

CITY OF OLYMPIA
Olympia Design Review Board

COMBINED CONCEPT & DETAIL DESIGN REVIEW
STAFF REPORT
June 13, 2019

Project Name/Number: Market Flats 19-1123

Applicant: Urban Olympia IV, LLC
PO Box 7534
Olympia, WA 98507

Representative: Josh Gobel, Project Architect
Thomas Architecture Studio
109 Capitol Way N
Olympia, WA 98501

Location: Northeast corner of Capitol Way N and Olympia Avenue NE

Project Description: Construction of a new 5 story building with four floors of studio, one and two-bedroom apartments (44 units), over one floor of commercial retail space, lobby area, parking garage, and site services (garbage and recycling).

Zoning District: Downtown Business

Design Review District: Downtown Design District

Pedestrian Street Overlay: Capitol Way and Olympia Avenue –“A” Streets

Comprehensive Plan Designations: Central Business District with High Density Neighborhood Overlay

Scenic Vista: None

Critical Areas: None

SEPA Determination: Exempt- Mixed Use Development located within the Downtown Infill Exemption Allowance Area allowed under RCW 43.21C.299 and OMC 14.04.065.E

City Staff: Paula Smith, Associate Planner
Phone: 360-753-8596
E-mail: psmith@ci.olympia.wa.us

Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on March 27, 2019 to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations.

BACKGROUND INFORMATION

Project Context/Existing Site Conditions:

The project site is located at the northeast parcel at the intersection of Capitol Way N and Olympia Avenue NE. It is zoned Downtown Business and located within the Downtown Design Review District. Current use of the site is a commercial parking lot.

Surrounding land uses include:

- *North* – Retail, self-storage business, variety of industrial type businesses and further north is the Shag Boardwalk Senior Housing Apartments and the Double Tree Inn.
- *East* – Pete Lea’s Automotive repair business and other commercials uses.
- *South* – 222 Market Building having a mix of commercial retail uses and the Washington Street Market and to the southeast is the Intercity Transit Center.
- *West* – Industrial type buildings housing a variety of construction type businesses and the City of Olympia’s Olympia Center is just southwest of the project site.





Project Description: The Market Flats proposes to provide a mix of studio and one and two-bedroom apartments in floors 2-5 with commercial retail space on the ground floor. Parking is located on the ground level with access off the alley from Capitol Way. The garbage and recycling facility will serve the proposed project as well as other businesses in the area and is located in the southeast portion of the building accessed from Olympia Avenue.

Project Amenities: Short-term bicycle parking is proposed on the west and south sides of the building underneath the canopies. Long-term bicycle parking is proposed in each individual residential unit. Existing street trees will be retained along Capitol Way and new street trees added along Olympia Avenue. A rooftop area is proposed for use by tenants and their pets that live in the building that includes a roof top deck with seating and a place label as a “dog run.” Canopies are proposed above the storefront windows and the residential lobby along the entire Capital Way façade and wrap around the Olympia Avenue façade, which provides weather protection for pedestrians.

Building Design: The 5-story building is a mixed-use building consisting of commercial use (retail), residential lobby and vehicle parking on the ground floor and residential multifamily units on the remaining stories. The building uses a variety of façade treatments with brick, metal cladding and a paneling system. The details of the exterior treatments can be found in Attachment 3, sheets A-301 and A-302. In summary, the facades include:

- *West Elevation (Capitol Way)* - Brick façade with 2 different brick colors. The lighter brick color makes up the main body of the building, as where the darker brick is utilized to provide details

at the header of each window frame on the floors 2 through 5, areas of horizontal recessed brick on the face of the building, around the lighting fixtures on the ground floor and 2 mid belt cornice bands. The building utilizes dark bronze features of metal canopies, windows casings, exhaust vents and a metal cornice that caps the top of the building.

- *East Elevation*- Brick returns can be seen along the ends of the building with a mix of corrugated metal siding in an extra dark bronze color and a hardie panel system in an off-white color.
- *South Elevation (Olympia Avenue)* - Exterior facades consist of an equal mix of brick and metal cladding with a small hint of the hardie panel system. Storefront windows wrap around the corner. The garbage facility is access on the Olympia Avenue façade as this facility provides services for the neighborhood businesses.
- *North Elevation (Alley)* - Exterior facades consist of an equal mix of brick and metal cladding with a small hint of the hardie panel system.

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). The original plans submitted showed the key vehicle entry being off Capitol Way and City staff worked with the architect to redesign the vehicle entry and exit points to come off the north alley and the plans were revised. No other key issues have been identified to date that may affect building or site design.

