking garage is located off an existing alleyway on the south side of the existing TVW Building and TVW Building Expansion and off of Washington St. SE.
- **Stepbacks:** The remainder of the TVW Building Expansion, beyond the corner turret, is located to the East of the existing TVW Building and is a minimum of 93'-0" away from Capitol Way S. sidewalk. The maximum height of the turret at the corner of Capitol Way S and Union Ave SE is below the 65 FT height limit in this zone.

Type B Street – Union Avenue SE:

- **Façade Details:** The proposed TVW Building Expansion façade is located on a sloping site where the grade change is a difference of 8 FT overall. The façade at pedestrian level is stair stepped to accommodate and follow the existing grade.
 - The lower level is comprised of brick and concrete for durability.
 - The Interactive Media Cave on Level 01 at the corner of Union Ave. SE and Capitol Way S is partially below grade with reduced natural light for proper function, security of media equipment and to provide protection from vehicles at the intersection.
 - Heading east on Union Ave, ground level windows allow pedestrian's a view inside of the interactive functions and social stair. A monitor will face the street and provide viewing of current TVW broadcasts. A canopy is located above the windows to provide protection from the weather.
 - The main entry is set back from the street and widens towards the sidewalk to welcome visitors. Materials are metal tongue and groove siding panels with wood look finish. This provides durability and ease of maintenance. The main entry has a canopy that extends east to the parking garage. The building address is located on the canopy for visibility.

- The parking garage façade is concrete with brick for durability. Secure, aesthetic metal screening occurs at the open parking garage that allows for natural ventilation.
- Ground Floor Setbacks: The setback on Level 01 has been modified by the City of Olympia to be 11'-0". Revised frontage improvements plan is located within the provided Design Review submission. Upper stories above the parking garage are extended to the ROW.
- Street Wall Definition: The corner turret is located at a minimum of 11'-0" based on the sidewalk required width per City of Olympia and to further define the shape of the articulated turret. The remainder of the building façade located at the 11'-0" sidewalk, except the main entrance which is an additional 4'-6" from the minimum 11'-0" sidewalk.
- Vehicle Parking: Vehicle street parking and a loading zone is provided on Union Ave. SE as required in the City of Olympia Pre-Submission Meeting.
- Vehicle Access (Driveway): Access to the open parking garage is located off an existing alleyway on the south side of the existing TVW Building and TVW Building Expansion and off of Washington St. SE. **Staff Note: 12 ft setback from curb will be required in plan resubmittal. No parking entrances off A or B streets are shown.**

Type C Street – Washington Street SE:

- Street Edge: The street edge is defined by the TVW Building Expansion. Street trees and Landscaping are located in available areas that do not impede on the minimum sidewalk width.
- Ground Floor Setback: The setback on Level 01 parking garage is a minimum of 10'-0" sidewalk and partial landscaping for 14'-0" overall setback from front of curb. Façade materials are durable concrete with exterior brick finish.
- Surface Parking: The TVW Building Expansion has enclosed parking garages with artistic and secure screening at the street levels to provide a secure enclosure and natural ventilation.
- Sidewalk Access: The parking garage has direct pedestrian access to the sidewalk. The main entry to the Building Expansion is located on Union Ave. SE.
- Display Items: No display items are located on this street.

Pedestrian Circulation ([18.120.230](#))

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

The main entry to the TVW Building Expansion is located on Union Avenue SE and is connected to the main sidewalk. Sidewalks connect to Capitol Way S, Washington St SE and crosswalks to the other side of the streets. Access to parking garages is from sidewalks on Washington St SE and the alley on the South side of the Building Expansion.

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:
Not applicable. No residential provided.

Multiple Buildings and Multi-Block Sites ([18.120.250](#))

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:
Only one new Building is proposed. In addition, the existing TVW Building exterior will be updated to match the proposed TVW Building Expansion.

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:

Solid waste facilities:

Solid waste and recycling are located off of Washington Street adjacent the existing alleyway. Meetings have occurred with City of Olympia for garbage and LeMay for recycling. Follow-up emails on layout and turning radii have been sent and reviewed by City of Olympia. LeMay provided options for a main bin and separate bins for food waste and additional overflow recycling. Garbage dumpster (4 yard minimum) and Recycling dumpster (2-yard) are located in an alcove with sliding gate that provides full screening from the public on Washington St. At the alley, a solid concrete and brick wall provides screening. 96 gallon bins are located in the parking garage for overflow recycling (2 additional bins) and compostable waste (1 bin) and can be brought out to the enclosure when needed.

Mechanical Equipment:

Mechanical equipment and building generator are located on the roof of the Building Expansion and are screen from public viewing. Screening is opaque and matches the building siding elements and colors.

Natural gas meter is situated off of the alley and is located in an existing alcove that will be screened and secured from vandalism.

Building transformers are to be located off of the alley on an easement with United Churches of Olympia. The transformers feed both United Churches, existing TVW and proposed expansion. A new retaining wall at the SE parking lot of United Churches of Olympia will obscure site lines for travelers heading North on Capitol Way. The existing TVW Building obscures views when traveling South.

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:

Not applicable. No residential provided.

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 motorists' views, providing passive surveillance, controlling access, providing for territorial definition, and addressing maintainability and use of vandal-resistant materials. Describe the measures proposed to address security:

Entrapment Areas: The building has been designed to avoid entrapment areas. The main entry is wide and open to the public with an angled entrance wall that opens up to the sidewalk. At the alley parking recessed garage entrance / exit – the recess is wider than the 24' wide vehicle gate and allows for additional pedestrian walkway space. United Churches of Olympia offices face this entrance.

Visibility: As mentioned above, the main entry on Union Ave SE widens to the main sidewalk and street. Egress doorways are specifically lit for pedestrians and visibility, as well as parking garage entrances and exits. Lighting at the main entrance complies with a high pedestrian street and Washington St SE and the alley have medium level pedestrian lighting.

Visual Obstruction: The building has been designed to avoid visual obstructions to main entries, egress doors and vehicle entrances and exits.

Motorists View: Street trees and low shrubs are selected to avoid visual obstructions for motorists. No fencing is located on the site that would impede motorists' views.

Passive Surveillance: The majority of the building is to be constructed to the sidewalk set back. Any setbacks are in full view of Capitol Way S and Union Ave SE. At the alley, the parking garage entrance is recessed, yet wide and well lit. United Churches of Olympia (UCO) has visual access to this area.

Access Control & Territorial Definition: Egress doors with no exterior hardware, overhead coiling gates at entrances / exits to parking garages, security screening at the open parking garage, locked gate to the trash and recycling enclosure provide definition of public spaces and private spaces.

Maintainability:

- Exterior of the building is constructed of durable materials as follows:
 - Brick that will be sealed with a graffiti-resistant coating. Concrete retaining wall construction will be the backing for 80% of the brick façade. Brick covers the first two levels of the building.
 - Wood look metal panels siding and soffits, in a tongue and groove installation. Provides higher durability than wood and lower need for maintenance. This material is located only at the entry and at soffits.
 - Laminated Exterior windows are planned at new entrances with storefront and main storefront ground level windows. This will prevent glass from shattering and spreading on the sidewalk and interior of the building. As well as maintain a higher security measure at windows and glass doors.
 - Canopy at the main entry and over the main storefront on Union Ave SE for weather protection of materials and provides additional lighting for security.

SECTION C – SITE ELEMENTS AND DESIGN

Parking Areas (18.120.320)

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

Proposed parking is located within a 2-level parking garage. The parking garage provides ADA parking adjacent to the main entry to the building. Entrances and exits to the main entry, stairs and elevators are setback from the drive aisle and striped.

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:

Parking is located within a parking garage.

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:

Not applicable.

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:

General Character and Intent: Street trees shall be placed along Union Ave SE and Washington St SE in a uniform pattern and located in areas that do not conflict with drive aisles, loading and pedestrian circulation to crosswalks and building entrances and exits. Low landscaping shrubbery shall be placed along Washington St SE that maintains a clear site triangle at intersections. Additional plantings are located at the turret that is located on the corner of Capitol Way S and Union Ave SE. Irrigation is provided to establish and maintain plants throughout the year.

Plant Materials: Plant materials have been selected for their hardiness and ability to tolerate shade as the majority are located on the north side of the building. Refer to Landscape plans for types and species of plants / trees and their proposed locations.

Pavements: Sidewalks and vehicle access points will be concrete.

Furniture and Site Furnishings: Street lights will follow the districts prescribed character.

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

Parking is located within a parking garage.

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 does the proposed project meets the requirements:

Internal walkways are not provided for this project. Walkway widths meet the requirements set forth in 18.120.220 C, D and E.

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 Levels: Site lighting levels will comply with the table set forth in 18.120.360.B.1. Union Ave S. is a high pedestrian area with building entrances. Washington St SE and the alley will have lighting

Staff Note: Union façade appears to only be lit on turret side. Capitol and alley façades appear to be missing light along much of the frontages.

levels for moderate pedestrian levels to provide safety and security.

Light quality, height, and shielding: More information will be provided in the Detailed Design Review.

Architectural Lighting: Minimal architectural lighting will be provided at building signage and corner turret. The lighting will be non-flashing, and its purpose is to identify the building through backlit signage and enhance the turret with down lighting (dark sky).

Character of Light fixtures and mounting: Lighting is intended to be unobtrusive in style and reflect the architecture of the building.

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:

Fences and Walls: Screening will be provided at open parking garages for security, and a horizontal screened gate will be located at the trash / recycling enclosure.

Poles and other vertical elements outside of the public right of way: No poles or vertical elements are planned for this building.

Alcove (recessed entry) gates: No alcove gates are planned for this building.

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:

The design character of the proposed TVW Building Expansion is consistent on all sides of the building exterior on Capitol Way S, Union Ave SE and Washington ST SE and an existing alley to the south. The main building character will be modern in appearance and is wrapped around the building in its entirety. Building materials and colors remain the same to create a cohesiveness. Brick veneer, fenestration details, and sizes, and HPL siding will remain consistent. The main entry will be accented with wood-look metal tongue and groove panels.

In addition, the existing TVW building maintains its individual character while receiving an exterior façade update to match with the new building. The exception is that the original design details that were kept during the 2006 renovation will remain and be painted an accent color.

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

The TVW Building Expansion proposal has been designed with the larger nearby buildings in mind.

For the scale of the building, the design team looked at the adjacent Helen Sommers Building and WSEC office building and parking garage with the understanding that the building is also located in the Capitol Height District and has an average height of 70 feet, due to the sloping site.

The Primary materials proposed reflect the surrounding context. Brick veneer base material is located at Levels 01 and Levels 02. This follows with the neighborhood context with brick lower levels. Brick will be a deep brown blend to differentiate from adjacent buildings. Upper level materials will be High Pressure Laminate (HPL). A simple pattern will be shown on the exterior to maintain a non-cluttered façade. While not the same material as Helen Sommers and the building to the north, the warm tone color family is consistent.

Storefront and Curtain wall windows will be dark bronze and will complement the surrounding buildings' dark anodized frames. Patterning of windows speaks closer to the WSECU building façade and feel.

The overall design was to not overpower the existing TVW Building. Instead, the turret is used as a transition to the existing building. Material changes at the proposed Building align with the material changes at the existing building. Creating a cohesive feel for the entirety of the block.

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: Project is in the Business Corridor sub-district and will provide the following requirements:

- Welcoming entries (special features)
 - The main entrance to the building is covered with an entrance canopy that overlaps with the canopy at the interactive media storefront.
 - The exterior materials at the entry are wood-look metal tongue and groove panels that bring a sense of human scale to the entry. TVW signage will be located on the wood-look accent wall.
 - A transom will be integral with the entrance storefront.
- Ground floor pedestrian activities.
 - Located between the turret and main entrance to the building are the interactive media exhibits. Viewing for current television programming is available from the street front. Pedestrians can watch current events or stories under a canopy for weather protection. Views also show the interior of the exhibit and social stair. The main entry is immediately adjacent for entrance into the interactive media exhibit.
- Building Modulation
 - The building façade on Union Ave SE is modulated into four distinct parts.
 - The corner turret – vertical element, clad in curtain wall will vertical and horizontal mullions. The parapet is higher than the adjacent facades and buildings.
 - The interactive display – canopy and large storefront windows at ground floor and the floors above.
 - Recessed main entry – Wood-look tongue and groove paneling and curtain wall extend to the parapets with a sloped soffit at the top. The entrance also has a canopy that is stair stepping down from the interactive canopy, visually

following the downward slope of the sidewalk.

- The parapet extends higher than the adjacent facades parapets.
- The parking garage, office and event spaces – more horizontal in appearance.
 - Parking garage open ventilation security mesh provides an artistic element at Levels 01 and 02.
 - Levels 03 and 04 are projected out from the building façade to the ROW.
 - Level 03 offices are distinct with a darker HPL color that is recessed from the main façade.
 - Level 04 event space clearly notes its function with a wide expanse of windows to provide views downtown and the sound from the interior.
- Special corner treatment at intersections
 - A turret will be located at the corner of the building that fronts the intersection of Union Ave SE and Capitol Way S.
 - The turret will have a solid, secure base with curtain wall above, creating a sense of verticality.
- Acknowledgement to existing TVW building while having it retain its architectural features.

Registered Historic District and Sites ([18.120.430](#))

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):

- Window Fenestration Patterns or entries (or both):
 - The main entry is located on Union Ave SE and consists of full glass doors, sidelites and transoms.
 - The interactive media space storefront has patterned fenestration that views into the building functions.
- Non-continuous weather protection features
 - Weather protection is located at the interactive media space where the public can view televised TVW programming and at the main entry, extending partially to the parking garage façade.

Staff Note: Capitol façade appears to meet criteria. Washington does not appear to have 4 elements from OMC 18.120.440.B.1 that reduce the scale of the façade and add visual interest. Union does not have elements every 30 feet along parking garage frontage.

- Change in material or siding style:
 - Siding at the ground floor varies depending upon interior functions.
 - The turret is segmented with brick veneer color blend creating depth to the corner and breaking up of the building massing.
 - The interactive space consists mostly of storefront windows with intermediate mullions to break up the massing of the glass and bring it down to a human scale. Brick veneer color blend is located on the sides of the storefront windows.
 - The main entry consists of a storefront entry and wood-look siding that clearly identifies the location of the main entry.
 - The parking garage also has a brick veneer color blend and a large expanse of metal security mesh. The metal security mesh is broken up into patterns to create visual interest where natural ventilation is required at the open parking garages.
 - Solid wall locations at the parking garage are secure stairwells and utility rooms.
- Vertical Building Modulation
 - The corner turret is segmented and steps back from the public ROW where it meets the existing TVW building and the new building. It has a higher parapet from the adjacent facades.
 - The main entry is recessed back from the public ROW and has a higher parapet and sloped soffit element that separates it architecturally from the adjacent facades.

Façade articulation (residential buildings, residential portion of mixed-use):
Not applicable.

Maximum façade width: 246'-9"

- The proposed building has (2) contrasting vertical design elements: a turret at the corner of Capitol Way S and Union Ave E and a vertical entry element that extends from the main entry to the roof.
 - The turret is curtain wall above the solid base.
 - The main entry is curtain wall above the entry and wood-look siding element that extends up beside and over the top of the curtain wall to further separate the entry from the architecture on either side.
- A facade that includes different sections with contrasting articulation that makes it appear like two or more distinct buildings.
 - The building has three distinct building materials that make it appear like two or more buildings. As mentioned above, the main entry and turret show vertical design elements, whereas the interactive space and parking garage / office / event spaces show more horizontal design elements.
 - Contrasting window design
 - Refer to Human Scale Building Elements and Details, Window Design, below.

Roofline modulation:
Not pursuing this.

New buildings in Residential Sub-District:
[Not applicable.](#)

Modulation to enhance views: [Not applicable.](#)

If required, how has vertical articulation been addressed: [Not applicable.](#)

Building Siding (multiple sides visible to public):

[Building has multiple sides that from Capitol Way S, Union Ave SE and Washington ST SE and an existing alley to the south. The main building character is wrapped around the building in its entirety. Building materials and colors remain the same to create a cohesiveness. In addition, the existing TVW building will have an exterior façade update to match with the new building. The exception is that the original design details that were kept during the 2006 renovation will remain and be painted an accent color.](#)

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:

- [Covered entry is located on the façade facing Union Ave SE. The main entry is recessed from the sidewalk, and the canopy extends into that entry area.](#)
- [Spatially defining building elements that defines space that can be occupied on the façade facing a public street.
 - \[Space below canopy at storefront windows the shows inside to the interactive media displays and shows the current televised programming for TVW on a monitor that is purposely faced towards the street for public viewing.\]\(#\)](#)
- [Placement of smaller building elements near the entry of large buildings
 - \[Two canopies are located at and near the main entry to the building. As mentioned above, one canopy allows for public viewing into the building.\]\(#\)
 - \[The main entrance has a change in material that is smaller spatially than the surrounding massing on the building facades. Wood look tongue and groove metal siding brings warmth and human scale to the entry.\]\(#\)](#)
- [Landscaping components
 - \[Low durable plantings at turret on the corner of Capitol Way S and Unions Ave SE and on Washington St SE.\]\(#\)
 - \[Street trees appropriately spaced to not conflict with lighting, vehicle sight lines and loading areas.\]\(#\)](#)

Building Entries:

- [Main building entry faces Union Ave SE.](#)
- [Covered with a canopy that is at least 5'-0". Coverage is greater where the entry is recessed.](#)

- Lighting is located in the building canopies for safety, security, and visibility.
- The entries have the following façade details:
 - The main entry has transom windows above the main entry doors.
 - The main entry is recessed from the remainder of the building façade.

Façade Details:

- Entry Treatments:
 - The main entry has transom windows above the main entry doors.
 - The main entry is recessed from the remainder of the building façade.
 - Multi-panes windows on upper stories at turret, interactive and event space.
- Building Façade Details:
 - Two custom designed steel canopies that step down and follow the slope of the site for pedestrian viewing of televised TVW programming and for entry into the building.
 - Building sign at 5'-0" AFF at main building entry.
- Decorative or textural enhancements:
 - Custom designed security metal framing and mesh at parking garage openings on Union Ave SE and Washington St SE.
 - Decorative use of brickwork on concrete parking structure and turret base.

Window Design:

- Arrangement or grouping of windows:
 - Windows groupings and sizes / shapes reflect the type of function that is within the building.
 - Narrow and tall grouped elements show the verticality of the turret and the main entry.
 - More square groupings of windows note the interactive spaces that are for public viewing and interaction.
 - Smaller windows set in a horizontal accent band denote the office level of the building.
 - Wider and taller windows at the upper level show the event space function. Windows are also sized larger to take advantage of views from within the building.
- Multi-paned windows:
 - The majority of the building has multi-paned windows (4 or more) except at the office spaces where the internal functions require less external natural light.

High Visibility Street Corners: **Not applicable.**

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:

Staff Note: The Board can discuss if the design meets this intent.

- Transparent window displays are located at the interactive media space with televised programming facing the façade. Transparent windows are also located at the main entrance to the building.
 - Windows are not located at the parking garage, due to the parking garage being an 'open parking garage per IBC' and requiring natural ventilation.
 - Windows are not located at the turret on the ground floor due to two factors:
 - The concrete walls are structural.
 - The concrete walls also provide more protection from vehicles at the intersection.
 - The amount of media equipment located within that level 1 space should not be viewable to the public on the sidewalk.
 - The media equipment is for public visiting the interactive displays within the building.

Building entry location and orientation:

- Building entry location and orientation complies with OMC 18.120.450.B.2 as noted above.

Weather protection:

Staff Note: The Board may want to discuss if the canopy should be extended on Union throughout the parking garage, and on Capitol along existing building.

- Canopies are a minimum of 5'-0" deep.
- Canopies are located between 8'-0" and 15'-0" on the Union Ave SE façade. The canopies follow the grade of the site and stair step down as the sidewalk slopes down.
- Canopies extend along the majority of the façade where patrons are viewing into the building and entering the building.
 - The canopy does not extend to the corner of Capitol Way S as the height would become too low and would block the clear site triangle at the corner. Also, the design intent at the turret is to not break up the façade horizontally.
 - The canopy does not extend over and along the parking garage.
 - The current coverage of the canopy is 50% of the requirement. Excluding the turret width from the calculations, the canopy could be lengthened at the parking garage. Looking forward to discussions.

Ground floor height:

- Ground Floor height is a maximum of 14'-0" and varies on the first floor due to a few existing factors:
 - The slope of the site. Main entry has to be at a higher grade than the parking garage in order for an accessible entrance for patrons.
 - Connecting to the existing first and second levels of 1058 Capitol Way S TVW building to provide direct access that is fully accessible from the new 2 level parking garage is a priority.
 - Parking garage Grade is at 73 FT (street level) near the corner of Washington St SE off of Union Ave. SE. Main entry is at 76'-7".
 - Existing TVW building connection is at 87'-0".
- Level 2 (existing Level 1 of TVW) has a floor to floor height of 16'-0".

