

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW STAFF REPORT
June 14, 2018

Project Name/Number: The Laurana, Project No. 17-4634

Applicant: Urban Olympia V, LLC
PO Box 7534
Olympia, WA 98507

Representative: Josh Gobel, Project Manager
Thomas Architecture Studio
525 Columbia Street SW
Olympia, WA 98501

Location: 210 State Avenue NW

Project Description: Construction of a new three story building with two floors of apartment units (44) over ground floor commercial uses (8,184 square feet) and parking. The project includes outdoor restaurant seating and plaza between the building and Percival Landing.

Zoning District: Urban Waterfront (UW)

Design Districts: Downtown Design District

Comprehensive Plan Designations: Urban Waterfront with High Density Neighborhood Overlay

Scenic Vista: Budd Inlet, Olympic Mountains, Capitol Dome

Critical Areas: None

City Staff: Cari Hornbein, Senior Planner
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Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was sent to recognized neighborhood associations and parties of record on June 1, 2018.

I. BACKGROUND INFORMATION

Board-level concept design review for the proposed project was held on December 14, 2017. For existing site conditions, surrounding context, detailed description of the proposal, and staff's analysis, see the concept design review staff report and associated design checklists (Attachments 2 and 3). The Board recommended approval of the preliminary design with conditions related to site furnishings,

landscaping, lighting, and building design. These conditions can be found in the attached recommendation memo (Attachment 4).

The public hearing for the shoreline substantial development permit and shoreline conditional use permit was held on April 2, 2018. The Hearing Examiner approved these permits with conditions, and a decision was subsequently issued on April 9, 2018 (no appeals were received). Building and engineering permits are currently being reviewed by City staff.

II. DETAIL DESIGN REVIEW

Detail design review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, building and site details, materials and colors, and zoning, parking, and overlay district regulations within the Unified Development Code.

The section called "How to Use Design Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement.

For this project, OMC 18.110, Basic Commercial Design Criteria and OMC 18.120, Downtown Commercial Design Criteria apply. Staff evaluated the project based on:

- Recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 4);
- The design requirements and guidelines checklist for OMC 18.110 and OMC 18.120 (Attachment 3);
- Site plan, landscape plan, building elevations, materials and color board, and building and site details submitted on May 31, 2018 (Attachment 5); and
- Response letter prepared by the project architect (Attachment 6).

Detail Design Analysis

Staff's analysis of the proposed changes are incorporated into the Basic Commercial and Downtown Commercial design checklists. Key issues include the installation of street trees and other pedestrian amenities along Columbia Street and design/materials used for the solid waste roll-up door. The recommended conditions of approval are intended to address final details that will be reviewed at engineering and permit review.

III. STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director approval of the detail design review plans for The Laurana, File No. 17-4634 with the following conditions:

A. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of engineering permit review:

1. Provide additional landscaping, modify the design of the planting beds, and/or provide other pedestrian amenities on the east side of the building to further define the pedestrian area and create visual interest.
2. Submit a final landscape plan prepared in accordance with OMC 18.36, and addressing the following items:
 - a) Provide trees along Columbia Street; locate to maintain visibility of the transit shelter by approaching busses;
 - b) Show the mesh screens and landscaping along the alley on the north side of the building; and
 - c) Include images and manufacturer's information for the landscape containers.

OMC 18.110.050

B. Building Design: Approve with the following condition, to be addressed at the time of building permit review:

1. Replace the solid waste roll-up door on the east elevation with one that matches the garage door, or otherwise meets street wall requirements in OMC 18.110.090 and pedestrian "A" street standards in OMC 18.16.

C. Materials and Color Board: Approve as proposed.

Submitted By: Cari Hornbein, Senior Planner

Attachments:

Attachment 2 – Concept Design Review Staff Report

Attachment 3 – Design Checklists - OMC 18.110 and 18.120

Attachment 4 – Concept Design Review Recommendation Memo

Attachment 5 – Detail Design Review Packet, date-stamped May 31, 2018 (contains detail design review application, site plan, landscape plan, plant photos, building plans and elevations, details, and materials/colors).

Attachment 6 – Applicant Response to Concept Design Review Conditions