

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW STAFF REPORT
Meeting Date - September 28, 2017**

Project Name and Case No.: Hope Community Church Additions to Worship Center, File 17-3519

Site Address: 2425 Black Lake Blvd SE

Project Description: Two additions to the existing Multi-Purpose Building (Worship Center) totaling 8,300 sq.ft.

Applicant: Hope Community Church
2425 Black Lake Boulevard
Olympia WA 98502

Authorized Representative: Jennifer Rossnagle

Zoning District: Residential Multifamily 18 (RM 18)

Future Land Use: Low Density Neighborhood

Design Review District: Design Review Corridor, and Projects with a building area greater than 5,000 sq.ft. that require a Conditional Use Permit in a residential zone. OMC 18.100.090

SEPA Determination: Not applicable

Public Notification: In accordance with Olympia Municipal Code (OMC) 18.78, public notification of the Design Review Board meeting was mailed on September 7, 2017.

Staff Contact: Catherine McCoy, Associate Planner
Phone: (360) 570-3776
Email: cmccoy@ci.olympia.wa.us

BACKGROUND INFORMATION

Context and Existing Site Conditions

The 5.3-acre property is located in southwest Olympia on the border of the City of Olympia and the City of Tumwater. The site is in the Residential Multi-Family (RM-18) zoning district. Properties to the north are zoned Single Family Residential (R 4-8) and developed with single family homes in the Westbrook Park subdivision. The properties to the east across Black Lake Boulevard are zoned Professional Office/Residential Multi-Family (PO/RM). Properties to the south are in the City of Tumwater and zoned Light Industrial. West of the subject parcel is undeveloped land zoned Residential Low Impact (RLI).

Current development consists of three buildings, including the Multi-Purpose Building proposed to be expanded, a small 1,767 sq.ft. accessory building, and the Main Building - totaling approximately 24,000 sq.ft. of building coverage. Primary access to the site is via a driveway entrance directly off Black Lake Boulevard. The buildings and improvements are not readily visible from the Black Lake Boulevard right-of-way due to the varied topography (elevation gain of 35 feet from east to west), and site improvements including a retaining wall, landscaping, and surface parking lot between the right-of-way and the existing main building.

The development was originally reviewed as a Conditional Use Permit to construct a 20,563 sq.ft. church (Place of Worship) in a residential zoning district. The permit was approved in 2008 and the initial buildings were constructed between 2009 and 2011. The site planning, landscaping, and building design of the initial development went through Board-level concept and detail design review.

Project Description

The applicants propose to add approximately 8,300 sq.ft. to an existing 12,142 sq.ft. two-story building - the Multi-Purpose Building. The north addition adds 5435 sq.ft., the south addition adds 2865 sq.ft. The additions will assume the appearance, form, and character of the existing building. Walkways and hardscape will be installed around the new additions, as they exist now; colors and materials will match the existing building(s); windows, doors, lighting, and plant materials will match those currently existing on the structures and around the site.

The project comes to the Design Review Board as an element of a building permit application for final site work associated with the approved Conditional Use Permit (2008). Board-level design review is required for any development project 1) greater than 5,000 sq.ft., 2) in a residential zoning district, and 3) that requires a conditional use permit (OMC 18.100.060).

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.

Detail Design Review

Please note that this is a **Detail Design Review**. Detail Design Review involves all the detailed design elements of a project, which include the architectural details, materials and colors, final architectural elevations, and the final landscape plan, as they relate to the applicable Design Requirements (Criteria) and Guidelines.

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.

City staff evaluated the detail design proposal based on:

- Architectural Plan Set including the Site Plan, Building Elevations, and Landscape Plan
- Detail Design Review Application Form

Design Analysis

City staff evaluated the proposal based on the Basic Commercial Design Criteria, OMC 18.110. Typical building addition design requirements at the detail stage of design review are noted below with staff’s analysis and relevant code sections.