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: As noted under Security / Maintenance:

- Level 01 and Level 02 of the building are mostly constructed of concrete with brick veneer.
- Storefront entrances and windows at ground level are laminated and tempered insulated glass assembly.
- Wood look metal paneling is provided at the main entrance and canopy soffits that provides durability and ease of maintenance.
- Levels 03 and 04 are comprised of high pressure laminate panels. Fire rated panels will be provided on the South and West sides of the buildings where other buildings are adjacent.
- Roofs are a single ply membrane roofing. Walkway pads are provided to all mechanical equipment and to roof drains.
- Steel security screens and brackets are located at the open parking garages.

Flood proofing: Project is located at a minimum of 73'-0" above sea level.

Specific material limitations:

- Concrete Block: CMU (concrete block) is not used on this project.
- Metal Siding: The only metal cladding provided on this project is at the main entry vertical element and at soffits. This accent material has a wood look finish applied. The purpose of this product in lieu of real wood is to provide a higher level of durability and a lower need for maintenance.
- EIFS is not used on this project.
- Cement Board Paneling is not used on this project.

Sub-District specific materials: *Also refer to attached Concept Design Review Submittal Page 25*

- Primary Building Materials (more than 35%):
 - Concrete construction with brick veneer. Brick veneer metal stud framed construction at Level 01 and 02.
 - Color of brick will be a deep brown earth tone blend.
 - High Pressure Laminate at Levels 03 and 04.
 - Main building color will be a warm lighter brown color (CWP-1)
 - Main accent color (CWP-2) is a dark contrasting grey to highlight and distinguish the office level, as well as break up the main façade body color. CWP-2 also occurs at the main entrance top and unoccupied penthouse to create visual interest and separation from the main building.
- Secondary Materials (Less than 35%):
 - Metal screening at open parking garages.
 - Color will be a dark bronze to complement the dark bronze storefront and curtain wall framing.
- Accent Materials:
 - Wood look metal cladding at main entry element and canopy soffits.
 - Color will continue with rich warm tones.
 - Wood finish will reflect fir tree grain patterns.

- Canopies will be of steel construction with low slope metal roofing, which is more visually appealing for patrons looking down from above.

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:

- [Union Ave SE and corner of Capitol Way S](#): The exterior of the building is visually broken into varied materials portions to break down the overall length of the façade. Further discussions and review of the exterior are welcome.
 - A turret is located at the corner of Capitol Way S and Union Ave SE. The turret consists of a brick veneer base and curtain wall. The curtain wall is designed to accentuate verticality. The turret is segmented based on an icosagon (20 sided polygon). The segments break up the overall massing and landscaping at the base softens the corner.
 - The main entry is defined by a canopy that stretches over to the parking garage façade. The entrance is clearly defined by a vertical curtain wall above the canopy and wood-look tongue and groove siding that brings down the scale and softens the entry. The entry is recessed to break up the length of the façade.
 - The interactive display located between the entry and the turret consists mainly of storefront windows broken up by vertical and horizontal mullions. TVW current televised broadcasting is facing the window for passing pedestrians to view.
 - A curtain wall is located above the canopy and first two levels and is broken up by vertical and horizontal mullions.
 - HPL siding is broken up into a grid pattern to reduce the overall scale of the façade.
 - The parking garage extends towards Washington St SE and is mainly brick veneer brown color blend. The parking garage is an ‘open parking garage’ per the IBC and requires certain area and linear percentages. This creates a large expanse of secure metal mesh that allows for air flow but provides security. The metal mesh and framing is customized to be artistic and linear textural interest to offset the verticality of the main entry and turret.
 - Levels 03 and 04 are extended out to the ROW approximately 2’-0” from the main building façade below.
 - Above the parking garage levels is the office level 03. This consists of a horizontal color change, more random patterning of the windows and is slightly recessed from the main building façade.

Staff Note:
There is a blank wall on the Union façade at the corner with Washington St. The Board may want to require additional elements here.

- Washington St SE:
 - The façade of the parking garage represents that of the parking garage façade on Union Ave S.
 - Egress doors, vehicle entrance and exit and screened trash enclosure are located at the pedestrian level.
 - The Level 04 façade has a possibility of providing textural pattern in the HPL panels that follow the design of the parking garage screening. This would further break up the façade that faces Washington St SE. See proposed exterior elevations.

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:

Metal mesh artistic and secure screening is provided at both parking garage levels. Mesh is larger in profile to comply with open parking garage natural ventilation requirements. Framing of the mesh is angled to provide movement and interest on the exterior.

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

The parking garage is located 11'-0" from the street on Union Ave SE and 14'-0" from the street on Washington St SE. The open parking garage will have durable concrete walls with brick veneer of varying colors. Artistic metal screening will reduce the scale of the openings and provide interest at the pedestrian level. On Union Ave. SE a canopy with lighting will be located adjacent and at the building entry to direct pedestrians to the main entrance. Landscaping will be provided along Washington St. SE where the Level 01 garage entrance and trash enclosure access are not located.

Provide articulation treatments:

Articulation is balanced at the parking garage levels by staying in scale with the overall building and also provide a sense of scale at the artistic metal mesh screening. The screening is held back from the face of the brick wall with its brick blend colors to allow for a change in depth to the façade.

Use of light shielding from street level/sidewalk:

The parking garage is on grade at the Corner of Union Ave SE and Washington St SE on Level 01 and is on grade at Level 02 at the alley between the TVW Building Expansion and United Churches of Olympia. The openings at the parking garages will have different lighting viewpoints depending on the exterior grades and interior finish floor elevations. Lighting will be shielded from the street and sidewalk areas.

Staff Note:
Minimal
landscaping
is shown on
Washington
St.

TVW BUILDING EXPANSION

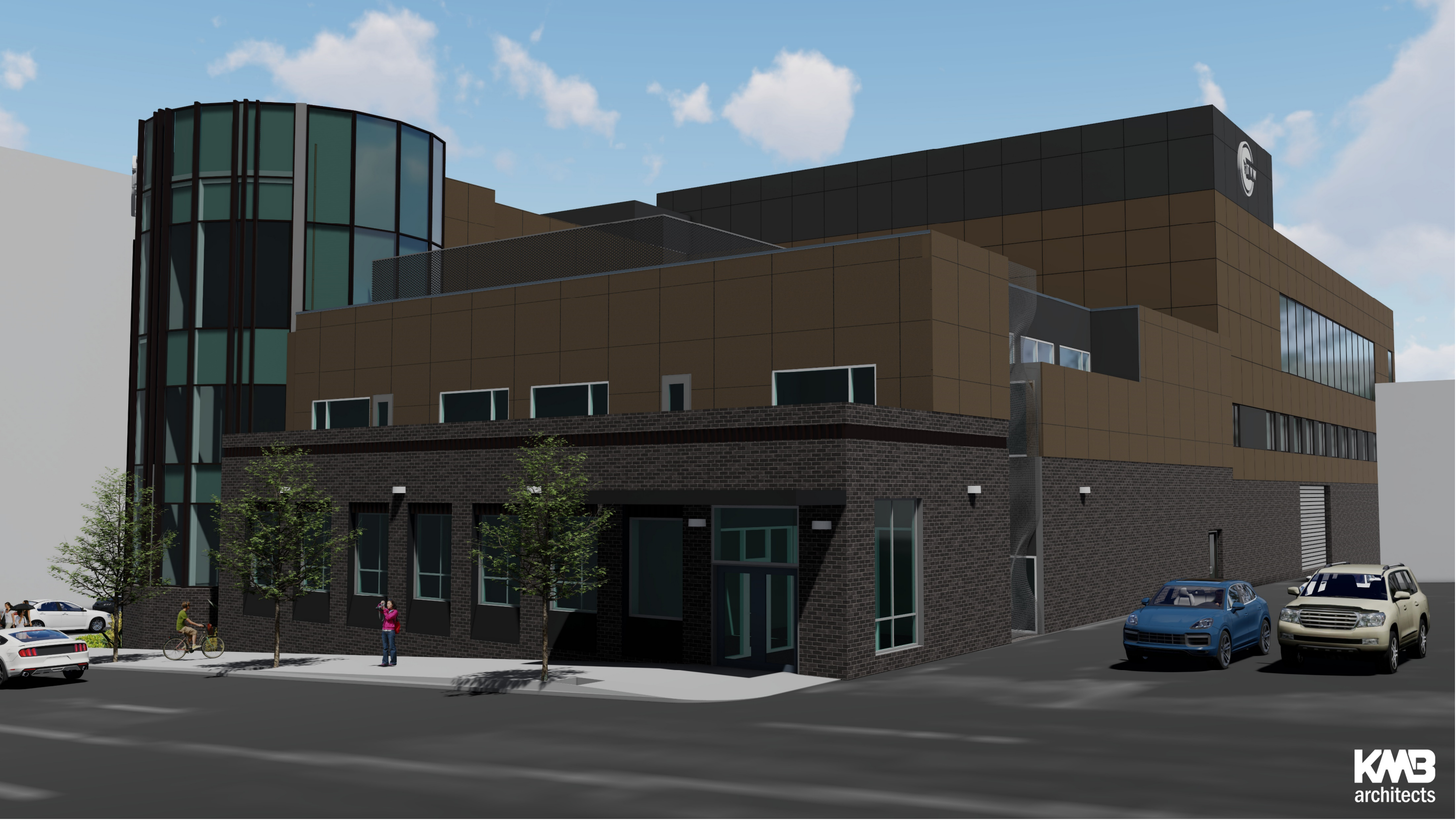
101 UNION AVENUE SE, OLYMPIA, WA 98501

CONCEPT DESIGN REVIEW



VIEW FROM NORTH-WEST





CONCEPT DESIGN REVIEW

PROJECT INFORMATION

TVW EXPANSION

101 Union Avenue SE
Olympia, WA 98501

Property Owner:

Washington Public Affairs Network
1058 Capitol Way South
Olympia, WA 98501
contact: Pat Rants, The Rants Group
Owner's Representative
pat@rantsgroup.com
360-763-4993

Applicant:

Pat Rants
724 Columbia St NW #140
Olympia, WA 98501

Architect:

KMB architects
906 Columbia Street SW
Olympia, WA 98501
contact: Janna Peters, Principal
jannapeters@kmb-architects.com
360-292-1218

Parcel Numbers and Area:

Located on following page.

Site Plans:

Refer to Land Use Review and
Civil Site plan on following pages.

Landscape Area:

Refer to attached Landscape
Drawings.

Building information:

Number of Buildings:

(1) Proposed Building

Building Height:

Average height 70 FT
Refer to Elevations

Number of Stories:

(4) stories and Unoccupied Penthouse

Building square feet:

Level 01:
Level 02:
Level 03:
Level 04:
Total: 84,000 GSF

Building Coverage:

20,829 SF footprint

Landscape Areas:

1% of project site, approximately
0.013 acres (566 SF)

Impervious Area:

99% of project site, approximately
1.257 acres (54,754 SF)

Hard Surface Area Coverage:

99% of project site, approximately
1.257 acres (54,754 SF)

Vehicle and Bicycle Parking:

Vehicle and Bicycle Parking –
located on following pages (3 total).



SITE CONTEXT PLAN



CONCEPT DESIGN REVIEW

BUILDING PARCELS

Parcel No. 785082000007

- Use Code: 63 Service - Business
- Neighborhood: 30 FB
- 3,324 SF

Parcel No. 785082000002

- Use Code: 63 Service - Business
- Neighborhood: 30 FB
- 10,537 SF

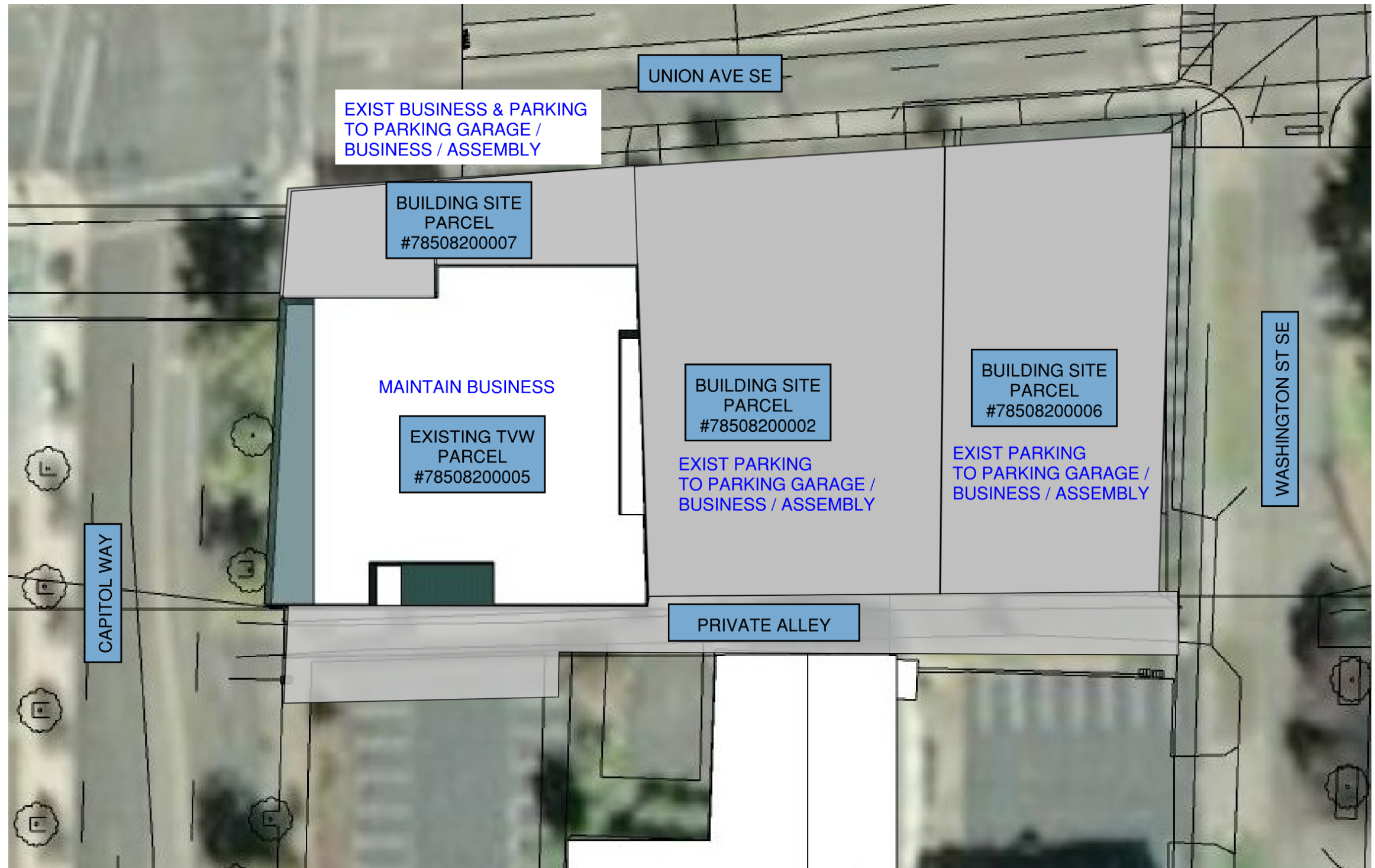
Parcel No. 785082000006

- Use Code: 91 Undeveloped Land
- Neighborhood: 0LFB
- 8,414 SF

EXISTING TVW BUILDING

Parcel No. 785082000005

- Use Code: 63 Service - Business
- Neighborhood: 30FB
- 8,089 SF



CONCEPT DESIGN REVIEW

PROJECT SITE -

FRONTAGE IMPROVEMENTS

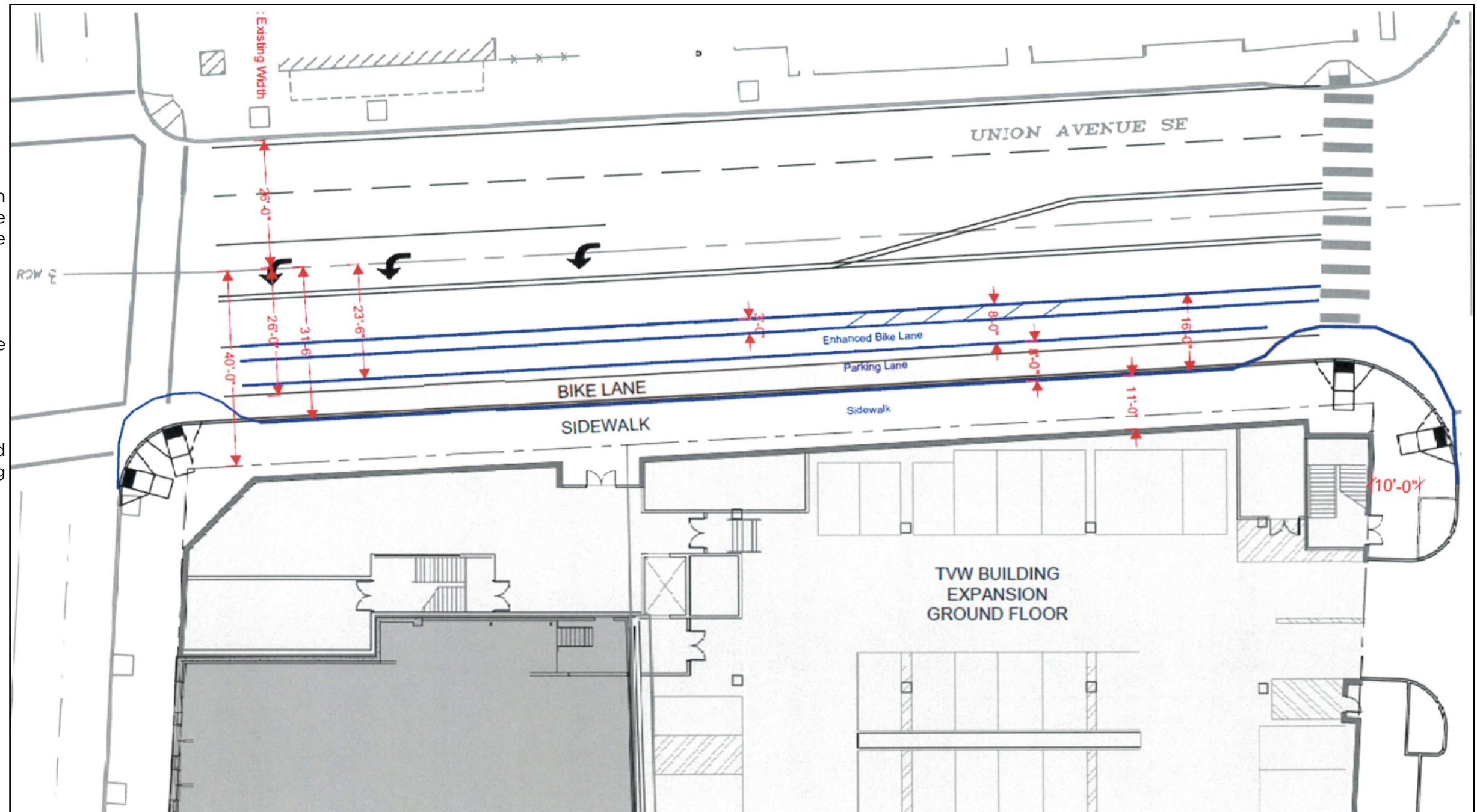
The City of Olympia, after much consideration and discussions with the client, determined the frontage improvement requirements as shown.

On Union Avenue SE:

- (1) lane of East bound traffic will be converted into the following:
 - 3 FT lane buffer to bike lane
 - 5 FT bike lane
- Curbs at corners will project out and protect street parking and loading from traffic.
- The sidewalk will be 11 FT in width.

On Washington St SE:

- The sidewalk is to be 10 FT in width.



