

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
August 23, 2018

Case Number: 18-1486

Applicant: Intercity Transit Center Expansion

Project Representative: Barney Mansavage of SRG Partnership INC

City Staff Contact: Nicole Floyd, Senior Planner P. 360-570-3768
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Site Address: 222 State Avenue NE

Project Description: Expansion of the existing transit center to include a new 11,570sf office building and new bus driveway. Improvements include 3 pedestrian plazas and landscaping.

Zoning District: Downtown Business

Design Criteria: Basic Commercial and Downtown Commercial

Comprehensive Plan: Central Business District

Scenic Vista: Not Applicable

Critical Areas: None present

SEPA Determination: Exempt – Project meets the downtown area exemption criteria

Notification: Notice of the Detail Design Review Board Meeting was sent to Recognized Neighborhood Associations in the project vicinity and Parties of Record on July 31, 2018.

Board Responsibility: The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Community Planning and Development Director regarding the adequacy of the projects design. The Director makes the final decision. Detail Design Review involves resolution of issues raised at the concept meeting and evaluation of site details not provided earlier in the project. 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.

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 Context / Existing Site Conditions: This is an expansion of the existing Transit Center in Downtown Olympia. The existing building and bus bays were constructed in 1994 with 10 bus bays. The expansion intends to use the remainder of the block for an 11,000sf, two-story building to house a customer service area with public restrooms, a ticketing information counter, conference rooms, offices, and an employee break area. The proposal also includes a new bus aisle to accommodate 5 new bus bays. No vehicular parking is proposed with the project, however more than 30 new bike parking spaces are included.

The physical layout of the building is constrained by the existing angled orientation of the bus bays and existing building. In order to most effectively use the site, continuation of the angular development pattern has been conditionally approved. The City has approved the applicant's design with two pedestrian plazas on Olympia Avenue as a way to provide a quality of pedestrian environment as an alternative to placing the building on the street frontage.

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. Recommended conditions of approval are provided for the Board's consideration.

As outlined in the checklists, staff has found that the project design generally addresses the criteria within the code and the applicant has responded to most of the conditions of approval from the Concept DRB meeting. The following are areas in which staff recommend the Boards focus on:

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

Plans include three bike parking locations with more than 20 long-term (employee) parking spaces and 10 short-term (customer) parking spaces. Significant progress regarding the final design of these spaces has been made since the Concept Design Review, however plans do not indicate where directional signage for customer/visitor bike parking will be located, nor the signage design. Signage is required for all bicycle parking spaces that are more than 50' from the building entry. The locker enclosure is more than 50' from the new structure therefore signage is required.

It is likely that the applicant will provide additional information at the meeting to supplement the submittal packet by addressing the proposed signage locations and design. Staff recommends a condition of approval that ensures such signage is provided with the building permit application.

Site Service Screening (OMC 18.110.090): Visual screening is required so that utility vaults and other mechanical equipment are not visible from adjacent rights of way. The Board requested additional information regarding proposed site utilities screening methods. The detailed landscaping plan (attachment 4 as opposed to sheet L1.23) shows mostly low growing grasses and ground cover plants adjacent to the utilities. Staff suggests the Board evaluate the planting plan and provide some guidance. The applicant is hesitant to provide significant plant species due to safety and site visibility concerns. Suggestions regarding durable and appropriate plant materials that will provide year round screening but that do not exceed 2.5 feet in height would be help the applicant meet code.

Dumpster Enclosure: Discussion of the dumpster enclosure and screening of it took place at the Concept DRB meeting where concerns about visibility to State Avenue were raised. A condition of approval was

added that asking the applicant to evaluate alternative designs and screening methods including landscaping to reduce visibility of the enclosure from the State Avenue. The applicant contends that existing vegetation adequately screens the dumpster enclosure, therefore no design modification nor increased vegetated screening is proposed. Plans do not demonstrate how this conclusion was drawn; Staff anticipates additional information will be presented at the meeting. Should additional screening of the dumpster enclosure from State Avenue be recommended by the Board, a condition of approval will need to be added.

Written Public Comments:

The Design Review Board does not take verbal public comment during the meeting. No written comments were submitted prior to the date of the Design Review Board packet distribution. Any comments submitted following the packet distribution, and prior to the start of the meeting that relate to the project design will be forwarded to the Board for review.

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, with the following conditions:

- 1) All amenities shown in the detail design review packet (date of set) shall be provided onsite prior to occupancy of the structure. Alterations exceeding a 10% change to the public plaza amenities will require additional review and recommendation by the Design Review Board.
- 2) Signage at the entry of all bike parking locations shall be provided on the civil plan set to help identify the intended user and use of the space (OMC 18.050 & OMC 18.38.220(c)).
- 3) Enhanced vegetated screening around utility boxes shall be provided with the engineering permit submittal. (OMC 18.110.180 & OMC 18.110.190).

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:** Detail Design Review application and Design Plan Set
- **Attachment 4:** Pages from the landscaping plan submitted with the Engineering Permit application.