

COLUMBIA PLACE

DETAILED DRB CONDITIONS

DECEMBER 18, 2016

Condition 15: Detailed Review of 18.16 OMC:

- A. Increase architectural and historic continuity between the existing retail core and the remainder of downtown, or provide continuity between new and existing uses in other mixed use areas: *The Columbia Place site is located adjacent to waterfront retail/restaurants to the west, a hotel to the south, a mixed-use of office and residential to the north and senior housing to the east. These buildings have a variety of shapes, configurations and materials. Columbia Place responds to these various designs by using high quality architectural concrete and brick on the first two stories. The retail/office element has been limited to two stories on the west side of the site in keeping with the scale of buildings on the waterfront and to preserve views. The main entrance of the building is located on the Columbia Street side, providing a strong connection to the Percival Landing Boardwalk per the City's requirements when the project was first permitted. A separated sidewalk is proposed along the west elevation so that pedestrians may browse retail shops and restaurants at the building finished floor elevation, rather than at the sidewalk level two feet lower. There will be a planter separating these two elevations and built-in concrete benches built into it to enhance the pedestrian experience. The concrete base and brick exterior along the commercial portion of the building will blend with surrounding buildings both in color, height and texture. The residential portion of the building will extend up five more stories, however the sixth and seventh floor will be stepped back a minimum of eight feet to reduce the height of the street wall more in line with the surrounding buildings, plus create modulation and interest. Awnings located around the perimeter will help create human scale for the pedestrians.*
- B. Provide a comfortable sense of enclosure along the street by providing strong, continuous edges, which clearly define public open spaces and right-of-ways: *Columbia Place meets this requirement by having a four foot sealed concrete base detail with a brick exterior at the pedestrian level. The awnings around the perimeter of the streetscape create human scale and invite the pedestrians to linger. The four corners of the building widen into public spaces, welcoming the pedestrians to enter and enjoy. Landscaping, accent walkway details, sculptures, artsy screening details, build-in benches, numerous bike stalls, and outdoor seating opportunities greet the pedestrians.*
- C. Contribute to the streetscape by incorporating human scale elements into the building design. *Columbia Place has incorporated pedestrian plazas, sculptures, awnings, high percentage of storefront glass, artful screening,*

landscaping, accent walkway detailing, built-in concrete benches, a variety of short-term bike stall locations, and outdoor seating opportunities.

- D. Provide direct visual contact between activities occurring inside the building and the street environment. *Columbia Place is proposing a design solution that hasn't been done in Olympia as of yet. An ADA compliant walkway has been raised to the level of the floor (raised 2 feet because of FEMA regulations), thus connecting pedestrians with the retail shops along the west elevation. Along the east elevation, the shops and window displays will be on ground level. The first two floors of the parking garage will be screened with artful 'tree' designs.*
- E. Incorporate artistic elements and public art into the streetscape and buildings. *Columbia Place meets this requirement with accent walkway and outdoor seating details, sculptures, artistic screening, built-in benches, and accent building details.*
- F. Result in urban building patterns and curtail the construction of suburban patterns. *Columbia Place is an ideal example of in-fill density, replacing an old Yard Birds store with a true high-density mixed-use building, with retail, restaurants, office and residential.*

Condition 16: Vehicle and bicycle parking facilities shall comply with OMC standards. *Columbia Place has 24 total short-term bike stalls shown. In addition, there is one long-term bike stall in each of the residential units, and 5 long-term for office and two for retail. The 262 parking stalls in the garage easily meet the OMC, since parking is not required for residential in the downtown area. However, market dictates at least one stall per residential unit be provided.*

Condition 17: All display and flood lighting shall be constructed and used so as not to unduly illuminate the surrounding properties and not to create a traffic hazard. *Columbia Place is using a selection of LED lights which will compliment the surrounding areas without negatively impacting them. The light fixture used under the awning is appropriate for such a deep shadowed area. The pedestrian pole lights will be shielded and facing down, the walkway 'bollard lights' will be attractive and unobtrusive, and the upper lights will be shielded and wall washing without direct glare.*