CONCEPT DESIGN REVIEW

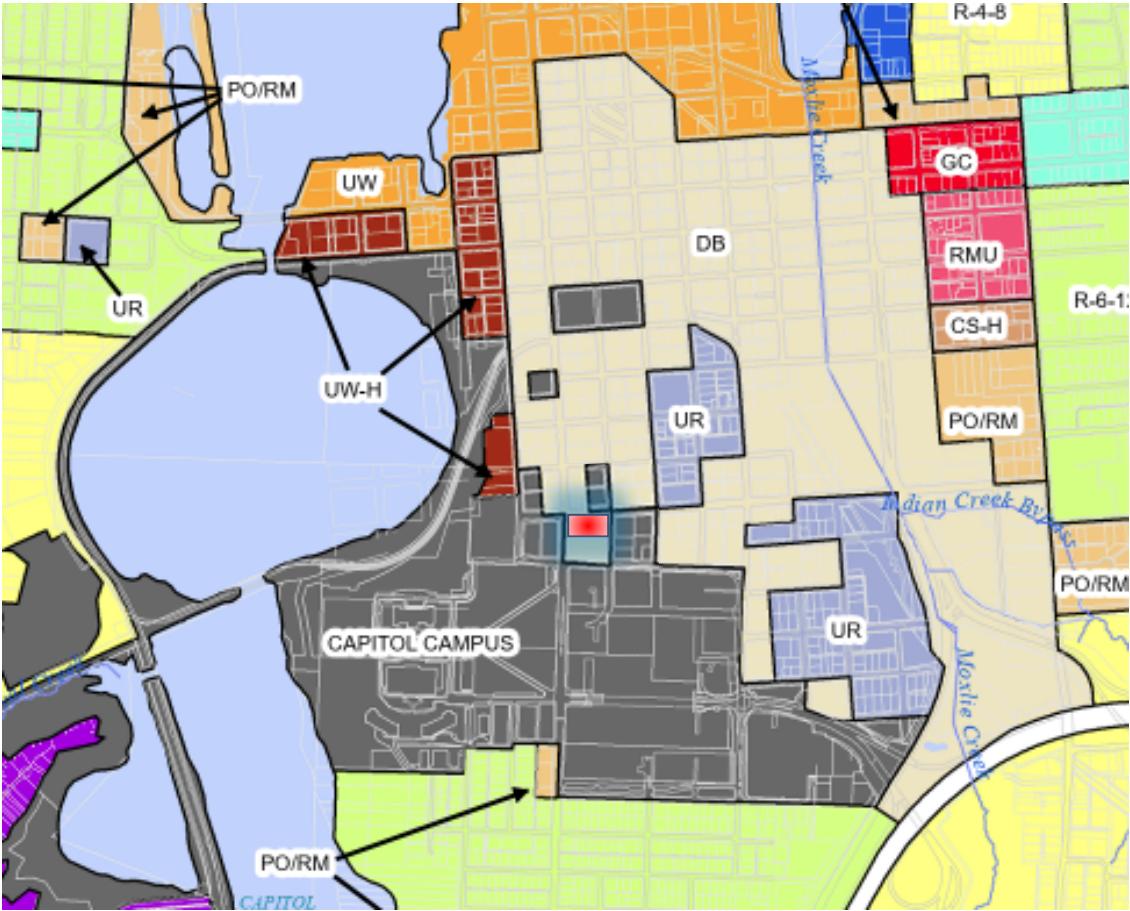
PROJECT DESCRIPTION

New construction for the expansion of the existing TV Building located on Capitol Way S.

- A 2-level parking garage will be located to the east of the existing TVW Building.
 - This will be utilized by TVW staff and guests, as well as United Churches of Olympia patrons.
- Offices and TV station studio spaces and sound booths to be located on Level 3.
- An event space is to be located on Level 4 and will include a warming kitchen.
- Interactive media exhibits and meeting rooms will be located on the NW corner of the addition (former WRECA / Dairy Queen corner) that will extend 4 levels.
- The rooftop will have an unoccupied mechanical penthouse and occupied roof.
- Total approximate new construction is 84,000 SF

Code Summary:

- Applicable Codes:
 - 2021 International Building Code (IBC) w/ WAC 51-50
 - 2021 International Mechanical Code w/ WAC 51-52
 - 2018 Uniform Plumbing Code w/ WAC 51-56
 - 2021 Washington State Energy Codes WAC 51-11
 - 2021 International Fire Code w/ WAC 51-54A
 - ICC/ANSI A117.1-2017 Accessibility w/ WAC 51-50-1101.2
- Building Occupancy type and separations
 - The building will be a Type II-A with non-separated uses. The Building Expansion will be separated from the existing TVW Building with a 2-HR fire area wall.
 - The entire building will be provided with automatic sprinkler system to meet code requirements.
- Olympia Municipal Code
 - Downtown Business District
 - Business Corridor Sub-District
 - State Capitol Group Height District
 - Capitol Way S: “A” Pedestrian Orientated Street
 - Union Avenue SE: “B” Pedestrian Orientated Street
 - Washington St. SE: “C” Street
- Olympia Zoning Code
 - Building addition is located within the Downtown Business (DB) Zone.



Zoning Map Legend	
	Olympia City Limits
	Urban Growth Area
	State Capitol Campus* <small>*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.</small>
Zone Name	
	HIGH DENSITY CORRIDOR 1
	HIGH DENSITY CORRIDOR 2
	HIGH DENSITY CORRIDOR 3
	HIGH DENSITY CORRIDOR 4
	AUTO SERVICES
	COMMERCIAL SERVICES HIGH DENSITY
	COMMUNITY ORIENTED SHOPPING CENTER
	DOWNTOWN BUSINESS
	GENERAL COMMERCIAL
	INDUSTRIAL
	LIGHT INDUSTRIAL
	RESIDENTIAL MULTIFAMILY HIGH RISE
	MEDICAL SERVICE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
	NEIGHBORHOOD RETAIL
	RESIDENTIAL 1 UNIT PER 5 ACRE
	MIXED RESIDENTIAL 7-13 UNITS PER ACRE
	MIXED RESIDENTIAL 10-18 UNITS PER ACRE
	RESIDENTIAL MULTIFAMILY 18 UNITS PER ACRE
	RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
	RESIDENTIAL 4 UNIT PER ACRE (CHAMBERS BASIN)
	RESIDENTIAL 4 UNITS PER ACRE
	RESIDENTIAL 4-8 UNITS PER ACRE
	RESIDENTIAL 6-12 UNITS PER ACRE
	MANUFACTURED HOUSING PARK
	RESIDENTIAL LOW IMPACT
	RESIDENTIAL MIXED USE
	PLANNED UNIT DEVELOPMENT
	NEIGHBORHOOD VILLAGE
	URBAN RESIDENTIAL
	URBAN VILLAGE
	URBAN WATERFRONT
	URBAN WATERFRONT HOUSING



CONCEPT DESIGN REVIEW

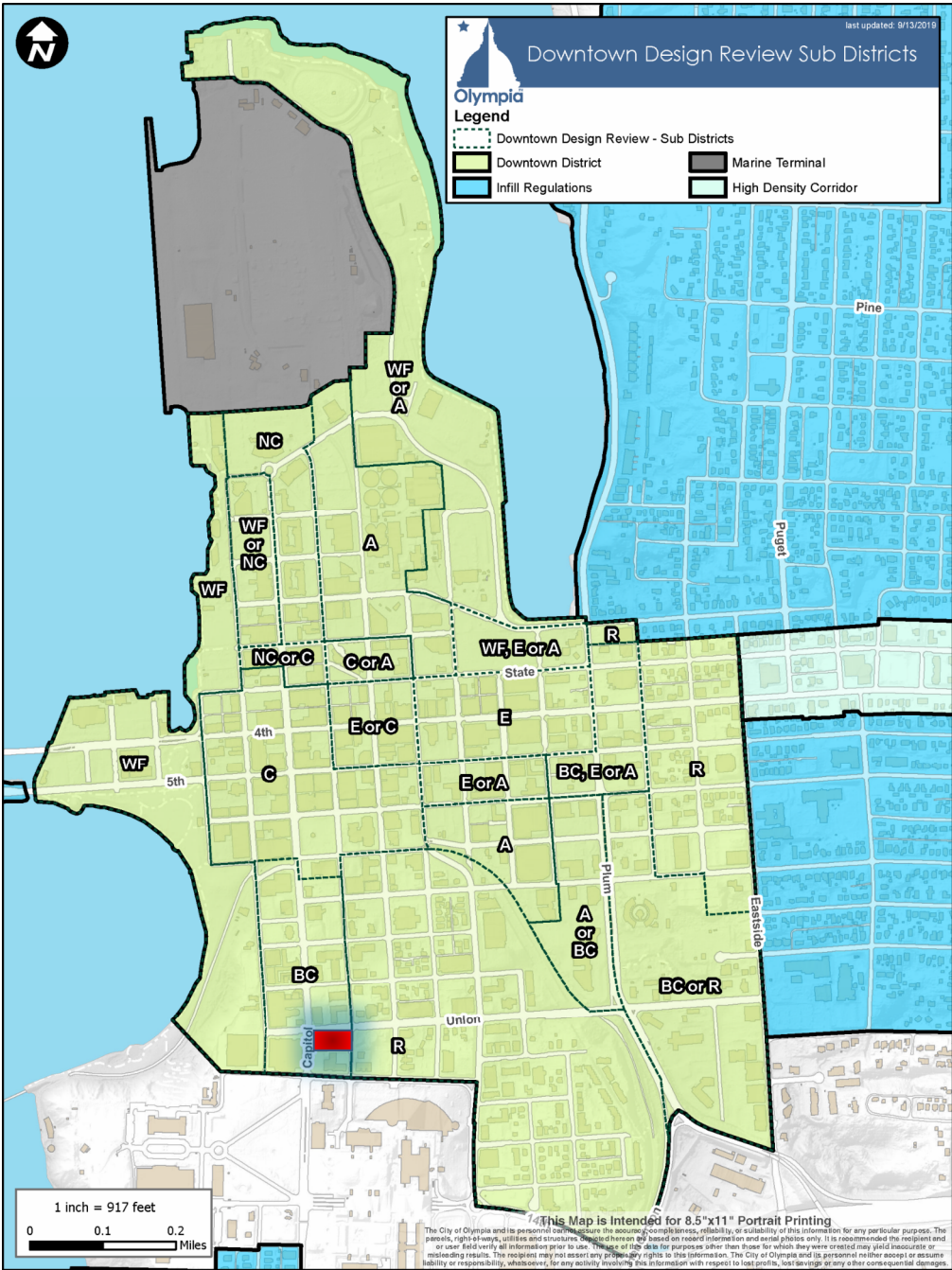


Figure 18.120.130.A.1: Downtown Design Sub-Districts
Olympia Municipal Code 2025

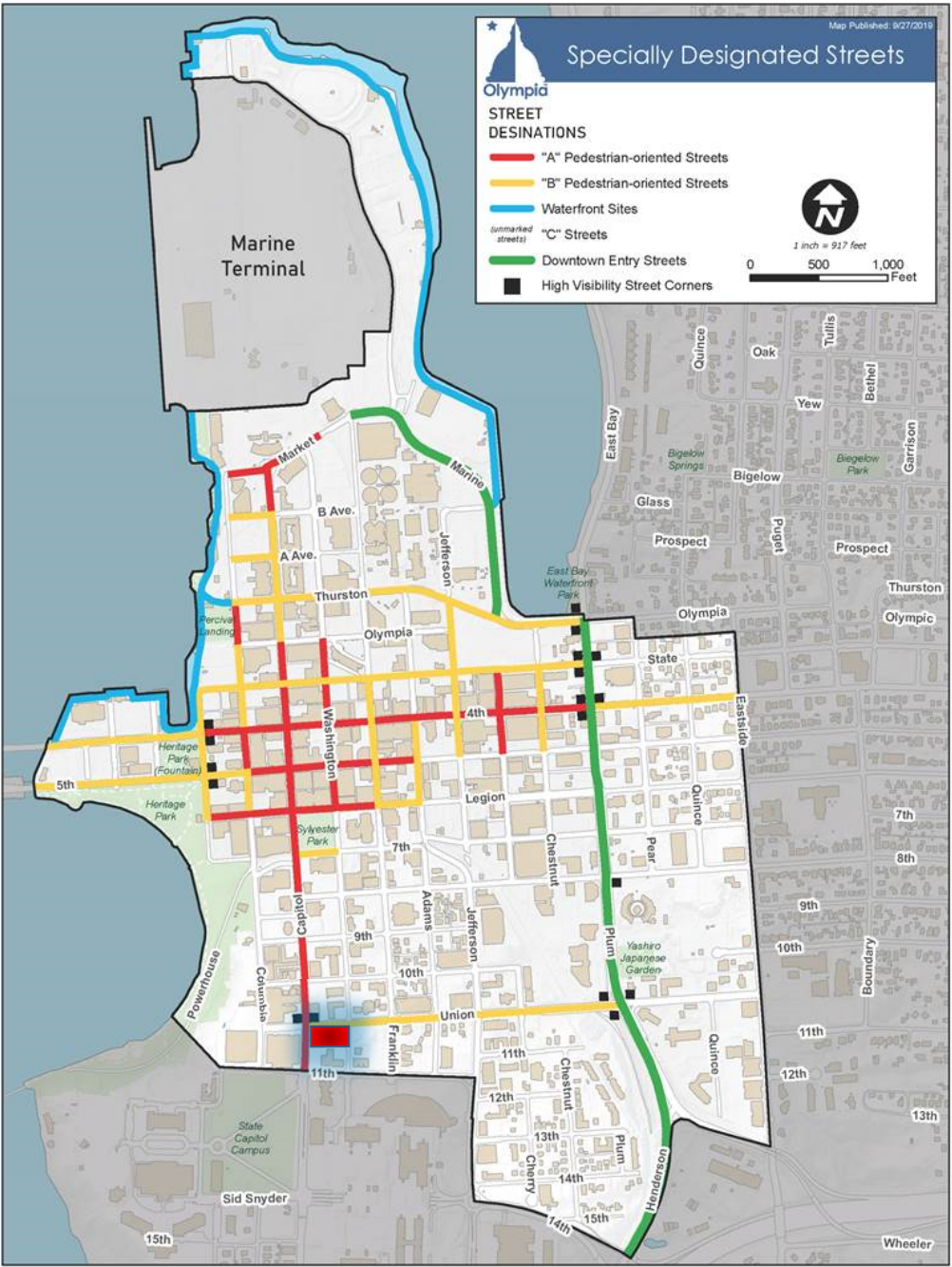


Figure 18.120.140.A.1: Designated streets, waterfront sites and high visibility street corners.
Olympia Municipal Code 2025

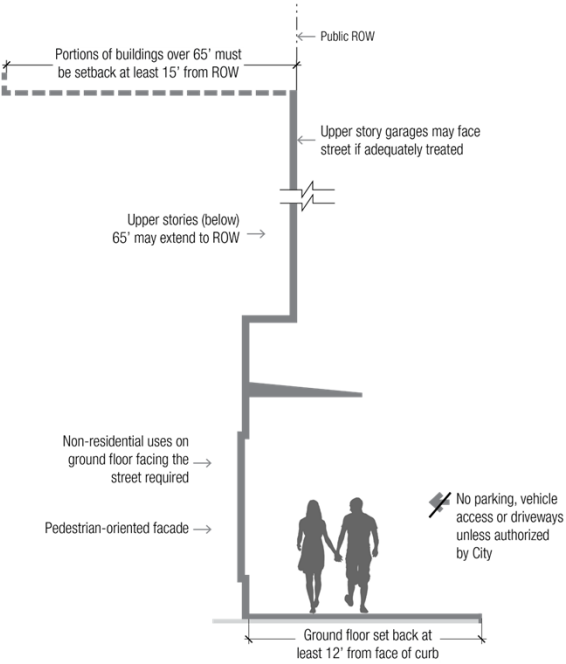


Figure 18.120.220.C.1: Type A Pedestrian Oriented Street
Olympia Municipal Code 2025

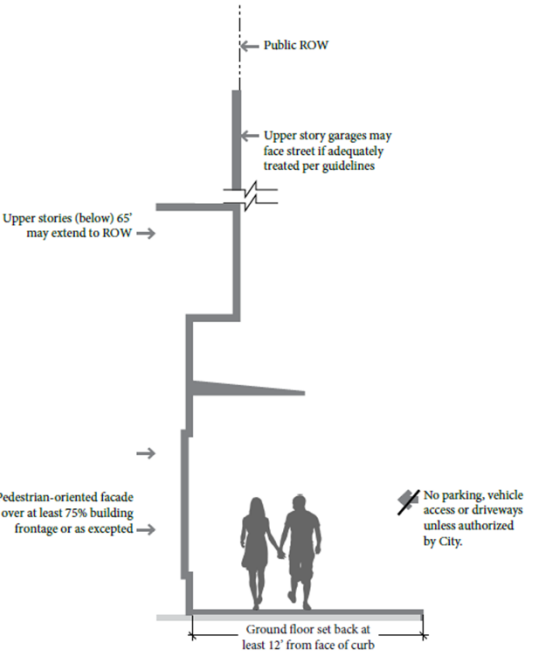


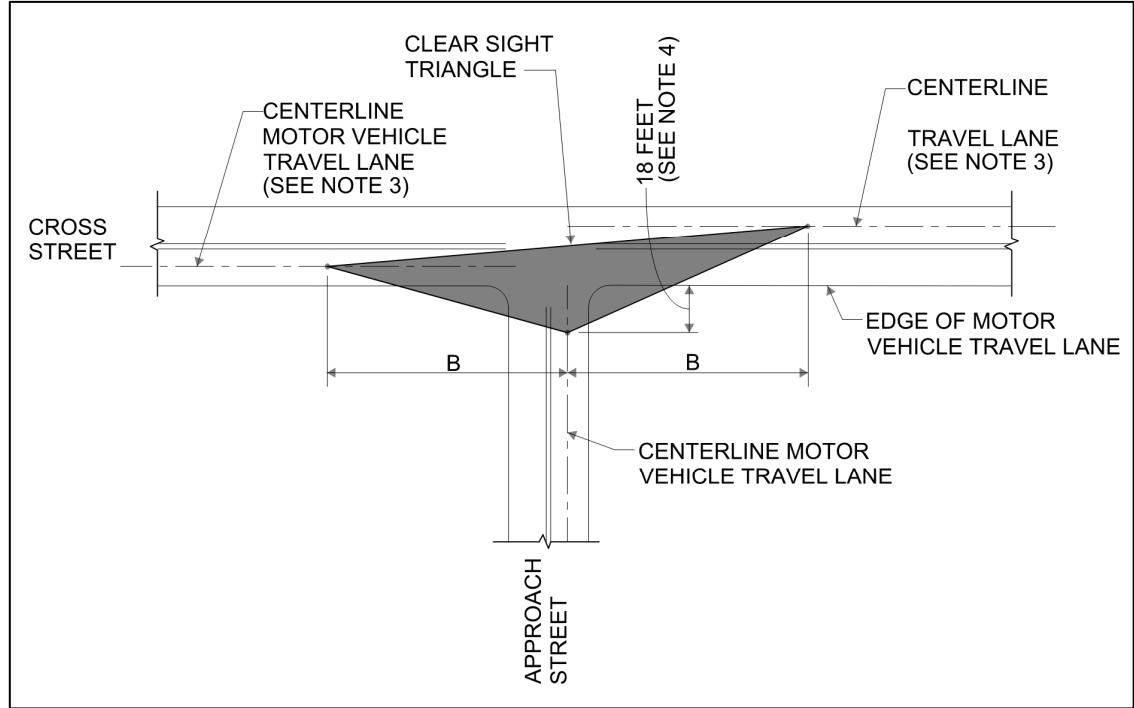
Figure 18.120.220.D.2: Type B Pedestrian Oriented Street
Olympia Municipal Code 2025

CONCEPT DESIGN REVIEW

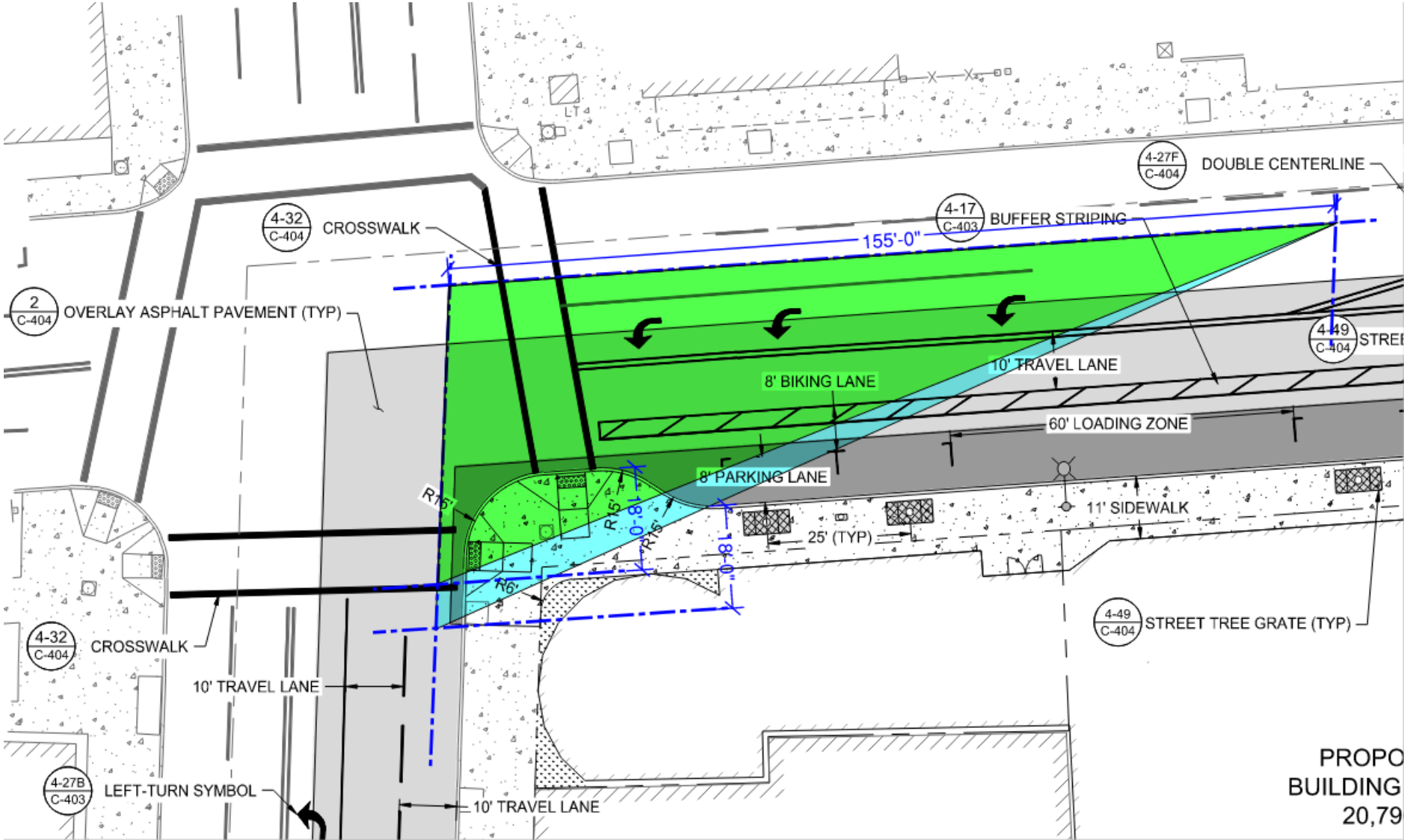
CLEAR SIGHT LINES

Capitol Way S and Union Ave SE are both 25 mph.

