

**CITY OF OLYMPIA
Design Review Board**

**COMBINED DESIGN REVIEW STAFF REPORT
May 11, 2017**

Case: Briggs Village Multi-family North, Project No. 16-9092

Applicant: BCRA
Kathryn Jerkovich
2106 Pacific Ave STE 300
Tacoma WA 98402

Site Address: 4255 Briggs Drive SE

Project Description: Construction of a new 72-unit apartment complex consisting of 6 buildings, parking for 115 vehicles, associated landscaping, and a 17,849 square foot commons park.

Zoning District: Urban Village (UV)

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

Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on or before March 4, 2017.

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BACKGROUND INFORMATION

Project Context and Site Conditions

The 2.9 acre development site is located in the Briggs Village Urban Village (UV). As intended in the Briggs Village Master Plan (2003), the project is located along Briggs Drive SE, directly north of the commercial (town) center, and is bounded by Magnolia Drive SE, Maple Street, and a 20 foot wide alley that runs along the north property line.

The site is vacant, completely level (flat), and has been cleared of vegetation as part of preliminary plat improvements of the Briggs Village Master Plan. Sidewalks, curbs, planting strips with street trees, and roadway lighting have been installed around the site. On-street parking exists along both sides of Briggs Drive SE, while parking is permitted on one side only of Magnolia Drive, Maple Street, and Harvest Avenue further north of the development site.

Townhomes border the site on the east and west, while single family residences have been constructed north along Harvest Avenue, Vineyard Avenue, and Brighton Way. The existing and the proposed multifamily project are intended to provide a transition of higher density to lower density

from the commercial core/center area of the Village.



Figure 1: Aerial photo with the project site in red. City of Olympia. C. McCoy. 2017.

Project Description

The proposal is to construct six three-story multi-family residential buildings housing 72 units, on-site parking for 115 vehicles, and a 17,849 sq.ft. “North Commons Park” (community park). The six buildings are rectangular in mass and form a U-shape around internal parking and the community park. The buildings are proposed to be a maximum of 35 feet in height, and sit back from the sidewalk edge approximately 12 feet. Entrances to the buildings and units are from within the development site. Vehicular parking is proposed behind the residential buildings with access from the alley and via one 26 foot wide drive aisle from Briggs Drive SE. The community park, at 17,849 sq.ft. is located behind (within) the buildings.

Four building types are proposed with exterior building materials of horizontal and vertical fiber cement lap siding, panel siding, and board and batten siding. Building colors range from a “Stillwater” blue to “Trout Gravy” (Attachment 3). Amenities include sheltered short-term bicycle parking with inverted “U” racks, long-term bicycle storage provided in each residential unit, carports, a basketball court, and children’s play area.

This same development proposal was submitted to Community Planning & Development (CPD) for land use review and approval in August, 2008 (File No. 08-0134), and again in February 2013 (File No. 13-0030). Each project proposal received review and approval, including neighborhood meetings and conceptual design review; and each land use approval, valid for two years from the date of issuance, expired prior to construction. The single significant change in development proposals has been a shift in the main access off the Briggs Drive SE frontage, west, to avoid at-grade utility equipment installed

during the Briggs Village preliminary plat process. Additionally, the total number of vehicle parking spaces has decreased from 117 spaces to 115.

Community Planning & Development (CPD) Staff facilitated a neighborhood meeting at the Briggs Village YMCA on November 29, 2016. Eleven (11) individuals attended and spoke of concerns and issues with the development proposal. Key issues raised by residents of the Briggs Village include (Attachment 8):

- Existing vehicle and pedestrian congestion along the alley
- Lack of sufficient and available on-street parking
- Poor drainage and pooling of water associated with past project development

The project is currently under review by the City’s Site Plan Review Committee (SPRC). No recommendation or decision will be made until the review is complete.

DESIGN REVIEW

The purpose of design review is articulated in OMC 18.100.040:

- A. To promote those qualities in the natural environment which bring value to the community;
- B. To foster the attractiveness and functional utility of the community as a place to live and work;
- C. 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;
- D. To raise the level of community expectations for the quality of the built environment;
- E. To encourage originality and creativity in site planning and architecture;
- F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- G. To preserve and enhance property value;
- H. To ensure that new developments maintain or improve neighborhood character and livability; and
- I. To consider the applicant’s needs and goals and the broader public impact of any proposal.

