

**CITY OF OLYMPIA**  
**Olympia Design Review Board**

COMBINED CONCEPT & DETAIL DESIGN REVIEW  
STAFF REPORT  
January 12, 2017

**Case:** Washington Realtors Building, Project No. 16-9076

**Applicant:** Washington Association of Realtors  
504 14<sup>th</sup> Avenue SE  
Olympia, Washington 98501

**Representative:** Bill Riley  
1002 39<sup>th</sup> Avenue SE, #302  
Puyallup, Washington 98373

**Location:** 504 14<sup>th</sup> Avenue SE

**Project Description:** Demolish an existing office building and replace with a new office building.

**Zoning District:** Downtown Business (DB)

**Design Districts:** Downtown Design District

**Comprehensive Plan Designations:** Residential Mixed Use on the eastern portion with High-Density Neighborhood Overlay; Planned Development on the western portion.

**Scenic Vista:** Not Applicable

**Critical Areas:** None

**SEPA Determination:** A SEPA determination has not yet been issued.

**City Staff:** Cari Hornbein, Senior Planner  
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**Public Notification:** In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on or before December 30, 2016 to the Parties of Record and the Recognized Neighborhood Associations.

**BACKGROUND INFORMATION**

**Project Context/Existing Site Conditions:**

The project site is located at the intersection of Legion Way and Adams Street. It is zoned Downtown Business and is within the Downtown Design Review District. Current use of the site is a two-story, 9,645 square foot office building and associated parking.

Surrounding land uses include:

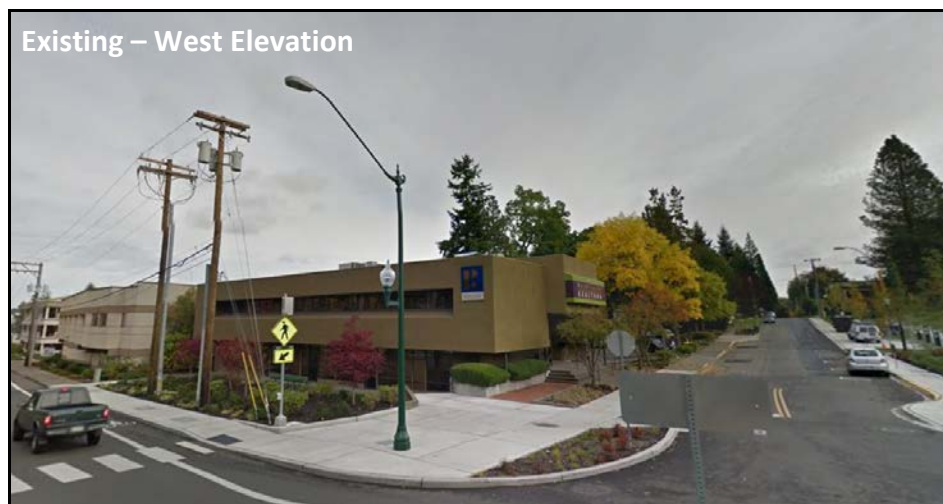
- North – Office buildings
- East – Multifamily Residential
- South – Capitol Campus – Capital Gateway Park, DES Building
- West – Capitol Campus – Natural Resources Building, Office Building 2



Existing – East Elevation



Existing – South Elevation



Existing – West Elevation

## **Project Description**

The proposal includes the demolition of the existing office building and construction of a new office building. The new building will be two stories and 13,366 square feet in area. As shown on the site plan (Attachment 4), it will be oriented along 14<sup>th</sup> Avenue with the main entrance and lobby in the southwest building corner. A pedestrian plaza is located on the west side of the building, through which visitors will access the main entrance. The plaza will be framed by a trellis. A bioretention facility is proposed between the trellis and sidewalk along Jefferson Street.

Parking will be located behind and on the side of the building with two-way access off of Jefferson and egress-only access onto 14<sup>th</sup> Avenue. A solid waste enclosure is located near the northeast corner of the site.

The proposed building reflects an updated look desired by the applicant. The design incorporates traditional elements such as the detailed cornice, and contemporary elements such as the spandrel window on the south elevation.

Materials and colors include the following:

- EIFS for the main building material; color – *Ivory Key*
- Stone veneer along the base; color – *Manzanita Cliffstone*
- Canopies, mullions, coping; - *Medium Bronze*

Samples of materials and colors will be available at the design review meeting.

Landscaping will be installed around the building and along the frontages. Existing landscaping will be retained on the east portion of the site.

