

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
August 10, 2017

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| Case Number: | 17-2528 |
| Applicant: | Views on 5 th LLC |
| Representative: | Thomas Architecture Studio |
| Site Address: | 410 5 th Avenue SW |
| Project Description: | A multi-family and commercial complex intended to provide 140 new residences and a mix of ground floor restaurant and retail spaces. Project will include reuse of the existing tower and construction of two new mixed use buildings. Onsite parking and landscaping will be provided. |
| Zoning District: | Urban Waterfront - Housing |
| Comprehensive Plan: | Residential Mixed Use |
| Notification: | Notice of the Design Review Board Meeting was sent to Parties of Record and adjacent neighborhood associations on February 12, 2018 which provided a 10 day notice as required by OMC 18.78. |
| Board Responsibility: | The Board will make a recommendation to the Community Planning and Development Department (CPD) Director regarding the adequacy of the projects design in relationship to the building permit application. Detail Design Review involves review of the applicable design criteria within the Olympia Municipal Code. 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 Hearing Examiner granted Land Use Approval on February 5, 2018. A request for reconsideration has been submitted which has extended the appeal period. Construction permits cannot be issued until the appeal period closes. |
| Staff Provided Assistance: | City staff evaluated the project based on the applicable design standards and prepared a variety of support materials including design review checklists to assist in the Board's assessment of this project (see attached). This report focuses on issues that staff recommends for Board discussion. Suggested conditions of approval have been provided for the Board's review and recommendation. |

Project Modifications:

Following the Concept Design Review Board meeting the applicant has modified the project. These modifications reflect a variety of factors including property owner preferences, code requirements, and a more refined project design. Key areas of modification include:

- Removal of the mid-block crossing.
- Removal of green walls running up the east and west sides of the tower; replaced by decorative metal panels.
- Addition of green screening walls within the woonerf to help screen the utility box and proposed adjacent to the automated garage entry.
- Modification of surface parking in the woonerf. Parking spaces have been reduced and re-oriented to allow for accessible access.
- Modification of bike parking locations; spaces do not extend into the ROW along street frontages.

Review of Design Criteria:

This project is required to comply with both the Basic Commercial Design Criteria (OMC 18.110) and the Downtown Design Criteria (OMC 18.120). Staff reviewed the project for compliance with these criteria and has provided a detailed analysis within the attached "Design Review Checklists". The checklists identify areas of compliance and deficiency. The same checklists were used for both the concept and detail review, however each review places emphasis on different sections. Those sections labeled "Detail Staff Review" which are [written in blue, provide new staff commentary associated with the detail review submittal](#). Recommended conditions of approval are provided for the Board's consideration.

As outlined in the checklists, staff has found that the project design adequately addresses the criteria within the code. There are a few issues that staff suggests the Board pay specific attention to, as follows:

Pedestrian / Vehicular Circulation:

At the Concept Design Review meeting, the Board requested additional information regarding the woonerf (pedestrian oriented alley) running east/west which is intended to provide the bulk of the vehicular and pedestrian circulation onsite. Concerns related to the pedestrian and vehicular interactions within the woonerf were raised. The board requested:

1. Modification to textured pavement within the woonerf to include safe pedestrian routes.

Applicant Response: Minor changes to the textured pavement have been provided, however the applicant is hesitant to add pavement markings for pedestrian circulation because it might inadvertently reduce the overall pedestrian oriented nature of the woonerf. The entire area is intended to be a walking route, identifying specific walkways might diminish the pedestrians superiority within the area.

Staff Recommendation: The applicant raises a reasonable perspective, however this woonerf is unique in that it is designed to accommodate the bulk of the projects auto oriented elements including approximately 140 parking stalls, solid waste services, and loading areas. Given the high volume of auto oriented uses, there will be times throughout the day when the vehicles will be the predominant user of the woonerf. Careful attention to the auto and pedestrian interaction seems prudent. Staff recommends the following conditions of approval:

- Add a condition of approval that would require modification to the textured patterns only if accessible routes are required by the City's building department. If required, the pavement markings shall be incorporated into the textured markings.
- Add a condition of approval that more clearly defines the start of the queuing area for the automated parking to avoid confusion. The stop line in the textured pavement shall be modified to extend the distance of the woonerf.

