

**CITY OF OLYMPIA
Olympia Design Review Board**

**CONCEPT DESIGN REVIEW
STAFF REPORT
June 22, 2023**

Project Name/Number:	Nisqually Healing Center #23-2798
Applicant/ Representative:	Blake Webber, Rice Fergus Miller Jared VerHey, SCJ Alliance
Project Location:	3663 Pacific Avenue SE
Project Description:	Construct a two story 21,750 square foot building and associated site improvements to be used as an outpatient medical facility.
Zoning District:	High Density Corridor 4 (HDC-4)
Design Districts:	High Density Corridor
Comprehensive Plan Designations:	Urban Corridor (UC)
Scenic Vista:	None
Critical Areas:	None
City Staff:	Lydia Moorehead, Associate Planner Phone: 360.570.3746 E-mail: lmooorehe@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on June 2, 2023, to property owners and residents within 300 feet of the site, parties of record and recognized neighborhood associations.

BACKGROUND INFORMATION

Context and Existing Conditions

The vacant 1.23-acre site is located on the southeast corner of Pacific Avenue & Poplar Street. This area of Olympia is zoned High Density Corridor 4 (HDC-4) and abuts General Commercial (GC) zoning to the south. The site was originally made up of three parcels which were recently combined into one parcel through a boundary line revision. Three existing buildings were recently demolished and removed from the site.

Background information, site context, project description and goals pertaining to the site and building design, are presented in the applicant's design review plan set, Attachment 3.

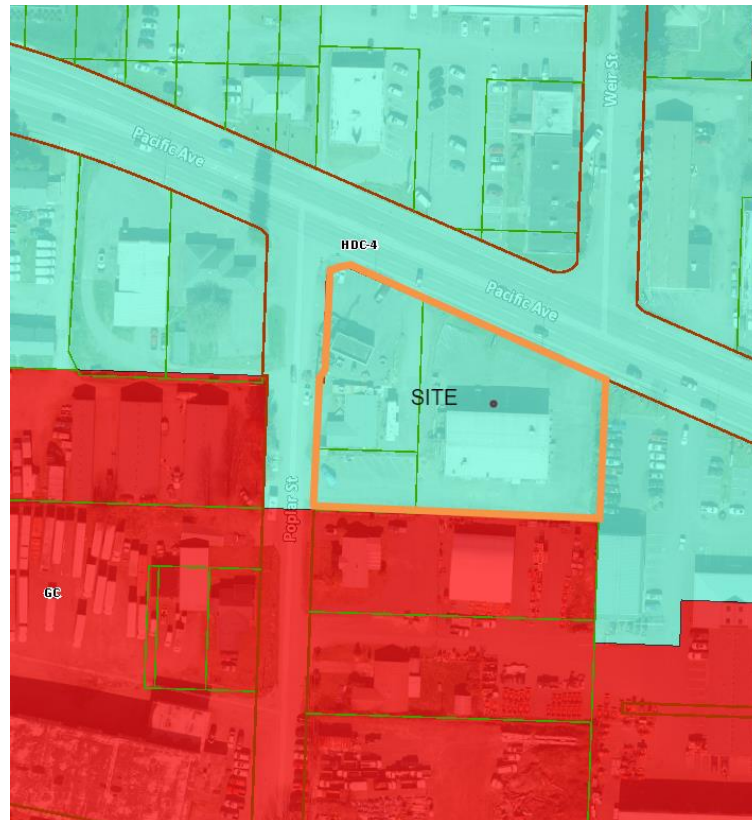
Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). No public hearing is required on this project and the Board's recommendation will be presented to the Director of Community Planning and Development.

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 north, east and west. Property adjacent to the site to the south is used as a residence and commercial business.

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 – Commercial/Office
- West – Commercial
- East – Commercial/Storage
- South – Residential/Commercial

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:

1. Walls (OMC 18.110.040, 18.110.200).

The applicant shows retaining walls along the south and east property lines. The walls should be treated with specific landscape materials to break up long expanses.

2. Pedestrian Amenities (OMC 18.130.050, 18.110.130).

Seating and landscaping in addition to two other types of pedestrian amenities must be provided at building entrances and street corners. To meet this section, landscaping and seating must be added to entrances and seating to the pedestrian courtyard at the corner. Additional details related to lighting, patterned walkways and bike racks will be required at detail design review.

4. Building Design (OMC 18.130.030).

Where visible to pedestrians, walls over 30 feet in length shall be modulated. There appear to be wall lengths more than 30 feet on all sides. Walls visible to pedestrians would include the west, north and east building elevations. While the applicant has not varied wall lengths with horizontal or vertical modulation by stepping back or projecting forward sections of the façade of the structure as a means of breaking up continuous walls, the applicant proposes to use fenestration, varied roof lines, canopies, recessed entry and various cladding materials to provide the appearance of modulation. The Board must consider whether these elements are equal or better than the vertical and horizontal modulation typically required to the building façade and if these measures adequately address building mass. Should the Board find additional modulation is needed, a condition of approval would need to be crafted.

STAFF RECOMMENDATION:

Staff recommends that the Design Review Board approve the Conceptual Design with the following conditions:

Proposed Conditions:

1. Provide the following changes and additional information with the detail design review application:
 - a. Add a pedestrian pathway connection from the sidewalk on Pacific Avenue to the courtyard and from the parking lot to the rear building entrance.
 - b. Add landscaping and seating at building entrances and seating within the pedestrian courtyard.
 - c. Provide additional details and specifications related to color, materials, lighting, location and screening of mechanical equipment, and pedestrian amenities.

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

Attachments:

Attachment 1 - Staff Report
Attachment 2 - Design Checklists
Attachment 3 - Design Review Plan Set