

**CITY OF OLYMPIA
OLYMPIA DESIGN REVIEW BOARD**

**CONCEPTUAL AND DETAIL DESIGN REVIEW
STAFF REPORT
February 28, 2019**

Case No./Name: 18-5268 Ernie's Trailer

Applicant Kaufman Construction & Development

Site Address: 2600 21st Avenue SW

Project Description: A new 11,700 square foot building to be occupied by a recreational vehicle repair, storage and maintenance business. The project includes construction of a new 35 foot tall repair shop/ building with 20 parking stalls, landscaping and associated improvements.

Zoning District: Light Industrial

Design Review District

Or Corridor: Freeway Corridor

Design Criteria: 18.110 Basic Commercial and 18.145 Freeway Corridor

Comprehensive Plan: Light Industry

Scenic Vista: None

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Notification: Notice of the Design Review Board Meeting was sent to all property owners within 300', Recognized Neighborhood Associations, and parties of record on January 9, 2019.

Board Responsibility: The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the projects design. The Community Planning and Development Director makes the final decision. Conceptual Design Review involves the major design elements of a project as they relate to the general project design and how they comply with the specific design criteria of the design district. 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 provides the design review checklists to assist in the Board's assessment of this project (Attachment X). 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:

The 1.83 acre site parcel is mainly level in the southeastern portion of the property and slopes uphill to the west and northwest area of the site. Based on aerial views of this parcel in the years past, it appears this parcel was used as some form of temporary parking area. It is unknown what approvals if any were granted to this previous use. There are areas of natural vegetation along the western side of the lot while the remaining area of the parcel area has been cleared of all vegetation, dating back to at least 1990.



The applicant provided a context plan (below) that provides how the building will look once developed on the parcel. This view is looking south from Highway 101. There are no buildings directly within 100 feet of the proposed new building. The building design and mass represents other buildings found in the area, with the exception of the apartment complex to the west of the site.



CONTEXT PLAN

Background

The property was rezoned to Light Industrial in 1995 and with adopting Ordinance 5496, there were a few conditions that affect the parcel:

1. There is an area upon the property (northwest corner) that is to be maintained and planted as a densely landscaped buffer area.

NOTE: Aerial photos of 1990 show this parcel area already heavily vegetated. It is unknown if this area was actually planted with vegetation or if the existing vegetation has increased over the years. Maintaining this area with the existing vegetation is shown to be retained on the plans. Tree protection fencing will be required.

2. There is also a requirement that materials, vehicle and other items stored on the property shall be obscured from view from off site and that the Site Plan Review Committee shall determine what measures best satisfy this requirement.

NOTE: Perimeter landscaping screening as required by the Freeway Corridor Design Criteria 18.145.020 will be applicable which will buffer views from Highway 101.

The surrounding uses around this parcel are:

- To the west is a multifamily housing development, consisting of multiple 3 story apartment buildings.
- Property to the south is owned by Washington State Department of Transportation and appears to be a service maintenance facility.
- To the north is Highway 101 and further is the Capitol Auto Mall and a mini-storage business
- The right of way adjacent and the area to the south is in the City of Tumwater's jurisdiction, as referenced below.



Review of Design Criteria:

This project is required to comply with the Basic Commercial Chapter (OMC 18.110), and the Freeway Corridor Chapter (OMC 18.145). Staff has reviewed the project materials (Attachments 4, 5, 6 and 7) for compliance with these criteria and have provided a detailed analysis within the attached Design Review Checklists (Attachment 2). The checklists identify areas of compliance and deficiency. Recommended conditions of approval are provided for the Board's consideration.

Staff determined that many of the criteria found in the Basic Commercial chapter are not applicable, based on the proposed use, zoning of the site and existing conditions. There are a few issues that staff suggests the Board pay specific attention to, as follows:

18.110.120 Roofs

The roof forms on the proposed building consist of one continuance roof form that spans over 165 feet in length with no variation. Other buildings in the area are similar in nature to this proposal. Input from the Board and the Applicant on how this may be achieved should be an item for discussion.

Staff Recommendation: Revise plans to provide more relief, detail and variation to the roof line.

18.110.160 Lighting

The building has lighting fixtures located high up on each building façade and at each man door. The plans submitted do not provide any details of the lighting being provided at the public entry of the building.

Staff Recommendation: Add additional lighting adjacent to the public entry for general security purposes. Show detail of such in the building permit submittal and cut sheets of the fixtures proposed.

18.110.190 Screening Site Services

Plans submitted do not show any mechanical equipment or utility vaults on the ground.

Staff Recommendation: Revised the Landscaping Plan to show all ground mechanical equipment locations and submit at time of Engineering Plan review. If adjacent to any public right of way, show how they will be screened from view.

18.145.020 Landscape Screening Adjacent to Freeways:

The landscaping plan provides a variety of trees and ground cover along the property line that borders the freeway. This does not meet the code requirements. Trees interspersed with large shrubs and ground cover are required.

Staff's Recommendation: The applicant shall revise the landscaping plan to include large shrubs planted along this north boundary and submit at Engineering Plan review.

Written Public Comments:

Although this Design Review Board meeting is open for public attendance, oral testimony or comments will not be solicited or permitted during the meeting. Written comments related to project design may be submitted in advance of the meeting.

To date, no written comments related to design have not been submitted for this project. Any comments submitted following the packet distribution, must be submitted to the project planner before 4:00pm on the day of the meeting to allow for processing and distribution.

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 with conditions. Staff recommends that the Design Review Board recommend approval with the following conditions:

A. Context Plan: Recommend approval.

B. Preliminary Site & Landscape Design: Recommend approval with conditions as follows:

Revise the Landscaping Plan to show all ground mechanical equipment locations and where additional planting of shrubs on the north boundary will be provided and submit at Engineering Plan review.

C. Preliminary Building Design: Recommend approval with conditions as follows:

Revise plans to provide more relief, detail and variation to the roof line on the building permit submittal plans. CP&D staff to determine compliance.

D. Project Details: Recommend approval with conditions as follows:

Add additional lighting adjacent to the public entry for general security purposes. Show detail of such in the building permit submittal and provide cut sheets of the fixtures proposed.

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- **Attachment 2:** Design Review Checklists (Basic Commercial and Freeway Corridor)
- **Attachment 3:** Combined Design Review Application
- **Attachment 4:** Architectural Drawings
- **Attachment 5:** Site Plan
- **Attachment 6:** Landscaping Plan
- **Attachment 7:** Cut Sheet Details