

Project Name: **SPSCC Health & Wellness Facility Building Expansion**

Master File No.: **18-1869**

Date: **December 6, 2018**

☐ Concept Design Review

☒ **Detail Design Review**

STAFF NOTE: The proposal is a Conditional Use Permit request to expand an existing building within the South Puget Sound Community College (SPSCC) campus. Many of the Basic Commercial Design Criteria do not apply to this development proposal and are marked as “N/A”.

CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110

18.110.020 - Frontage

A. REQUIREMENT:

Complies

☐

Conflicts

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N/A

☒

Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

18.110.030 – Connections

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.

18.110.040 – Fences and walls

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.

18.110.050 – Pedestrian amenities

A. REQUIREMENT:			Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following: <ol style="list-style-type: none">1. Patterned materials on walkways;2. Shelters;3. Trash receptacles;4. Drinking fountains;5. Pedestrian lighting, light bollards, or alley lighting;6. Fountains, sculptures, mobiles, kiosks, or banners;7. Street trees, flower boxes, or container landscaping in alleys;8. Street vendor stations where appropriate; or,9. Bike racks.
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

STAFF REVIEW: *The project is required, per a previous Hearing Examiner decision (08-0095), to provide a minimum of two long-term bicycle parking spaces and four short-term spaces for new development proposals. Bike parking will need to be shown on the Site Plan and Landscape Plan, and is required to comply with the design standards found in OMC 18.38.220, which includes overhead weather protection for the full bicycle. Walkways and entry plaza areas include scored concrete hardscape.*

STAFF RECOMMENDATION:

- Update the Site Plan, Sheet AS101, and the Landscape Plan, Sheet L2.01, with the location of the short-term bicycle parking.
- Locate the long-term bicycle parking in the floor plan, Sheet A-101, Overall Floor Plan.

DETAIL STAFF REVIEW:

The Landscape Plan, Site Improvement Plan and Overall Site Plan now include the location of both the short and long-term bicycle parking. However, details of the short-term bicycle rack(s) and covered shelter, long-term bicycle storage units, and planter box are not provided for Board review. Seating, as a basic requirement, does not appear in the plan set in newer areas where students, staff, and faculty would gather.

DETAIL STAFF RECOMMENDATION:

1. Prior to building permit issuance, add the following design details and cut sheets to the architectural plan set (add additional sheets if necessary):
 - a. Bike racks – the type of rack, the shelter (materials, colors, dimensions, etc.)
 - b. Long-term storage units – cut sheets
 - c. Seating – benches or other, located near new building entrances
 - d. Planters

18.110.060 – View preservation

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.

Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

18.110.070 – Building location and design

A. REQUIREMENT:

Complies ☐ Conflicts ☐ N/A ☒

1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.
2. Entrances to buildings shall be clearly articulated and obvious from the street.
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

18.110.080 – Maintaining human scale

A. REQUIREMENT:

Complies ☒ Conflicts ☐ N/A ☐

Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

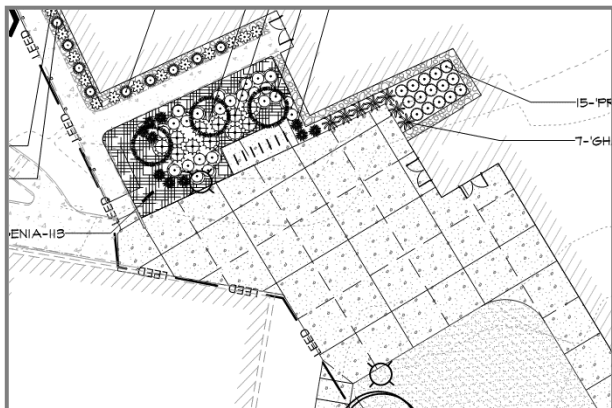
B. GUIDELINES:

- ☐ Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- ☒ **Articulate façade design features to reduce the apparent size of large buildings.** Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- ☐ Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

STAFF RECOMMENDATION:

- Articulate façade design features to reduce the apparent size of large buildings. See also OMC 18.110.200.

DETAIL STAFF REVIEW:



The building design includes walkways and open spaces with scored concrete, bike racks, low-level landscaping, and window openings that provide visibility in and out of the building. The areas directly outside building entrances will invite opportunities for gathering and circulation.