CROSS STREET POSTED SPEED	STOPPING SIGHT DISTANCE (B)
20 mph	115 feet
25 mph	155 feet
30 mph	200 feet
35 mph	250 feet



- NOTES:
1. CLEAR SIGHT TRIANGLE TO APPLY AT EACH LEG OF AN INTERSECTION WHERE AN APPROACH STREET HAS STOP OR SIGNAL CONTROL.
 2. NO PERMANENT OBSTRUCTIONS MAY EXIST BETWEEN 2.5' AND 10' ABOVE THE GROUND SURFACE WITHIN THE CLEAR SIGHT TRIANGLE. SEE SECTION 4B.150 OF THE EDDS FOR ADDITIONAL INFO AND EXCEPTIONS.
 3. WHERE MULTIPLE LANES EXIST ON THE CROSS STREET, CLEAR SIGHT TRIANGLE SHALL BE MEASURED USING THE NEAREST LANE APPROACHING THE INTERSECTION IN EACH DIRECTION.
 4. 18 FOOT SETBACK MAY BE REDUCED TO 14.5 FEET WHERE EXISTING CONDITIONS MAKE THE 18 FOOT SETBACK INFEASIBLE.
 5. WHERE DATA IS AVAILABLE, OPERATING SPEED MAY BE USED IN LIEU OF POSTED SPEED.



APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
MARK RUSSELL, PE	8/1/2022	CLEAR SIGHT TRIANGLE AT INTERSECTIONS WITH STOP OR SIGNAL CONTROL	4-1A
CITY ENGINEER			

CONCEPT DESIGN REVIEW

BICYCLE STALL CALCULATIONS:

Short Term Bicycle Parking:		
Private Club: 1 per 6,000 SF (2 min)	2 required,	4 provided
Office: 1 per 10,000 SF (2 min +)	2 required,	4 provided
Libraries & Museums: 1 per 1,500 SF (4 min)	2 required,	4 provided
TOTAL SHORT TERM BICYCLE STALLS:	8 REQUIRED	8 PROVIDED
Long Term Bicycle Parking:		
Private Club: 1 per 6,000 SF (1 min)	2 required,	3 provided
Office: 1 per 10,000 SF (2 min)	2 required,	2 provided
Libraries & Museums: 1 per 6,000 SF (2 min)	2 required,	2 provided
Additional Long-term:	4 additional long term bicycle parking provided - VERTICAL BICYCLE STORAGE	
TOTAL LONG TERM BICYCLE STALLS:	6 REQUIRED	11 PROVIDED

GARBAGE, RECYCLING AND COMPOSTABLES:

NOTE: Proposed TVW Building Expansion has been sized for and will include the existing TVW Building.

EXISTING TVW BUILDING SERVICE:

Garbage:	2 Yard Dumpster
Recycling:	96-gallon bin

PROPOSED SERVICE:

Garbage:	4 Yard Minimum Dumpster
Recycling:	2 Yard Dumpster and (2) 96-gallon overflow Recycling Bins
Compostable / Yard Waste:	96-gallon bin

CONCEPT DESIGN REVIEW

OLYMPIA MUNICIPAL CODE

Chapter 18.38 Parking and Loading

18.38.060 Parking and loading general regulations

18.38.060.A.J. On-Street Credit – Non-Residential. Upon the applicant’s request, non-residential uses located adjacent to a public right-of-way where on-street parking is permitted shall receive credit for one off-street parking space for each twenty (20) linear feet of abutting right-of-way, exclusive only of curb cuts and regardless of the actual and particular on-street parking provisions.

- **6 street parking stalls, plus 60 ft of loading (3 parking stalls) = 9 additional parking stalls is provided on Union Ave SE.**

18.38.080 Administrative modifications

B. Administrative Modifications. The Director shall, at the request of the applicant, consider a modification to increase or decrease the number of required parking spaces within the range of 10 percent to 40 percent. This type of request is a Type I application pursuant to OMC [18.70.040](#). The project applicant shall present any modification request, and any evidence and reports.

1. The general criteria for an administrative modification request are:
 - c. Modification requests will consider proximity of the site to public transportation, sidewalk connectivity to the site and in the surrounding area, the presence of bike facilities in and around the site, and the amount and location of on-site short- and long-term bicycle parking to be provided (e.g., increased long-term bicycle parking facilities on site to support a decrease in automobile parking).

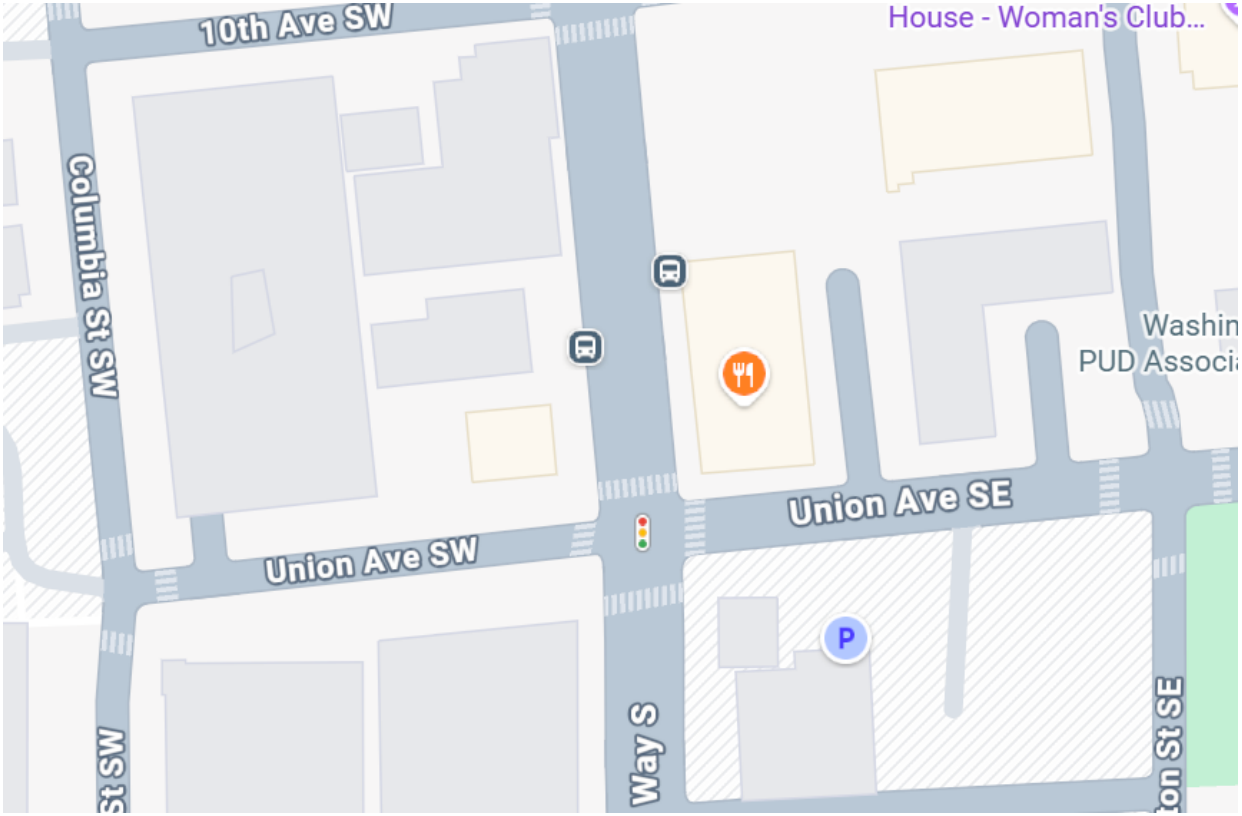
See below on transportation, sidewalk and Bicycle Stall Counts located on following pages.

2. Submittal Requirements. The applicant shall submit a report providing the basis for more or less parking and must include the following:
 - a. Describe site and use characteristics, specifically:
 - i. Site accessibility and proximity to transit infrastructure and transit times;

Access to public transportation is located directly across the street on Capitol Way S. Site Access is via sidewalks and marked cross walks. Transit stops are covered and enclosed on (3) sides.

Transit Route: 14 – Capitol Campus
Transit Stops: #0056 (North Bound) and #0004 (South Bound):

Direct access from the main entry that is on Union Ave SE.



Transit stop locations

- ii. Site accessibility and proximity to bicycle and pedestrian infrastructure;

Bicycle short-term and long-term parking is located within the Parking Garage to provide weather protection and Security. Access to the parking garage is through the main entry.

- **Short Term parking is located adjacent the entry to the parking garage.**

Pedestrian Sidewalks are located on Capitol Way S., Union Ave SE and Washington St. SE. Direct access from the main entry is on Union Ave SE.

- iii. Shared and combined parking opportunities; and

The parking garage is shared with United Churches of Olympia. UCO parking occurs evenings and weekends. TVW offices and guest parking is mainly 8:00 am – 5:00 pm Monday through Friday.

- **Hours are coordinated directly with United Churches of Olympia in the case of special events.**

- iv. Employee or customer density and transportation usage and patterns.

Approximately 30 TVW staff will be working in the building. While most staff are standard 5 days a week 8:00 am – 5:00 pm, TVW staff are provided the option of flexible work schedules. Due to the nature of the TV station, hours can shift depending on programming, travel for documentaries and stories, and the status of the legislative session. Refer also to the Trip Generation Report on possible transportation patterns.



CONCEPT DESIGN REVIEW

OLYMPIA MUNICIPAL CODE *continued*

18.38.080 Administrative modifications

18.38.080.B.2 Submittal Requirements - continued

- b. Describe and demonstrate alternative transportation strategies such as carpooling, flexible work schedules, telecommuting, or parking fees, if used;

When staff go out for shoots that are multi-day, they carpool to the office and carpool to interviews and video shoots. A few current staff do ride e-bikes to work as the weather allows. Refer to above paragraph for flexible work schedules.

- **Telecommuting is not that common, since it is a TVW station and programming is coordinated on site in studios.**
- **Parking fees have been discussed for visitors, but is not planned for at this time.**

- c. Demonstrate compliance with commute trip reduction measures as required by state law, if applicable;

TVW staff will continue to be needed on-site as it is an active TV station with round the clock coverage. The event space will be used more on off peak hours as noted in the Trip Generation Report. While TVW cannot have the majority of staff work remote, due to the appropriate programming equipment being on-site, there are some items that are already implemented.

In reviewing WSDOT's most current document - the 2025-2029 State Commute Trip Reduction Plan, the following have been identified:

- **Educating staff and patrons on transportation options outside of individual vehicles.**
 - **This can include rideshare and dial-a-lift options.**
- **Reduction in greenhouse gases. TVW has flexible work hours and days for staff, that can reduce the number of days that staff need to commute to the office.**
 - **As mentioned above, carpooling also occurs on video shoots and interviews.**
- **While not mentioned in the plan, and it does not decrease single user vehicles, The City of Olympia and Washington State Energy Code identify the need for electric vehicle charging stations. The TVW Expansion will have 7 Day-one Electric Vehicle charging stations (one being an accessible van parking stall). 14 more EV parking spaces have been identified and infrastructure in-place for future EV parking. Also, 1 additional future accessible van parking stall.**

It is understood that the CTR is to be used as an education tool as well to address equity, mobility patterns, reduce greenhouse gases and provide high-efficiency transportations options to reduce single user vehicles (drive-alone).

- d. Identify possible negative effects on adjacent uses and mitigation strategies, if applicable;

During large events, that will mostly occur on evenings and weekends, street parking may be affected. Street parking may be affected during weekday events. Referring to the Trip Generation Report located in the Land Use submittal, The proposed event spaces is not anticipated to generate traffic during the weekday PM peak hour. Refer also to Table 1 Trip Generation Study. Mitigation options can be to identify parking locations that are nearby and inform guests of transit routes.

- e. Demonstrate how the reduction will result in the construction of more housing units, if applicable; and

Not applicable.

- f. If increasing, provide a parking demand study prepared by a transportation engineer licensed in the state of Washington, which supports the need for more parking; or

Not applicable.

- g. If decreasing by more than 20 percent, the site must be within a quarter mile of a transit route.

Refer to 2.a.i. comments and map of transit stops. Transit route runs along Capitol Way S.

- h. If the site is less than 200 feet from a low density residential zone, the applicant shall provide an assessment of anticipated impacts to available on-street parking within 1,000 feet of the site.

Not applicable.

18.70.040 Permit application procedures and types Revised 3/25

An applicant seeking land use approval shall apply via the City's online portal. Application fee(s) as established by the City are due upon presentation of an application for land use approval. Land use permit applications are categorized as Type I, Type II, Type III, or Type IV. Applicable procedures for the review and decision on land use permit applications are pursuant to the following provisions:

A. Application Types. The Director shall determine the proper application type for the processing of each permit application pursuant to the provisions of this chapter. Table 18.70-1 identifies examples of the types of applications included in each Application Type.

1. Type I. Administrative decisions by the Director who may approve, conditionally approve, or deny the application.

A Type I EDDS is included in a separate document.



CONCEPT DESIGN REVIEW

PARKING CALCULATIONS:

CURRENT SITE PARKING STALL COUNT:

49 Standard Parking Stalls
1 ADA Parking Stall

PROPOSED TOTAL STALLS:

70 PARKING STALLS

Standard Parking Stalls: 39 Stalls
Compact Stalls: 7 Stalls
ADA Parking Stalls: 1 Van, 1 Standard required
(2) Additional noted in EV Stall Ratio
- (4) Total ADA Stalls

Total EV Stalls (10% of each - Olympia Municipal Code Table 16.100A):
EVSE: 7 Stalls (1 ADA Van Stall) 7 stalls provided
EV-READY: 7 Stalls (1 ADA Van Stall) 8 stalls provided
EV-CAPABLE: 7 Stalls 7 stalls provided

STREET PARKING STALLS:

20 FT long stalls 6 stalls
60 FT long loading zone 1 stall (equals 3 parking stalls)

ADDITIONAL INFORMATION:

Motorcycle Stalls: 2 Motorcycle Stalls
Loading Zones: 2 Loading Zone Stalls

INCREASED PARKING ON THE SITE FROM EXISTING:

Standard Parking Stalls 21 Standard Parking Stall increase
ADA Parking Stalls 3 ADA Parking Stall increase
Motorcycle Parking 2 Motorcycle Stalls increase
Loading Zones 1 Loading Zone increase
Street Parking 6 Standard Street Parking Stalls increase

OLYMPIA MUNICIPAL CODE

18.38.200 Parking facility location

18.38.220 Design standards-General

Off-street parking facilities shall be designed and maintained in accordance with the standards hereunder, provided that up to 30% of parking stalls may be small spaces as described in section B. In the alternative, an applicant may propose and, if providing equal or better function, the Director may approve alternative parking geometrics consistent with the most recent specific standards promulgated by the Institute of Transportation Engineers or the National Parking Association.

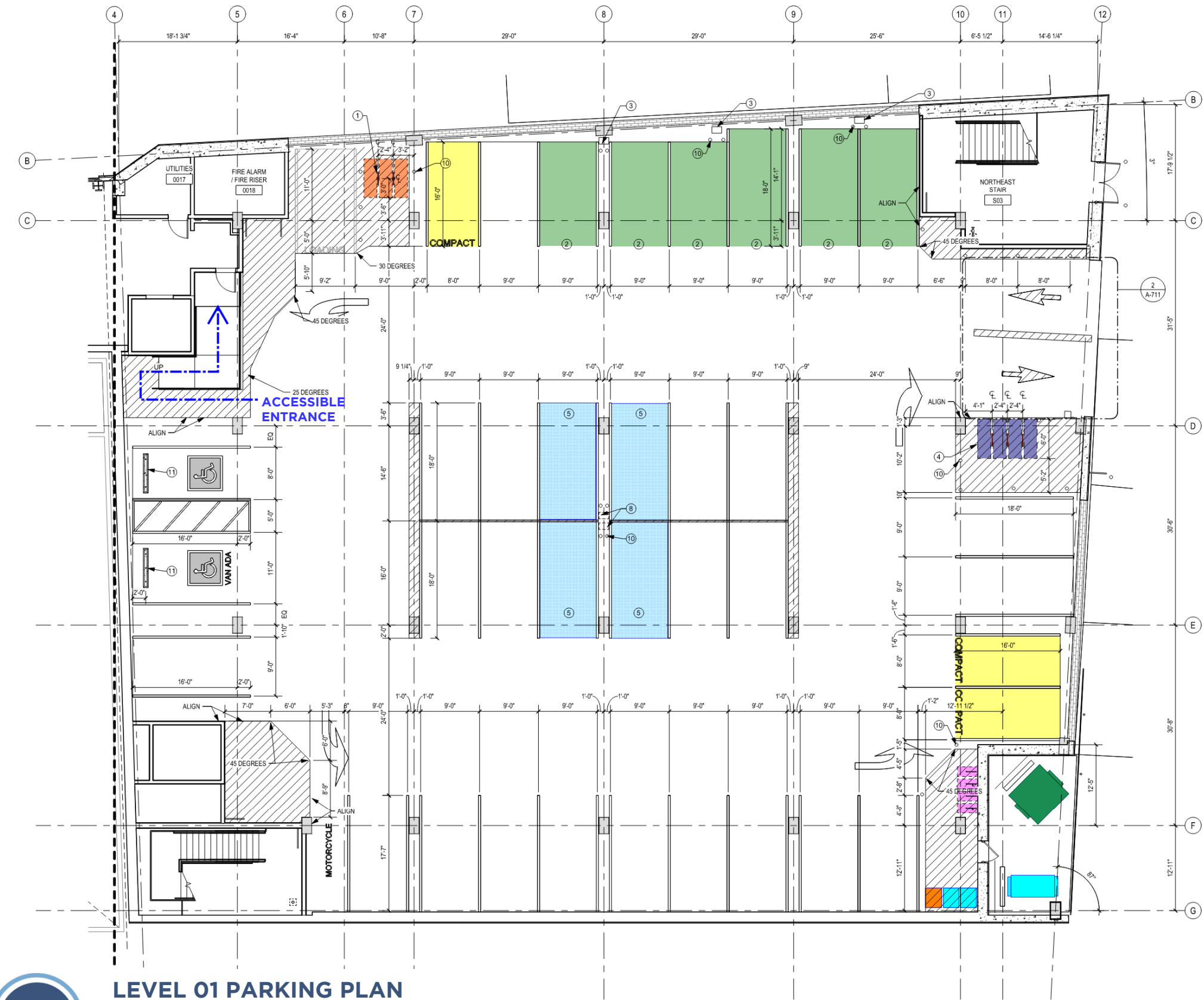
A. General Requirements. Also see the specific zone district design standards of OMC 18.38.240.

