

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
January 25, 2018**

Project Name and Case Number: Westman Mill, 17-2795

Site Address: 510 State Avenue NE

Project Description: 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.

Applicant: Walker John for
3rd Generation Investment, LLC

Representative: Amos Callendar
Thomas Architecture Studio

Zoning District: Urban Waterfront (UW)

Future Land Use: Urban Waterfront, High Density Neighborhood

Design Review District: Port Design District

Scenic Vista: The project site is not within a Scenic Vista or View Corridor (Ord 4336)

SEPA Determination: A SEPA Determination has not yet been made.

Public Notification: Public notice of the Concept Design Review Board meeting was mailed on January 11, 2018, in accordance with Olympia Municipal Code (OMC) 18.72.020, Table 78-1.

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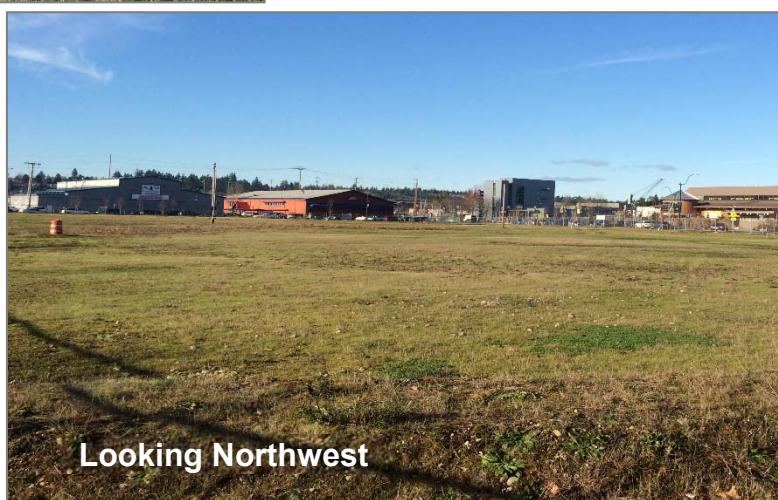
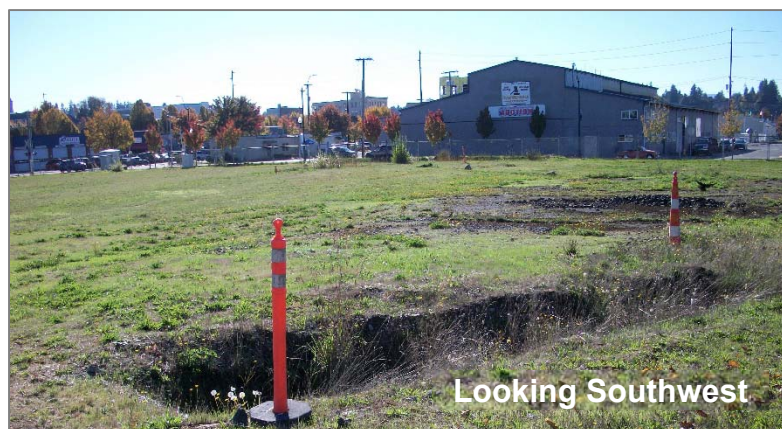
I. BACKGROUND INFORMATION

A. Project Context/Existing Site Conditions

The development site is part of a four-acre site bordered by State Avenue to the south, Jefferson Street immediately west, Olympia Avenue north, and Chestnut Street to the east. The project is proposed to take up approximately 67,000 sq.ft. of the site principally at the corner of State Avenue and Jefferson Street (Figure 1).

The site is in the Urban Waterfront (UW) zoning district. The surrounding 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).

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.