The “Overall East Elevation”, Sheet A-201, and the Landscape Plan, Sheet L-002, now four Japanese Maples located in the lawn area. The maples break the long expanse of the gym wall making the pedestrian experience along the sidewalk much more enjoyable and comfortable.

18.110.090 – Street walls

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:

18.110.100 – Windows

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

B. GUIDELINES:

- ☐ Provide variation in rhythm both horizontally and vertically.
- ☐ Use windows that are recessed or protruding such as bay windows.
- ☐ Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- ☐ Provide more glazing area on the ground floor than on the upper floors.

STAFF RECOMMENDATION:

- Provide photos, cut sheets, and specifications of the types of windows that will be used on the building. The elevations should clearly depict windows at the pedestrian level, around the entire building.

DETAIL STAFF REVIEW:

Windows at the pedestrian level are shown to be storefront glazing, as depicted in the architectural plan set, Sheet A-201.a. The collection includes garage roll-up doors, clerestory windows, and translucent panels – all of which add variety, interest and utility in the overall building design.

18.110.110 – Projections into the right-of-way**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.

18.110.120 – Roofs**A. REQUIREMENT:**

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Provide relief, detail and variation to rooflines.

B. GUIDELINES:

- ☐ Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- ☐ Use landscaped roof terraces and gardens on buildings that are stepped back from the street.

STAFF REVIEW: *The roofline of the building is shown as entirely flat, with perhaps a slight pitch to drain water. It is not clear in the floor plan or other sheets whether the roof design includes overhangs. The collection of buildings surrounding the new building include a mix of roof forms from gabled to flat.*

STAFF RECOMMENDATION:

- Provide relief, detail and variation to rooflines.

DETAIL STAFF REVIEW:

The function of the new addition is a gym and wellness facility, and as such roof forms seem appropriate for the new expansion – flat with varied heights. The flat roof also reflects the pattern of newer buildings on campus near the Health and Wellness facility.

18.110.130 – Corners

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Create pedestrian friendly building elements at intersections and alley entrances.

18.110.140 – Consistency

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.

B. GUIDELINES:

- ☒ Use consistent exterior materials, architectural detailing, and color schemes.
- ☒ Buildings should present a comparable level of quality of materials, detailing and fenestration.

STAFF RECOMMENDATION:

- Use consistent exterior materials, architectural detailing, and color schemes.
- Buildings should present a comparable level of quality of materials, detailing and fenestration.

DETAIL STAFF REVIEW:

The colored renderings of the building did not reproduce well in the architectural plan set – with regard to integration of the colors and materials. However, the character and legibility of the building is clear. The brick veneer is extended from the existing portion of the building to the new building; the metal roof material and metal siding are consistent between new and existing portions of the building.

18.110.150 – Colors and materials

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

B. GUIDELINES:

- ☐ Avoid large expanses of highly tinted or mirrored glass.
- ☐ Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

STAFF REVIEW: *Colors and materials will be reviewed in greater detail at the next stage of review. At this point in design development exterior materials appear to include brick and horizontal metal siding for the auxiliary gym; colors are unknown.*

STAFF RECOMMENDATION:

- Provide a materials and colors board at the detail stage of design review.
- Provide black and white, and colored, elevations of all sides of the building, labeled north, south, east, and west. Label colors, materials and finished floor elevations.

DETAIL STAFF REVIEW:

Exterior materials are typical modern materials used in this climate – metal, fiber cement paneling, some brick veneer, consistent with the form and function of the building. The color palette is difficult to fully distinguish in the digital plan set (the colored renderings do not entirely match black and white drawings), but appears to include a saturated “cool leaf green” color for the metal siding, “cool zinc gray” metal roofing, and “Swiss pearl fascia”. A materials board will be provided at the detail design review meeting with an explanation of the integration of the colors and materials between existing and new addition, and within the context of the surrounding buildings.

18.110.160 – Lighting

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings

B. GUIDELINES:

- ☐ Use lighting to emphasize key architectural elements and landscape features.
- ☐ Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

STAFF REVIEW: *Types of fixtures and locations are not defined at this point in design. Lighting should cast a light pattern over a broad horizontal area rather than a tall vertical area. Lighting should minimize glare, reduce shadowing, and light areas when needed. Lighting should also reflect the aesthetic of existing site fixtures.*

STAFF RECOMMENDATION:

- Provide a lighting plan that includes fixture photos, cut sheets, building mounted heights from grade, duration of fixture illumination, and distance of illumination.

