

**CITY OF OLYMPIA  
Olympia Design Review**

**BRIGGS VILLAGE MASTER PLAN AMENDMENT  
STAFF REPORT - Meeting 3  
Thursday, August 29, 2013**

**Case:** Briggs Village Master Plan Amendment (No. 13-0039)

**Applicant:** Briggs Village, LLC  
Joe Mastronardi  
27200 Agoura Rd., Suite 210  
Calabasas, CA 91301

**Representative:** Jean Carr, Principal,  
Shea Carr & Jewell, Inc.  
2102 Carriage Dr. SW #H  
Olympia, WA 98502

**Architect:** Ron Thomas, AIA  
Thomas Architecture Studio  
109 Capitol Way N  
Olympia, WA 98501

**Site Address:** 4400 Block of Henderson Boulevard SE

**Project Description:** The applicant proposes amending the Briggs Village Master Plan (BVMP) consisting of revisions to the development densities and design guidelines, and modification to the West Residential lot count and layout.

**Zoning District:** Urban Village (Briggs Village Master Plan)

**Comprehensive Plan Designation:** Urban Village

**Scenic Vista:** N/A

**SEPA Determination:** A SEPA Determination has not been issued at this time.

**NOTIFICATION:** Notice was mailed to the adjacent property owners within 300 feet of the project, to the Recognized Neighborhood Associations in the area, and to the parties of record on or before July 11, 2013.

DRB 8/29/2013  
#13-0039 Briggs Village  
Master Plan Amendment

**Adjacent Development:** Briggs Village is located north of Yelm Highway on both sides of Henderson Boulevard south of Middle Street (4400 Block of Henderson Boulevard). Ward Lake is located to the east. To the south is residential, a nursery and a Grange; to the east is residential.

**Existing Site Conditions:** Briggs Village is a 137 acre site. Residential Development has been constructed on the north portion and Multi-family Development has occurred along Yelm Highway west of the Briggs YMCA. Additional multifamily is in various stages of development or review on the east side of Henderson Boulevard. All of the streets and utility infrastructure have been installed. The central mixed use portion of the site is undeveloped at this time. A grocery store has been approved though not constructed for the south side of the town square.

## **PUBLIC PROCESS:**

**Step 1 Design Review Board.** As previously discussed, the proposed Master Plan Amendment is not project specific. Rather, the Board is being asked, pursuant to 18.57.080(B) Master plan approval process, to:

- Receive and review the application including proposed draft design vocabulary and design;
- Schedule meetings to consider the proposed Amendment, or recommend denial or approval with or without conditions of approval;
- Provide a recommendation to the City Council denial or approval with or without conditions of approval.

Staff scheduled and sent public notice for three Design Review public meetings (July 25, August 8 and August 22, 2013). On July 25, Ron Thomas AIA, with Thomas Architecture Studio presented the Board the applicant's proposal. On July 8, staff and the applicant provided analysis and an overview of additional proposed changes. The August 22 meeting was postponed to August 29, 2013 in order to complete the edits and distribute them in advance of the meeting. The August 29 meeting will provide an opportunity for the Board to fully weigh in on the revised amendments and formulate a recommendation to the City Council.

**Step 2 Hearing Examiner.** Following the Board's work, the application will be forwarded to the Hearing Examiner. The Hearing Examiner is tasked with conducting a public hearing and formulating recommendations to the City Council. A public hearing

date has not been scheduled. Public Notice will be sent to parties of record when a date has been selected.

**Step 3 City Council.** “The Board’s and the Examiner’s recommendations, together, with any conditions, shall be considered by the Council at a regular public meeting. Such consideration must be based upon the record established by the Design Review Board and the Examiner. If the Council finds that the Board’s or Examiner’s recommendation is in conflict with the City’s adopted plans, policies and ordinances; or insufficient evidence was presented as to the impact on surrounding area the Council may:

- a. Deny the [Amendment] application;
- b. Remand the matter back to the Design Review Board or Hearing Examiner for another hearing;
- c. Continue to a future date to allow for additional staff analysis desired by the Council;
- d. Modify the Design Review Board’s and Examiner’s recommendation based on the applicable criteria and adopt their own findings and conclusions, and deny or approve the Master Plan; or
- e. Schedule its’ own open-record public hearing.

