

**CITY OF OLYMPIA  
Design Review Board**

**CONCEPT DESIGN REVIEW  
STAFF REPORT  
September 28, 2017**

<b>Project Name &amp; Case Number:</b>	Westman Mill, 17-2795
<b>Applicant:</b>	Walker John for 3 <sup>rd</sup> Generation Investment, LLC
<b>Representative:</b>	Sam Nielson, Parametrix
<b>Site Address:</b>	510 State Avenue NE
<b>Project Description:</b>	Construction of three buildings, 86 residential units, approximately 8,500 sq.ft. of retail, and surface parking for 73 vehicles. The project includes long and short-term bicycle parking, and a pedestrian boardwalk and dry stream bed feature along the east property line.
<b>Zoning District:</b>	Urban Waterfront (UW)
<b>Future Land Use:</b>	Urban Waterfront, High Density Neighborhood
<b>Scenic Vista:</b>	Views of the Capitol Building
<b>SEPA Determination:</b>	A SEPA Determination has not yet been made.
<b>Public Notification:</b>	Public notice of the Concept Design Review Board meeting was mailed on July 7, 2017, and again on September 8, 2017, in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.
<b>City Staff:</b>	Catherine McCoy, Associate Planner Phone: (360) 570-3776 Email: <a href="mailto:cmccoy@ci.olympia.wa.us">cmccoy@ci.olympia.wa.us</a>

**BACKGROUND INFORMATION**

**A. Project Context/Existing Site Conditions**

The development site is part of a four-acre site bordered on four sides by State Avenue to the south, Jefferson Street immediately west, Olympia Avenue north, and Chestnut Street to the east. The parcel consists of two lots - Lots 2 and 3; Lot 3 is further separated into Lots A, B, and C. The project is proposed to take up approximately 67,000 sq.ft. of Lot A, at the corner of State Avenue and Jefferson Street (Figure 1).

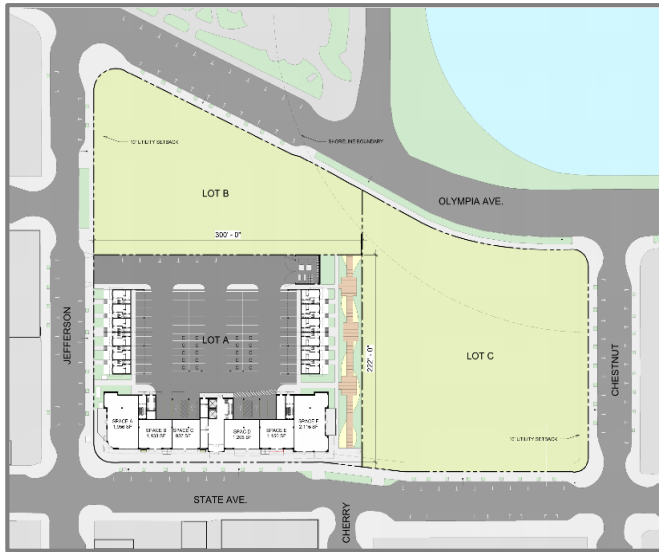


Figure 1: Site-Overall, Sheet A1.00. Westman Mill Concept Design Review. Attachment 2.

The site has been vacant and closed off to foot traffic since 2010. Historic land uses have included milling, warehousing, boat storage and parking, and during 2009 and 2010 was used as a staging area during new road improvements to Olympia Avenue NE and Chestnut Street NE, and general improvements to State Avenue NE and Jefferson Street NE.

The site is in the Urban Waterfront (UW) zoning district. Zoning changes to Downtown Business (DB) immediately south and west of the site. East, the zoning includes residential (R 4-8, RM 18), mixed office-residential (PO/RM), and commercial zoning along the State Avenue and Fourth Avenue corridors (GC, HDC) (Figure 2).

Development in the immediate vicinity ranges in height from one and two-story older buildings to four-to-six-story newer buildings, such as the Hands-On Children's Museum, the Community Youth Services building, Olympia City Hall, and the Billy Frank Jr. Place Apartments.

