

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
November 12, 2015

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

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

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

Site Address: 2301 Henderson Park Lane SE

Project 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 threshold determination has not been issued.

Public Notification: Public meeting notice was mailed on October 29, 2015 in accordance with OMC 18.78.

I. BACKGROUND INFORMATION

Existing Conditions and Adjacent Land Uses:

The project site is located at 2301 Henderson Park Lane SE, within the Henderson Commercial Park. Primary access to the site would be off of Henderson Park Lane SE, with secondary access through the parking lot shared with Hilton Garden Inn (currently under construction).

The majority of the site is level but drops off toward the south end with an approximate ten foot change in grade to the access road along the east and west property lines, and approximately 20 feet along the west property line to the railroad below. A stormwater vault is located along the south property line.

The site was cleared in 2002 in conjunction with site improvements for the commercial park including Henderson Park Lane SE, sidewalks, stormwater lines and vaults, and other utilities. During this site work, a shallow pond was created for stormwater containment.

The site is bounded by I-5 to the west, the Hilton Garden Inn site to the north, Henderson Park Lane to the east and vacant land to the south. The Wildwood Neighborhood is located to south/southeast of the site, and the South Capitol neighborhood is located to the west on the other side of I-5 as shown in the figure below.



Description of Proposed Improvements:

The project includes the construction of a four story, 113 room hotel; parking for 118 vehicles and 14 bicycles; utilities; and landscaping. The total area of the building will be 63,240 square feet. The hotel includes a banquet room, restaurant, and exterior courtyard.

Land Use Review:

The project is currently under review by the City's Site Plan Review Committee (SPRC). Comments were sent to the applicant on March 25, 2015. Key issues pertained to landscaping, stormwater design, a trail connection to Hillside Drive, transportation impacts, and location of the future Olympia Woodland Trail.

DESIGN ANALYSIS:

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 these design solutions **are equal to, or better than**, the guidelines associated with each of the Design Requirement Sections.

City staff has evaluated the project based on:

- Attached Design Requirements and Guideline checklists for OMC 18.110 and 18.145 (see Attachment 3);
- Context plans and photos, site plan, landscape plan, building elevations, civil site plan, and grading (see Attachment 4); and
- Design narrative (see Attachment 5).

Analysis and Key Issues:

Staff's analysis of the project's consistency with Basic Commercial and Freeway Design standards can be found in the attached design checklists, with key issues and related design codes being:

1. Additional pedestrian connections required between parking areas and the building entrance. *OMC 18.110.30*

2. Refinement of building design to provide a clearly defined base. *OMC 18.110.070*
3. Use of greater modulation, materials, architectural detailing, lighting, etc. to provide human scale. *OMC 18.110.080*
4. Greater relief, detail, and variation of windows. *OMC 18.100.110*
5. Greater relief, detail, and variation of rooflines. *OMC 18.110.120*
6. Use of a single building material with limited texture and pattern. *OMC 18.110.150*
7. Greater landscape screening along the freeway. *OMC 18.145.020*

For a complete discussion of the project's compliance with the Basic Commercial and Freeway Corridor standards (see Attachment 3).

Public Comment

One written comment was received regarding the proposed project with questions regarding impacts of the proposed building design, colors, and lighting on the Wildwood Neighborhood (see Attachment 7).

STAFF RECOMMENDATION:

Conceptual Design Review approval is recommended for the Olympia Courtyard Hotel, File No. 14-0157, subject to the conditions listed below. Code references are noted in italics as the framework for the recommendations.

A. Context Plan: Approve as proposed.

B. Preliminary Site and Landscape Design: Approve with the following conditions:

1. A pedestrian walkway from the north parking lot to the building entrance shall be provided. Pavement marking can be used to denote the walkways. *OMC 18.110.030*
2. Clearly marked pedestrian crossings across drive aisles in the parking lot. *OMC 18.131.030*
3. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc. *OMC 18.110.030*
4. Pedestrian scale lighting shall be provided, in particular along walkways and drive aisle crossings for pedestrian safety. *OMC 18.110.050 and 160*
5. Provide seating in areas where guests would gather, such as in the courtyard and building entrance. *OMC 18.110.050*

6. Revise the landscape plan to meet the requirements of OMC 18.36 as well as the following:
 - a) Select trees that will not cause damage to paving;
 - b) Address conflicts between trees, lights, hydrants, utilities, and meters;
 - c) Provide the minimum width for parking lot landscape islands and trees on either side of the trash enclosure; and
 - d) Confirm that there is adequate soil depth over the stormwater vault to support plant growth. *OMC 18.110.180*
 - e) Provide additional screening material along the southern 230 feet of western property line. *OMC 18.145.020*
7. In lieu of locating the building along the street as required by OMC 18.110.020 and 070, provide enhanced landscaping at the building entrance, site entrance, or along the street frontage. *OMC 18.110.020 and 070*

C. Preliminary Building Design: Approve with the following conditions:

1. Building modulation and architectural elements shall be provided to reduce the apparent size of the building, using methods such as cornices, window patterns, balconies, light fixtures, trellises, stepped roofs and other roof elements, a variety of cladding materials, and multiple paint colors. *OMC 18.110.080*
2. Provide greater variation of window patterns and/or detailing including use of recesses and visually significant window elements. *OMC 18.110.100*
3. Provide additional relief, detail and variation of rooflines. *OMC 18.110.120*
4. In responding to the above building-related conditions, maintain a consistent visual identity on all building sides. *OMC 18.110.140*
5. Minimize the use of EIFS. At a minimum, replace the first floor with masonry, composite materials, wood, metal, or other materials that are well suited to the local climate and complement materials used on the Hilton Garden Inn. The intent is to provide greater texture and patterns, and to select a material with longevity. *OMC 18.110.080 and 150*

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Attachments:

2. Concept Design Review Application
3. Design Checklists - OMC 18.110 and 18.145
4. Plan set including full size site, context, architectural, landscape, and civil plans and 11" x 17" sets of site context and plant photographs
5. Design Narrative
6. Hilton Garden Inn Building Elevations (for reference)
7. Public Comments