

**CITY OF OLYMPIA
Olympia Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
November 16, 2017**

Case Numbers:	Detail Review: 17-4635 / Concept Review: 16-9070
Applicant:	Joe Donahou of DDG Architects
Site Address:	1200 Cooper Point Road SW
Project Description:	Renovation, remodel, and reduce the size of “Building 100”. This project is Phase I of the larger site modification which was reviewed by the Design Review Board in January and received land use approval in June of 2017. Site improvements will include new parking layout and landscaping.
Zoning District:	High Density Corridor - 4
Comprehensive Plan:	Urban Corridor
Critical Areas:	Wellhead Protection Area – Allison Springs
Notification:	Notice of the Detail Design Review meeting was sent to the South Westside Neighborhood Association and the Friendly Village Neighborhood Association. OMC 18.78 requires notification to be sent to parties of record, however none have been established. Notice was mailed on November 2, 2017.
Board Responsibility:	The Board will make a recommendation to the Community Planning and Development Department (CPD) Director regarding the adequacy of the projects design. Design Review involves the major design elements of a project as they relate to the general citywide design criteria and the specific design criteria of the design district. In situations where explicit compliance is not feasible, 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 in the requirement sections.
Land Use Review:	The project received land use approval in June. One of the conditions of approval was for the project to address all the design guidance provided by the Board at the Concept Design Review meeting and to present the project to the Board for final recommendation.
Staff Provided Assistance:	City staff evaluated the project based on the applicable design standards and prepared the attached support materials to help assess this project for code compliance. This report focuses on areas that staff recommends careful attention be paid. Suggested conditions of approval have been provided for the Board’s review and recommendation.

Project Context / Existing Site Conditions:

This detail review is for only a portion of the site originally reviewed by the Board and includes only the portion of the site directly adjacent to Cooper Point Road. This phase of the project proposes to reduce building size, provide façade changes, and modify the front parking lot layout. Future improvements to the remainder of the site are anticipated, however the timing is uncertain because a tenant has not yet been recruited.

Review of Design Criteria:

This project is required to comply with both the Basic Commercial Design Criteria (OMC 18.110) and the High Density Corridor Design Criteria (OMC 18.130). The Board found that the project was substantially consistent with the code, and requested minor modifications to be submitted with the detail design application. The applicant has provided a memo summarizing the modifications made per the previous requests and identifies those items that are applicable to this project scope. Generally, these items include dispersal of short-term bike parking, modulation of blank walls, and removal of EIFS.

Staff has provided specific analysis for compliance with each design requirement and associated guidelines within the attached "Design Review Checklist". Only the basic commercial checklist is being provided because none of the High Density Corridor Criteria were applicable to this phase. Overall, staff has found the project design to adequately address the criteria. There are a few areas that staff suggests the Board pay specific attention as follows:

Pedestrian Connections (OMC 18.110.030):

The Board previously requested an enhanced pedestrian connection between the adjacent parcel (Toys R Us) and this site. Crossings have been added from the property line to the existing walking route across the project site and into the pedestrian circulation route onsite. These connections show a clear effort to accommodate the Board's request, but in some areas the pathway appears to be in conflict with required tree planting locations. This could be an error on the architectural plan set as the landscaping plan shows a tree in this location. Nevertheless, minimum tree requirements will need to be met, and the pathway cannot conflict in a way that will prohibit the tree requirements. To address this, staff has requested the applicant provide additional information at the Design Review Board meeting. The Board will need to be prepared to determine if the pathway is necessary and to what extent the site design must be modified to accommodate it. A condition of approval requiring modification of the pathway may be needed.

Bike Parking Locations (OMC 18.050 & OMC 18.38.220(c)):

This phase of the project is required to provide 2 long term and 3 short term bike parking spaces. These spaces have been provided and are re-located in a way that is more conveniently located for employees and customers than previously proposed. The request appears to be adequately addressed.

Screening of Site Services (OMC 18.110.190):

Screening around the dumpster enclosure is not provided and will be required with the engineering permit application. Any planting preferences should be identified as a condition of the Board.

Modulation / Screening of Blank Walls (OMC 18.110.200):

The Board previously asked the applicant to provide enhancements on the back side of Building 100 to provide better modulation. The Board encouraged the pillars to be wrapped in brick as shown on

the front and sides of the building façade. Such enhancements are shown on plans and appear to achieve the desired effect.

Building Material Choices (OMC 18.110.150):

The Board requested that EIFS not be used for this project given its past performance within the City. While enhanced technology has been shown to improve durability, the applicant has responded to the Board's request by removing the EIFS from the project plans.

Public Comments:

(Please note that the Design Review Board is no longer taking public comment at the meeting. Comments related to the project design submitted to the Lead Planner will be forwarded to the Board with the packet. Only those comments related to the project design will be forwarded to the Board.)

- None Received

Staff Recommendation:

Based on review and analysis of the applicable design review code criteria, staff has determined that the proposal appears to meet the intent of the design review requirements. Staff recommends the Board recommend approval of the Detail Design for Phase I of the Cooper Point Market Place Project to the CPD Director with the following conditions:

A. Context Plan: Recommend approval to the CPD Director.

B. Preliminary Site & Landscape Design: Recommend conditional approval to the CPD Director as follows:

1. Pursuant to OMC 18.110.190 provide screening of all site services such as the dumpster enclosure with the engineering permit application.

C. Preliminary Building Design: Recommend approval to the Director of CP&D.

Submitted By: Nicole Floyd, Senior Planner

- **Attachment 1:** Staff Report
- **Attachment 2:** Basic Commercial Checklist
- **Attachment 3:** Design Review Application and Memo
- **Attachment 4:** Architectural and Landscape Plans