

**CITY OF OLYMPIA**  
**Olympia Design Review Board**

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

**Project / Case Number:** Olympia Pediatric Dentistry / 18-5180

**Applicant / Rep.:** Violet Enterprises LLC / Neil Meyer of MeyArchitecture

**City Staff Contact:** Nicole Floyd, Senior Planner P. 360-570-3768  
E. [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)

**Site Address:** 4500 Maple Lane SE

**Project Description:** Construction of a nearly 13,000 square foot commercial building and a 552 square foot walkup / drive-through café with utilities, parking, and landscaping to support the uses.

**Zoning District:** Urban Village

**Design Criteria:** Briggs Village and OMC 18.06A

**Comprehensive Plan:** Planned Development – Briggs Master Plan

**Scenic Vista:** Not Applicable

**Critical Areas:** Wellhead Protection Area

**Notification:** Notice of the Design Review Board Meeting was sent to all property owners within 300', Recognized Neighborhood Associations, and parties of record on December 20, 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 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 prepared a variety of support materials. Unlike most districts, there are no checklists for the Briggs Village standards. Instead, staff has attached a compilation of the applicable sections of the Design Guidelines (Attachment 2) as well as the applicable sections of the OMC with applicable design criteria (Attachment 3). 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 site is unique because it is the first commercial project in the center of the Briggs Village. Although commercial development has been anticipated since 2003, it has not occurred at the pace anticipated, in part due to the economic recession. In an attempt to help spur commercial development, amendments were made to the master plan in 2014. The amendments softened some of the development and design standards to allow for a more natural progression towards the full buildout of the village. In 2016, further amendments were made to increase the types of businesses that allow ancillary drive-throughs associated to pedestrian oriented businesses. Even with these amendments, the applicable design criteria within the Briggs Village are robust.

The Briggs Village Center has been developed with utilities and frontage improvements. This site is therefore surrounded by roadways, sidewalks, and landscaping. The project includes an additional driveway access, which will require minor modification to the existing street design near the YMCA. The design is different from what is illustrated within the guidelines as this proposal includes one larger building (approx. 12,000sf) and one small accessory building (approx. 500sf). Plans in the design guidelines show two 5,000sf buildings. The renderings in the design guidelines do not establish the development pattern; instead, they provide a basic idea of what could be developed. While the proposal does not match the design guideline renderings, it meets the development standards and therefore represents an acceptable modification.

**Review of Design Criteria:**

Staff has found that the project design generally addresses the vast majority of the applicable criteria within the code and Briggs Village Design Criteria, however there are a few issues that staff suggests the Board address the following items.

**Building Form and Material:** The proposal achieves the overall design intent outlined in the Briggs Village Design Guidelines. The code emphasizes a desire for a neo-traditional design. Staff looks to the Board to evaluate this project's design to determine if it includes an adequate amount of traditional elements to meld the proposed contemporary elements into the design intent for the village. The project includes several modern elements such as a single pitch roof element, modern siding, decorative angular windows etc. The applicant contends that these elements bring a fun and inviting northwest flavor to the building. Nevertheless, they are not seen in other buildings within the Briggs Village. As this is the first commercial building, it will be

important to consider the proposal in terms of the example it sets for future development.

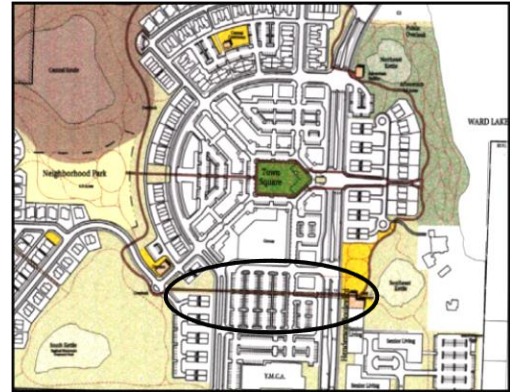
The main building shows good building massing, provides a mix of commercial and office space in individual tenant spaces and provides higher quality building materials as is required in the design criteria. Both buildings provide a cohesive design and carry design elements to all sides of the buildings.

**Internal Floor to Ceiling Height:** The design criteria calls for an 18' minimum internal floor to ceiling height for commercial uses on the ground floor. It is unclear where the second floor begins on the interior of the building, as floor plans were not required, nor submitted. The bulk of the building includes two stories. Based on elevation plans, it appears the second story begins at 14', rather than 18'. The intent of the 18' height is to provide a generous amount of natural light for commercial spaces. As the building is located on three street frontages, it includes a high level of transparency on all frontages. Staff looks to the board to make a recommendation regarding the adequacy of the design related to the natural lighting on the first floor. The accessory structure is also required to comply with this design criterion. If increased height is determined necessary, a condition of approval will need to be recommended.

