

**CITY OF OLYMPIA  
Design Review Board**

**CONCEPT DESIGN REVIEW  
STAFF REPORT  
May 10, 2018**

**Project Name & Case Number:** Condominiums on Columbia (Percival Condominiums), File 17-5161

**Applicant:** Tovani Hart, PC  
609 Columbia St SW  
Olympia WA 98501

**Representative:** Todd Tovani, Architect

**Site Address:** 322 Columbia St NW

**Project Description:** Construction of a 7-story residential building – five stories of 28 residential units above two levels of internal parking and lobby area (55 vehicles and long-term bicycle storage). Vehicular access to the building’s parking garage is proposed from both Columbia Street and Thurston Avenue.

**Zoning District:** Urban Waterfront (UW)

**Future Land Use:** General Commercial, High Density Neighborhood

**Scenic Vista:** Not Applicable

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

**Public Notification:** Public notice of the Concept Design Review Board meeting was mailed on April 26, 2018, in accordance with Olympia Municipal Code (OMC) 18.78.020, Table 78-1.

**City Staff:** Catherine McCoy, Associate Planner  
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**BACKGROUND INFORMATION**

**A. Project Context/Existing Conditions**

The subject site is an undeveloped rectangular lot, 14,375 square feet in area that occupies a ¼ block in downtown Olympia. Thurston Avenue abuts the lot on the north, Columbia Street abuts the site on the south, and an alley exists on the south. Percival Landing Park and the Boardwalk Trail are west of the site, and approximately 300 feet further west is the shore of the West Bay of Budd Inlet. Commercial and residential uses surround the site, including eating and drinking establishments, private and governmental offices, multifamily residential, retail, and entertainment venues.



Buildings in the vicinity include a mix of single and multi-story buildings, varying in age, architectural style, and types of construction. Surrounding development includes the following:

- Gardner's Restaurant - single story, constructed in 1950
- Hung Right Doors - single story, constructed in 1950
- Urban Upholstery - single story, constructed in 1927
- Capitol Way Associates Apartments (formerly known as the Boardwalk Apartments) - three story, constructed in 1999
- Washington Department of Fish and Wildlife building - two story, constructed in 1951
- Hilton Double Tree Hotel - three story, constructed in 1999

The Columbia Street Manufactured Gas Plant occupied the site from 1907 to 1957, followed by development of an office/warehouse building constructed in the 1950s, later demolished, and lastly the site was used as an overflow parking lot. In 2012, as part of a WA Department of Ecology Voluntary Cleanup Program project, the site was excavated to a depth of 6 feet and replaced with clean structural fill (Columbia Square Properties. 2009-2015. ECY Cleanup Site ID No. 6851). Ecology issued a determination of No Further Action (NFA) in September 2015.

This site and area of downtown Olympia includes the Waterfront and Capitol to Market "character areas", as defined in the Olympia Downtown Strategy (Resolution M-1874, April 2017). The Waterfront character area, which includes Percival Landing Park and Boardwalk Trail, is intended to enhance and connect development to the waterfront "...visually, physically, and symbolically." Design goals of the Capitol to Market character area are primarily to "...activate streetscapes - such as with storefront building design, wide sidewalks, and multimodal access."

## B. Summary of Special Site Conditions

1. Pedestrian Streets. Columbia Street is a pedestrian “A” street, Thurston Avenue is a pedestrian “B” street; both are subject to OMC 18.16, the Pedestrian Street Overlay District. The Pedestrian Overlay standards, like other zoning regulations such as Parking and Loading and Landscaping, are generally applied during the Land Use (Site Plan) review rather than during Design Review.
2. Adjacent Building. The building’s southeast corner is angled on the first two levels (to approximately 20 feet above grade), to accommodate an alleyway entrance to the adjacent building (315 Capitol Way N). The entrance happens to be the only full-size access door for the adjacent building, utilized since the 1960s.

