

CITY OF OLYMPIA
Olympia Design Review
Board

DETAIL DESIGN REVIEW
STAFF REPORT
JULY 27, 2017

Project
Name/Number: Olympia Courtyard Hotel, 14-0157

Applicant: SPS Lands, LLC
10720 Pacific Highway SW
Lakewood, WA 98499

Representative: Glenn Wells
325 West Bay Drive, Suite 102
Olympia, WA 98502

Site Address: 2301 Henderson Park Lane SE

Description: Construction of a four-story, 13-room hotel in the Henderson Commercial Park.

Zoning District: Commercial Services - High Density (CS-H)

Design Review District: Freeway Corridor

SEPA Determination: A SEPA Mitigated Determination of Nonsignificance was issued on August 15, 2016.

Public Notification: Public meeting notice was mailed on July 18, 2017 in accordance with OMC 18.78.

BACKGROUND INFORMATION

Board-level Concept Design Review for the proposal was held on November 12, 2015. For existing site conditions and a description of the proposal, see the Concept Design Review Staff Report (Attachment 8). The Board recommended approval of the preliminary design with several conditions, which are listed in the Concept Design Review Recommendation Memo (Attachment 9). Key recommendations included:

1. Ensure that pedestrian connections from parking areas to the building are safe, comfortable, and clearly visible;
 2. Landscaping around the building should be well suited for the site and use; and
 3. The building design shall exhibit a coordinated, uniform, and consistent identity.
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The Director incorporated the Board's concept design review recommendations into the final land use approval as conditions that shall be met prior to issuance of construction permits, or Certificate of Occupancy, or as otherwise noted in the condition. Land Use Approval and SEPA Mitigated Determination of Nonsignificance was issued on August 15, 2016 (Attachment 10).

DETAIL DESIGN REVIEW

Please note that this is a *Detail Design Review*. At the concept stage of review the Board recommended a number of conditions, most notably to modify the architectural design concept to better fit in, not only with the immediate evergreen setting, but with the Pacific Northwest region, and with the newly constructed Hilton Garden Inn immediately northeast.

The applicant now comes to the Board, not with a modern Marriott Courtyard corporate design, but with a "Northwest Lodge" style building. The new design includes craftsman details such as exposed gable beams and knee-braces, trellises, and Northwest materials and colors. Curvilinear wall planes have been replaced with modulated and angled building sections, as shown in the architectural design packet (Attachments 3).

Detail Design Review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, building and site details, materials and colors, and zoning, parking, landscaping, and overlay district regulations 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 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 18.110, Basic Commercial Design Criteria, and OMC 18.145, Freeway Corridor District Design Criteria, apply to the proposal. City staff has evaluated the project based on:

- Recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 9);
- The design requirements and guidelines checklist for the Basic Commercial and Freeway Corridor design criteria (Attachment 2); and
- Site plan, landscape plan, building elevations, and building and site details submitted on July 5, 2017 (Attachments 3).

The design review packet, including the revisions and other supporting materials, is available for review at the Community Planning and Development Department, Olympia City Hall, Monday through Friday, 8:00 a.m. to 5:00 p.m.

Detail Design Analysis

Staff's analysis of the propose changes are incorporated in the attached checklists (Attachment 2). Staff's detail design recommendations focus on the following key issues:

- Landscaping should be hardy and deer resistant.

- The architectural elements and finish details should create a unified building; all components should appear integral to the whole.

The recommended conditions of approval in the section below are intended to address final details that will be reviewed at engineering and building permit review.

STAFF RECOMMENDATION

That the Design Review Board recommend approval to the Community Planning & Development Director of the site plan, landscape plan, building elevations, materials, colors, lighting, and secondary details for the Olympia Courtyard Hotel, File 14-0157, subject the following conditions to be addressed at the time of engineering and building permit review. Code references are provided as a basis for the recommended conditions.

A. Context Plan: *Approve as Proposed.*

B. Site and Landscape Design: *Approve, subject to the following conditions.*

1. Provide on-site directional signage. Examples include “main entrance”, “guest parking”, and “bike parking”. OMC 18.110.030.
2. Provide more bell-shaped lighting along the Henderson Park Lane SE sidewalk, on both sides of the main driveway entrance. OMC 18.110.160.
3. Direct parking lot roadway luminaires away from I-5 and expressly on-site. OMC 18.110.160.
4. Incorporate more native and deer resistant plants to the Landscape Plan; call out the plants in the Plant Material List. OMC 18.110.180.
5. Depict the trellis features in the Landscape Plan and select plants that will thrive, grow vertically, and fill the trellis. OMC 18.110.180.

C. Building Design: *Approve, subject to the following conditions:*

6. Screen or paint wall mounted mechanical equipment to match the building. OMC 18.110.190.
7. Windows on upper floors of the hotel shall be recessed or protruding, and exhibit distinction in the façade. OMC 18.110.100.
8. Roof forms, design features, decks and porches shall be designed to integrate as a whole, and shall be uniform and consistent around the building envelope. Exterior finish materials, modulation and articulation shall be coordinated to exhibit a coherent architectural style. OMC 18.110.070, 18.110.120, 18.110.140.
9. Screen or paint wall mounted mechanical equipment to match the building. OMC 18.110.190.

D. Materials and Color Board: *Approve as Proposed.*

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Attachments:

2. Detail Design Review Checklists
3. Architectural Plan Set
4. Detail Design Review Application
5. Detail Design Narrative
6. Plant Images
7. Detail Images
8. Concept Design Review Staff Report
9. Concept Board Meeting Memo
10. Land Use Approval and SEPA Mitigated Determination of Nonsignificance