Combined Design Review

Please note that this is a *Combined Concept and Detail Design Review*.

Concept review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general Citywide design criteria and the specific design criteria of the design district.

Detailed review involves all the detailed design elements of a project which include the architectural details of materials, colors, and final architectural elevations, the final landscape design including the required lighting plan, and the sign program as they relate to the applicable Design Requirements

(Criteria) and Guidelines, zoning classification, parking and landscaping chapters, and overlay districts contained 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.

Design Analysis

City staff evaluated the proposal based on the items listed below. A detailed discussion of project review can be found in the attached checklist (Attachment 2). The proposal meets many of the design requirements, but not others. These are noted below with relevant code sections.

- The attached Multi-family Checklist of Design Requirements and Guidelines (OMC18.170).
- The Briggs Village Design Guidelines (2003).
- The plan set date stamped March 22, 2017, consisting of the architectural design program, the preliminary civil plan, and the landscape plan.
- Analysis based on Staff site visits, review and reference to Olympia Municipal Code chapters and sections (OMC 18.05A, 18.72, 18.100), and reports and recommendations written and/or decided in previously approved project applications (CPD Proj. No.08-0134, and 13-0030).

Key Design Concepts

Staff would like to bring the Board’s attention to two program design issues for consideration prior to and at the meeting on May 11, 2017:

1. Ensuring that the Commons Park, surrounded and dominated by vehicle oriented uses (e.g., surface parking, garage driveways, solid waste trucks maneuvering through the alley), becomes a place that is welcoming, comfortable, and safe should be a matter of high priority. Options that minimize pedestrian and vehicular issues, slow traffic, and alert vehicles to activity in the alley should be considered and integrated into the site design. OMC 18.170.020, 18.170.030, 18.170.040, 18.170.050, 18.170.080
2. Ensuring continuity in building design and “permanence...through the use of quality building materials”. The development should integrate and complement surrounding development; colors and materials should reinforce the visual character of the Village.

STAFF RECOMMENDATION

Staff recommends that the Design Review Board recommend approval of the Briggs Village Multifamily North Residential project (File No16-9092) to the CPD Director, subject to the following conditions to be addressed at the time of building permit review. Code sections are provided in italics to establish a basis for the recommended conditions.

A. Context Plan: *Approve as proposed.*

B. Site and Landscaping Design: *Approve as conditioned.*

1. Provide clearly distinguishable/marked pavement treatments – consult with City Transportation and Engineering to design and locate appropriate treatments.
2. Install signage to define the (intended) traffic calming areas – consult with City Engineering to design and locate appropriate signage.
3. Provide low-level fencing between the community park and the alley. The fencing shall not exceed 48 inches in height, and shall be designed to provide openings in the fence line for clear visibility and natural surveillance. *OMC 18.170.020, 18.170.030, 18.170.040, 18.170.050.*

C. Building Design: *Approve as conditioned.*

4. Provide covered pedestrian scale lighting at solid waste and recycling areas, the mail kiosk area, and under the short-term bicycle parking shelters. *OMC 18.170.080.*
5. Add lighting proposed on building facades to the black and white elevations, Sheets A7.01-A7.05. *OMC 18.170.080.*
6. Reduce the number of colors on a single building to three (3) colors. *OMC 18.170.140.*
7. Coordinate change in materials and colors with building modulation and/or wall segments and planes. *OMC 18.170.140.*
8. Use changes in colors or building materials to clearly differentiate the ground floor from upper floors. *OMC 18.170.140.*

When not in use, present and past Briggs Village Multi-family North Projects are available for on-site review. Visit the Community Planning & Development Department, second floor City Hall, to reserve time for project file review, or call for more information (360-753-8314).

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Attachments:

- Attachment 2: Multifamily Residential Design Requirements Checklist, OMC 18.170
- Attachment 3: Architectural Plan Set, dated March 22, 2017
- Attachment 4: Land Use and Design Review Application Forms
- Attachment 5: Briggs Village Multi-Family Building Design Guidelines, 2003
- Attachment 6: Plant Photos
- Attachment 7: 13-0030 Concept DRB Meeting Memo
- Attachment 8: 16-9092 Public Comment