

CITY OF OLYMPIA
Olympia Design Review Board

COMBINED CONCEPT & DETAIL DESIGN REVIEW
STAFF REPORT
May 11, 2017

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| Project Name/Number: | Annie's Artist's Lofts, Project No. 17-0777 |
| Applicant: | Urban Olympia IV, LLC PO Box 7534 Olympia, WA 98507 |
| Representative: | Tom Rieger, Project Architect Thomas Architecture Studio 109 Capitol Way N Olympia, WA 98501 |
| Location: | Northwest corner of 5 th Avenue NE and Adams Street NE |
| Project Description: | Construction of a new building with three floors of studio and one-bedroom apartments (48 units), over one floor of commercial space, lobby, parking garage, and site services (garbage and recycling). Associated improvements include landscaping and bike parking. |
| Zoning District: | Downtown Business (DB) |
| Design Districts: | Downtown Design District |
| Comprehensive Plan Designations: | Central Business District with High Density Neighborhood Overlay |
| Scenic Vista: | None |
| Critical Areas: | None |
| SEPA Determination: | A SEPA determination has not yet been issued. |
| City Staff: | Cari Hornbein, Senior Planner Phone: 360-753-8048 E-mail: chornbei@ci.olympia.wa.us |
| Public Notification: | In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on April 28, 2017 to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations. |

BACKGROUND INFORMATION

Project Context/Existing Site Conditions:

The project site is located at the intersection of 5th Avenue NE and Adams Street NE. It is zoned Downtown Business and located within the Downtown Design Review District. Current use of the site is a commercial parking lot.

Surrounding land uses include:

- *North* – restaurants, retail
- *East* – retail, office
- *South* – office, retail
- *West* – retail



Project Description: Annie's Artists Flats is a new building in the downtown core that will provide a mix of studio and one-bedroom apartments and commercial space on the ground floor. Parking is located on the ground level with access off of 5th Avenue. Site services (garbage, recycling, electrical) are located in the northeast portion of the building with access doors on the east façade.

Garbage and recycling facilities serve the proposed project as well as the Ward Building, also owned by Urban Olympia IV, LLC (and slated for renovation). The applicant met on-site with staff from the Solid Waste Division to determine the best location for these facilities and concluded that alley access to the back of the building was not an option due to the narrow alley width (10 feet). Front load trucks will be used for pickup, necessitating street access, and roll up doors.

The Ward Building will be renovated for housing, artist studios, and gallery space (existing restaurant to remain). Because the building is on the Olympia Heritage Register, exterior changes were reviewed and approved by the Heritage Commission on April 17, 2017. Elevations are included in the packet (Attachment 4) for informational purposes.

Project Amenities: Long-term bicycle parking is proposed in the southwest building corner, with access off of 5th Avenue; short term parking is proposed east of the garage opening. Landscaping includes street trees along street frontages, and planting beds at the corner of 5th Avenue and Adams Street. A rooftop garden is proposed on the second level for use by tenants of the adjoining apartments. Canopies are proposed above the store front windows and lobby for weather protection. Decorative metal fencing is proposed on the north and west elevations to screen the garage.

Building Design: Building design and details were informed by the Ward Building (see photos below). Pilasters, pilaster channels, window trim and sills, storefront sills, soldier course, and similar window patterns are incorporated into the design. Building modulation is proposed on the south and east elevations. Brick cladding and fiber cement is proposed on the south and east elevations, and fiber cement paneling on the north and west elevations. To avoid an abrupt transition of materials at the building corners, brick has been extended approximately 16 -18 feet on the adjacent elevations. Artwork is proposed to mitigate the visual impact of the garage opening and service areas (see Section 4 of the packet for location and potential designs).



Materials and Colors: Proposed materials colors include the following:

- Brick – *Classic Used for primary color; Clinker for accent color (Mutual Materials)*
- Fiber Cement Siding – *Spalding Gray (Sherwin Williams)*
- Concrete bases and sills – *Gray*
- Window trim, flashing, coping bands – *Iron Ore (Sherwin Williams)*
- Canopies – *Greenblack (Sherwin Williams)*

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). Key issues identified to date that may affect building and landscape design includes the following:

- The rollup doors on the east elevation are too low; the minimum height is 14 feet. Similarly, the width of the opening to the recycling area is too narrow; the minimum width is 12 feet.
- One street tree along Adams Street will need to be removed to avoid damage by garbage trucks as they pull in and out of the garbage/recycling areas.
- Short term bike parking does not have adequate weather protection; the overhead roof is 12' above the sidewalk and does not extend out far enough for adequate protection. Per City standards, the entire bicycle(s) must be protected from rain (OMC 18.38.220).
- Canopies are provided along portions of the street walls. In order to provide weather protection, canopies are required along the entire length of each street wall (OMC 18.16.080.D).
- The south and east elevations do not meet street frontage requirements in OMC 18.16.080.F.

DESIGN REVIEW

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 Basic Commercial design criteria, OMC 18.110, and the Downtown Commercial design criteria, OMC 18.120. Staff's analysis can be found in the attached checklists (Attachment 3). The proposal meets many of the design criteria, but not others. These are noted below with relevant code sections.

Basic Commercial Design Criteria:

1. *OMC 18.110.050, Pedestrian Amenities* – Other than lighting (wall sconces), the east side of the building does not meet minimum requirements.
2. OMC 18.110.120, *Roofs* – With the exception of small break, the west roofline is continuous.
3. *OMC 18.110.140, Consistency* – Cladding on the west elevation is predominantly fiber cement and creates a different visual identity than the south and east elevations.
4. *18.110.150, Colors and Materials* – Fiber cement paneling has a different texture and appearance than brick. On the west elevation, its application is not consistent with the design aesthetic established on the south and east elevations.

Downtown Commercial Design Criteria:

1. *OMC 18.120.050, Building Design, OMC 18.120.080, Canopies* – Canopies do not extend the length of building frontages.
2. *OMC 18.120.110, Walkways* – Contrasting pavement between the garage door and curb would enhance pedestrian safety.

STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director approval of the concept and detail design review plans for the Annie's Artist Flats, File No. 17-0777 with the following conditions:

A. Context Plan: Approve as proposed.

B. Site and Landscape Design: Approve with the following conditions, to be addressed during permit review:

1. Provide additional pedestrian amenities on the east side of the building. At a minimum, seating, and at least one amenity listed in OMC 18.110.050, shall be provided.
2. Provide an alternate paving pattern/textured at the garage entrance. *OMC 18.120.110*
3. A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted for review and approval prior to engineering permit issuance.

C. Building Design: Approve with the following conditions, to be addressed during permit review.

4. Replace artwork with brick and clerestory windows at the following locations:
 - a) On the exterior walls of the bike storage room and southeast corner of the parking garage (next to lobby window); and

- b) On the exterior wall of the electrical room.

OMC 18.110.090, OMC 18.120.050, OMC 18.16

5. Provide additional variation, detailing, and relief on the west elevation roofline. *OMC 18.110.120*
6. Incorporate a greater proportion of brick on the west elevation (including at the ground level) to achieve visual consistency between the south, west, and east elevations. *OMC 18.110.140*
7. Add canopies on the south and east elevations to provide continuous weather protection. *OMC 18.120.090, OMC 18.16*

Submitted By: Cari Hornbein, Senior Planner

Attachments:

Attachment 2 – Application Forms – General Land Use, Land Use Supplement, & Combined Design Review

Attachment 3 – Design Checklists – OMC 18.110 and 18.120

Attachment 4 – Plan Set, date-stamped May 2, 2017