1. Windows, OMC 18.110.100

Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

Staff Response: The colored elevations, pages 11 and 12, and photos of the existing building depict windows that are detailed, varied, and coordinated around the building. The windows are vinyl, set in cedar trim, and typically include several panes in each window frame. Window placements are under gables, over doors at entryways, double-hung and fixed. New windows in the addition match existing windows. This requirement is met.

2. Roofs, OMC 18.110.120

Provide relief, detail, and variation to roof lines.

Staff Response: The roof material on the existing structure and other buildings is metal with a green-teal color. Roof forms are primarily pitched gable roofs, cross-hipped, with broad gable dormers reflecting the form, colors, and materials of neighboring structures. The new building additions will have the same roof variation and detail. This requirement is met.

3. Consistency, 18.110.140

Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.

Staff Response: The components of the main building - mass, roof form (including building height), façade articulation, window placement, secondary architectural features, and colors and materials indicate elements of a simple cohesive craftsman-style building. The design of the newer additions match the existing style of the building from all sides. This requirement is met.

4. Colors and Materials, 18.110.150

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

Staff Response: Brick is not used as an exterior material in this set of buildings. However, a durable, maintainable, cement hardie siding is used consistently as an exterior material. This includes vertical board and batten siding on the building’s lower level, horizontal bevel siding on the upper level(s), and a shingle shake siding on the upper dormer gables. The columns, trim, and window mullions continue as an off-white color. The base color of the facades is a neutral beige. The newer materials and colors match those on the existing structures. This requirement is met.

5. Lighting, 18.110.160

Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings.

Staff Response: The architectural packet depicts the addition of a single fixture- a 26 watt LED wall pack labeled as E1X on the Basement Lighting Plan, Sheet 16. There will be seven placements of the wall pack around the building. The applicant states that the lighting will be directed downward and will be mounted on the building at a standard height of 7'6". New and existing fixtures around the building including soffit fixtures, fixtures above entryways, and bollard lighting will be upgraded and will match existing fixtures. This requirement is met.

6. Plant Selections, 18.110.180

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. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).

Staff Response: The applicants submitted the full Landscape Plan that was reviewed and approved with both land use and engineering permit applications with the Conditional Use Permit in 2008. The landscaping was installed, inspected, and given final approval at the time of occupancy of the church. The applicant states that any impacts to the plant materials as a result of construction of the additions will be corrected and restored to the existing condition(s). Photos of the current landscaping are included in the design packet. This condition is met.

7. Screening Site Services, 18.110.190

Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides. (See Section 18.36.060(l), Screening - Trash and Open Storage.)

Staff Response: Site services are depicted on the Architectural Site Plan, Sheet 2, on the Landscape Plan, Sheet 5, and are visible in photos. The solid waste area and existing transformer and equipment area have been screened with landscaping or fencing, and are not visible from the public right-of-way. The applicant states that screening of the site services will not be affected by construction of the additions. See also section 18.110.180 above. This requirement is met.

8. Screening Blank Walls, 18.110.200

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

Staff Response: This requirement generally applies to expanses of walls that will be visible from the public right-of-way, generally associated with visible facades at street level. The new additions, as depicted in the colored elevations on Sheet 11, do not have lengthy blank walls, but rather incorporate windows, entries, texturing through the use of varied exterior materials, and breaks in the roof and wall planes. This requirement is met.

STAFF RECOMMENDATION

That the Design Review Board recommend to the Director approval of the site plan, building elevations, materials, colors, lighting, and details for the Hope Community Church Worship Center Additions, Project 17-3519.

Context Plan: *Approved as proposed.*

Site and Landscape Design: *Approved as proposed.*

Building Design: *Approved as proposed.*

Submitted By: Catherine McCoy, Associate Planner
Phone: (360) 570-3776
Email: cmccoy@ci.olympia.wa.us

Attachments:

2. Detail Architectural Packet
3. Applicant Narrative
4. Application Forms