If the Council determines there are no conflicts and sufficient evidence was presented as to the impact on the surrounding area, it shall adopt the Board’s and Examiner’s recommendation as their own and approve the [Amendment] by ordinance”. A date for Council action has not been scheduled. Notice of the meeting will be sent to “Parties of Record.”

**ANALYSIS:**

Staff and Consultant have worked with the applicant on the proposal. There is concurrence on providing additional detail and specificity to the draft design vocabulary. The purpose of tonight’s meeting is to review the revised design vocabulary that includes:

1. **Building Height** is proposed to be changed from the current three-story mixed use buildings to one-story commercial. This is accomplished by reducing the square footage of buildings facing Henderson Boulevard and around the town square resulting in single story buildings. To retain a sense of place, the relationship between the size of the town square and height of buildings becomes a challenge. One solution is to require these single story buildings to be at least 24 feet tall, and require a minimum internal floor to ceiling height of 18 feet.

The new revised approach is to recognize that initially one-story buildings will likely be proposed and add provisions to allow the opportunity for multi-story buildings

DRB 8/29/2013  
#13-0039 Briggs Village  
Master Plan Amendment

sometime in the future (assuming adequate parking can be provided pursuant to code). As currently configured and proposed the amount of commercial office and associated parking is significantly reduced.

2. **Uniformity or Variety.** Consistent with master plans from the 1990's and 2000, the approved vision for Briggs Master Plan commercial areas generally calls for a high degree of uniformity in commercial building details. However, the revised proposal provides for uniformity in concept and encourages diversity of building forms, materials and details as discussed below:

In addition, the existing commercial guidelines lack sufficient detail to ensure clarity for high quality development. The applicant and staff have agreed to provide more specificity and detail.

- a. **Roof form** is currently uniformly flat. With tall single story buildings the proposal is to allow variation in roof forms.
  
- b. **Façade Articulation**– More detail and examples were added. Buildings should have similar articulation, within the town center, and/or within the Village. The building façade features of forms, edges, corners, and surface elements are better unified by their interconnectedness.
  
- c. **Primary Public Entry** requirements are added to clarify a hierarchy within the development that front the building toward the village green yet allows secondary access from the parking if requested. Entry to buildings along Henderson would be located on prominent corners.
  
- d. **Fenestration** – a hierarchy for windows and exterior openings is added. The hierarchy ensures that the buildings facing the village green have the highest level of treatment (60%), side streets have the second highest, followed by parking areas, and finally less along pedestrian corridors (up to 25%). A different hierarchy is provided for commercial buildings along Henderson.
  
- e. **Weather Protection** (awnings and canopies) requirements are clarified and added that relate to the length of the façade and over entries.
  
- f. **Building Materials** - substantial clarification and specificity has been added.
  
- g. **Building Details** - substantial clarification and specificity has been added.

- h. **Landscape details** have been added, such as buffering third tier frontage along parking areas.
- i. **Signage** clarification and specificity was added.
- j. **Service Elements** were not included in the initial adoption and need additional clarification and specificity. The proposal will address co-location of solid waste with screening and addressing utility meters and equipment along the buildings.

**STAFF RECOMMENDATION:**

The Design Review Board must consider the additional proposed amendments and provide any additional clarification to the draft. Staff recommends that Board reconfirm that the proposed Master Plan complies with each of the applicable design guidelines contained in OMC 18.05A and recommendation to the City Council approval (with or without conditions of approval).

**Submitted By:**      **Steve Friddle, Principal Planner, (360) 753-8591**  
[sfriddle@ci.olympia.wa.us](mailto:sfriddle@ci.olympia.wa.us)

**Attachments:**

1. Proposed Briggs Village Design Guidelines (August 2013) that provide proposed changes in “bill format” (Strikethrough deletions and underlined additions); and
2. Briggs Village Design Guidelines clean version with drawings and narrative.