

**CITY OF OLYMPIA
Design Review Board**

**CONCEPT DESIGN REVIEW
STAFF REPORT
June 28, 2018**

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

Applicant: Dexter Johnson
Director of Facilities
South Puget Sound Community College

Representative: James Hill, Architect
KMB Architects

Site Address: 2011 Mottman Rd SW

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

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

Future Land Use: Low Density Neighborhood

Scenic Vista: Not Applicable

SEPA Determination: A SEPA Determination has not yet been made.

Public Notification: Public notice of the Concept Design Review Board meeting was mailed on May 11, 2018, in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.

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

A. Project Context/Existing Site Conditions

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

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

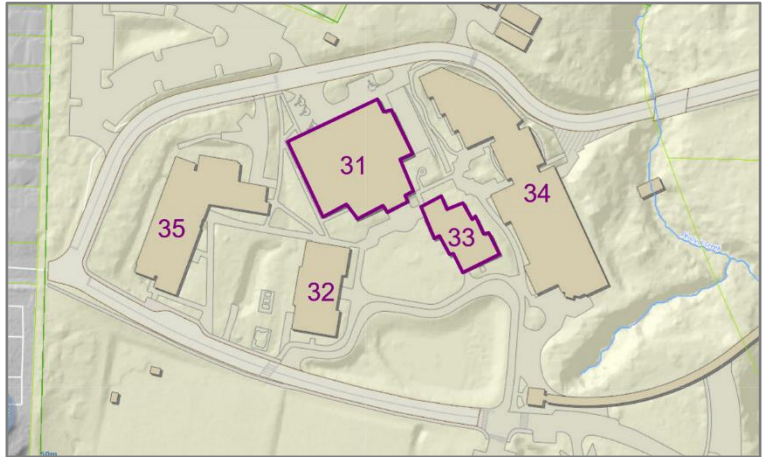


Figure 2: Street View of Buildings 31-35. ZOOM, v.1.0. C.McCoy.

B. Project Description

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

C. Public Comment

City staff have received no written comments to date specific to the design of the project, or specifically directed to the Design Review Board for consideration of the project. The Design Review Board meeting is a public meeting and as such public testimony or comments are not accepted, however the Board will accept written comments submitted in advance of the meeting.



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

II. DESIGN REVIEW

A. Concept Design Review

The project shall comply with the requirements of the Design Review Code OMC 18.100, specifically, to Chapter 18.100.110, Basic Commercial Design Criteria. The Design Review Board will review the project to determine compliance with applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the project design. Since the request is for a Conditional Use Permit (Colleges in the R 4-8 Zoning District are permitted as conditional uses only), the Committee will make a recommendation to the Hearing Examiner for final decision.

The purposes of Design Review are articulated in Olympia Municipal Code Chapter 18.100.040:

- *To promote those qualities in the natural environment which bring value to the community;*
- *To foster the attractiveness and functional utility of the community as a place to live and work;*
- *To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;*
- *To raise the level of community expectations for the quality of the built environment;*
- *To encourage originality and creativity in site planning and architecture;*
- *To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;*
- *To preserve and enhance property value;*
- *To ensure that new developments maintain or improve neighborhood character and livability; and*
- *To consider the applicants' needs and goals and the broader public impact of any proposal.*

Please note that this is a **Concept Design Review** by the Design Review Board. Conceptual Design Review involves the major design elements of a project as it relates to site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general citywide design criteria and the specific criteria of the design district.

The section called “How to Use Design Criteria” in the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as the design solutions **are equal to or better** than the guidelines associated with each of the sections (OMC 18.100.100).

City staff has evaluated the project based on:

- The project narrative
- The Architectural packet
- The Civil plan set
- The Municipal Code, Chapters 18.100 and 18.100.110

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

III. STAFF RECOMMENDATIONS

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

A. Context Plan: Approve as proposed.

B. Preliminary Site and Landscape Design: Approve with the following conditions:

1. Update the Site Plan, Sheet AS101, and the Landscape Plan, Sheet L2.01, with the location of the short-term bicycle parking stationary racks.
2. Locate the long-term bicycle parking in the floor plan, Sheet A-101, Overall Floor Plan.

3. Provide photos of *all* plants proposed in the Landscape Plan, Sheet L2.03, Plant Photos.
 4. The Site Plan and the Landscape Plan shall show the same site elements, including but not limited to type of lawn or turf (and bicycle parking and mechanical equipment). Correct any inconsistencies between the Site Plan and the Landscape Plan.
 5. Show the location of all mechanical equipment and utility vaults on the Site Plan, Sheet AS101, and the Landscape Plan, Sheet L2.01. *OMC 18.110.190.*
 6. Show the location of the solid waste facility area and the type of screening that will be constructed. Depict the location of the solid waste facilities on sheets throughout the architectural and engineering plan sets. *OMC 18.110.190.*
- C. Preliminary Building Design:** Approve with the following conditions:
7. Articulate façade design features to reduce the apparent size of large buildings. *OMC 18.110.080.*
 8. Include design treatments around the auxiliary gym to reduce the impact of the large blank walls. *OMC 18.110.090.*
 9. Provide photos, cut sheets, and specifications of the types of windows that will be used on the building. The elevations should clearly depict windows at the pedestrian level, around the entire building. *OMC 18.110.100.*
 10. Provide relief, detail, and variation to rooflines. *OMC 18.110.120.*
 11. Use consistent exterior materials, architectural detailing, and color schemes. *OMC 18.110.140.*
 12. Buildings should present a comparable level of quality of materials, detailing and fenestration. *OMC 18.110.140.*
 13. Provide a materials and colors board at the detail stage of design review. *OMC 18.110.150.*
 14. Provide black and white, and colored, elevations of all sides of the building, labeled north, south, east, and west. Label colors, materials, and finished floor elevations. *OMC 18.110.150.*
 15. Provide a lighting plan that includes fixture photos, cut sheets, building mounted heights from grade, duration of fixture illumination, and distance of illumination per fixture. *OMC 18.110.160.*
 16. Depict the solid waste facility location on the Site Plan Sheet AS101, and the Landscape Plan, Sheet L2.01.

Submitted By: Catherine McCoy, Associate Planner

Attachment 1: Staff Report

Attachment 2: Design Review Checklist

Attachment 3: Application Forms

Attachment 4: Project Narrative

Attachment 5: Architectural Packet