**Window Type:** The code requires extensive detail relating to window design. Most of these requirements are met, however the code emphasizes the use of clearstory and transom windows to aid in reinforcing neo-traditional architectural styles as well as a minimum of 50% of the storefront windows to be at least 24" above the ground. The proposal does not appear to meet the requirement for window height on three out of four of the facades. As this is a requirement, revisions will be needed. While clearstory windows are not provided, the design includes floor to ceiling windows on the second floor, which provides a similar effect. The window types should be evaluated by the Board to determine compliance with the overall design intent of neo-traditional. The Board should consider whether more traditional window types is necessary.

**Awnings:** Awnings, canopies etc. should provide weather protection along 80% of the building where abutting a pedestrian street. This project is situated between three streets: Maple Lane, Orchard Street, and Harrison Avenue. Compliance appears to have been met on all but Maple Lane where approximately 65% of the building frontage is covered by an awning. A condition of approval is provided to increase weather protection elements on the west elevation (Maple Lane).

**Pedestrian Pathway:** The Briggs Village Master Plan includes a comprehensive pedestrian trail network that is shown to transect this project and connects the west side of the Village to the east side. Several portions of this pathway are already designed and built, including the crosswalk at Henderson Boulevard, which is the only reasonable way to cross this major street. The connecting pathway from the west appears to be aligned with the existing sidewalk; therefore, a connection through the site seems un-necessary. This determination is important because there are several requirements related to the pathway that are not applicable for the project. This includes some of the landscaping requirements for trees and pedestrian amenities.



### **Landscape Design:**

**Tree Requirements:** The landscaping chapter of the Design Criteria provides specific tree types planned for different areas. The landscaping plan provided deviates from the design criteria and will be reviewed by the City's Urban Forester to determine if the alternative trees are appropriate. The "Himalayan Birch" required along the pedestrian pathway will only be required along the pedestrian pathway. As the pathway has been relocated, the interior of the project will not be required to provide these trees. A condition of approval has been added to ensure the detail design packet provide the trees approved by the City's Urban Forester.

	30'	20'
<b>HIMALAYAN BIRCH</b>	30'	20'
ALT 1: BAMBAKAS	40'	20'
ALT 2: KATSURA TREE	40'	20'
ALT 3: STRIPED BARK MAPLE	30'	20'
<b>VARIETY</b>		
MAPLE 1: 'TRIUMPHANT'	30'	20'
MAPLE 2: 'NORTALL'	15'	10'
MAPLE 3: 'PACIFIC BURNETT'	40'	20'
MAPLE 4: 'AUTUMN BLAZE'	40'	20'
RED CHATAIGNER 2: LAYALLER	30'	15'
RED CHATAIGNER 3: PHAENOPTERIS	30'	15'
PEAR 1: BRADFORD	30'	15'
PEAR 2: BROMFORD	30'	15'
PEAR 3: ARISTOCRAT	30'	15'
DOGWOOD 2: EDNA	30'	15'
YUWILD	30'	15'
GONED 'AUTUMN GOLD'	30'	20'
MAGNOLIA 1: EDNA	30'	15'
MAGNOLIA 2: 'TENDRANT'	30'	20'
APPLE 2: 'PATMORE'	30'	20'

**Landscaping Islands:** The design criteria in OMC 18.05A.110 encourages canopy trees placed within parking areas at a rate of one tree / island every six stalls. This is a significantly higher rate than the requirement within the Landscaping Chapter (OMC 18.36) which establishes a rate of 1 tree/ island every approximately 9 stalls. The plans provide an island every nine stalls, but have also provided a long landscaping strip between the drive-through queue and parking area. This landscaping strip increases the overall tree canopy cover by adding six trees to the parking area that would otherwise not be required. Staff believe this satisfies the intent of the design criteria.

### **Pedestrian Amenities:**

Enhanced pedestrian amenities such as benches, shelters, trash receptacles, bike parking, etc. are required pursuant to section 3, 4, and 5 of OMC 18.05A.050. Unlike other sections of design criteria, no specific number of features is identified as the "right" amount within in the code. This allows for increased flexibility and requires additional scrutiny related to these items to determine their adequacy.