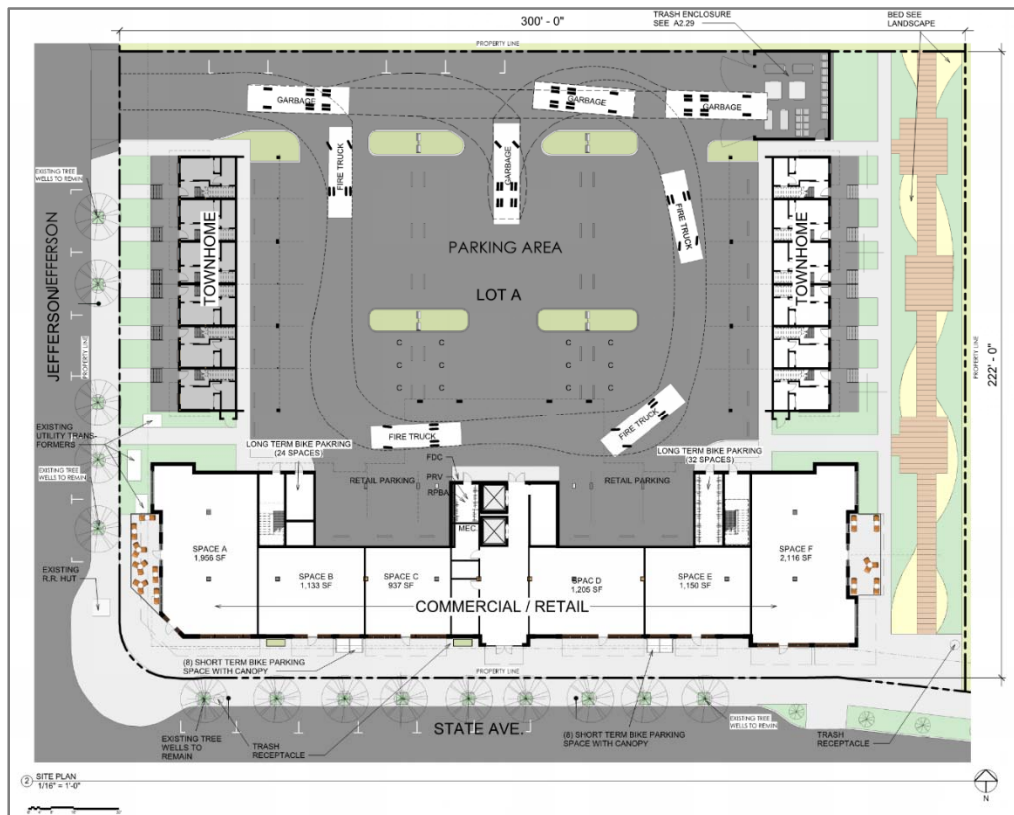
State Avenue is a 60-foot-wide arterial, one-way west-bound only. A Pedestrian "B" Street extends east and west on State Avenue in front of the main building (OMC 18.16). The right-of-way is host to a dedicated and striped bicycle lane, and a first priority bus corridor leading to the Olympia Transit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

B. Project Description

The site plan depicts three buildings forming a U-shape massing composite (Figure 1). 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.

- 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 two smaller structures are townhouse apartment buildings with six units in each. The buildings are 3-story with a height of 31 feet.
- 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.
- 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.

II. DESIGN REVIEW



The purpose of design review is articulated in OMC 18.100.040:

1. *To promote those qualities in the natural environment which bring value to the community;*
2. *To foster the attractiveness and functional utility of the community as a place to live and work;*
3. *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;*
4. *To raise the level of community expectations for the quality of the built environment;*
5. *To encourage originality and creativity in site planning and architecture;*
6. *To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;*
7. *To preserve and enhance property value;*
8. *To ensure that new developments maintain or improve neighborhood character and livability; and*
9. *To consider the applicant's needs and goals and the broader public impact of any proposal.*

A. Detail Design Review

Please note that this is a **Detail Design Review** of the Westman Mill project by the Design Review Board. The Board recommended approval of the *conceptual* design on September 28, 2017.

Detail Design Review involves all the detailed design elements of a project, which include the architectural details of materials, colors, and final architectural elevations, the final landscape design including the required lighting plan, the sign program as it relates to the applicable Design Requirements (Criteria) and Guidelines, and zoning classification, parking and landscaping chapters, and overlay districts contained within the Unified Development Code.

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).

The project is required to comply with the requirements of the Design Review Code OMC 18.100, specifically to the following Code chapters:

- Basic Commercial Design Criteria, OMC 18.100.110
- Commercial Design Criteria of the Port Peninsula, OMC 18.100.150

City staff has evaluated the detail design proposal based on:

- The detail design architectural plan set;
- The 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)

B. Analysis

In the interest of fully assessing how the buildings relate to the street frontages, and to determine the extent to which security and safety exist in the parking lot, at the conceptual stage of review the Board asked the applicants to provide more pedestrian level detail, which the applicants did provide. In fact, staff found that many of the conditions of approval have been addressed, and the associated design requirements met. Staff's analysis of the detail design proposal is incorporated in the combined Basic Commercial and Commercial Downtown Port Peninsula Criteria checklists (Attachment 2).

III. STAFF RECOMMENDATION

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

A. Context Plan: Approve as proposed.

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

1. Include plant photos of the entire plant selection with the Engineering permit application. Add the photos directly to the Landscape Plan -use extra sheets if necessary. *OMC 18.110.180.*

C. Building Design: Approve with the following conditions:

1. Provide additional directional and safety devices in the interior parking lot, such as clear directional signage or graphic markings on the pavement, that point pedestrians to the retail spaces along State Avenue and alert or direct pedestrians and residents to service areas and active service vehicles. *OMC 18.110.030.*
2. Overhead canopy coverage along State Avenue shall be provided to the fullest extent possible, including over window openings and above bicycle parking spaces. *OMC 18.110.080.*
3. Provide an option for parking bicycles at the sidewalk level, in addition to hanging bicycles on the building. *OMC 18.110.080.*
4. Provide solar shading consistently on the east and west facades of the primary building fronting State Avenue. *OMC 18.110.140.*

D. Colors and Materials: Approve as proposed.

Submitted by: Catherine McCoy, Associate Planner
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Attachment 1: Detail Design Review Staff Report
Attachment 2: Design Review Checklists
Attachment 3: Detail Design Architectural Packet
Attachment 4: Detail Design Review Application Form
Attachment 5: Concept Design Meeting Memo