



**OLYMPIA DESIGN REVIEW BOARD  
 RECOMMENDATION**

**CONCEPT DESIGN REVIEW**

Date: June 23, 2016

Time: 6:30 PM

Adjournment: 8:38 PM

⚙ CPD DIRECTOR

**MEETING DATE:** June 23, 2016

**FROM:** Catherine McCoy, Associate Planner

**PROJECT NAME:** COLUMBIA PLACE AMENDMENT CONCEPT DESIGN REVIEW, Project 16-0057

**PROJECT ADDRESS:** 503 Capitol Way N

**PROJECT DESCRIPTION:** Construction of a seven (7) story vertical mixed use building, occupying a full city block. Commercial space totals 58,000 sq.ft.; Residential, 115 apartment units; Parking garage for 262 vehicles – total development approximately 300,000 sq.ft. of gross floor area.

**APPLICANT:** Vine Street Investors, PO Box 430 Arlington WA 98223

**APPLICANT REPRESENTATIVE:** Glenn Wells, Architect, 324 West Bay Dr STE 102 Olympia WA 98502

ATTENDEES: **P** = Present; **A** = Absent; **X** = Excused

<b>P</b>	THOMAS CARVER (Architect)	<b>E</b>	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
<b>P</b>	JANE LACLERGUE, Vice Chair (Citizen at Large)	<b>P</b>	JOSEPH LAVALLE, Chair (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
<b>P</b>	DUANE EDWARDS (Citizen at Large)	<b>E</b>	MARNIE McGRATH (Citizen At-Large)	⚙ CATHERINE MCCOY (Associate Planner)
<b>E</b>	ROBERT FINDLAY (Architect)	<b>E</b>	DAVID GOULARTE (Citizen at Large)	
<b>P</b>	ANGELA RUSH (Citizen at Large)			

**A. Context Plan: *Approve as proposed.***

VOTE MOVED BY: Tom Carver

SECONDED BY: Jane Laclergue.

APPROVED/DISAPPROVED: Ayes: 5

Nays: 0

Abstain: 0

**B. Preliminary Site and Landscape Design: *Approve as proposed.***

VOTE MOVED BY: Tom Carver

SECONDED BY: Duane Edwards

APPROVED/DISAPPROVED: Ayes: 5

Nays: 0

Abstain: 0

**C. Preliminary Building Design: *Approve with the following conditions, to be addressed at the time of Detail Design Review:***

VOTE MOVED BY: Tom Carver

SECONDED BY: Duane Edwards

APPROVED/DISAPPROVED: Ayes: 5

Nays: 0

Abstain: 0

1. **Entrances** to buildings shall be clearly articulated and obvious from the street. *OMC 18.110.070*
2. Provide views and **access into interior activities** of the building from the street. Use a high proportion of glazing at the street level for displays or to reveal services available. Use landscaping, surface texture, or art work on buildings where revealing active uses is inappropriate. *OMC 18.120.080*
3. Commercial and public buildings over three (3) stories must have a **clearly defined base** at street level that is no more than two stories high. *OMC 18.110.070*
4. 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 facade. *OMC 18.16.080.G.*
  - a. The primary entrance to all buildings must face the street.
  - b. All primary building entrances must be clearly visible from the sidewalk.
  - c. Direct access shall be provided either:
    - i. From the sidewalk if the building facade is adjacent to the sidewalk; or
    - ii. From a pedestrian plaza if the building facade is not directly adjacent to the sidewalk
5. Where there is a strong sense of human scale neighborhood identity, use **building modulation**, roof forms, windows, materials, and details that are similar to the neighborhood buildings. *OMC 18.110.080*
6. Create visually interesting **street walls** with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level. Provide variation in fenestration, architectural elements, building materials, and/or building planes at varying intervals. *OMC 18.120.070*
7. Articulate **façade design features** to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials. *OMC 18.110.080*
8. **Blank walls** are not allowed adjacent to or within 50 ft. of a pedestrian street right-of-way, or a public park. Use a variety of landscape materials along expanses of blank walls or fences, such as espaliered trees, shrubs, vines, decorative wood or metal grill that blends in with the building design. *OMC 18.16.080.F., OMC 18.110.200*

