

**CITY OF OLYMPIA  
Design Review Board**

DETAIL DESIGN REVIEW STAFF REPORT  
April 24, 2017

<b>Project Name and Case No.:</b>	Washington Realtors Building, 16-9076
<b>Site Address:</b>	504 14 <sup>th</sup> Avenue SE
<b>Project Description:</b>	Demolish an existing office building and replace with a new office building. Associated improvements include reconfiguration of existing parking, new solid waste enclosure, utility, frontage improvements along 14 <sup>th</sup> Avenue SE, and plaza.
<b>Applicant:</b>	Washington Realtors Association 504 14 <sup>th</sup> Avenue SE Olympia, Washington 98501
<b>Authorized Representative:</b>	Bill Riley 1002 39 <sup>th</sup> Avenue SE, #302 Puyallup, Washington 98373
<b>Zoning District:</b>	Downtown Business (DB)
<b>Design Review District:</b>	Downtown Design Review District
<b>Scenic Vista:</b>	Not Applicable
<b>Critical Areas:</b>	None
<b>SEPA Determination:</b>	A SEPA Determination has not yet been issued.
<b>Public Notification:</b>	In accordance with Olympia Municipal Code (OMC) 18.78, public notification was mailed on April 12, 2017 to recognized neighborhood associations and parties of record.
<b>Staff Contact:</b>	Cari Hornbein, Senior Planner Phone: (360) 753-8048 Email: chornbei@ci.olympia.wa.us

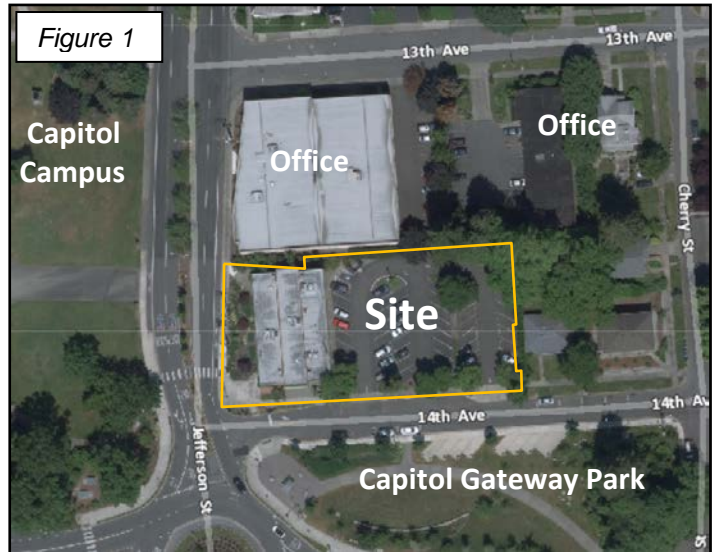
## 1. BACKGROUND INFORMATION

### Context and Existing Conditions

The project site is located at the intersection of Jefferson Street and 14<sup>th</sup> Avenue SE. 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 are shown in Figure 1:

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



## **Project Description**

The proposal includes the demolition of an existing two-story office building and construction of same. The building 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. Employees will use an entrance on the north side of the building.

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

Landscaping will include a mix of existing and new planting areas along the perimeter of the site and in the parking lot. A large planting bed is proposed between the plaza and street. Benches and landscape pots with seasonal plantings will be placed around the perimeter of the plaza.

Other amenities include short term bike parking at the plaza, and long term bike parking near the employee entrance on the north side of the building.

## **Revisions**

The Design Review Board initially reviewed this project as a Combined Design Review application on January 12, 2017. Following deliberations, the Board voted to separate the project into Concept and Detail, and approved the project for Concept Design Review with conditions (see Recommendation Memo, Attachment 3).

Subsequently, staff returned to the Design Review Board on January 26, 2017 requesting that a subcommittee be formed to review revisions to the building prior to Detail Design Review. The subcommittee, comprised of Joseph Lavelle, Jamie Heinricher, and Robert Findlay, met on February 2, 2017 and reviewed revisions provided by the applicant. Comments and suggestions included the following:

- Use a more geometric form for the stone cladding to reflect the contemporary look of the building.
- Address the Board’s concerns regarding design aesthetics; is the building contemporary or traditional?
- Explore ways to integrate the angled window on the south elevation into the building design, for example, make it flush with the building façade, or use a “box” bay window.
- Add a door on the west elevation next to the main entrance.
- Redesign the cornice to create a cleaner profile.