2. Alignment of textured pavement related to the mid-block crossing.

Applicant Response: Mid-block crossing has been removed from project, as such texture related to the crossing has been removed.

3. Show locations of directional signage within the woonerf.

Applicant Response: Proposed signage has been provided in the plans submitted.

Staff Recommendation: The plans provided include several signs helping define the appropriate areas for various activities within the woonerf. Generally, these signs seem appropriate and helpful. Staff is concerned that more clarity regarding the queuing for the automated parking might be needed. The project plans include a partial line, intended to indicate the beginning of the queuing. Staff recommends making this a solid line and adding signage to help clearly identify its purpose. Staff suggests the board:

- Add a condition of approval requiring a sign at the start of the queuing line for the automated parking to indicate the start of the queuing line.

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

At the Concept Design Review meeting, the Board requested additional information regarding the distribution of bike parking locations. Generally, more information was needed as to which buildings each bike parking area would be assigned. The applicant has provided such clarification. Staff finds the additional information satisfactory and does not suggest additional conditions related to this topic.

Outdoor Seating (OMC 18.110.040):

The board recommended a condition of approval to ensure future fencing around the bar/restaurant's seating area maintain a human scale. As the applicant does not yet have a specific tenant for the space, a determination if fencing will be needed or desired

cannot be made. As such, Staff recommends carrying the condition regarding fencing forward as a reminder to future tenants whom may wish to fence the area.

Landscaping (OMC 18.110.030):

The plans submitted for detail design review have removed the green walls initially proposed along the east and west walls of the tower and added some green screening adjacent to the automated parking garage and to provide enhanced screening of the utility box. Staff suggests the board review the proposed plant types associated with these features to ensure the desired screening effect will be achieved. The plants shown at the base of the automated parking garage (magic carpet spirea) do not appear to be climbing plants. Staff recommends the board add a condition of approval:

- Modify the landscaping plan to ensure climbing plants are adequately planted at the base of the green screen walls that will achieve full coverage.

Written Public Comments:

The Design Review Board does not take verbal public comment during the meeting. No written comments related to design were submitted to staff prior to the packet distribution (occurs 1 week in advance of the meeting). Subsequent written comments submitted prior to the 4:30PM February 22, 2018 specifically related to design, or specifically addressed to the Board will be provided to the Board at the start of the meeting.

Staff Recommendation:

Based on review and analysis of the applicable Design Review Code Criteria, staff has determined that the proposal meets the intent of the Design Review requirements. Staff recommends the Design Review Board to recommend approval of the Detail Design to the Director of Community Development, with the following conditions:

1. Modification to the textured concrete patterns within the woonerf shall be made to incorporate any pavement markings required by the City's Building Official related to accessible routes and pedestrian safety.
2. Modify the textured concrete patterns to include a solid line extending across the woonerf to more clearly define the start of the queuing for the automated parking.
3. Add a sign in the woonerf indicating the start of the queuing line for the automated parking.
4. Should fencing of the outdoor seating area be proposed in the future with the tenant occupation of the restaurant/bar, staff should review the fencing and ensure it maintains a human scale by providing openings at frequent intervals and that the fencing material is compatible with the structure.
5. Modify the landscaping plan to ensure climbing plants are adequately planted at the base of the green screen walls that will achieve full coverage.

C. Preliminary Building Design: Recommend approval.

Submitted By: Nicole Floyd, Senior Planner

Attachment 1: This Staff Report

Attachment 2: Design Review Checklists (Basic Commercial OMC 18.110 & Downtown OMC 18.120)

Attachment 3: Concept Design Memo

Attachment 4: Design Review application and plans