DETAIL STAFF REVIEW:

Lighting fixture cut sheets have been provided and are depicted throughout the plan set, most notably on Sheet AS101 – the Overall Site Plan. Wall-mounted lighting is provided around the building and at building entrances (50% up and 50% down). Lighting is provided near the short-term bicycle racks for clear visibility and safety (light column). Under-canopy lighting is provided over the rollup windows on the building’s west façade. Lighting from within the building will also illuminate walkways and entries adequately.

18.110.170 – Parking structures

A. REQUIREMENT:

Complies	Conflicts	N/A
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.

18.110.180 – Plant selection

A. REQUIREMENT:

Complies



Conflicts



N/A



Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).

B. GUIDELINES:

- ☐ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☐ Consider mature tree size in relation to planting area dimensions and soil type.
- ☐ Avoid a haphazard appearance by using a limited number of plant species.
- ☐ Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

STAFF REVIEW: *The Overall Site Plan, Sheet AS101, depicts an area immediately west of the new addition as "Artificial Turf with Concrete Track", although the Landscape Plan, Sheet L2.01 depicts this area as a "Lawn Workout Area", and it appears that the area will be irrigated, Sheet L3.01, Irrigation Plan.*

STAFF RECOMMENDATION:

- The Site Plan and the Landscape Plan shall show the same site elements, including but not limited to type of lawn or turf (and bicycle parking and mechanical equipment). Please correct any inconsistencies between the Site Plan and the Landscape Plan.
- Provide plant photos for each species, Sheet L2.03, Plant Photos.

DETAIL STAFF REVIEW:

The landscape palette is predominantly low-grow, native or drought tolerant and provides a variety of colors for year-round colors. The open plaza areas are enhanced with landscaping that will provide interest and reinforce the surroundings and building. The Zelkovas, Maples, and Hemlock trees add depth to the landscape design.

18.110.190 – Screening site services

A. REQUIREMENT:

Complies



Conflicts



N/A



Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.

B. GUIDELINES:

- ☐ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☐ Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- ☐ Screen or paint wall mounted mechanical equipment to match the building.

STAFF RESPONSE: *Site services include solid waste facilities. The location of the solid waste facilities is not depicted in either the architectural or engineering plan sets. Both mechanical equipment and solid waste facilities shall be screened from view from walkways and adjacent campus buildings.*

STAFF RECOMMENDATION:

- Show the location of all mechanical equipment and utility vaults on the Site Plan, Sheet AS101, and the Landscape Plan, Sheet L2.01.
- Show the location of the solid waste facility area and the type of screening that will be constructed.

DETAIL STAFF REVIEW:

Some mechanical equipment is located on the roof of the existing building, and new equipment and utility vaults are located in the northeast corner of the development site. The mechanical units on the roof are painted...*however*, the color is unknown at this time, and should be discussed at the detail design meeting. The ground level utility vaults are screened with a black vinyl coated chainlink fence with black privacy slats. The trash enclosure just outside of the northwest development area will remain as-is.

18.110.200 – Screening blank walls

A. REQUIREMENT:

Complies	Conflicts	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

B. GUIDELINES:

- ☐ Screen walls or fences with a combination of trees, shrubs and vines.
- ☐ Use irrigated raised planter boxes for screening purposes.
- ☐ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

STAFF REVIEW: *The new auxiliary gym's east and west façades extend 203 feet in length, and the south facade extends 120 feet in length. At this stage in design review the facades appear as primarily blank metal siding that extends the full length of the wall and abuts the sidewalk with little or no buffer between the sidewalk and wall. Photos of nearby buildings show that the building facades have design details that break up the long expanses of wall (Attachment 5).*

Long stretches of wall should be designed to create a safe, comfortable, and inviting pedestrian experience, and should be integrated into the overall architectural composition of neighboring buildings. Options include creating small setbacks or indentations, adding green walls, adding upper level windows into façade, adding a planting strip between the building and sidewalk (shift the sidewalk on the east side off the wall), varying colors along the wall, or adding design elements such as horizontal banding.

STAFF RECOMMENDATION:

- Include design treatments around the auxiliary gym to reduce the impact of the large blank walls.

DETAIL STAFF REVIEW:

The expanse of the east wall has been reduced with the placement of the four Japanese Maples, and the existing west building wall abutting the sidewalk now includes plantings between the sidewalk and wall, Boxwood and Nandina, that will reach 3-4 feet in height at maturity. Walkways along pedestrian routes now provide interest and more human scale interaction.