DESIGN REVIEW

Combined Design Review: Please note that this is a *Combined Concept and Detail Design Review*.

Concept review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general Citywide design criteria and the specific design criteria of the design district.

Detailed review involves all the detailed design elements of a project which include the architectural details of materials, colors, and final architectural elevations, the final landscape design including the required lighting plan, and the sign program as they relate to the applicable Design Requirements (Criteria) and Guidelines, zoning classification, parking and landscaping chapters, and overlay districts contained within the Unified Development Code.

The section called "How to Use Design Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement.

Design Analysis:

City staff evaluated the project with the following:

- Design Review applications (Attachment 2)
- Detail Plan Set (Attachment 3), consisting of Site Context and Context Elevations, Detailed Site Plan, Floor Plan, Building Elevations, Detail sheets of bike parking, hardscape materials, and lighting fixtures and light perspectives and Landscaping Plan.
- Olympia Municipal Code Chapters 18.100, 18.110, 18.120 and 18.16.

The project is subject to the Basic Commercial Design criteria, OMC 18.110, and the Downtown Commercial design criteria, OMC 18.120 and Pedestrian Street Overlay Chapter 18.16. Staff's analysis along with the applicant's responses to the design criteria can be found in the attached checklists (Attachment 4).

The proposal meets many of the design criteria, but not others. These are noted below with relevant code sections.

Basic Commercial Design Criteria:

1. OMC 18.110.050, Pedestrian Amenities – Pedestrian amenities must include seating and landscaping and two (2) other forms, such as lighting, bike racks or patterned walkways. The project does not provide landscaping as a pedestrian amenity but provides seating and 2 other amenities. Generally, some form of landscaping will need to be provided along the streetscape.
2. OMC 18.110.090 Street Walls- A certain percentage of glazing is required at the street level. There are allowed substitutions if this cannot be achieved on any building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The façade facing Olympia Avenue does not meet the required glazing and the applicant responded that this area would have ornamental and architectural details along the building wall but was not shown on the plans. Some form of approved substitution for glazing will be need to be made.
3. OMC 18.110.140, Consistency – Buildings shall have a consistent visual identity from all sides visible from the general public. The exterior materials used on the east elevation is predominantly hardi panel and metal cladding which creates a different visual identity than the west elevation facing Capitol Way which an all brick façade.
4. OMC 18.110.160- Lighting- Lighting should emphasize the building and provide visibility and security. Lighting is not be shown in the area of the garbage facility on the south facade and these facilities may be needed during evening hours. Lighting maybe needed for security at the gap between buildings located at the southeast area of the parcel.
5. OMC.110.180 Planting Selection- Select plants that are compatible with planting conditions. Landscaping will need to be provided in order to meet the pedestrian amenities design criteria above, depending on what landscaping is provided (planter boxes, large vases or other), the plants will need to be compatible to the planting conditions of such.

Downtown Commercial Design Criteria:

6. OMC 18.120.100 Walkways- Generally complies other than staff suggest that a different color, texture or pattern be used on the walkway area of the alley driveway entrance from Capitol Way for enhanced pedestrian safety.

STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director approval of the concept and detail design review plans for the Market Flats, File No. 19-1123 with the following conditions:

A. Context Plan: Approve as proposed.

B. Site and Landscape Design: Approve with the following conditions, to be reviewed by staff during engineering permit review:

1. Provide landscaping that is compatible with the planting conditions to provide the required pedestrian amenity on Capitol Way and Olympia Avenue and show on the final landscaping plan to be provided at engineering submittal.
2. Provide details of a different pattern, color or texture of the driveway entrance to the north alley way that meets the Engineering Design and Development Standards at engineering plan submittal.

C. Building Design: Approve with the following conditions, to be reviewed by staff on the building permit set of plans:

- a) Provide a consistent building identity on the east elevation that is more consistent with the rest of the building.
- b) Provide details of ornamental and architectural details that serve as the substitution of glazing on the Olympia Avenue façade.
- c) Add additional lighting by the garbage facility entry door and if necessary to the area between buildings at the southeast corner of the project site.

Submitted By: Paula Smith, Associate Planner
360.753.8596 psmith@ci.olympia.wa.us

Attachments:

Attachment 2 – Application Forms – General Land Use and Combined Design Review

Attachment 3 – Plan Set, date-stamped May 17, 2019

Attachment 4 – Design Review Checklists – OMC 18.110 and 18.120