## C. Project Description

The proposal is to construct a seven-story residential building with two levels of internal parking. At 77.6 feet in height, the building has 28 condominium residential units above internal parking for 55 vehicles. Vehicular access to parking will be from Thurston Avenue for access to Level 1 and Columbia Street for access to parking Level 2.

The mass of the building is rectangular (square) built out to the corner with 100 percent development coverage on the lot. Secondary architectural elements include private decks for each unit, canopies along the Columbia Street and Thurston Avenue frontages, a deep upper level walkway and roof-overhang, and building envelope recesses and indentations/modulation. Other site features include an internal solid waste and recycling station on Level 1, long and short-term bicycle parking, new street trees and landscaping in the planting strips between the sidewalks and roadway, pedestrian benches, and garbage and recycling cans along the sidewalk.

## 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. Approximately 20 people signed-in at neighborhood informational meeting held at City Hall on December 20, 2017.

## E. Land Use Review

Land Use (Site Plan) Review and Approval is underway; there has been no decision or determination made of the land use application, at this time.

## DESIGN REVIEW

### A. Concept Design Review

The project site is within the Downtown Design design review district and is therefore subject to the requirements of the Design Review Code OMC 18.100, and since this is a single-use residential development proposal, the project must specifically respond to Chapter 18.100.170, Multi-family Residential.

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;*
- *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 evaluated the project based on:

- Project Applications Forms - General Land Use, Site Plan Supplement, Concept Design Review
- Architectural Plan Set, dated Mar 1, 2018
- Civil Plan Set, dated February 2018
- Multifamily Design criteria, OMC 18.100.170

The Design Review Board meeting is a public *meeting*, and unlike a public *hearing* public testimony or comment is not taken at the meeting. However, written comments submitted to staff at least one week in advance of the meeting, will be forwarded to the Board for their consideration.

## STAFF RECOMMENDATIONS

Staff's extended study of the design program is provided in the Multi-family Residential Design Checklist (Attachment 2). Staff found the overall site plan and conceptual design program to generally meet the requirements and intent of the Multi-family design criteria.

Staff recommends conceptual design review approval for the Condominiums on Columbia (Percival Condominiums), File 17-5161, subject to the conditions listed below. Code references in *italics* provide the framework for staff recommendations. Prior to the Detail Design Review Board meeting, the architectural plan set shall be revised to reflect the Board's final conditions of approval for conceptual design review.

A. Context Plan: Approve as proposed.

B. Preliminary Site and Landscape Design:

1. Update the Site Plan, Sheet A010, and the Landscape Plan, Sheet LS-01, with the correct location of the short-term bicycle parking stationary racks (i.e., along Columbia Street and/or Thurston Avenue?). *OMC 18.170.030*

### C. Preliminary Building Design:

2. Provide details of the decorative grill screening over parking garage openings on the first two levels of the building, and of the coiling overhead garage doors (2). *OMC 18.170.030.*
3. Provide details of the upper level residential deck columns and railings. *OMC 18.170.050*
4. Provide design details of the rooftop equipment and stairwell screening structure (i.e., material(s), color, and dimensions). *OMC 18.170.070*
5. Provide a lighting plan that depicts 1) parking garage lighting options, 2) lighting above solid waste rollup door, 3) building mounted lighting on all facades, 4) lighting proposed above residential entries, and 5) lighting on and along decks. The lighting plan should include, but is not limited to, fixture photos, cut sheets, building mounting heights from grade, duration of fixture illumination, and distance of illumination per fixture. *OMC 18.170.080*
6. Add window treatments that provide relief and depth to the windows. *OMC 18.170.130*
7. Recess the storefront entries for increased depth and interest at the street level. *OMC 18.170.130*
8. Provide a materials and colors board at the next stage of design review, for Board review and approval. *OMC 18.170.140*

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

**Attachment 1:** Staff Report, May 3, 2018

**Attachment 3:** Multi-family Design Review Checklist, OMC 18.170

**Attachment 2:** Conceptual Design Review Packet, April 30, 2018

**Attachment 4:** General and Design Review Application Forms