9. **Windows** shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure. *OMC 18.110.100*
- Provide variation in rhythm both horizontally and vertically.
  - Use windows that are recessed or protruding such as bay windows.
  - Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
  - Provide more glazing area on the ground floor than on the upper floors.
10. **Awnings**, canopies, and marquees are required on all buildings that abut the sidewalk. Provide continuity of coverage on all sides and at building corners. *OMC 18.110.110, 18.120.090, 18.16.080.D*
11. In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using **projections in the right-of-way**, such as awnings, trellises, planter boxes, bay windows, balconies, canopies, and porticos in the right-of-way. Awnings and other weather protection shall extend up to 2/3 the width of the sidewalk, per the IBC. *OMC 18.16.080.D, OMC 18.110.110*
12. Enclose **rooftop mechanical equipment**. Materials, colors, and design of the enclosures shall be integrated into the overall building design. *OMC 18.110.120*
13. Assure that upper levels of **parking structures** remain compatible with downtown scale and character. Break up horizontal openings by (*OMC 18.16.080.J*):
- Providing relief, detail, and variation on the facade by employing well-proportioned openings that are designed to create shade and shadow detail.
  - Public art, decorative metal grille work or similar art or architectural detailing which provides texture and covers the opening in the facade.
  - Parallel vertical bars (resembling a jail cell pattern or HVAC intake grilles) are prohibited, and do not meet the intent of this requirement.
14. Upper levels of **parking** will include architectural detailing that covers the openings in the façade. *OMC 18.16.080.J*
15. **Parking garage door openings**, security gates, upper level parking “windows” shall use similar materials, colors, styles and tie together as features around the building. Upper level parking openings should be covered with wood or metal grillwork. *OMC 18.110.170*
16. **Vehicle entries to garages** shall be recessed at least six (6) feet from the street façade plane. At least sixty (60) percent of the street façade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the following treatments (*OMC 18.110.170*):
- Art or architectural treatment
  - Decorative metal grille work or similar
  - Vertical trellis or other landscaping
17. Add texture to where the sidewalk intersects with vehicular entries into the parking, to minimize vehicle/pedestrian conflicts – on B Avenue, and along A Avenue.

18. Use consistent **exterior materials**, architectural detailing, and color schemes. *OMC 18.110.040*
19. Maintain the character of the existing downtown buildings by using similar enduring **materials** such as stone and brick. Applied brick tiles or exterior insulation finish systems (EIFS) that attempt to give the appearance of genuine masonry or stucco are not preferred. *OMC 18.110.150, 18.120.060*
20. Use **lighting** to emphasize key architectural elements and landscape features. Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways. *OMC 18.110.160*
21. Select **plants** that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Plants chosen should be able to respond and thrive in direct sunlight (south and west building areas) and in shade (north and east walls of the building). *OMC 18.110.180*
22. Locate **mechanical equipment and utility vaults** on the least visible side of the building and/or site. *OMC 18.110.190*
  - a. Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
  - b. Screen or paint wall mounted mechanical equipment to match the building.
23. Seventy-five (75) percent of the **street frontage will look like a storefront** by including one or more of the following: direct at-grade sidewalk entries, high ceilings, recessed doors, storefront windows, awnings, canopies, large room spaces and similar features in the building. *OMC 18.16.080.I*
24. Provide character and visual diversity to **walkways**. *OMC 18.120.100*
  - a. Vary sidewalk colors and materials by combining pavers, brick, stone, exposed aggregate and other materials set in geometric or free form patterns.
  - b. Separate the pedestrian from the street by the use of planters, bollards, or similar elements at the street edge of the sidewalk.
25. **Sign** application and review will occur at the building stage of review, under separate permit. Signage shall comply with *OMC 18.120.140 and 18.120.150*.
26. In addition to addressing the items stated above, the Board would like to see the following amenities and site features, **in detail** (photos, cut sheets, drawings, other), when the project returns to the Board for detail design review and approval:
  - a. Bicycle structures including overhead weather protection, *OMC 18.38.220*;
  - b. A full lighting plan including fixtures, placement of lighting on and around the building;
  - c. A full landscape plan, *OMC 18.110.180, OMC 18.36.080*;
  - d. Photos of benches, raised planters, street level vertical plantings (lattice and trellis);
  - e. Hardscape design, stamped, patterned, or other;
  - f. Artwork;
  - g. Awnings, canopies – preferred overhead weather protection;
  - h. Pedestrian plaza areas in detail – vignettes, sketches, CAD dwgs, other;
  - i. Rooftop design, including mechanical equipment and measures to screen;
  - j. Full color palette and exterior building materials samples.

27. Fill in retail uses at the ground level along Capitol Way N – add additional retail space along the east façade.