Revised plans and elevations are included in the packet (Attachment 6). Revisions are summarized below:

### **South Elevation**

- The angled window was replaced with a “box” bay window.

- Canopies were raised in height to provide adequate clearance over the sidewalk. Overhead heights range from 8' – 8" to 10' based on sidewalk grade.
- The height of the inset on the west portion of the building was raised.

#### East Elevation

- Tile was added along the base of the building.

#### West Elevation

- A door and canopy was added at the main entrance.

#### North Elevation

- Tile was added along the base of the building.
- Canopies were added over the windows and doors.
- Instead of using a bigger gutter, the architect added 6" trim below the gutter so that it looks similar in thickness as the canopies and cornices.

#### Other

- EIFS has been replaced with stucco, and stone veneer replaced with tile.
- Except for the least visible portion of the north elevation, stone wainscot will be used along the upper edge of the tile and along the bottom edge of the first floor windows (see details 2 and 3 on sheet A4.3, Attachment 6).
- The design of the cornice was modified on all elevations.
- The original base color was *Ivory Key*; it has been replaced with Kelly Moore *Hamlet* for the base color and Kelly Moore *Woodstock* as an accent color. Canopies, coping, and windows will remain the same (medium bronze). A material/color board will be available at the DRB meeting, but a copy can be found following sheet A2.2 in Attachment 6.
- Short term bike parking is located in the plaza area (near the bottom of the ramp).
- Long term bike parking (locker) is located near the employee entrance on the north side of the building.
- The building was shifted 1 – ½ feet to the north, allowing enough room for stairs between the sidewalk along 14<sup>th</sup> Avenue and the plaza and creating more room at the main entrance.
- Lighting was added along the perimeter of the plaza.
- The bioretention facility was eliminated and replaced with landscaping.

## **2. DESIGN REVIEW**

The purpose of design review is articulated in OMC 18.100.040:

- To promote those qualities in the natural environment which bring value to the community;
- To foster the attractiveness and functional utility of the community as a place to live and work;
- 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.

### **Detail Design Review**

Detail 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, the sign program as it relates to the applicable Design Requirements (Criteria) and Guidelines, and zoning classification, parking and landscaping chapters, and overlay districts contained within the Unified Development Code.

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

The proposal is subject to the following design standards:

- Basic Commercial Design Criteria, OMC 18.110
- Commercial Design Criteria Downtown, OMC 18.120

City staff evaluated the detail design proposal based on:

- Architectural plans include site plan, site details, building elevations, materials/colors, and building details;
- Grading plan;
- Landscape plan;
- Manufacturer's cut sheets – lighting, windows; and
- Applicant's response to the DRB recommendation memo from Concept Design Review.

### **Analysis and Key Design Issues**

Staff's analysis of the proposed changes is incorporated into the Basic Commercial and Commercial Downtown Design Criteria checklists (Attachment 5). Staff found that many of the conditions of approval have been addressed, and the associated design requirements met. Remaining items to be addressed include treatment of the roofline on the north elevation and screening rooftop mechanical equipment. The recommended conditions of approval below are intended to address elements of the proposal that do not comply with the design requirements at this final stage of design review.

### 3. STAFF RECOMMENDATION

That the Design Review Board recommend to the Director approval of the site plan, landscape plan, building elevations, materials, colors, lighting, and site and building details for the Washington Realtors Building, Project No. 16-9076, subject to the conditions listed below. These conditions shall be addressed at the time of engineering and building permit review.

#### Site and Landscape Design

1. A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted for review and approval prior to engineering permit issuance.
2. Trees shall be installed in the planting bed between the plaza and Jefferson Street. *OMC 18.110.180*
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*

#### Building Design

4. Extend the parapet wall on the north elevation to screen the support structure of the rooftop solar panels. *OMC 18.110.190*

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#### Attachments:

2. Application Forms – General Land Use, Land Use Supplement, Design Review
3. Concept Design Review Meeting Memo
4. Concept Design Review Meeting Memo with Applicant Responses
5. Design Checklists – OMC 18.110 and 18.120
6. Plan Set, date-stamped April 11, 2017 – Site plan and details, grading plan, floor plans, elevations, building sections and details, roof plan, landscape plan, plant photos, materials/colors, and lighting cut sheets.