

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
December 14, 2017

Project Name/Number: Dockside Flats, Project No. 17-4634

Applicant: Urban Olympia V, LLC
PO Box 7534
Olympia, WA 98507

Representative: Josh Gobel, Project Manager
Thomas Architecture Studio
525 Columbia Street SW
Olympia, WA 98501

Location: 210 State Avenue NW

Project Description: Construction of a new three story building with two floors of apartment units (44) over ground floor commercial uses (8,184 square feet) and parking. The project includes outdoor restaurant seating and plaza between the building and Percival Landing.

Zoning District: Urban Waterfront (UW)

Design Districts: Downtown Design District

Comprehensive Plan Designations: Urban Waterfront with High Density Neighborhood Overlay

Scenic Vista: Budd Inlet, Olympic Mountains, Capitol Dome

Critical Areas: None

SEPA Determination: A SEPA determination has not yet been issued.

City Staff: Cari Hornbein, Senior Planner
Phone: 360-753-8048
E-mail: chornbei@ci.olympia.wa.us

Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on November 28, 2017 to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations.

BACKGROUND INFORMATION

Project Context/Existing Site Conditions:

The project site is located at the intersection of State Avenue and Columbia Street. It is zoned Urban Waterfront and located within the Downtown Design Review District. It is also situated within the shoreline jurisdiction of Budd Inlet. Two vacant buildings occupy the site. Surrounding uses are shown on the figure below. Photos of surrounding uses and buildings can be found on page 004, Attachment 4.

Figure 1



Project Description: Dockside Flats is a new three-story building in the downtown core with 44 apartment units and 8,184 square feet of ground-floor commercial uses. Parking for 31 vehicles is located on the ground level with access off of Columbia Street. Solid waste facilities are located in the northeast corner of the building, also with access off of Columbia Street. The project includes a number of amenities including:

- Short-term bicycle parking located on the east and west sides of the building. Long term bicycle parking is located in a bike storage room with access off of the apartment lobby.
- Street trees along State Avenue and Columbia Street, planting beds along the south side of the building and outdoor seating area, and planting beds around the plaza.
- Metal canopies and fabric awnings over store fronts and apartment lobby for weather protection.

Site/Building Design: The design of the project was driven by a number of factors including a maximum height of 35', maximum building coverage of 60 percent, the presence of a sewer line and unimproved alley (shown on Figure 1), power poles/lines along both frontages, ground level parking and access, solid waste facilities, and shoreline public access requirements.

As shown on the site plan (page A001, Attachment 4), no portion of the building sits directly over the alley/sewer line. Instead, this area will be used as pedestrian access to and from the parking area, with the second and third floor corridors spanning this easement (see page A102, Attachment 4).

The building is generally set back from property lines to meet separation requirements from utility lines. Continuous storefronts are not provided in order to accommodate on-site parking and solid waste access. Building coverage is 58%.

Public access to the water is required in the City's Shoreline Master Program; access can either be physical or visual. Since the property does not front directly on the shoreline, the project includes a plaza that will provide views of the water. The plaza is located on the west side of the building with direct access from the Percival Landing walkway and the State Avenue sidewalk.

Elements of design include building modulation at the ground and upper levels, variation in roof lines, changes in materials/colors, similar window patterns, and use of soldier course details. Exterior materials consist of brick and fiber-cement siding. The concrete base noted on page A301 has been eliminated; brick will be used in its place.

Materials and Colors: Primary building materials include brick and fiber cement siding. Metal will be used for canopies, railings, coping, and cornices. Windows will be vinyl, awnings will be fabric, and entry doors will be fir. Roll-up doors on the east elevation will be frosted glass and metal panels. Exterior cladding will be painted white. Window frames, trim, railings and canopies will be black, and awnings will be blue.

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC); comments have not yet been completed.

DESIGN REVIEW

Concept Design Review: Please note that this is a *Concept Design Review*.

Concept 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 Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement.

Design Analysis: City staff evaluated the proposal based on the Basic Commercial design criteria, OMC 18.110, and the Downtown Commercial design criteria, OMC 18.120. Staff's analysis can be found in

the attached checklists (Attachment 3). The proposal meets most of the design criteria, but where it does not, findings are provided below:

Basic Commercial Design Criteria:

1. *OMC 18.110.050, Pedestrian Amenities* – Additional landscaping, street trees, and lighting are needed to satisfy this requirement.
2. *OMC 18.110.090, Street Walls* – Additional screening of the parking area is needed on the south side of the building.
3. *OMC 18.110.160, Lighting* – The north elevation may not provide adequate alley illumination.
4. *OMC 18.110.180, Plant Selection* – 1) Additional plant materials are needed to offset the lack of perimeter landscaping that would otherwise be required by OMC 18.36, 2) only one street tree is proposed along Columbia Street, 3) Skyrocket juniper may present a conflict with overhead balconies, and 4) street trees should be as large as possible given the existing power lines.

Downtown Commercial Design Criteria:

1. *18.120.050, Building Design and 18.120.090, Awnings, Canopies, and Marquees* – 1) Continuous canopies have not been provided, 2) the canopy over the apartment lobby is greater than 12' in height; and 3) the north elevation contains a blank wall within close proximity to the street.
2. *OMC 18.120.110, Walkways* – Contrasting pavement between the roll-up doors and curb would enhance pedestrian safety.

STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director approval of the concept design review plans for Dockside Flats, File No. 17-4634 with the following conditions:

A. Context Plan: Approve as proposed.

B. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of detail design review:

1. Provide additional pedestrian amenities as follows:
 - a) Lighting in the plaza and outdoor seating area on the west side of the building;
 - b) Street trees along Columbia Avenue;
 - c) Landscaping, in particular on the east side of the building.

OMC 18.110.050

2. Provide an alternate paving pattern/texture between the roll-up doors and curb along Columbia Avenue. *OMC 18.120.110*
3. Revise the landscape plan to address the following:
 - a) Unless the Skyrocket juniper is going to be pruned, replace with a smaller tree;

- b) Add climbing vines to the metal trellis on the south side of the building;
- c) Add street trees along Columbia Street;
- d) Use larger street trees (as large as possible in close proximity to power lines); and
- e) Provide additional landscaping, for example, planting beds at the intersection of State Avenue and Columbia Street, and containers and/or pots on the east side of the building.

C. Building Design: Approve with the following conditions, to be addressed at the time of detail design review.

- 1. Add details to the blank wall on the north elevation (at the solid waste room). *OMC 18.110.090, OMC 18.120.050*
- 2. Unless there are functional reasons for omitting canopies or awnings, add them over the roll-up doors on the east elevation. *OMC 18.120.050*
- 3. Lower the height of the canopy over the apartment lobby to a maximum of 12 feet above sidewalk grade. *OMC 18.120.050*
- 4. Evaluate the need for additional lighting on the north side of the building; add if warranted for pedestrian safety. *OMC 18.110.160*

Submitted By: Cari Hornbein, Senior Planner

Attachments:

Attachment 2 – Application Forms – General Land Use, Land Use Supplement, and Concept Design Review

Attachment 3 – Design Checklists – OMC 18.110 and 18.120

Attachment 4 – Plan Set, date-stamped December 1, 2017