8. Structured Parking Dimensions. Structured parking facilities may be designed to the general design standards found in Figures 38-4 and 38-5 above, Figure 38-7 below, or to the following structured parking design standard. Within parking structures, small spaces shall not exceed 30% of spaces within each structure.

	Small Space Dimension	Standard Dimensions
Standard Stall Width	8-foot	9-foot
Standard Stall Depth	16-foot	16-foot
Standard Aisle Width	24-foot	24-foot
Standard Wall-to-Wall	57-foot	57-foot



CONCEPT DESIGN REVIEW



PARKING GARAGE PLAN LEGEND:

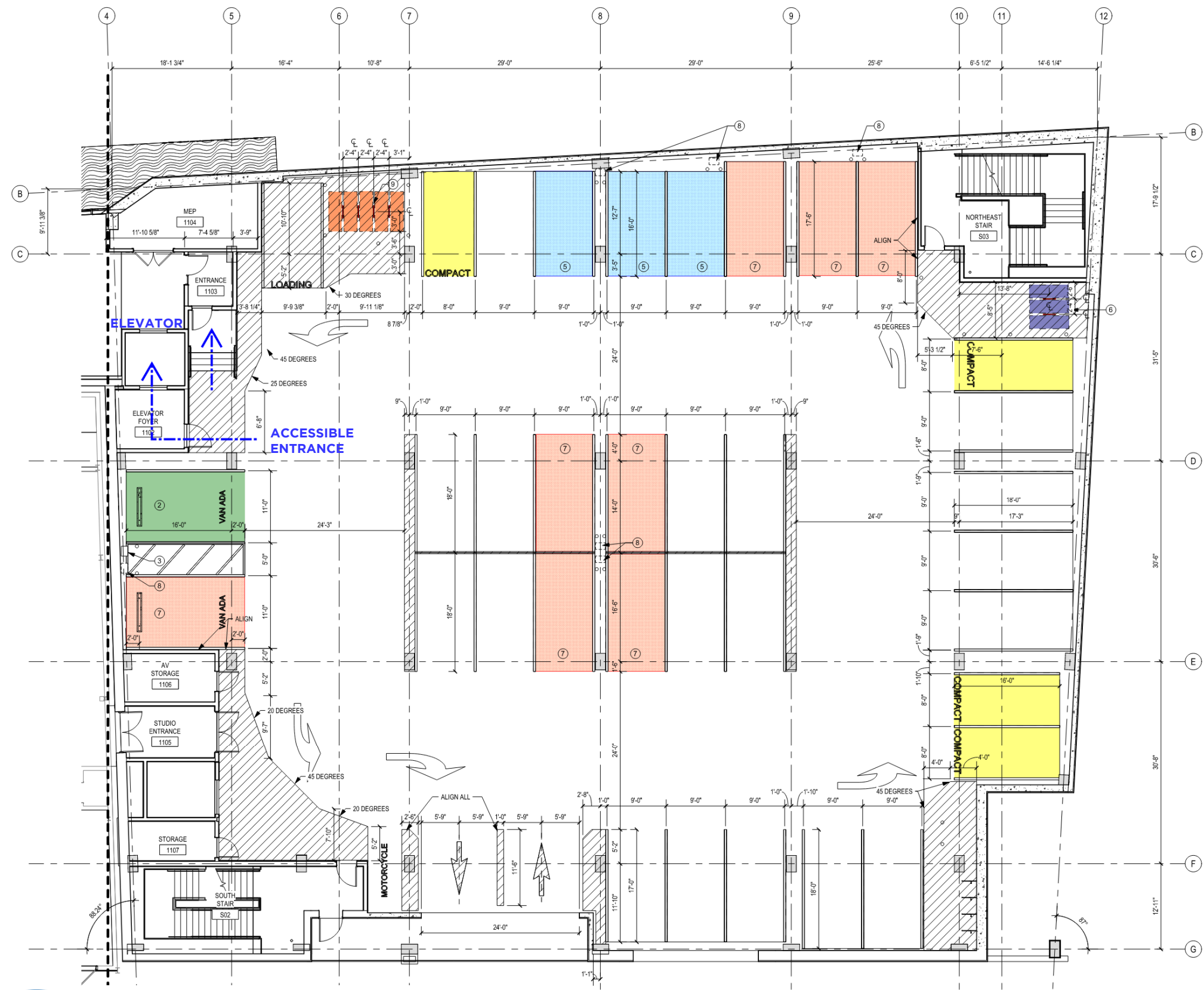
- COMPACT PARKING STALLS
- EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) PARKING STALLS
- EV READY (ELECTRIC VEHICLE READY) PARKING STALL
- EV CAPABLE (ELECTRIC VEHICLE CAPABLE) PARKING STALL
- SHORT TERM BICYCLE PARKING STALLS
- LONG TERM BICYCLE PARKING STALLS
- ADDITIONAL BICYCLE PARKING STALLS
- 4 YD MINIMUM GARBAGE DUMPSTER
- 2 YD RECYCLE DUMPSTER
- (2) 96 - GALLON RECYCLE BINS
- 96 - GALLON COMPOSTABLE BIN



LEVEL 01 PARKING PLAN

PARKING, EV, AND BICYCLE PARKING / REFUSE SERVICES

CONCEPT DESIGN REVIEW



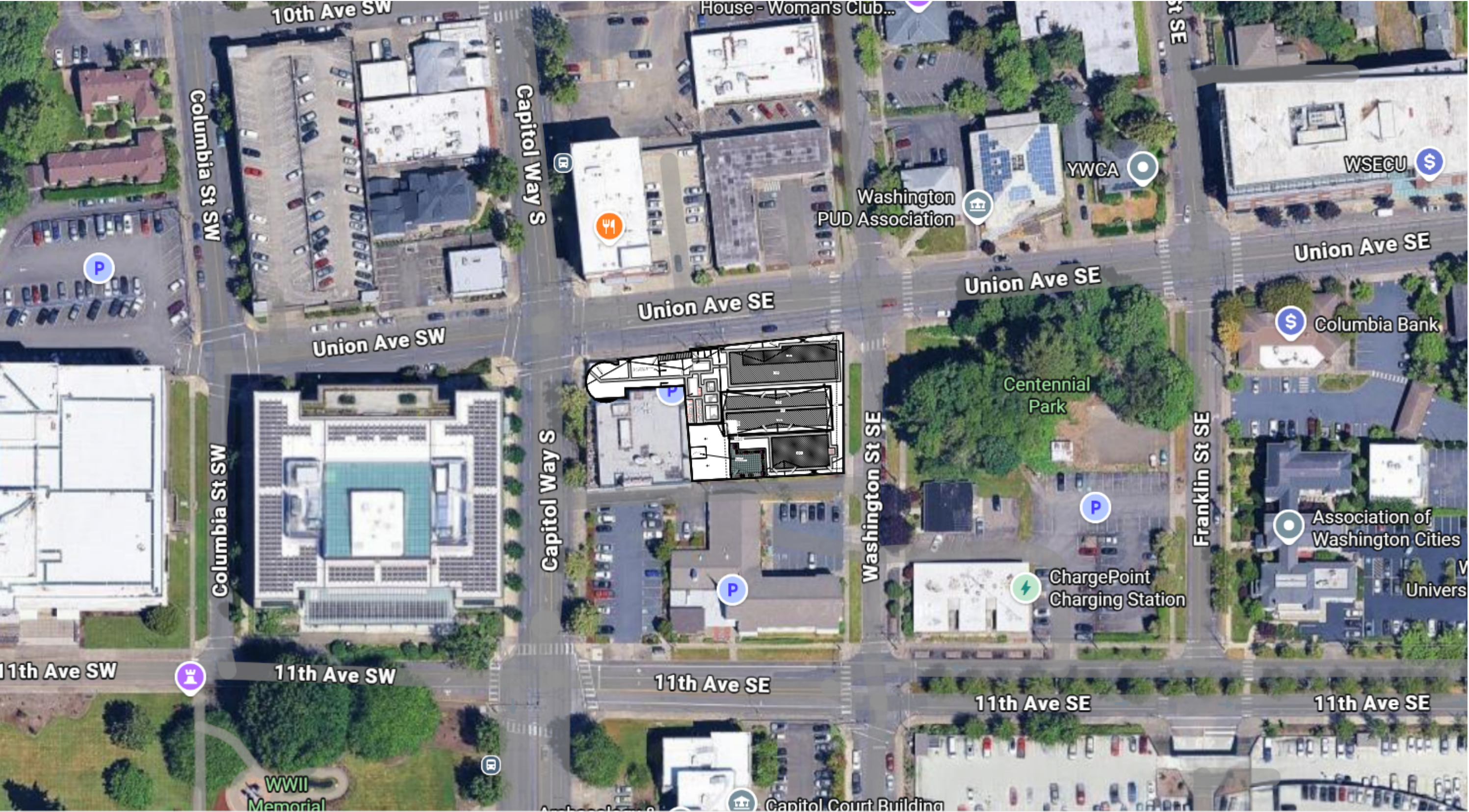
PARKING GARAGE PLAN LEGEND:

- COMPACT PARKING STALLS
- EVSE (ELECTRIC VEHICLE SUPPLY EQUIPMENT) PARKING STALLS
- EV READY (ELECTRIC VEHICLE READY) PARKING STALL
- EV CAPABLE (ELECTRIC VEHICLE CAPABLE) PARKING STALL
- SHORT TERM BICYCLE PARKING STALLS
- LONG TERM BICYCLE PARKING STALLS

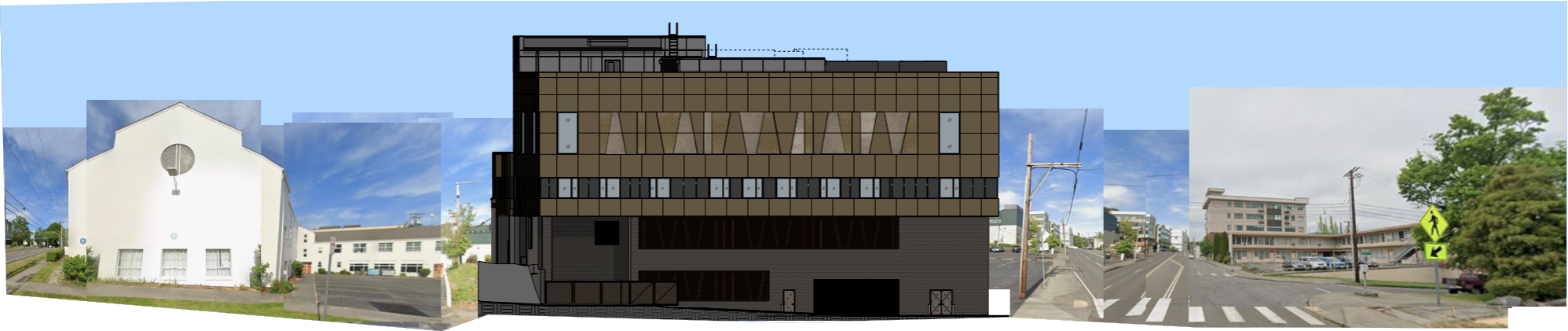


LEVEL 02 PARKING PLAN
PARKING, ELECTRIC VEHICLE AND BICYCLE PARKING

CONCEPT DESIGN REVIEW



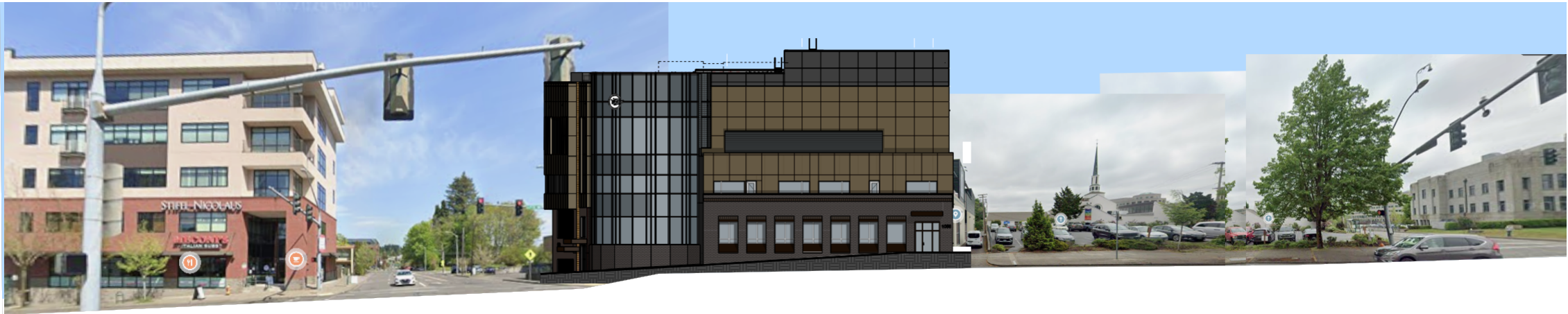
CONCEPT DESIGN REVIEW



WASHINGTON ST SE – CONTEXT ELEVATION

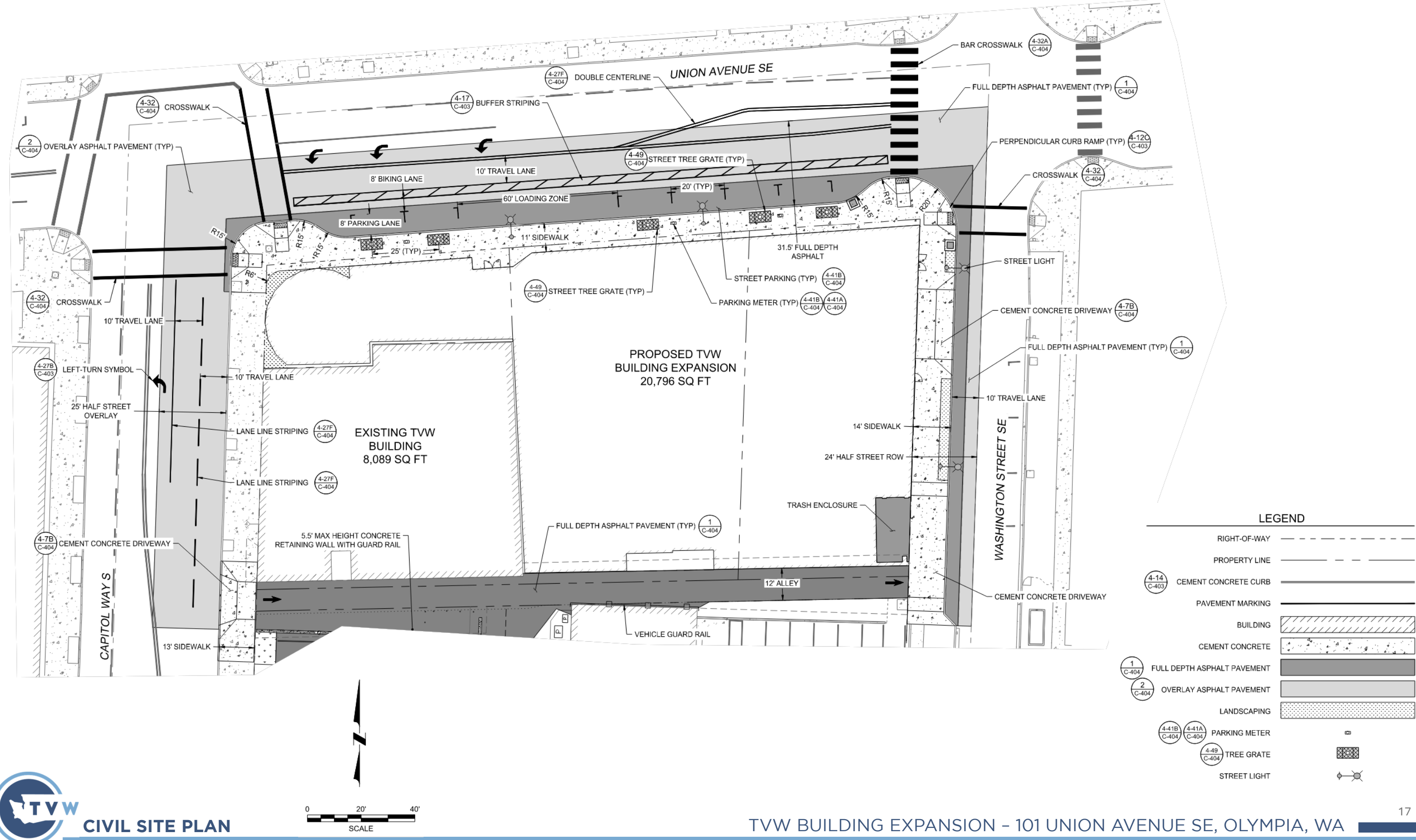


UNION AVENUE SE – CONTEXT ELEVATION



CAPITOL WAY S – CONTEXT ELEVATION

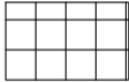
CONCEPT DESIGN REVIEW








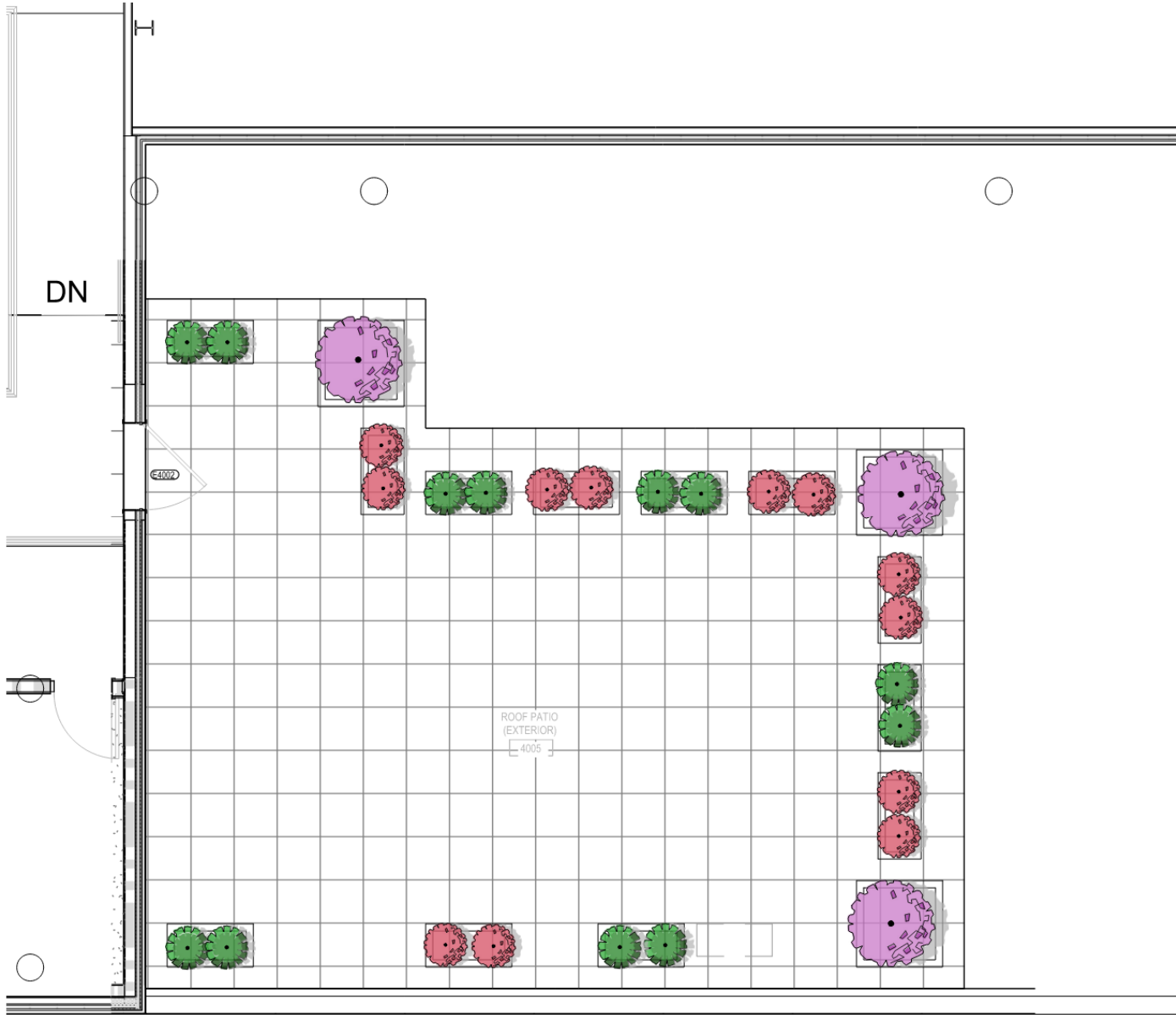
CONCEPT DESIGN REVIEW

REFERENCE NOTES SCHEDULE PENTHOUSE ROOFTOP

SYMBOL	CODE	DESCRIPTION	DETAIL
	1	SMOOTH, CONTEMPORARY ARCHITECTURAL SLABS. STACK BOND PATTERN. REQUIRES (100%) 24IN. X 24IN. UNITS.	