Surrounding land uses:

- *North:* light and heavy industrial, public facilities, retail
- *East:* commercial, retail, restaurant
- *South:* commercial, retail, restaurant, residential, health services
- *West:* commercial, residential

State Avenue is a 60-foot-wide arterial, one-way west-bound only. A Pedestrian "B" Street extends east and west on State Avenue in front of the main building (OMC 18.16). The right-of-way is host to a dedicated and striped bicycle lane, and a first priority bus corridor leading to the Olympia Transit Center two blocks west of the site. Jefferson Street is a two-way 60-foot-wide access street.

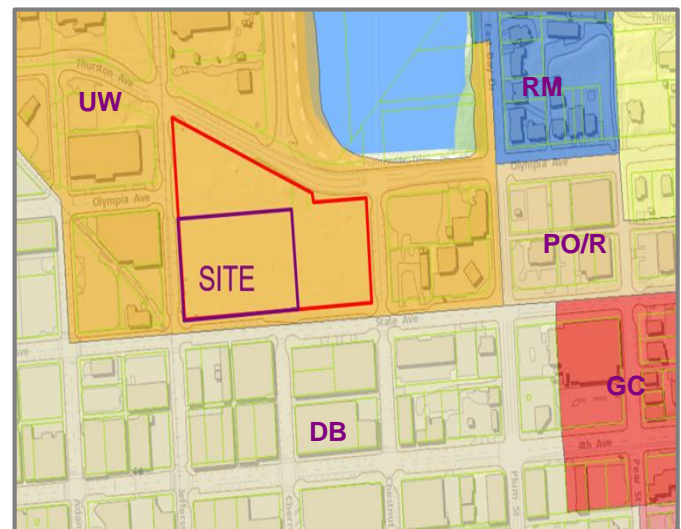


Figure 2: Zoning Districts. ZOOM, 2017.

## B. Summary of Special Site Conditions

1. The project site is within an area characterized as subject to sea level rise flood damage. The project is required to provide any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents (OMC 16.80).

2. Budd Inlet is over 200 feet from the project site, outside of the Shoreline Jurisdiction, and as such the project proposal is not subject to the requirements of the Shoreline Master Program (OMC 18.20).
3. Wetland - the wetland features found on Parcels 2 and 3 are the result of the Washington State Department of Ecology required stormwater control management. The Department of Ecology, the Corps of Engineers, and the City of Olympia will not regulate the area as a wetland (OMC 18.32.505).
4. The development site is in the Downtown Parking Exempt Parking Area which states that residential uses are exempt from vehicle parking standards, while new commercial buildings over 3,000 sq.ft. are required to meet vehicle and bicycle parking standards (OMC 18.38.160).
5. Separate from the Westman Mill proposed project on Lot A, the Port of Olympia is in the process of remedial action (targeted soil removal, cover, and controls) to remove soil contamination over the entire site (Lots A-C), and implement controls in accordance with the Department of Ecology's Toxics Cleanup Program Procedures.

### C. Project Description

The site plan depicts three rectangular buildings forming a U-shape massing composite. The larger of the three buildings extends approximately 300 linear feet along the State Avenue frontage; the two smaller buildings are oriented north and south on Jefferson Street and nearest the east property line. Between and interior to the buildings is a surface level parking lot (Figure 3).

The larger building along State Avenue is a 5-story, 62-foot-tall building with 74 units above 8,500 sq.ft. of retail space. The retail spaces are oriented entirely along the State Avenue frontage. Retail spaces A through F range in floor area from 937 sq.ft. to 2,116 sq.ft. Interior spaces B through E extend 30 feet in depth, and Spaces A and F, each book-ending the other spaces, is approximately 60 feet in depth. The internal height of the ground floor retail spaces is approximately 16 feet from floor to ceiling. Spaces A and F also have floor area for outdoor seating.

The two smaller structures are townhouse apartment buildings with six units in each. The buildings are 3-story with a height of 31 feet. One townhouse building extends 90 feet along the Jefferson Street frontage, while the other building faces east towards a vacant lot abutting the development site. The west townhouse structure is set back from the property line 20 ft.; the east building is set back approximately 37 feet from the property line.

