

**CITY OF OLYMPIA
Design Review Board**

**CONCEPT DESIGN REVIEW
STAFF REPORT
June 28, 2018**

Project Name & Case Number:	Oly Moxie 18-1827
Applicant:	Lendlease
Representative:	Angela Raymond, Centerline Solutions
City Staff:	Paula Smith, Assistant Planner
Site Address:	700 Block 11 th Avenue SE
Project Description:	Construction of a new concealed freestanding wireless communications tower, 120 feet in height with associated equipment area requiring a Conditional Use Permit. The tower will be stealth and designed as a fir tree to blend in with the natural environment.
Zoning District:	Urban Residential (UR)
Future Land Use:	Residential Mixed Use
Design Review District:	Downtown Business
Scenic Vista:	Olympic Mountains, Capitol Buildings
Overlay Districts:	Not applicable
Land Use Review:	The proposal is currently under review with the Site Plan Review Committee (SPRC). The project requires a conditional use permit and variance from the front yard setback requirement with public hearing and decision by the Olympia Hearings Examiner.
SEPA Determination:	A State Environmental Policy Act-Threshold Determination is required. This SEPA Determination has not yet been made.
Public Notification:	Public notice of the Concept Design Review Board meeting was mailed on May 9, 2018, in accordance with Olympia Municipal Code (OMC) 18.78.020, Table 78-1.

BACKGROUND INFORMATION

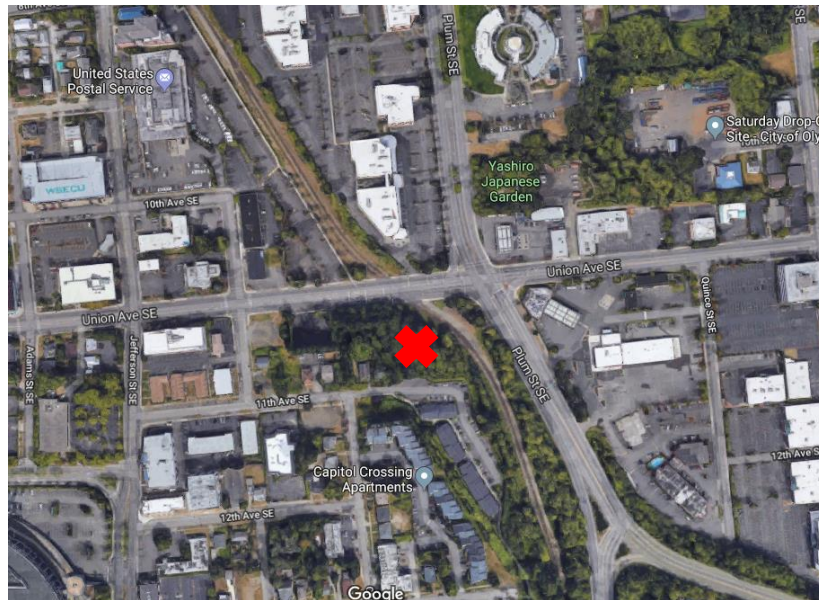
A. Project Context/Existing Site Conditions

The project site is an undeveloped parcel owned by the Oregon Washington Railroad & Nav Company. The applicant plans to lease approximately 2500 sq. ft. area for the location of a new concealed freestanding wireless communications facility.

The property is located in the Urban Residential zoning district and is within the Downtown Business Design Review District. Concealed Wireless Communications Facilities are allowed under a conditional use approval granted by the Olympia Hearings Examiner. The hearing for this project has not been scheduled.

The land uses surrounding the project site are as follows:

- *North:* commercial, office, drycleaner, gas station
- *East:* commercial, gas station, retail, restaurant
- *South:* multifamily residential complexes
- *West:* single family residences, office building, multifamily complex



❌ Project Site location

B. 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.

The Design Review Board meeting is a public meeting. Public testimony or comments are not taken at the meeting. If any written comments are received, staff will provide for the Board's consideration in advance of the meeting.

DESIGN REVIEW

- A. **Board Level Review.** Per OMC 18.100.090, any proposed development project located within this district is subject to review by the Design Review Board.

B. Concept Design Review

The project shall comply with the requirements of the Design Review Code OMC 18.100; specifically, to Chapters 18.100.110, Basic Commercial Design Criteria and 18.100.120, Commercial Design Criteria Downtown.

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).

REVIEW OF DESIGN CRITERIA

A. Staff Analysis

City staff has evaluated the proposal and found that the vast majority of the design criteria in both chapters were not applicable based on the proposed land use. The design criteria is written in a manner that only addresses development intended to be occupied by people and locations where pedestrian activity is desired. This project is unique and was not the type of development envisioned when the design criteria were developed.

There are no other towers designed and concealed to look like a tree that are in the City of Olympia’s Downtown Design Review District that could be used as a reference or to provide as an example. Photo simulations in Attachment 4 provides examples of how the tower will look from different areas in the vicinity to the project site.

The complete review and analysis of the project’s consistency with the applicable Design Criteria by staff can be found on the design review checklists (Attachment 4). The following are a few of the design review criteria items that may be of interest or areas that may need some consideration by the Board in making their recommendation:

18.110.060 View Preservation

The property abuts two separate scenic vistas designations (see reference map below). The Olympic Mountain scenic view (no. 3 on map) is located on Union Avenue and Plum Street of and the Capitol Buildings scenic view (no. 6 on map) is also on Union Avenue. After review of the Scenic Vista Map and the proposed project, staff finds that there are no anticipated impact to either of the view corridors.



SCENIC VISTA MAP

Scenic Vista 6= Capitol Buildings

Scenic Vista 3 = Olympic Mountains

18.100.150 Colors and Materials

A suggested guideline within this section states: “Do not use highly reflective exterior materials where glare would affect nearby buildings or traffic.” Since this is conceptual review, material samples are not provided at this stage. It is unknown to staff if the material on the tower will be reflective. A photo submitted by the applicant provides an example of a previous tower constructed elsewhere (Page 7 of Attachment 3) for the board to consider.

Given the unique nature of the project, staff suggest that the Board provide more detailed guidance as to the material samples needed for detailed design review.

18.110.160 Lighting

The design criteria of this section indicates that the project should have lighting to emphasize the building and the landscaping and to provide visibility and general security. Again, since this is conceptual design review, details of lighting were not provided at this stage. Since it is unknown what the overall lighting plan is, staff would recommend that this doesn't seem appropriate to emphasize the site with lighting. Lighting should be minimal and be provided for security purposes only.

STAFF RECOMMENDATIONS

That the Design Review Board recommends to approve with conditions to the Olympia Hearings Examiner, as noted below:

- A. **Context Plan:** Approved as proposed
- B. **Preliminary Site and Landscape Design:** Provide samples of materials as noted by the Board and a lighting plan for detail design review.
- C. **Preliminary Building Design:** N/A

Submitted By: Paula Smith, Assistant Planner

Attachment 1: Staff Report

Attachment 2: Concept Design Review Application Forms

Attachment 3: Conceptual Design Review Packet (Consisting of Site Plans, Context Plan/Photo Simulations, Elevation Plan, Photo Example, Color Palette and Landscaping Plan)

Attachment 4: Design Review Checklists