PLANT SCHEDULE PENTHOUSE ROOFTOP

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
	12	BUXUS MICROPHYLLA 'COMPACTA' DWARF LITTLELEAF BOXWOOD	2 GAL
	3	MYRICA CALIFORNICA PACIFIC WAX MYRTLE	5 GAL
	12	NANDINA DOMESTICA 'HARBOUR DWARF' HARBOUR DWARF HEAVENLY BAMBOO	2 GAL



CONCEPT DESIGN REVIEW

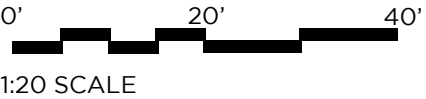
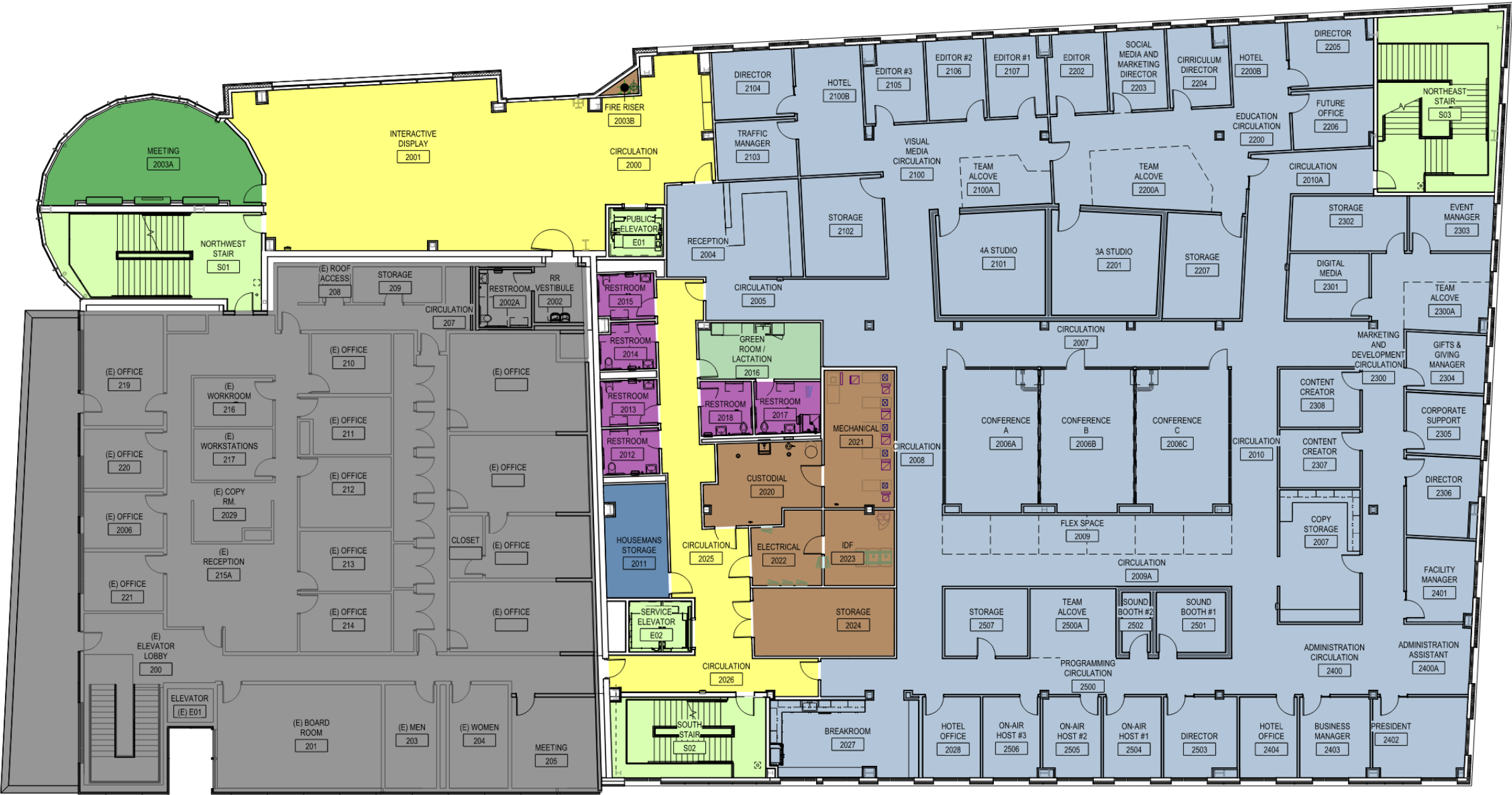




CONCEPT DESIGN REVIEW

PLAN LEGEND:

- CIRCULATION
- VERTICAL CIRCULATION
- UTILITY
- RESTROOMS
- PARKING GARAGE
- INTERACTIVE MEDIA EXHIBITS
- OFFICE SPACE
- MEETING SPACE
- EVENT SPACE
- WARMING KITCHEN
- OCCUPIED ROOF
- EXISTING TVW BUILDING



CONCEPT DESIGN REVIEW





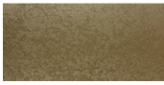


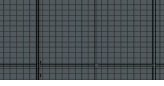
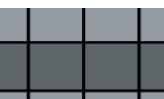




CONCEPT DESIGN REVIEW

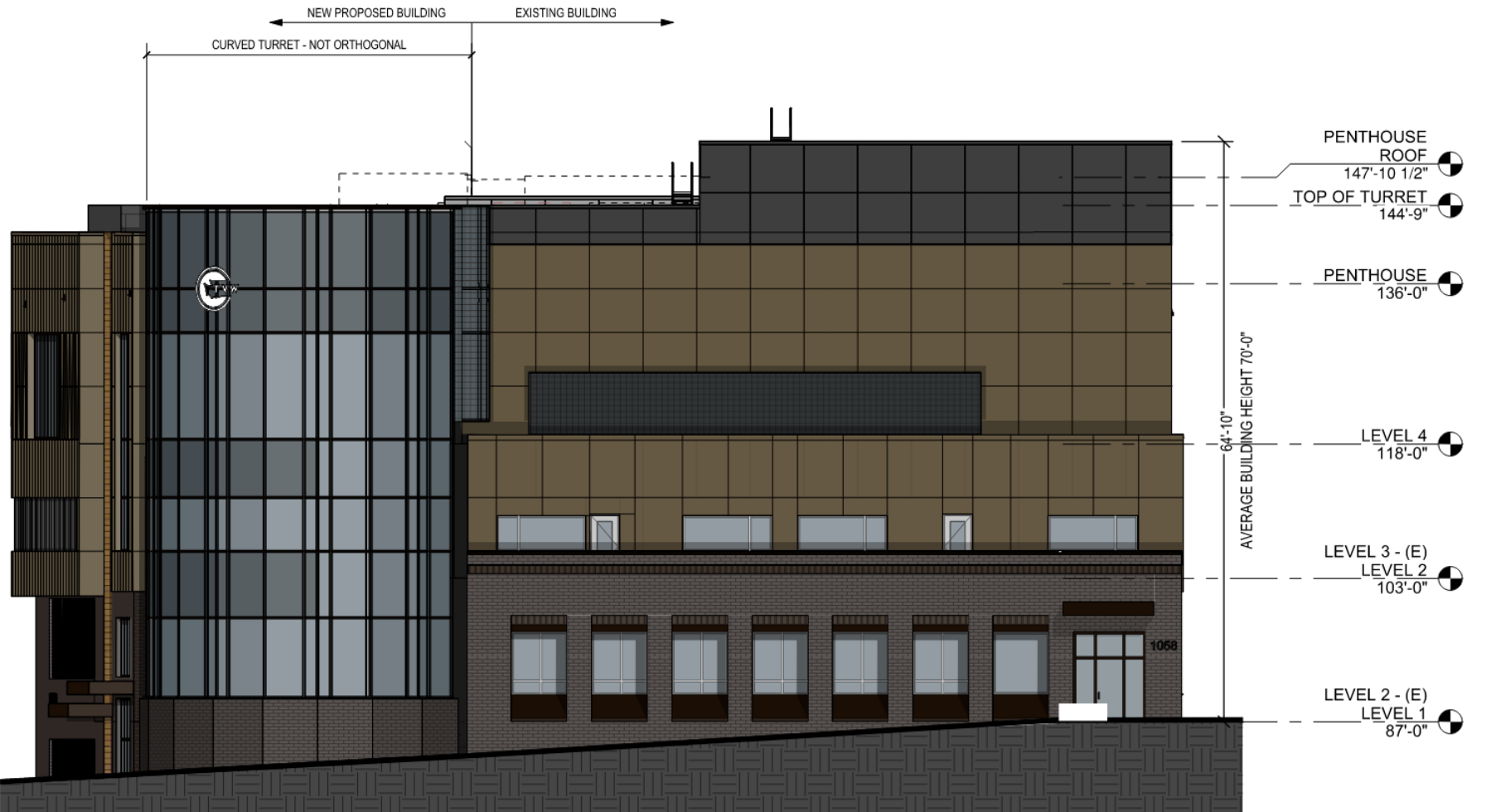


ELEVATION LEGEND:





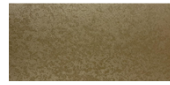


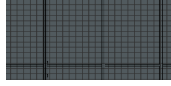

	CWP-1	COMPOSITE WALL PANEL		BR-1	BRICK VENEER - DARK BROWN BLEND
	CWP-2	COMPOSITE WALL PANEL - ACCENT		MC-1	WOOD LOOK METAL CLADDING - LAP SIDING
	CWP-3	COMPOSITE WALL PANEL - ACCENT		MS-1	METAL SCREEN
	CWP-4	COMPOSITE WALL PANEL - ACCENT		MS-2	METAL SCREEN
					DARK BRONZE ALUMINUM STOREFRONT/CURTAIN WALL AND TINTED GLAZING / SPANDREL PANELS



CONCEPT DESIGN REVIEW

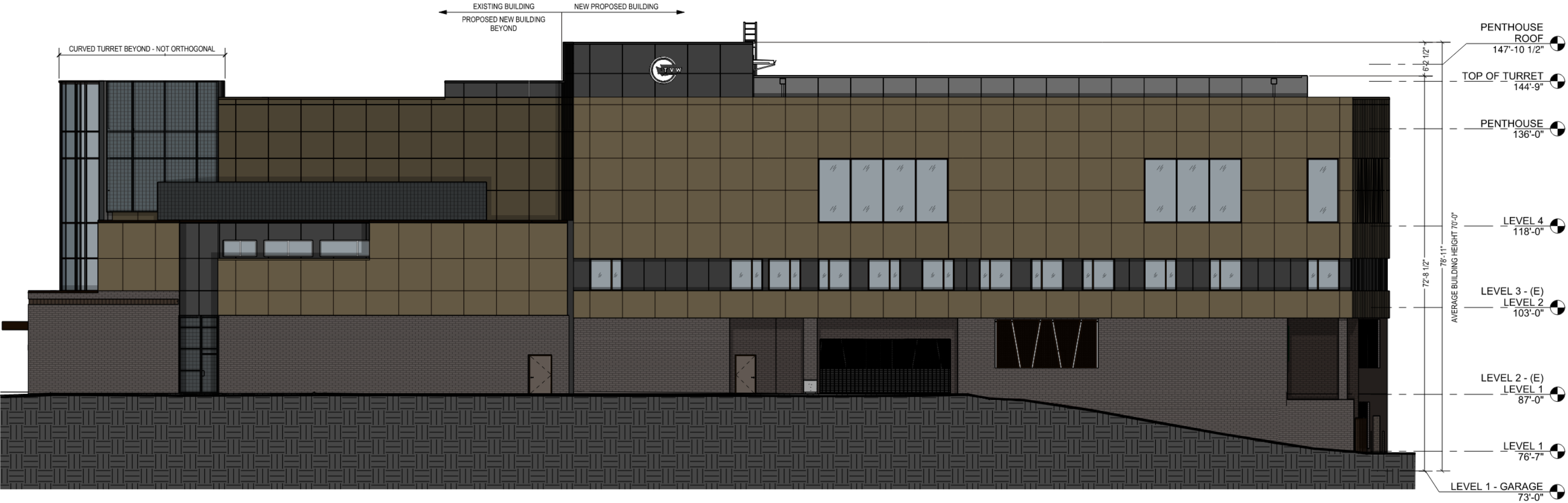


ELEVATION LEGEND:








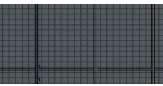

	CWP-1	COMPOSITE WALL PANEL		BR-1	BRICK VENEER - DARK BROWN BLEND
	CWP-2	COMPOSITE WALL PANEL - ACCENT		MC-1	WOOD LOOK METAL CLADDING - LAP SIDING
	CWP-3	COMPOSITE WALL PANEL - ACCENT		MS-1	METAL SCREEN
	CWP-4	COMPOSITE WALL PANEL - ACCENT		MS-2	METAL SCREEN
					DARK BRONZE ALUMINUM STOREFRONT/CURTAIN WALL AND TINTED GLAZING / SPANDREL PANELS



CONCEPT DESIGN REVIEW

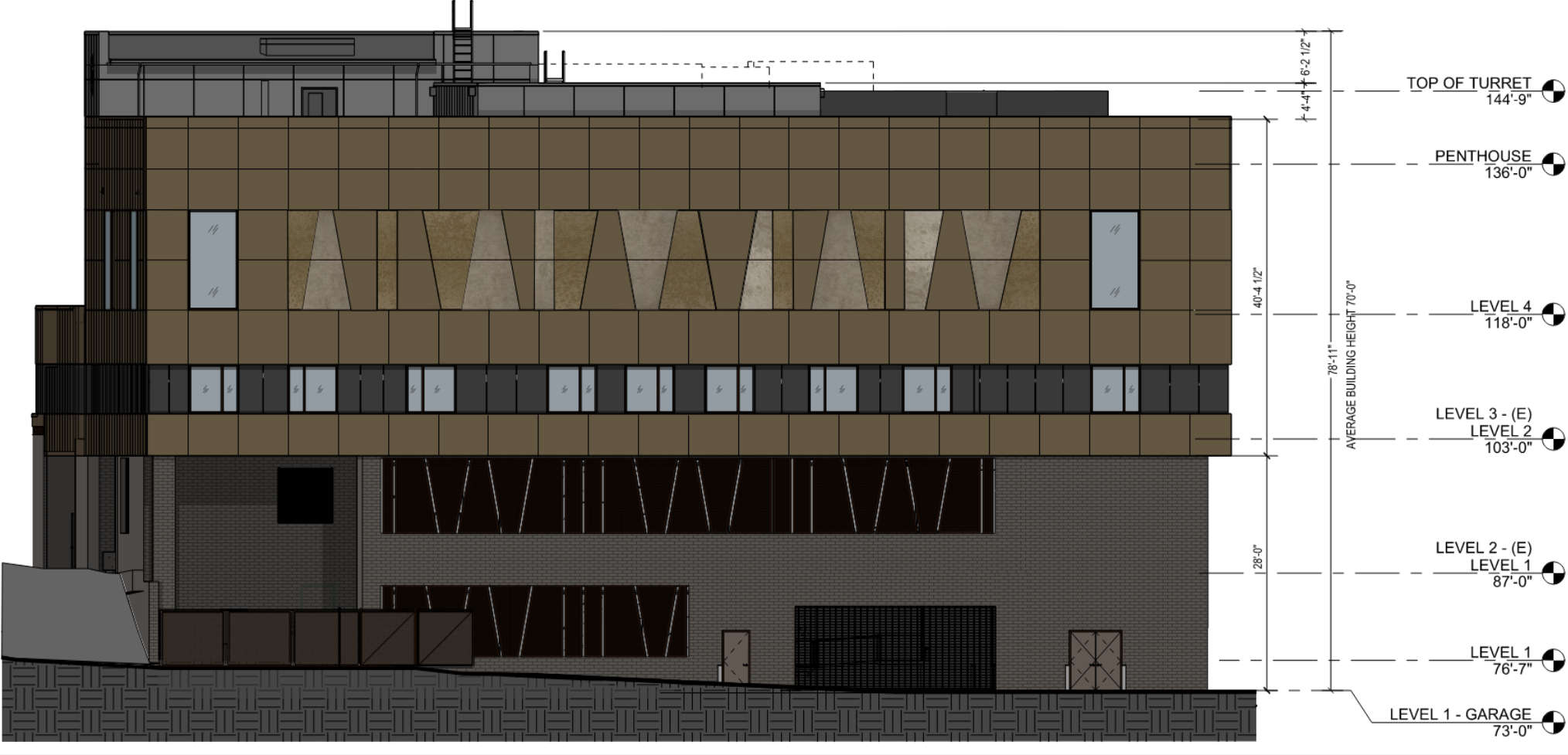


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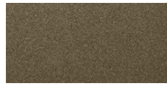






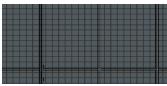

	CWP-1	COMPOSITE WALL PANEL		BR-1	BRICK VENEER - DARK BROWN BLEND
	CWP-2	COMPOSITE WALL PANEL - ACCENT		MC-1	WOOD LOOK METAL CLADDING - LAP SIDING
	CWP-3	COMPOSITE WALL PANEL - ACCENT		MS-1	METAL SCREEN
	CWP-4	COMPOSITE WALL PANEL - ACCENT		MS-2	METAL SCREEN
					DARK BRONZE ALUMINUM STOREFRONT/CURTAIN WALL AND TINTED GLAZING / SPANDREL PANELS



CONCEPT DESIGN REVIEW

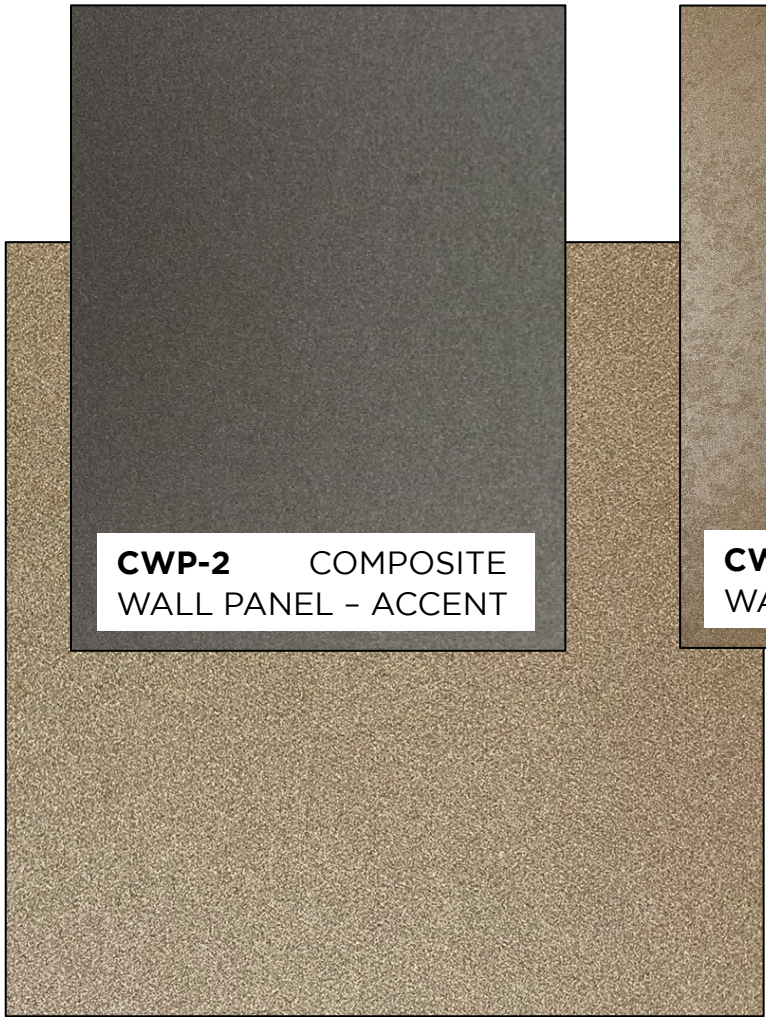


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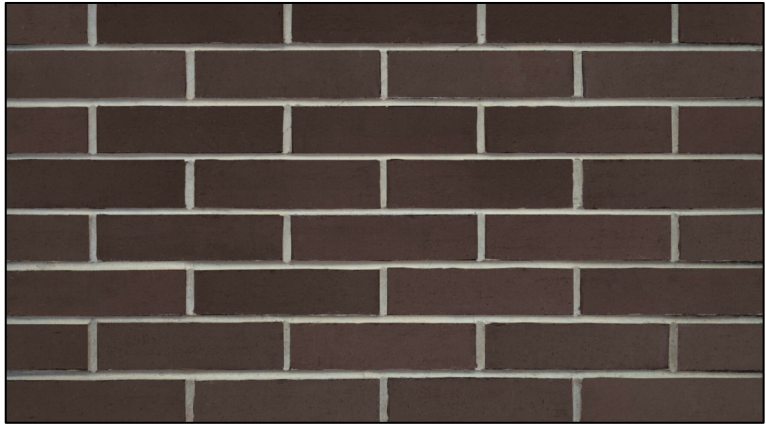
	CWP-1	COMPOSITE WALL PANEL		BR-1	BRICK VENEER - DARK BROWN BLEND
	CWP-2	COMPOSITE WALL PANEL - ACCENT		MC-1	WOOD LOOK METAL CLADDING - LAP SIDING
	CWP-3	COMPOSITE WALL PANEL - ACCENT		MS-1	METAL SCREEN
	CWP-4	COMPOSITE WALL PANEL - ACCENT		MS-2	METAL SCREEN
					DARK BRONZE ALUMINUM STOREFRONT/CURTAIN WALL AND TINTED GLAZING / SPANDREL PANELS



