

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
January 26, 2023

Project Name/Number: North Thurston School District RMAC South, Project No. 22-6507

Applicant/ Representative: Kate Fiegen, Tovani Hart

Project Location: 200 Sleater Kinney Road

Project Description: Demolish the southern portion of the existing North Thurston School District RMAC Building and add a two-story, 30,000 square foot addition. The project will include an interior remodel of the existing structure, grading of the south lot, a revised south parking lot with new access lanes and a new shipping and receiving area. The building will be used for administrative spaces, classrooms and accessory spaces needed to support North Thurston Public School operations

Zoning District: High Density Corridor 4 (HDC-4)

Design Districts: High Density Corridor

Comprehensive Plan Designations: Urban Corridor with High Density Neighborhood Overlay

Scenic Vista: None

Critical Areas: None

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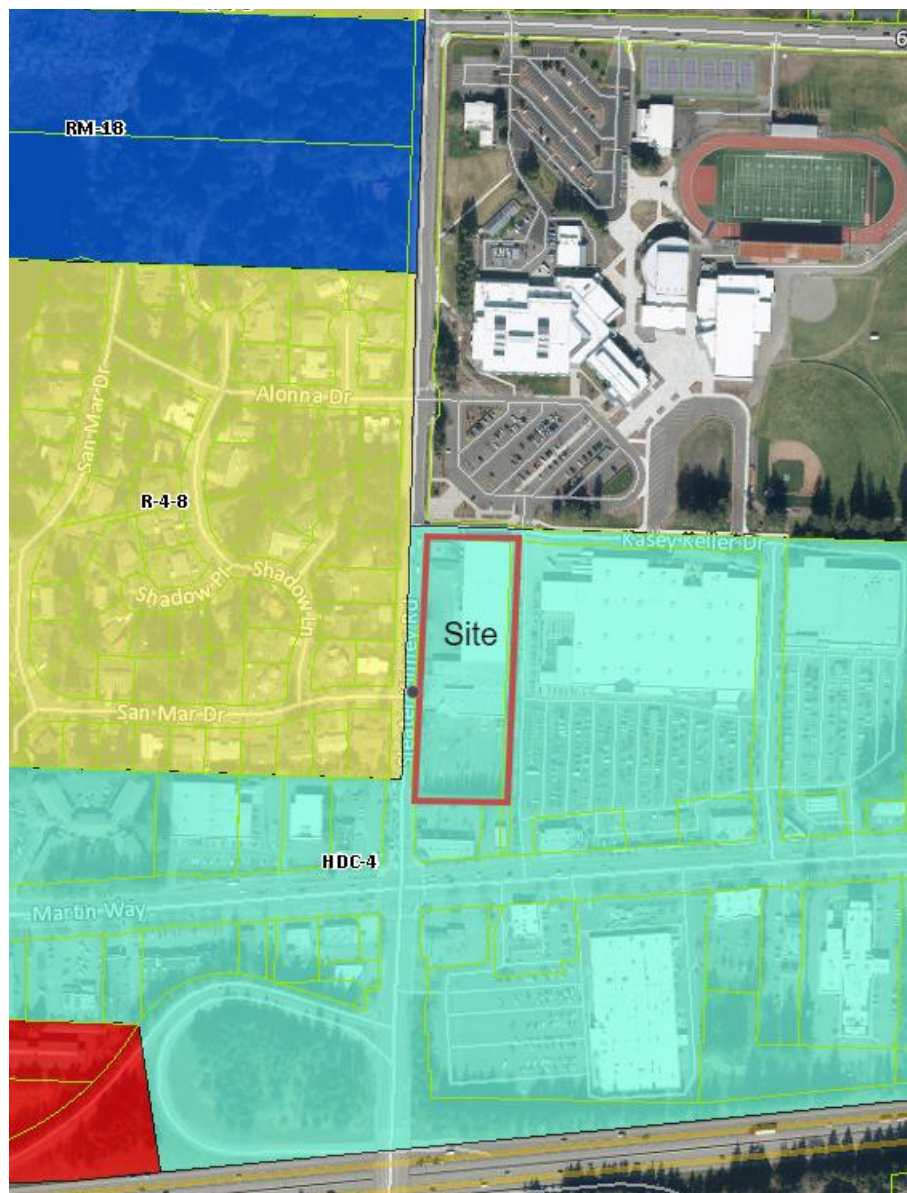
Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on November 23, 2022, to property owners and residents within 300 feet of the site, parties of record and recognized neighborhood associations.

Surrounding Land Uses:

The surrounding uses and zones are shown on the figure below.

The site is zoned HDC-4 and located within the High-Density Corridor. A variety of commercial and office uses surround the site to the east and south. Property across Sleater Kinney to the west is predominantly single family residential and zoned R-4-8. Property across Kasey Keller Drive is within the City of Lacey and is the North Thurston High School Campus.

The purpose of the high density corridor is intended to provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses, to transform these areas to commercial and residential activity centers, over time, to ensure that access to transit is a part of new projects, to establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street and entrances that are visible from the street and create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.



