

**CITY OF OLYMPIA
Design Review Board**

**CONCEPT DESIGN REVIEW STAFF REPORT
Meeting Date – February 25, 2015**

Case: Martin Way Residential
Case No. 5-0151

Applicant: Fortis Development, LLC
2200 6th Ave STE 520
Seattle WA 98121

Authorized Representative: Glenn Wells, Architect
324 West Bay Dr. STE 102
Olympia WA 98502

Site Address: 3333 Martin Way

Project Description: Phase I of a two-phase development project to construct a three-story residential building with 65 apartments and surface parking for 95 vehicles. Site improvements include full and partial frontage improvements along Martin Way, and a full landscape plan.

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

Design Review District: High Density Corridor Design District

Scenic Vistas: A scenic vista of the Black Hills, looking west on Martin Way, extends from Lilly Road to approximately Mary Elder Road. The development project will not impact this view corridor.

Critical Areas: Wetland, Stream, Flood Hazard

SEPA Determination: A SEPA threshold determination has not been issued.

Public Notification: In accordance with Olympia Municipal Code (OMC) 18.78, public notification was mailed on February 12, 2016 to property owners within 300 feet of the property and Recognized Neighborhood Associations. There are no parties of record.



I. BACKGROUND INFORMATION

Existing Conditions, Adjacent Development, and Project Context:

The site is located at 3333 Martin Way E where the Bailey Motor Inn Restaurant and Lounge used to exist, east of the Ensign Road and Martin Way intersection. The development site is 6.71 acres in size - two parcels 1.51 and 5.2 acres, under single ownership. The western third of the acreage is a sensitive ecosystem as part of the Woodard/Woodland Creek drainage system, draining north into Henderson Inlet and the Puget Sound.

The site was fully developed with buildings, asphalt paving, and several concrete pads; and at one time covered with approximately 85 percent impervious surface. Buildings on the site were recently demolished as part of a development agreement between the City of Olympia and the property owner. There are no frontage improvements along Martin Way at present. Development in the immediate vicinity consists of one and two-story older commercial office, retail, and restaurant buildings. The broader context of the area includes critical areas immediately west, northwest and southwest of the site, occasional residential uses, medical services, and smaller retail and office uses.

Martin Way is a major east-west arterial stretching between Olympia and Lacey. Three bus transit routes traverse the Martin Way arterial corridor between downtown Olympia and Lacey. An existing eastbound bus stop is located in front of the site on Martin Way.

The site is zoned High Density Commercial 4 (HDC-4) along the Martin Way corridor. Nearby zones are:

Mobile Home Park (MHP) - East
General Commercial (GC) - South
Medical Services (MS) - North
Residential Multi-family (RM-18) - Northwest
Single Family Zoning (R4-8, R6-12) - Northeast

Description of Proposed Improvements:

The proposal is to construct a multi-family residential building housing 65 units. Parking for 95 vehicles will be provided on the west and behind the building (south). Development will occupy areas previously developed, remaining outside and east of the "No Disturbance Area" (Woodland/Woodard Creek wetland area).

The design option presents an "L" shaped building footprint; the short arm is along Martin Way, the long arm extends south with a defined courtyard plaza area located in the corner of the building. The building is a gabled three-story structure, 35 feet in height, with approximately 55,000 square feet of gross floor area. Access to the site is proposed to be via the existing driveway approach from Martin Way.

Land Use Review:

The project is currently under review by the City's Site Plan Review Committee (SPRC). Preliminary site plan and engineering review comments have been forwarded to the applicant. **Key issues** affecting the site plan include depicting critical area buffers and the "line of no disturbance" on all plan sheets, adding additional information to the landscape plan as required pursuant to the City's Landscaping and Screening provisions, and ensuring that vehicle and bicycle parking spaces meet general and specific design standards.

To date, the Department has received no public comment associated with the project. The project file and design packet are available to view, Monday through Friday, at the Community Planning and Development Department, second floor of City Hall.

II. 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.

Concept Design Review

Please note that this is a **Concept 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.

The section called “How to Use Design Guidelines (OMC 18.100.100)” in the Olympia Municipal Code encourages creative solutions in meeting the Design Requirements as long as the solutions **are equal to, or better than**, the guidelines listed below the Requirement Sections.

Please note that for this project, OMC Chapter 18.170, Multi-family Residential design criteria apply to the proposal. City staff has evaluated the project based on:

- Design requirements and guidelines checklist for Multi-family Residential, OMC 18.170; and
- Land Use and Concept design application forms, site plan, building elevations, preliminary landscape plan, and the civil plan set.

III. STAFF RECOMMENDATION

Conceptual Design Review approval is recommended for the Martin Way Residential Project, File No. 15-0151, subject to the conditions listed below. Code references are provided in italics to establish a basis for the recommended conditions.

A. Context Plan: *Approve as proposed.*

B. Preliminary Site and Landscape Design: *Approve with the following conditions, to be addressed at the time of Detail Design Review (OMC 18.170.010-18.170.080):*

1. Provide additional details of the open space area at the detail design review stage of project consideration.
2. Provide wheel stops or a landscaping buffer between parking spaces and walkways.
3. Provide details of the bicycle parking structure that are in compliance with OMC 18.38.
4. Provide a solid screen buffer (Type I), at least ten (10) feet wide, of vegetation and/or fencing between the wetland and parking lot.
5. Provide additional details of the corner open space area.
6. Depict the detention pond shown on the Grading and Drainage Plan (Sheet C4.0) on the Site Plan (Sheet SP1.0) and on the Landscape Plan, Sheet 1 of 1.
7. Update the landscape plan to include the detention pond, and add associated planting information to the Plant List and Landscape Specifications section of the landscape plan.
8. Provide photos of trees, shrubs, and ground cover chosen in the landscape plan.
9. Show all above-grade mechanical and utility equipment, including vaults, cabinets, building mounted meters, etc., on the site plan and in the landscape plan.

10. Provide a full lighting plan that depicts lighting along walkways, site perimeter, parking areas, wall-mounted lighting, entryway lighting, and lighting in open space areas. Include the types of light fixtures proposed, and the location of fixtures on the building and throughout the site.

C. Preliminary Building Design: *Approve with the following conditions, to be addressed at the time of Detail Design Review (OMC 18.170.100-18.170.140):*

11. Provide an entry along the west side of the building for site users.

12. Provide a colors and materials board.

13. Provide details of window patterns and proportions (recessed or protruding).

14. Provide additional depth in building modulation along all facades.

15. Provide detailed black and white and colored renderings of the building elevations, the bicycle storage area, and the solid waste storage area, at the detail design review stage of consideration.

Submitted By: Catherine McCoy, Associate Planner
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Attachments:

- General Application Forms
- DRB CONCEPT Application
- Multi-family Design Criteria Checklist, OMC 18.170
- CONCEPT DR Packet