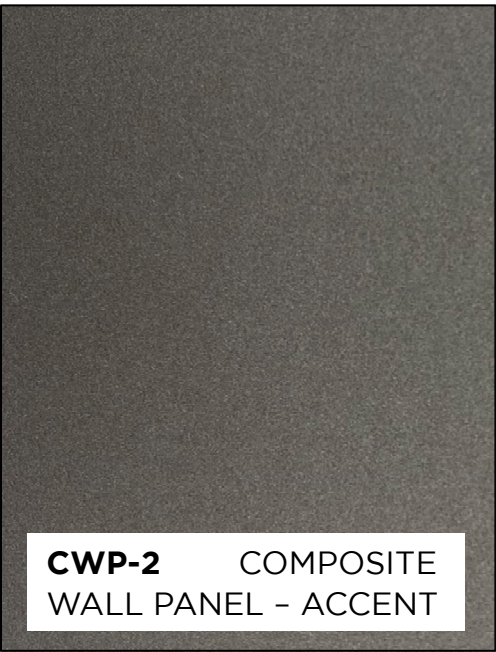
CONCEPT DESIGN REVIEW



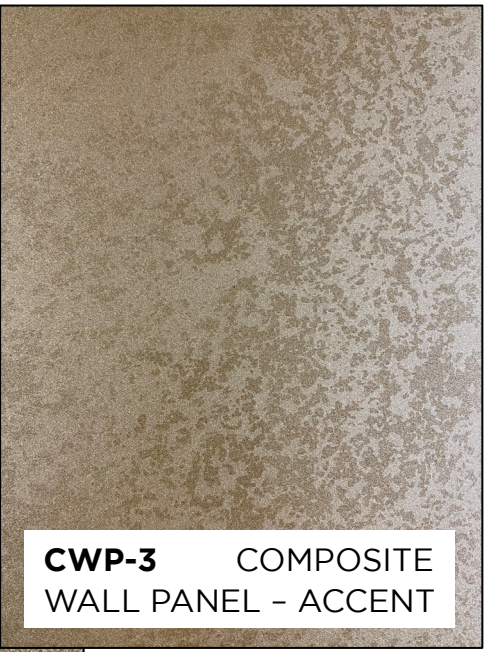
CWP-1 COMPOSITE WALL PANEL



BR-1 BRICK VENEER DARK BROWN BLEND



CWP-2 COMPOSITE WALL PANEL - ACCENT



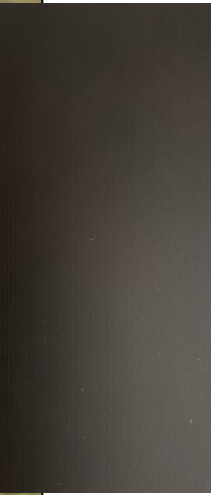
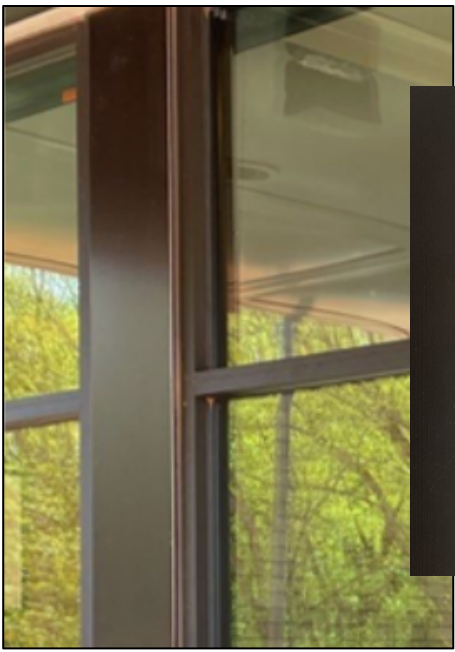
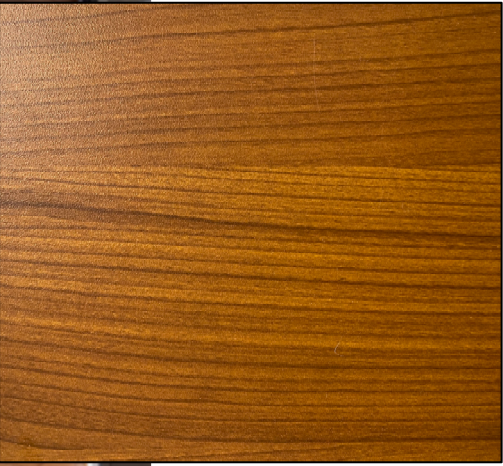
CWP-3 COMPOSITE WALL PANEL - ACCENT



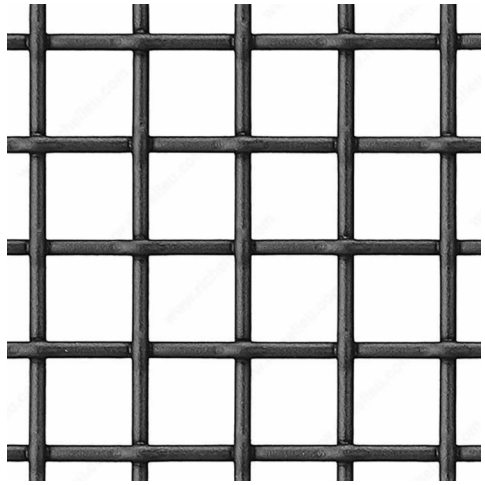
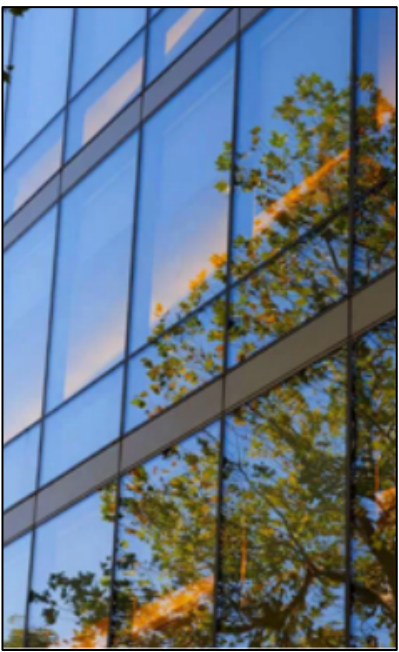
CWP-4 COMPOSITE WALL PANEL - ACCENT



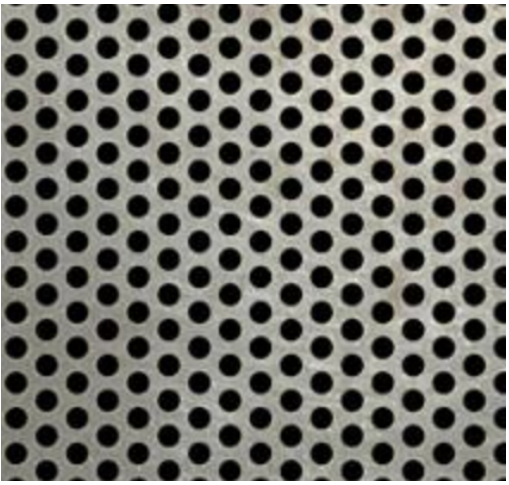
MC-1 WOOD LOOK METAL CLADDING - LAP SIDING
ACCENT MATERIAL AT MAIN ENTRY AND SOFFITS



DARK BRONZE ALUMINUM STOREFRONT / CURTAIN WALL AND
TINTED GLAZING / SPANDREL PANELS



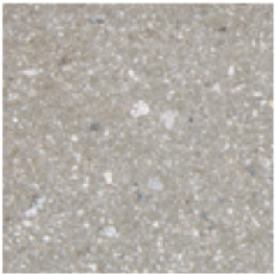
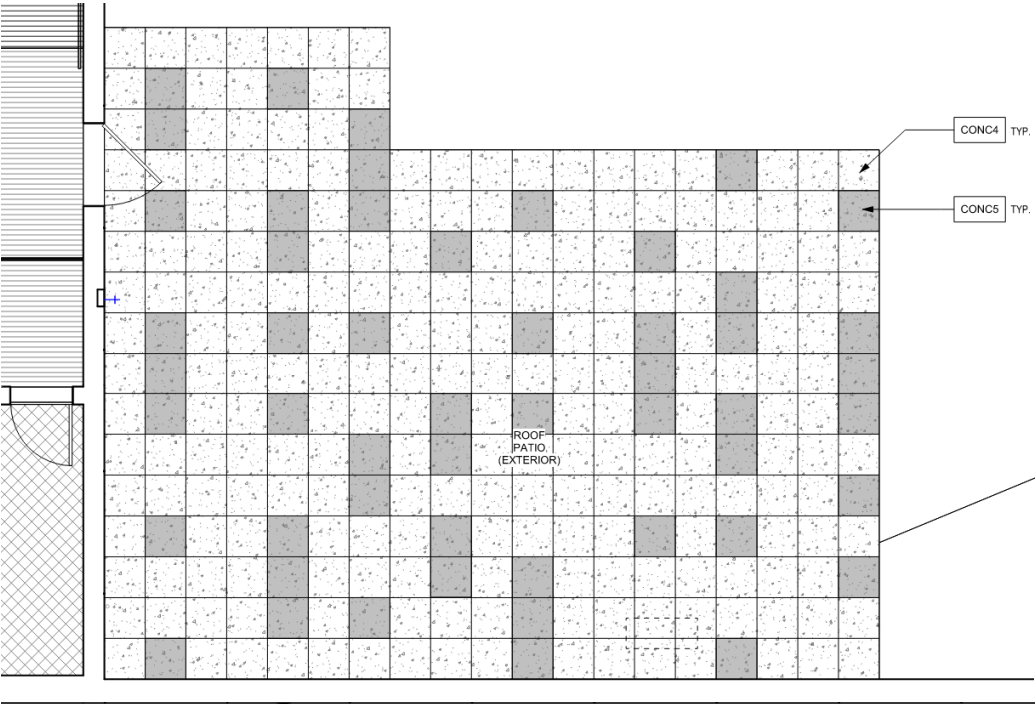
MS-1 METAL SCREEN



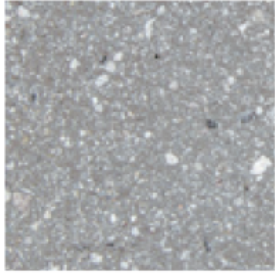
MS-2 METAL SCREEN



CONCEPT DESIGN REVIEW – ADDITIONAL INFORMATION FOR DETAILED DESIGN REVIEW

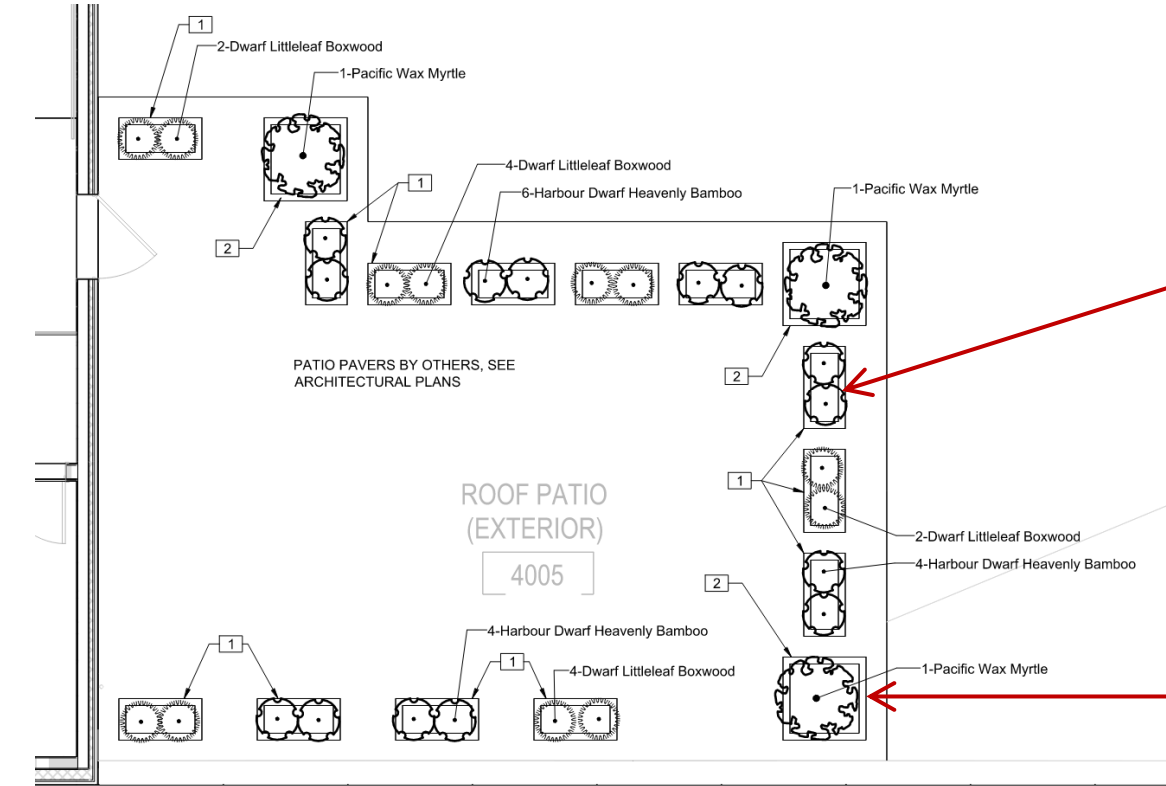


Natural
CONC-4
CONCRETE PAVER
- NATURAL



Limestone Gray
CONC-5
CONCRETE PAVER
- LIMESTONE GRAY

CONCRETE PAVER LAYOUT

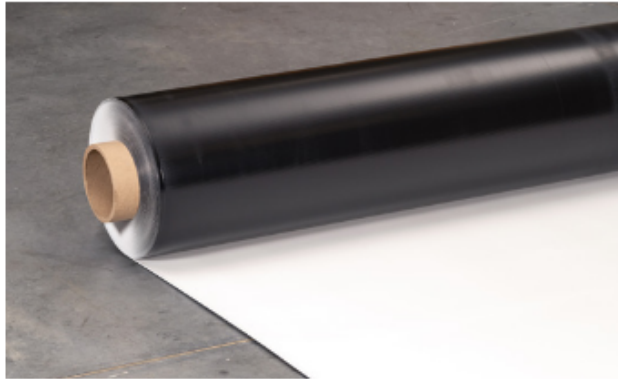


ROOF TOP PLANTERS

ROOF TOP CONCRETE PAVERS



Sure-Weld TPO
Reinforced Membrane



- » Excellent chemical resistance to acids, bases and restaurant exhaust emissions
- » Exceptional resistance to heat, solar UV, ozone and oxidation
- » Manufactured using a hot-melt extrusion process for complete scrim encapsulation
- » Enhanced with the OctaGuard XT weathering package



Standard Colors:



White



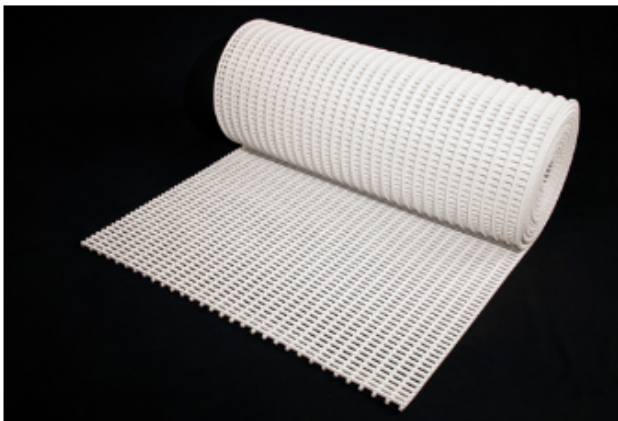
Gray



Tan

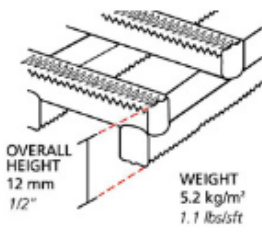
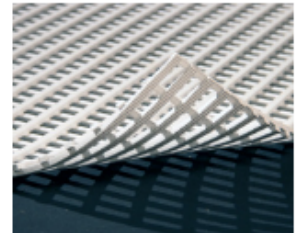
ROOF SINGLE-PLY MEMBRANE ROOFING

Sure-Weld TPO
Crossgrip Walkway



Installation

Allow Crossgrip to relax and warm up in the sun prior to installation. Loose-lay Crossgrip in areas of high traffic or around mechanical units that might require servicing. Ends can be held together by cable ties. Crossgrip Walkway should not be secured to the membrane in any way. If securement is needed, order the standard Sure-Weld TPO Walkway Roll.



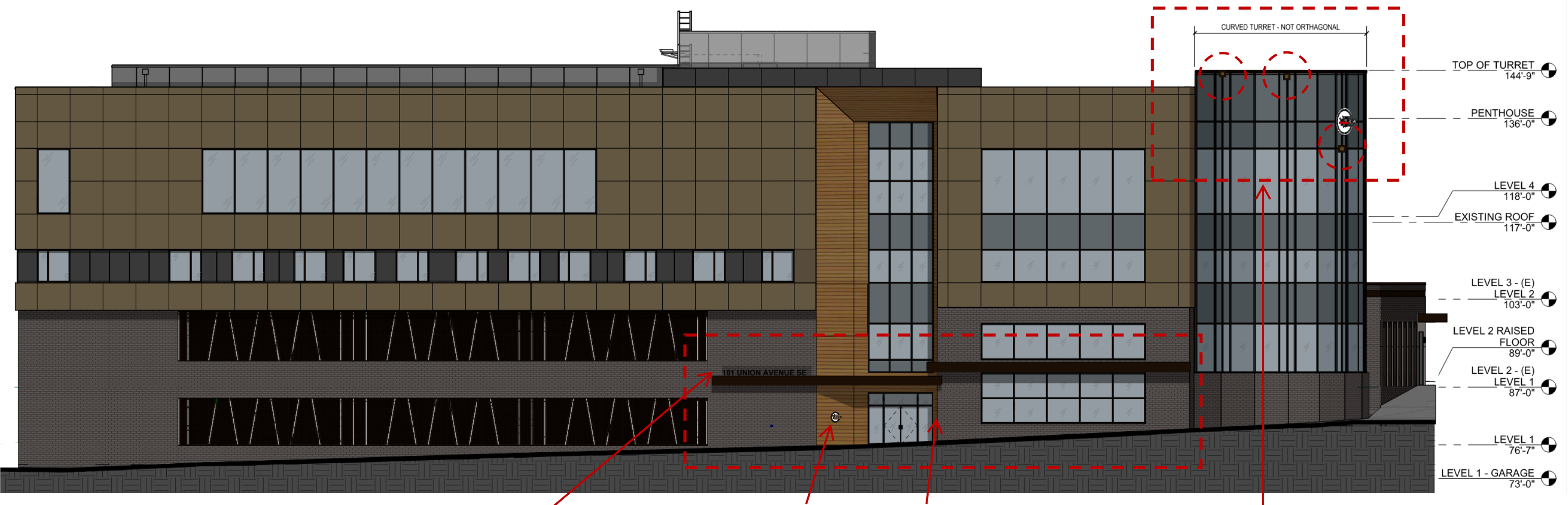
OVERALL HEIGHT
12 mm
1/2"

WEIGHT
5.2 kg/m²
1.1 lbs/sft

ROOF WALKWAY PADS



CONCEPT DESIGN REVIEW – ADDITIONAL INFORMATION FOR DETAILED DESIGN REVIEW



101 UNION AVENUE

BUILDING ADDRESS SIGNAGE
15" HIGH LETTERS – DARK BRONZE

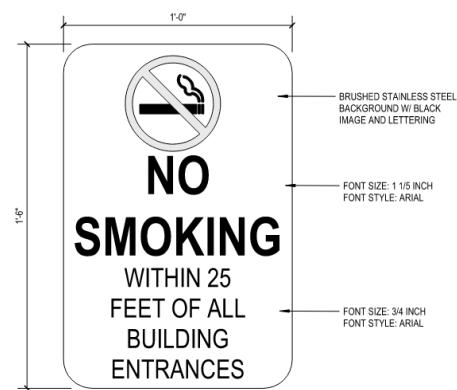
15" H, 2" DEEP EXTERIOR-GRADE DARK BRONZE ALUMINUM LETTERS MOUNTED TO TOP OF CANOPY CHANNEL. PROVIDE TIEBACKS AS REQ'D PER MFR. CONFIRM FINAL LOCATION W/ ARCHITECT PRIOR TO INSTALLATION.