Condition 18: The site has residential uses to the north, east and south. To minimize impacts to these adjacent apartment and condominium and hotel guests, all pile driving and construction related noise shall be restricted to the hours of 7 am to 6 pm. *Columbia Place has been designed so that minimal piling, if any will be needed. If some are required, this requirement will be met.*

Condition 19: Entrances to the building will be clearly articulated and obvious from the street. *Columbia Place has celebrated the entrance conditions thru-out the project.*

Condition 20: The building shall provide views and access into interior activities from the street. A high proportion of glazing at the street level for displays, or to reveal services available shall be used. Landscaping, surface texture, or art work on buildings shall be used where revealing active uses is inappropriate. *Columbia Place meets this requirement with the high percentage of lightly tinted storefront glazing around the perimeter of the commercial areas and with the 'tree' screening used at the parking garage on both the first and second floor.*

Condition 21: Commercial and public buildings over three stories shall have a clearly defined base at street level that is no more than two stories high. *Columbia Place has a clearly defined 4 foot high concrete base around the perimeter, which extends up to two stories (but not more than two stories) at the SW and NW main entries.*

Condition 22: Create a prominent entry that conveys a clear sense of arrival and that uses high quality products that contribute to the richness and detail of the façade. *Columbia Place is proposing a high quality self-leveling sealed concrete main entrance. The primary entrances do face the adjacent streets and are very visible. They are accessed through a pedestrian plaza.*

Condition 23: Building modulations, roof forms, windows, materials and details that are similar to the surrounding buildings shall be incorporated into the building design. *The surrounding buildings have a variety of different forms, materials and details. Columbia Place has modulated the commercial portion of the building with 9 separate horizontal modulations per street frontage, varying in depth from 16" to 28 feet. The residential portion is modulated even more and has used vertical and horizontal modulations in a more sculpted manner. The brick details around the commercial windows are similar to the first floor of the housing project to the east, only with higher quality storefront glazing. The colors chosen are compatible with all of the adjacent buildings. The roof forms are similar to the hotel to the south.*

Condition 24: Street Walls shall incorporate variations in horizontal and vertical wall surfaces. Architectural elements that clearly define a base at street level shall be incorporated into the building design. Provide variation in fenestration, architectural elements, building materials, and/or building planes at varying intervals. *Columbia Place meets this*

condition in every way. A strong architectural concrete base is proposed around the perimeter. The building has incorporated a variety of materials and finishes above the base, such as brick, hardieshake, horizontal siding, vertical-grooved metal siding and metal copings, along with metal artful screening. The brick work will use a variety of colors to break-up large sections of wall and accentuate the cornice. There is a wide variety of fenestrations, both in size and design; larger commercial storefront sections, artful 'tree' design screening of the parking garage, and the three different sized windows and glass doors in the residential portion of the building. The use of decks, railings and columns throughout the residential portion both create modulation and interest, but also brings the building alive with people on the outside of the building. The eight foot setback on the sixth floor is the primary vertical modulation, but there are numerous other minor modulations and color changes that help meet this section of code.

Condition 25: Façade design features shall be articulated to reduce the apparent size of large buildings. Design elements shall include façade modulation, cornices, window patterns, plazas, porches, patios, covered entries, balconies, bay windows, dormers, stepped roofs, gables, or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees, or other landscaping features and multiple paint colors and building materials. *Columbia Place has utilized all of the above design features with the exception of roof dormers and gables. In addition, the long first floor awnings will create a much more intimate place for pedestrians on all four sides of the building. The outdoor seating patios will bring human activity to both the SW and NW corners of the building and hopefully be a popular gathering place.*

Condition 26: Blank walls are not allowed adjacent to or within 50 feet of a pedestrian street right of way or public park. *Columbia Place has no blank walls larger than 12' and the fenestration length exceeds 60% of the total linear footage of building wall on each side of the building.*

Condition 27: Windows shall provide relief, detail and variation to the building facades and shall be in harmony with the character of the structure.