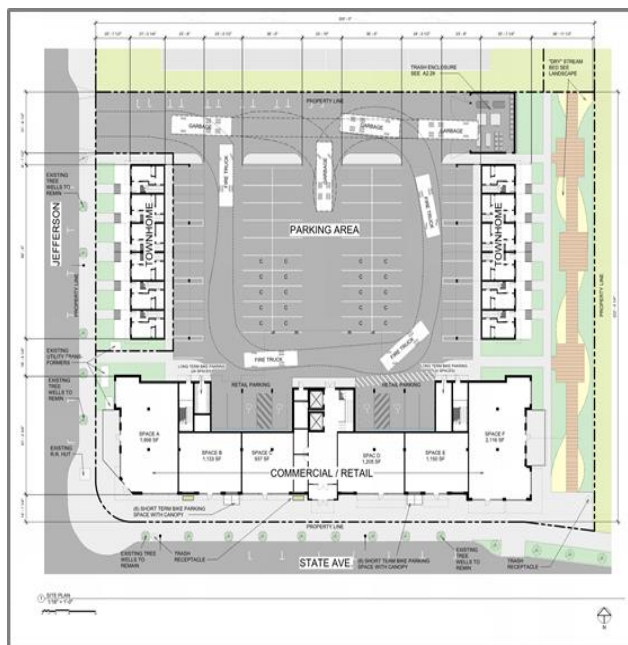


Figure 3: Site Plan-Project, Sheet A1.01. Westman Mill Concept Design Review. Attachment 2.

Vehicular access to the property is from a 32-foot-wide driveway off Jefferson Street. The driveway extends into the surface parking lot behind the three buildings. Pedestrian access to the retail spaces and residential units are from sidewalks on State Avenue and Jefferson Street, and from a pass-through walkway east of the main building on State Avenue.

A dry stream bed with river rock cobbles, boulders, and landscaping extends north from the pedestrian boardwalk plaza in the southeast corner of the site. Also included as site amenities are covered short-term bicycle parking, overhead canopies along the sidewalk, site furniture, and planters and vertical green trellises.

#### D. Public Comment

Staff has received no comments to date specific to the design of the project, or specifically directed to the Design Review Board for consideration of the project. Details of the project scope, project review status, project submittal documents, and public comment can be reviewed on the Westman Mill Redevelopment project webpage: <http://olympiawa.gov/news-and-faq-s/construction-news/westman-mill-redevelopment.aspx>.

The Design Review Board meeting is a public meeting and as such public testimony or comments are not taken at the meeting. Written comments for the Board to review may be submitted to staff in advance of the meeting.

### DESIGN REVIEW

#### A. Concept Design Review

The project shall comply with the requirements of the Design Review Code OMC 18.100; specifically, to Chapters 18.100.110, Basic Commercial Design Criteria, and 18.100.150, Commercial Design Criteria of the Port Peninsula (Figure 4).

The purposes of Design Review are articulated in Olympia Municipal Code Chapter 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;*
- *To raise the level of community expectations for the quality of the built environment;*
- *To encourage originality and creativity in site planning and architecture;*