Source: City of Olympia- Zoom mapping

Current Uses:

- North - North Thurston High School
- West - Single Family Residential
- East - Commercial Uses
- South - Commercial & Office Uses

Project Detail/Building/Landscaping Design:

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). No public hearing is required on this project and the Board's recommendation will be presented to the Director of Community Planning & Development.

Public Comment:

The Design Review Board meeting is a public meeting, and the public is welcome to attend. This is not a public hearing and public testimony, or comments are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4 pm on the day of the meeting. At the time of the packet distribution, no comments on design were provided.

DESIGN REVIEW

Concept Design Review: Please note that this is a *Concept 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.

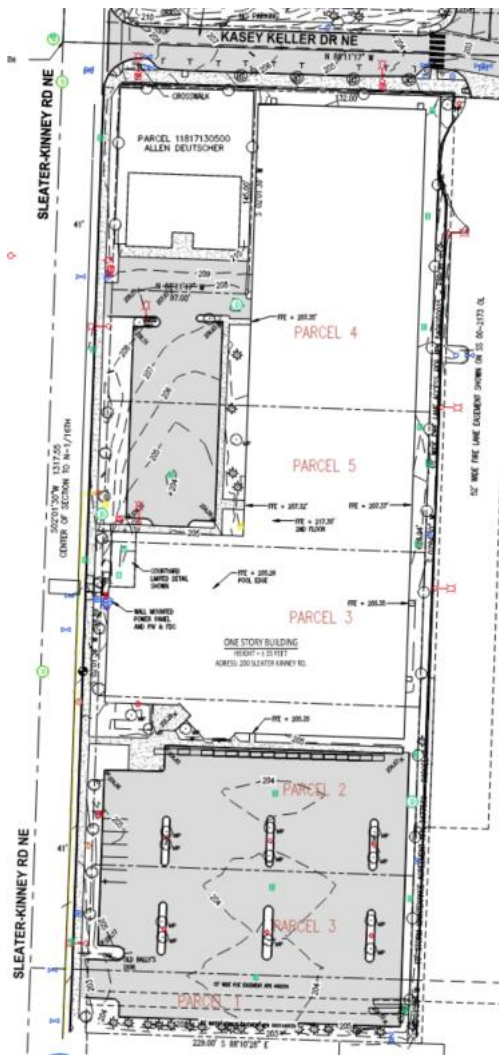
The section called "How to Use Design Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines 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 General Commercial design criteria, OMC 18.110, and the High-Density design criteria, OMC 18.130. The staff's analysis can be found in the attached checklists (Attachment 2). The proposal meets most of the applicable design criteria, but there are a few issues that staff suggests the Board pay specific attention to, as follows:

This is an adaptive re-use of an existing structure that was built when the requirements for orientation towards the street and modulation were not in place. Unlike new development, re-use includes some intrinsic limitations. Staff encourages the Board to consider how these design criteria can be used to help bring the site into better conformance with current code, but to also allow for some flexibility given the code is not written to address re-use of existing buildings. Careful consideration of how the design criteria can be applied to this project related to adaptive re-use is encouraged.

1. Building Orientation, Location & Design (OMC 18.110.070 & 18.130.020).

In this project, the applicant retains the primary entrance facing the parking lot but places significant emphasis on the pedestrian environment along Sleater Kinney Road. The code calls for pushing the building to the street frontage with the purpose of facilitating a pedestrian environment. Currently, a portion of the building is pushed up to the street but acts more as a side/rear yard than a front.



Existing Building Location



Existing Building Along Sleater Kinney Road - Google Maps Street View

There is currently no pedestrian activation along the Sleater Kinney frontage. The applicant's proposal shows a significant improvement to the pedestrian environment but does so by pulling the building away from the frontage. Staff finds that the proposed extension toward Sleater Kinney is an acceptable way to meet these standards which seek pedestrian activation along the street frontage. The proposed design improves what currently exists at the site.



Proposed Extension/Canopy along Sleater Kinney Road

2. Building Design (OMC 18.130.030).

The proposed building design includes two facades in excess of 30 feet which are not modulated. The proposed building addition is designed to reflect the existing building which includes large unmodulated walls. The proposed design complies with the intent by meeting the guidelines identified in this section, including identifying a clear base to the building, providing a recessed entry, use of awnings and canopies for over 80 percent of the addition's wall lengths, significant fenestration, and varying rooflines. The extension/canopy along Sleater Kinney Road offers additional interest to the lengthier western façade of the addition. Staff finds that equal or better treatment to building walls is provided through the implementation of a majority of the stated guidelines in this section.

3. Pedestrian Amenities, Lighting & Screening (OMC 18.110.150, -.160, -.190).

Details related to these sections are not provided and reviews of these are most typically completed at the detail design review stage. Additional details and examples of proposed features related to these sections should be provided with the project's detail design review application.

STAFF RECOMMENDATION:

Staff recommends that the Design Review Board approve the Conceptual Design.

Submitted By: Lydia Moorehead, Associate Planner
Community Planning & Development

Attachments:

Attachment 1 - Staff Report
Attachment 2 - Design Checklists
Attachment 3 – Site Plan and Elevations
Attachment 4 – Landscape Plan
Attachment 5 - Renderings