A. Provide variation in rhythm both horizontally and vertically. *Columbia Place has incorporated variation in each of the elevations, using window boxes, and varies widths and heights of window and openings. See elevations*

B. Use windows that are recessed or protruding, such as bay windows. *Columbia Place has both protruding and recessed windows. See window details.*

C. Use visually significant window elements, including sills, casings, mullions and frame dimensions. *All of the commercial windows will be storefront style with a 2" mullion, sill and jamb. There will be a brick or concrete sill on each of these windows. The upper windows will be trimmed. See all of the window details.*

D. Provide more glazing area on the ground floor than on the upper floor. *Columbia Place has 60% of the linear footage in openings on the ground floor. About fifty percent openings on the second floor and much less on the upper floors.*

Condition 28: All buildings that abut sidewalks shall include awnings, canopies or marquees and shall provide continuity of coverage on all sides and at building corners. *Columbia Place meets this requirement. All sides of the building which abut the city sidewalk have awnings.*

Condition 29: Awnings, canopies, porticos, or other weather protection shall extend up to 2/3 the width of the sidewalk. *The awnings do not exceed 2/3rds the width of the city sidewalk. The awning will be 6 foot and the city sidewalk is about 12 feet wide.*

Condition 30: Rooftop mechanical equipment shall be enclosed. Materials, colors and design of the enclosure shall be integrated into the overall building design. *The rooftop HVAC equipment is located on the seventh floor roof, approximately 25 feet from all parapets. Since the equipment is relatively short, the view analysis, located on sheet D4 projects that a pedestrian at street level would need to be 543 feet away to see the top edge of the equipment. There are very few spots at this distance that has a clear view of the building and so no special screening of the equipment is being proposed. Instead, the top 12" of the equipment will be painted the coping color (Black Fox) and the body of the equipment will be painted stone lion, so that it will blend with the rest of the building.*

Condition 31: Upper levels of parking structures shall remain compatible with the scale and character of the downtown. Cover horizontal openings with architectural detailing, such as; A. Provide relief, detail and variation on the façade by employing well proportioned openings that are designed to create shade and shadow detail. *Columbia Place has designed the opening sizes to mirror glazing fenestrations, with a maximum length of ten feet. Many of the garage openings have brick sills. The height of the brick is modulated to create interest. The railing detail will emulate the metal 'tree' design.*

B. Providing public art, decoration metal grille work, or similar art or architectural detailing which provides texture and covers the opening in the façade. *Columbia Place has incorporated a full height metal 'tree' design in all of the first floor garage openings and many of the second floor garage openings. The upper level railings will also emulate this design.*

C. Parallel vertical bars are prohibited. *Columbia Place will not use this design in any of the railing details. See railing and screening designs.*

- A. *Short-term covered bike locations and details*
- B. *A full lighting plan including fixtures and placement of lighting on and around the building.*
- C. *A full ground level landscaping plan.*
- D. *Photos of all of the site furniture (including benches and picnic tables), details of the raised planters and potted trees, walking surface design details.*
- E. *Art work proposed, including the garage opening 'tree' designs.*
- F. *Details of the awnings typical around the perimeter of the building.*
- G. *Pedestrian plazas. 3d views have been provided.*
- H. *Roof design showing HVAC equipment and screening.*
- I. *Full color board showing materials and colors.*

Condition 44 - 47: The applicant shall provide a first floor plan indicating all entries with intended uses. *The first floor plan has been provided with entries shown and intended uses. The main entrance is clearly identified of the site plan. Retail entrances on all street frontages have been identified on the site plan (and floor plan) and the residential and office entries have been identified on the first floor plan.*

Condition 48: Chapter 18.110 Basic Commercial Design Criteria:
Columbia Place meets all of the Basic Commercial Design Criteria. All of the pertinent items have been addressed in the previous conditions.

Chapter 18.120 Commercial Design Criteria Downtown:

Waterfront View Corridors: *The Columbia Place design limits the west side of the building to two stories to protect views. All of the other criteria has been addressed in the previous condition responses.*