**Bike Parking:** Plans indicate short-term bike parking will be provided, however their proposed location will need to be revised to meet the parking chapter requirements

(OMC 18.38). Bike parking will need to be re-located closer to the building entry. Such parking is required to be covered and meet specific dimensional requirements and will need to be shown with the detail design review packet. A condition of approval has been added to ensure compliance.

Wall Planters / Benches: Features such as wall planters, seating, etc. are encouraged in and around the site to enhance the pedestrian environment (OMC 18.05A.080). Such enhancements would be highly beneficial to enhancing the outdoor seating area associated with the small bistro / drive-through building along Henderson Boulevard. In order to approve the drive-through, the City and Board need to determine that the primary function is to serve pedestrians. Permanent pedestrian elements similar to those found in a pedestrian plaza should be provided to enhance the outdoor seating area associated with this building. A condition of approval to provide permanent pedestrian amenities surrounding the accessory building is provided.

Pedestrian Crossings: OMC 18.05A.050 asks for a change in color and materials, such as pavers, brick, stone and other methods to ensure pedestrian pathways in and around parking lots are safe and attractive for pedestrians. Given the highly auto oriented nature of the drive-through and the intent for it to be ancillary to the pedestrian business staff recommend the Board request the applicant provide raised walkways with vibrant color and/or patterns to accentuate the pedestrian oriented elements of the parking lot design. A condition of approval is provided.

Drive-through: The code amendments in 2016 relaxed standards related to drive-through facilities to allow them within the Briggs Village, however significant effort was made to ensure they remained ancillary to the primary use. Specific code language requires these uses to be associated with uses that primarily serve pedestrian or walk-in customers. Design criteria was added in OMC 18.05A.095 to ensure drive-through lanes are carefully placed within the site design in a way that minimizes their auto oriented nature within a pedestrian oriented village. The applicant has made significant efforts to meet the design criteria. The accessory building is intended to cater to pedestrians and vehicles and has been placed along the major street frontage and has been designed to match the architecture of the main building. Nevertheless, the primary pedestrian access to the structure is through the parking lot. Staff encourage the board to request enhancements to the pedestrian oriented elements associated with the bistro/drive-through building. Such enhancements should include raised pedestrian walkways through the parking lot and additional pedestrian amenities in the patio between the building and Henderson Avenue. These amenities should be permanent fixtures of the site design. A condition of approval has been added.

#### **Written Public Comments:**

Although this Design Review Board meeting is open for public attendance, oral testimony or comments will not be solicited or permitted to be submitted at 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. Staff recommends the Design Review Board to recommend approval of the Conceptual Design to the Site Plan Review Committee, with the following conditions:

**A. Context Plan:** N/A, No context plan was provided, as there are no other buildings within 200' of the site.

**B. Preliminary Site & Landscape Design:** Recommend conditional approval as follows:

1. Coordinate with the City's Urban Forester and revise tree species proposed accordingly. Show revised trees that are either in compliance with the Briggs Village Design Criteria (P. 87) or as modified and approved by the Forester. Revisions shall be shown on the detail design review plans.
2. Show the revised bike parking locations on the detail design review plan set pursuant to OMC 18.05A.050 and 18.38.220.
3. Add details to plans identifying the permanent pedestrian amenities proposed around the site. Particular attention must be paid to the pedestrian amenities around the bistro / drive-through building. Permanent enhancements are needed to more clearly demonstrate the primary pedestrian function pursuant to OMC 18.05A.080 and design criteria of OMC 18.05A.095.
4. Enhancements to the pedestrian crossings must be provided. Crossings shall be raised, and include changes in color and material to accentuate the pedestrian routes. These elements must be shown on the detail design plan set pursuant to OMC 18.05A.050
5. Show all rooftop mechanical equipment, utility meters, and other service apparatus with the detail design review. Plans must adequately demonstrate how such features will be screened.

**C. Preliminary Building Design:** Recommend conditional approval as follows:

1. Increase weather protection elements, such as awnings, along all building frontages to provide approximately 80% coverage. For the main building add weather protections along Maple Lane, and for the bistro/drive-through add weather protection along Henderson Boulevard. Show these revisions with the detail design review submittal. OMC 18.05A.070.
2. Revise window designs to ensure a minimum of 50% of storefront windows are at least 24" above the ground on all frontages as outlined in the Briggs Village Design Guidelines, P.14.

**Submitted By:** Nicole Floyd, Senior Planner

- **Attachment 1:** This Staff Report
- **Attachment 2:** Applicable Sections of the Briggs Village Design Guidelines.
- **Attachment 3:** Applicable Sections of OMC Design Criteria (18.05A)
- **Attachment 4:** Concept Design Review Application and Plans