



Community Planning & Development
 601 4th Avenue E - PO Box 1967
 Olympia WA 98507-1967
 Phone: 360.753.8314
 Fax: 360.753.8087
 cpdinfo@ci.olympia.wa.us
 www.olympiawa.gov

Design Review Board RECOMMENDATION

MASTER PLAN DESIGN GUIDELINES

Date: August 30, 2013

To:

<input checked="" type="checkbox"/>	OLYMPIA CITY COUNCIL
<input type="checkbox"/>	OLYMPIA HEARING EXAMINER

Meeting Date: August 29, 2013

Time: 6:30 PM

FROM: Steven Friddle, Principal Planner

PROJECT NAME: Briggs Village Master Plan Design Guideline Amendments PROJECT No.: 13-0039

PROJECT ADDRESS: 4400 Block of Henderson Boulevard SE - A complete legal description is on file with the City.

PROJECT DESCRIPTION: Amend existing

APPLICANT: Briggs LLC, Joe Mastronardi, 27200 Agoura Rd., Suite 210, Calabasas, CA 91301

AUTHORIZED REPRESENTATIVE: Ron Thomas, AIA, President of Thomas Architecture Studio Inc. and Jean Carr, Shea Carr & Jewell

ATTENDEES: P = Present; A = Absent; X = Excused

STAFF:

p	THOMAS CARVER, Chair (Architect)	p	JANE LACLERGUE, Vice Chair (Business & Development)	P	CATHERINE MCCOY (Associate Planner) July 25 & Aug 8, 2013
p	ROBERT FINLAY (Architect)	p	JAMI HEINRICHER (Citizen at Large)		CARI HORNBEIN (Senior Planner)
p	DUANE EDWARDS (Landscape Architect)	p	DAVID GOULARTE (Citizen at Large)	p	STEVE FRIDDLE (Principal Planner)
p	DARRELL HOPPE (Planning Commission)	p	JOSEPH LAVALLE (Citizen at Large)	P	Bob Bengford with Makers Architecture (CP&D Consultant)

Report to City Council: The Design Review Board conducted public meetings on July 25, 2013 (presentation by applicant with initial Board), August 8, 2013 (staff/consultant analysis & response and Board direction provided on all aspects) and August 29, 2013 (Presentation of revised proposed amendments with Board final direction and recommendation). Audio recordings of each meeting are on file with the Community Planning and Development. Written Public Notice was posted on site and provided to property owners within 300 feet, Recognized Neighborhood Associations and parties of record pursuant to OMC 18.78. The proposed amendments were substantially revised and can generally be summarized in the following areas:

- A. Building Height** is changed from the current 2/3-story mixed use buildings to one story commercial. To retain a sense of place, the relationship between the size of the town square and the height of buildings becomes a challenge. The design guidelines have been revised to require single story buildings to be at least two stories in height by requiring a minimum of 24-foot exterior façade (and 30 feet tall at the corners) consistent with OMC 18.05.080(M)(1) with a minimum 16-foot interior ceiling.

The approach is to recognize that initially one-story buildings will likely be proposed and retain provisions to allow the opportunity for multi-story buildings sometime in the future (providing adequate parking can be provided pursuant to code). As currently configured and proposed, the amount of commercial, office and associated parking is significantly reduced. This is the preferred alternative to fewer buildings or no commercial buildings.
- B. 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. As revised and recommended by the Board, the proposal is to provide for uniformity in concept and encourages diversity of building forms, materials and details as discussed below. In addition, the existing commercial guidelines lacked

sufficient detail to ensure clarity for high quality development. The recommended amendments to the Design Guidelines provide significantly more specificity and detail in the following areas:

- i. **Roof form** is currently uniformly flat. With tall single story buildings (at least 24-foot with 30-foot corners) the proposal is to allow variation in roof forms.
 - ii. **Articulation**– More detail and examples are added. Buildings will have similar articulation, within the town center, and within the Village. The building façade features of forms, edges, corners, and surface elements are better unified by their interconnectedness.
 - iii. **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 is clarified to be located on prominent corners.
 - iv. **Fenestration** – a hierarchy for windows and exterior openings is added. The hierarchy ensures that the buildings front the village green have the highest level of treatment (60%), side streets have the second highest, followed by parking areas and finally lesser along pedestrian corridors (up to 25%). A different hierarchy is added for commercial buildings along Henderson.
 - v. **Weather Protection** (awnings and canopies) requirements are clarified and added that relate to the length of the façade and over entries.
 - vi. **Building Materials** substantial clarification and specificity has been added.
 - vii. **Building Details** substantial clarification and specificity has been added.
- C. Landscape** details have been added to buffer third tier frontage along parking areas
- D. Signage** clarification and specificity was added.
- E. Utility Services** were not included in the initial adoption. Clarification and specificity has now been added. The proposal will address co-location of solid waste with screening and addressing utility meters and equipment along the buildings.

Comment was received in writing and orally at the meetings by the following citizens:

Therese Hulbert
Bob Jacobs
Mark Foutch [representing Council Members Gadbow, McPhee & Hawkins (aka Dickinson)]
Holly Gadbow

Attending and not commenting included:

Phil Hulbert
Jeff James

THE DESIGN REVIEW BOARD'S RECOMMENDATION IS BASED ON: The revised proposed Briggs Village Design Guidelines (August 2013) provided in "bill format" (Strikethrough deletions and underlined additions); and Briggs Village Design Guidelines Volume 2 (11" X 18") drawings and narrative. Final Board Direction from the August 29 meeting on the amendments is to be incorporated by the applicant's architect Ron Thomas in conjunction with the City's consultant Bob Bengford and reviewed and confirmed by City Staff.

PROJECT RECOMMENDATION: Move that the Design Review Board reconfirms Master Plan Approval as further amended tonight complies with each of the applicable Design Guidelines in OMC 18.05A and contingent upon approval of the Land Use, Heights and Areas by the Hearing Examiner recommends approval to the City Council of the proposed amendments to the Design Guidelines.

VOTE Moved by: Findlay Seconded by: Hoppe

Approved / Disapproved: Ayes: 8 Nays: 0 Abstain: 0

Additional Notes: The Design Review Board further recommends that the Council consider a future work program that would incorporate many of the Briggs Village amended design guidelines into the City of Olympia's Design Guidelines OMC 18.100 – 170.