6" ARCHITECTURAL HIGH LUMEN LED DOWNLIGHT
LOCATED AT ENTRY CANOPIES



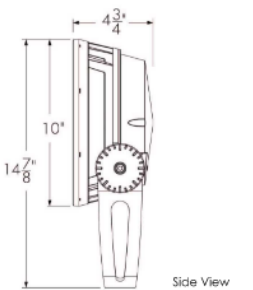
ENTRY BUILDING SIGN
1'-0" DIAMETER



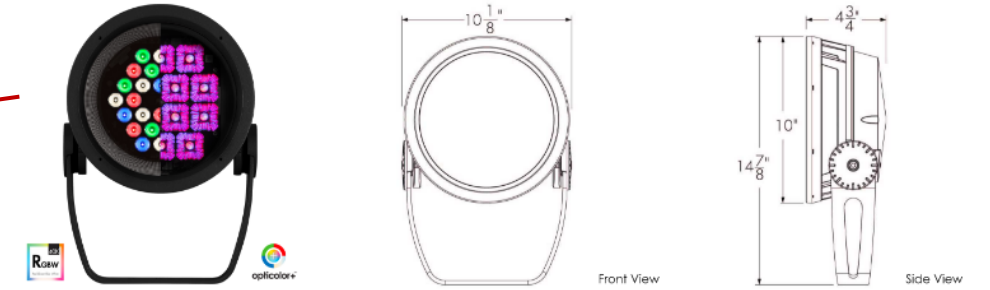
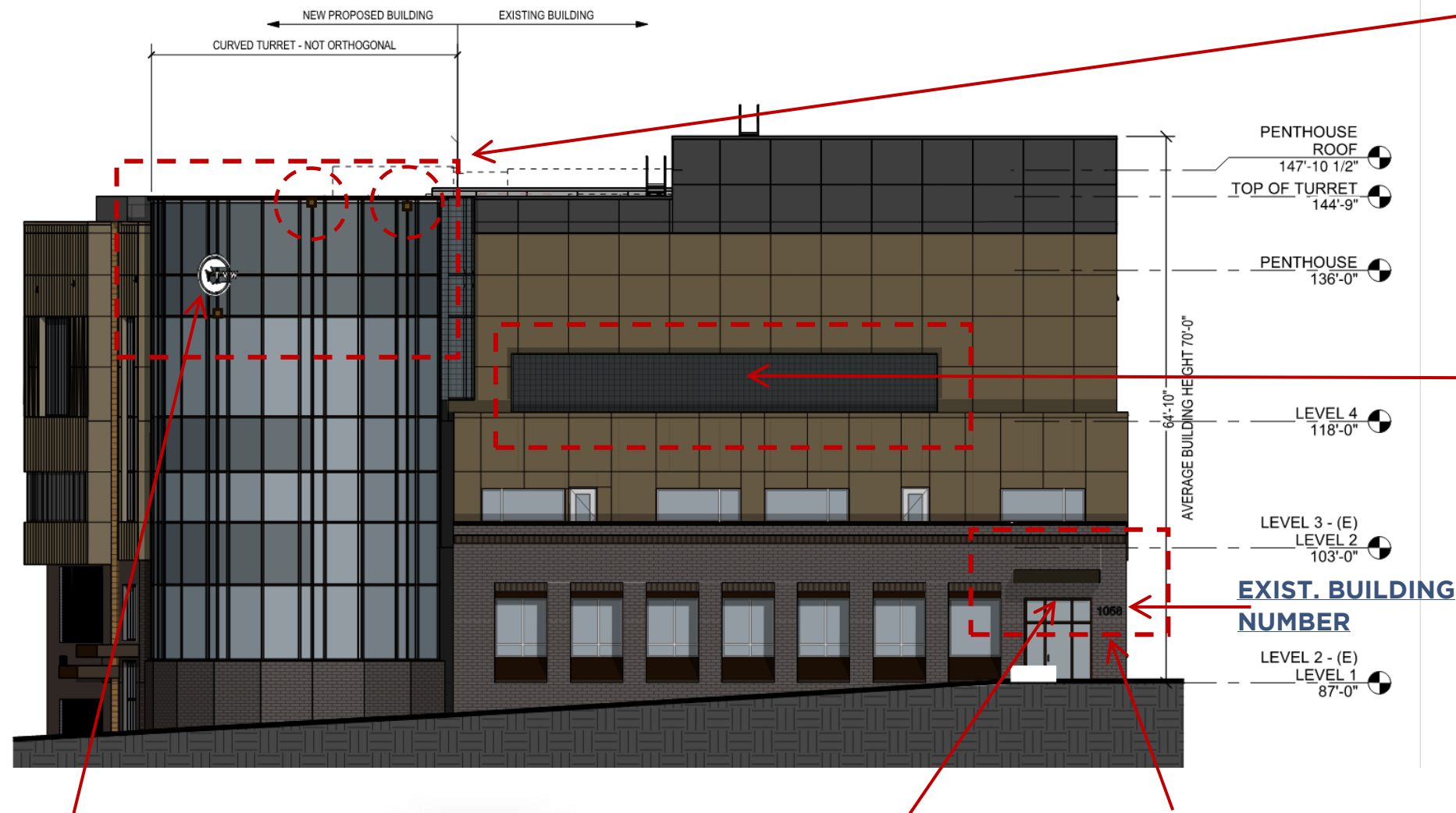
NO SMOKING SIGNAGE
LOCATED ADJACENT ENTRIES



DOWN - SPOT LIGHTING
LOCATED BETWEEN CURTAIN WALL EXTRUDED FINIS



CONCEPT DESIGN REVIEW – ADDITIONAL INFORMATION FOR DETAILED DESIGN REVIEW



DOWN - SPOT LIGHTING
LOCATED BETWEEN CURTAIN WALL EXTRUDED FINIS



MECHANICAL ENCLOSURE SCREENING
DARK ACCENT COLOR - LOCATED AT EXISTING TVW BUILDING



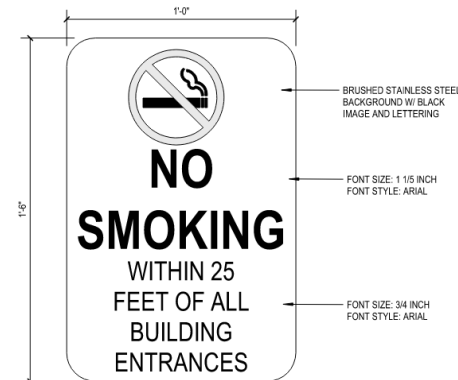
MAIN BUILDING SIGN - DAYTIME



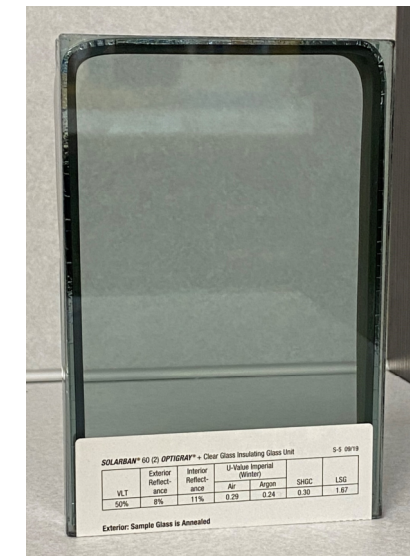
MAIN BUILDING SIGN - NIGHT LIGHTING
30" DIAMETER WHITE SIGNAGE WITH WHITE BACK LIGHTING



6" ARCHITECTURAL HIGH LUMEN LED DOWNLIGHT
LOCATED AT ENTRY CANOPIES



NO SMOKING SIGNAGE
LOCATED ADJACENT ENTRIES



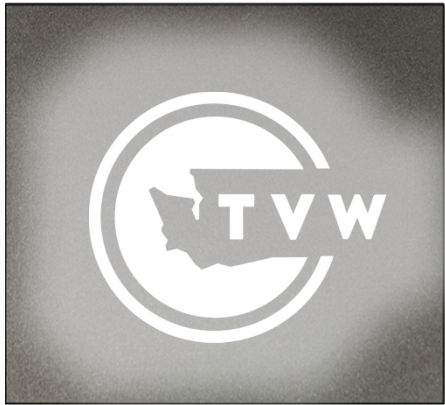
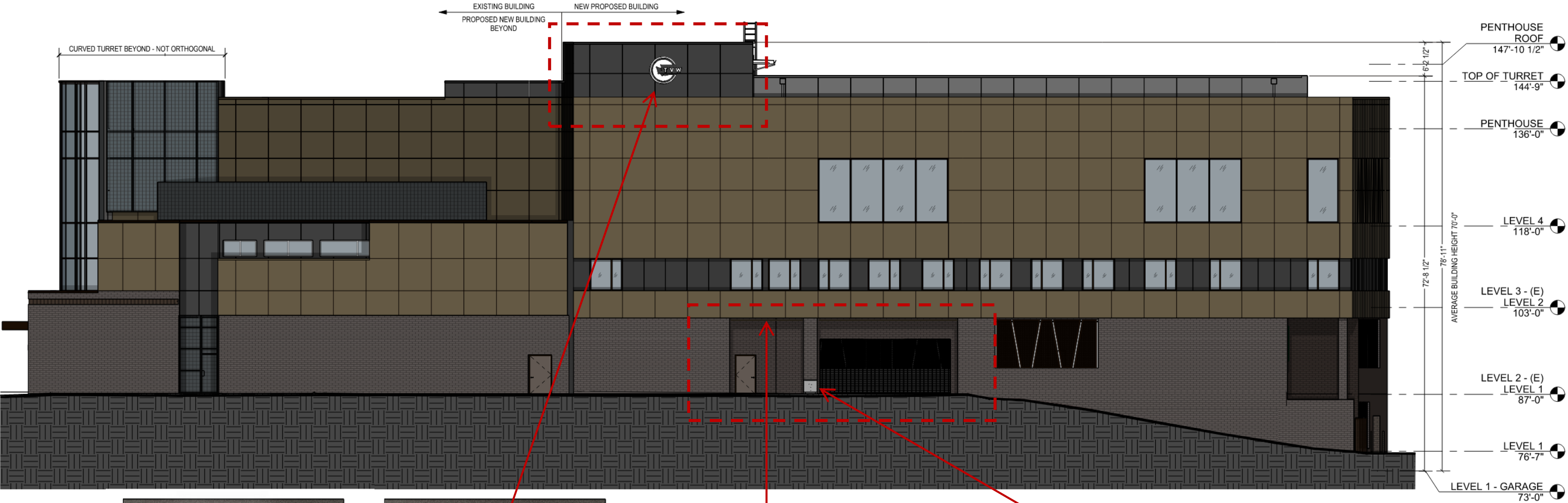
EXTERIOR INSULATED GLASS
OPTIGRAY TINT



EXTERIOR INSULATED SPANDREL
CHARCOAL FINISH ON INTERIOR



CONCEPT DESIGN REVIEW – ADDITIONAL INFORMATION FOR DETAILED DESIGN REVIEW



MAIN BUILDING SIGN - NIGHT LIGHTING
30" DIAMETER WHITE SIGNAGE WITH WHITE BACK LIGHTING



MAIN BUILDING SIGN - DAYTIME



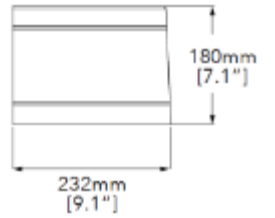
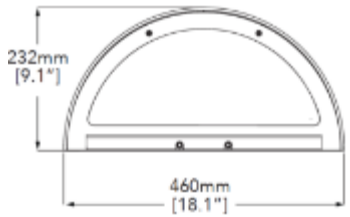
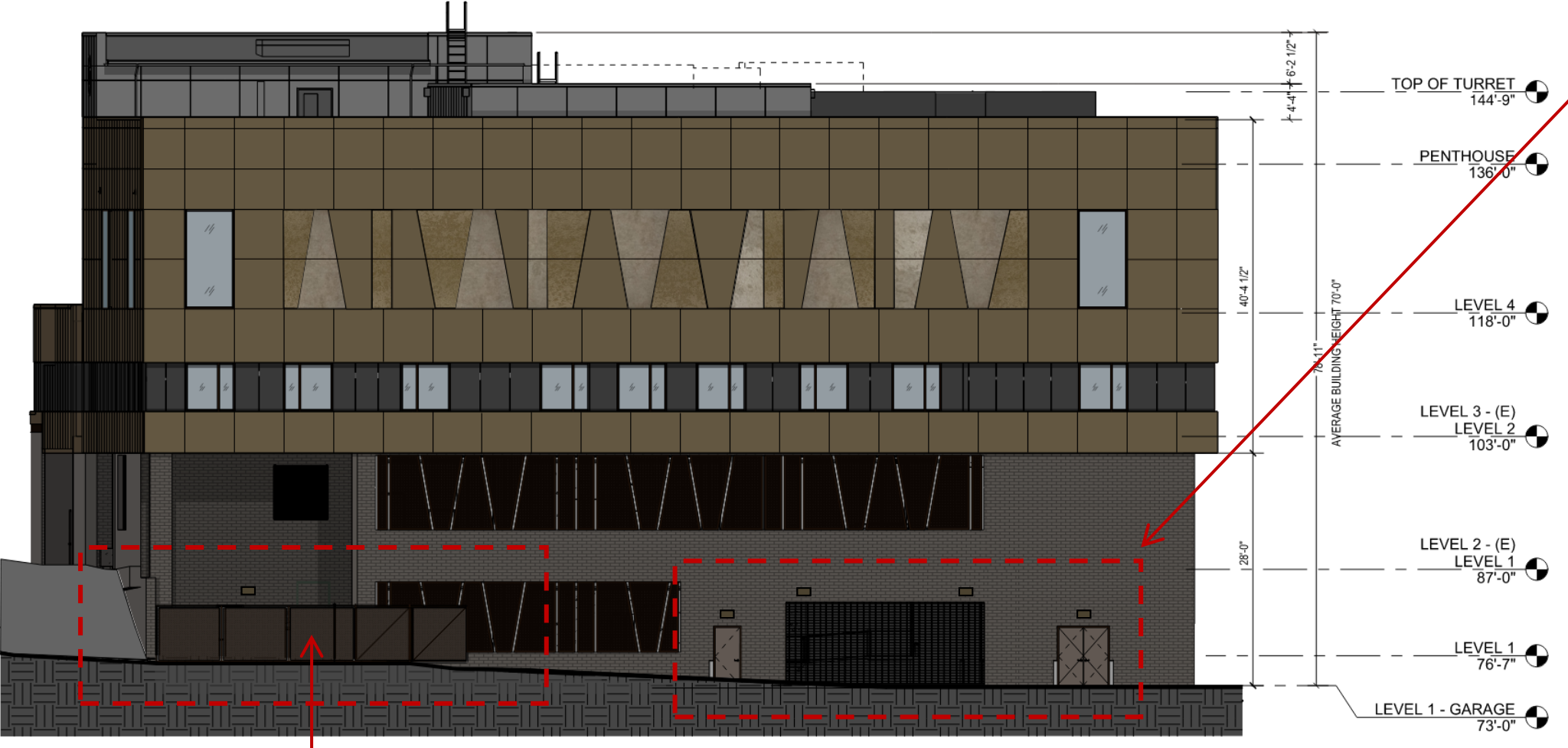
6" ARCHITECTURAL HIGH LUMEN LED DOWNLIGHT
LOCATED AT ENTRY CANOPIES



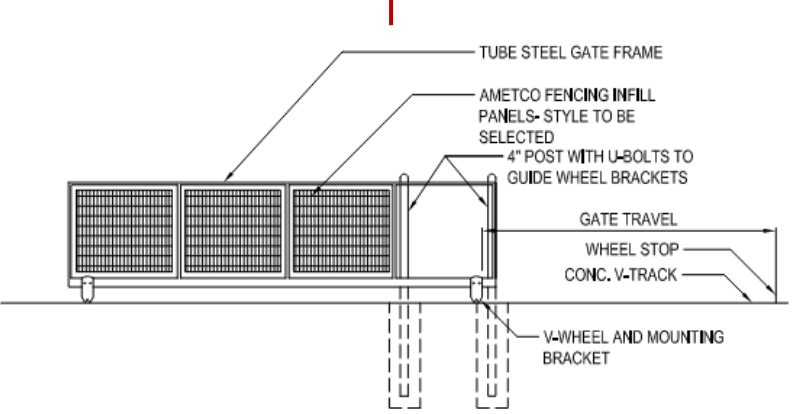
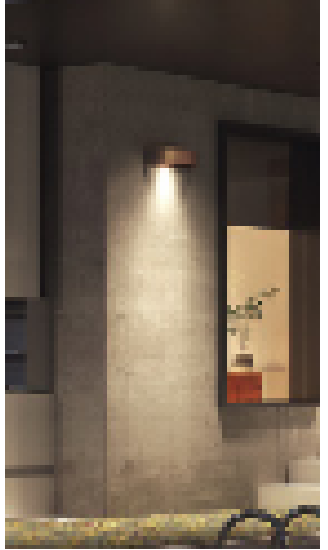
FREE STANDING PLANTER



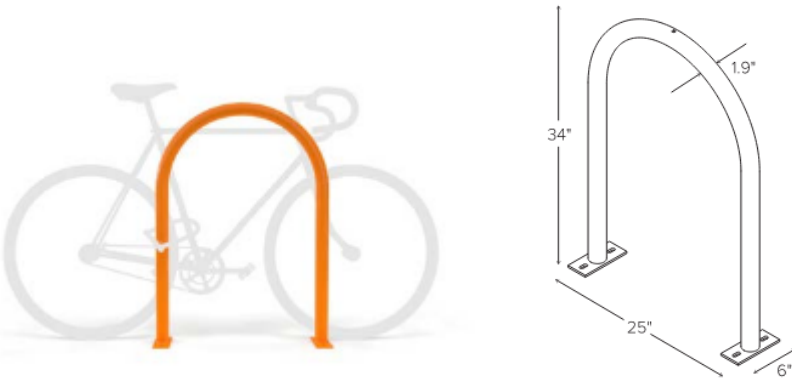
CONCEPT DESIGN REVIEW – ADDITIONAL INFORMATION FOR DETAILED DESIGN REVIEW



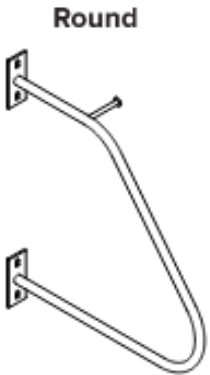
WL2 - HALF MOON LED WALL SCONCE WITH DOWNLIGHT



TRASH ENCLOSURE SCREENING
SCREENING - VERTICAL SLATS - COLOR TO BE DARK BRONZE
- ROLLING SECURITY GATE



BICYCLE RACK - O.M.C. COMPLIANT
24" POST SPACING - GALVANIZED FINISH
BICYCLE RACKS
- LOCATED INSIDE PARKING GARAGE
LEVEL 01 AND LEVEL 02



BICYCLE RACK - ADDITIONAL STALLS
VERTICAL MOUNT - ADDITIONAL BICYCLE
STALLS ABOVE MINIMUM O.M.C. REQUIREMENT
- LOCATED INSIDE PARKING GARAGE - LEVEL 01