## **Land Use Review**

The project is currently under review by the City's Site Plan Review Committee (SPRC). As of the writing of this staff report, substantive review comments had not been provided to the applicant. Staff anticipates completion of these comments prior the design review meeting and will provide the Board with an overview of key issues.

## **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*.

Conceptual Design 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 Design 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. Detailed discussion 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 18.110.030, Connections* – increase the width of the walkway along the drive aisle for enhanced access from Jefferson Street to the pedestrian plaza.
2. *OMC 18.110.050, Pedestrian amenities* – provide additional landscaping with the pedestrian plaza.
3. *OMC 18.110.080, Human Scale* – provide additional elements to enhance human scale along the street.
4. *OMC 18.110.100, Windows* – provide greater relief, detail, and variation of windows.
5. *OMC 18.110.120, Roofs* – provide greater relief, detail, and variation to rooflines, in particular on the north and south elevations where continuous rooflines are proposed.
6. *OMC 18.110.140, Consistency* – use similar materials, detailing, and fenestration on the north elevation to provide a consistent visual identity.
7. *OMC 18.110.180, Plant Selection* – ensure that plants selected have similar water and exposure requirements and avoid use of plants that will outgrow the space provided.
8. *OMC 18.110.200, Screening Blank Walls* – address blank walls on the north elevation; measures listed under #5 above would provide relief where vegetation alone cannot provide required screening.

### Downtown Commercial Design Criteria:

1. *OMC 18.120.060, Building Materials* – EIFS is not a preferred material and should be replaced or limited in use.
2. *OMC 18.120.070, Building Design and Rhythm* – provide greater variation of architectural elements, materials, and building planes along the south building façade.



3. *OMC 18.120.090, Awnings, Canopies, and Marquees* – modify the design of the canopies to provide weather protection; provide canopies at the building entrance.
4. *OMC 18.120.100, Walkways* – enhance the visual diversity of walkways through use of materials and streetscape treatments.
5. *OMC 18.120.110, Pedestrian Access from Parking Areas* – provide access from the east parking area to the building.

Issues related to parking lot layout, landscaping, and bike parking will be addressed during land use and permit review.

**STAFF RECOMMENDATION:**

That the Design Review Board recommends approval of the concept and detail design review plans for the Washington Realtors Building, File No. 16-9076 to the Building Official 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. Increase the width of the walkway between the drive aisle and bioretention facility to 6 feet. *OMC 18.110.030*
2. Provide additional landscaping in the pedestrian plaza. This can be achieved through the use of pots and/or landscape beds. *OMC 18.110.050*
3. Plans submitted for engineering and building permit review shall show the location and method of screening of mechanical equipment, utility vaults, and meters. *OMC 18.110.190*
4. Provide a greater variety of hard surfaces or streetscape treatments (e.g., street trees, bollards, pots) to increase visual diversity of walkways/pedestrian areas. *OMC 18.120.100*
5. Construct a pedestrian connection between the east parking area and building. One option is a pathway through the landscape island near the northeast building corner. *OMC 18.120.110*
6. Revise the landscape plan to meet the requirements of OMC 18.36. More detailed comments will be provided in the substantive review letter to the applicant.
7. Provide additional detail showing how the plaza and associated elements tie into existing frontages, the bioretention facility, and the building.

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

1. Incorporate elements that provide human scale and reduce building mass. Specific measures are listed in the guidelines under *OMC 18.110.080*
2. Provide deeper window recesses and visually significant window elements such as those listed in the guidelines under *OMC 18.110.100* for increased detail and relief.
3. Provide greater relief, detail, and variation to rooflines, in particular on the south elevation where continuous rooflines are proposed. *OMC 18.110.120*
4. Use similar building details and materials on the east 110' of the north elevation to provide consistent visual identity. *OMC 18.110.140 and 200*

5. Eliminate or reduce the use of EIFS on the building exterior. Use materials that provide greater texture and pattern, and that complement other buildings in the area. *OMC 18.110.150 and OMC 18.120.060*
- a. Provide greater variation of architectural elements, materials, and building planes along the south building façade. *OMC 18.120.070*
- b. Modify the design and dimensions of the canopies to provide weather protection along walkways and pedestrian plaza. Provide a canopy over the main building entrance. *OMC 18.120.090*

**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 December 21, 2016, including context plans, site plans, floor plans plant photos, building elevations, site –lighting plan, details, and cut sheets.