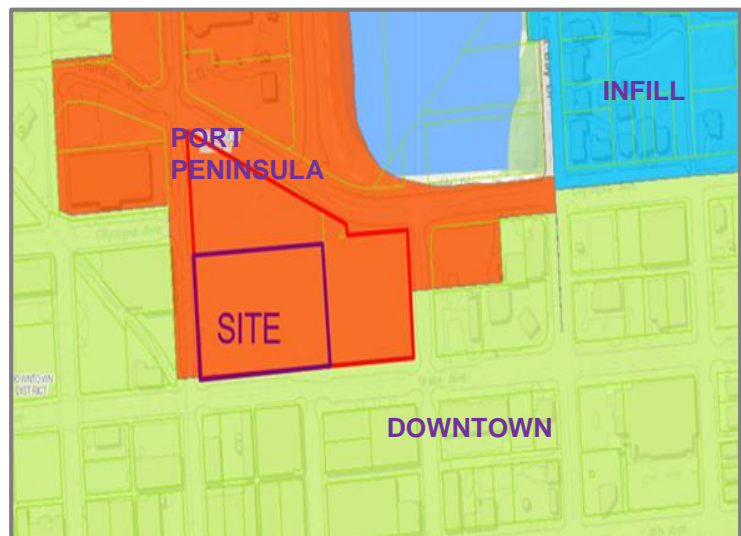


Figure 4: Design Review Districts. ZOOM, 2017.

- *To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;*
- *To preserve and enhance property value;*
- *To ensure that new developments maintain or improve neighborhood character and livability; and*
- *To consider the applicants' needs and goals and the broader public impact of any proposal.*

Please note that this is a **Concept Design Review** by the Design Review Board. Conceptual Design Review involves the major design elements of a project as it relates to site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general citywide design criteria and the specific criteria of the design district.

The section called “How to Use Design Criteria” in the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as the design solutions **are equal to or better** than the guidelines associated with each of the sections (OMC 18.100.100).

City staff has evaluated the project based on:

- The context plans and photos;
- The conceptual site plan, landscape plan, and building elevations;
- The civil site plan, grading plan, utility plans; and
- The design review requirement checklists for OMC 18.100.110 and OMC 18.100.150 (Attachment 2)

Staff’s analysis of the project’s consistency with the Basic Commercial and Port Peninsula design standards can be found in the attached design checklists (Attachment 3).

## **STAFF RECOMMENDATIONS**

Conceptual design review approval is recommended for the Westman Mill project, File 17-2795, subject to the conditions listed below. Code references are noted as the framework for staff recommendations.

**A. Context Plan:** Approve as proposed.

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

1. Provide a full lighting plan that:
  - a. Depicts the areas of lighting (i.e., parking lot, doorways, walkways, signage, greenscape);
  - b. Identifies each type of fixture with details and cut sheets;
  - c. Provides light sources (i.e., bulb type);
  - d. Indicates the height of lighting on the building and around the site;
  - e. Indicates the extent to which shut-off or sensors, timers, and/or motion detectors will be used (to direct or shield fixtures); and
  - f. Use a separate sheet with a key to the types of lighting used around the site. OMC 18.110.160.
2. Provide black and white or colored elevations that depict the street-level landscape design - between the retail spaces along the State Avenue frontage, along the boardwalk, between the sidewalk and the townhouse porches/stoops, and in the plaza area in the northeast corner

of the building (use a separate sheet if necessary). Depict short-term bicycle parking and projections in the right-of-way (e.g., overhead weather protection) in the Landscape Plan. OMC 18.110.180.

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

1. Provide design details of the rear of the buildings, elevations that clearly depict the pedestrian level experience of activities within the parking lot; provide complete pedestrian level views of the back of the buildings. OMC 18.110.030.
2. Provide street level renderings that depict a comfortable and engaging experience along the State Avenue frontage. Details of the retail entries, the lobby entrance, planters, signage, benches, corner element, etc., shall be provided. OMC 18.110.080.
3. Provide examples of the details and types of windows located on the main building, at the street level and on upper stories. Use a separate sheet if necessary to depict of all the elements of windows, doors, and other transparent openings. OMC 18.110.100.
4. Reconcile discrepancies of the design of the buildings in the elevations. Provide solar shading around the main building envelope, and on the townhouse buildings. OMC 18.110.140.
5. Provide design details of various building mounted and freestanding signs, including under-canopy signage, directional/wayfinding signage, and building address signage at the next stage of design review. Use an additional sheet if necessary. OMC 18.150.100, and 18.150.110.

**D. Preliminary Colors and Materials:** Approve as proposed.

**Submitted By:** Catherine McCoy, Associate Planner

**Attachment 1:** Staff Report

**Attachment 2:** Conceptual Design Review Packet

**Attachment 3:** Design Review Checklists

**Attachment 4:** Concept Design Review Application Forms