

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
November 21, 2019

Project / Case Number:	Olympia Pediatric Dentistry / 18-5180 and 19-4249
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
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
Critical Areas:	Wellhead Protection Area
Notification:	Notice of the Detail Design Review Board Meeting was sent on November October 28, 2019 in accordance with the Olympia Municipal Code (OMC) 18.72.020, Table 78-1.
Board Responsibility:	The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Director regarding the adequacy of the projects design.
<u>Staff Assistance:</u>	City staff evaluated the project based on the applicable design standards. 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 design criteria (Attachment 3). This report focuses on issues that the board recommended at the Concept Design Review Board meeting and the code requirements not previously addressed. 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-through's 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:

At the Concept Design Review meeting, the Board made recommendations to modify the design as follows:

Site Design:

- Revise tree species, as coordinated with the City's Urban Forester.
- Show revised bicycle-parking locations.
- Identify the permanent pedestrian amenities, with particular emphasis on the area around the bistro/ drive-through building.
- Enhance pedestrian crossings. Provide raised and/or changes in color/material to accentuate.
- Show all rooftop mechanical equipment.

Building Design:

- Increase weather protection along all frontages to reach 80% coverage.
- Increase windows to ensure 50% transparency and show windows at least 24" above the ground on all frontages.
- Consider modifying the building material to more closely align with the Design Guidelines.

Suggestions:

- Replace the Serbian Spruce with a smaller tree on the western property line.
- Add plaza features on the southern side of the bistro/drive-through building.
- Relocate main entry to line up with the pedestrian pathway.

Staff Analysis:

Plans submitted have been revised to address the comments from the Design Review Board and have added detail related to pedestrian amenities, site lighting, landscaping, and building materials. Staff encourages the Board to consider the following:

Building Materials: The proposal has been revised to better achieve the overall design intent outlined in the Briggs Village Design Guidelines. The code emphasizes a desire for a neo-traditional design. The Board previously discussed the various modern elements such as a single pitch roof element, modern siding, decorative angular windows, etc. and encouraged mild modifications that would more closely align with the imagery in the Master Plan. The applicant has responded by changing the stone wainscoting to a whitewashed brick, replacing the textured panels and metal siding with board-and-batten and lap siding, and by adding ground floor clearstory lighting above the awnings. Staff finds that these revisions bring the project more closely in-line with the imagery within the Master Plan while maintaining the applicants desire to provide a fun and inviting flavor to the building.

Transparency: The code requires extensive detail relating to window design. Most of these requirements were met at the concept review with the exception of the requirement that 50% of the storefront windows must be at least 24" above the ground. The applicant has revised plans accordingly. The project is now in compliance.

Awnings: Awnings, canopies etc. are required to be provided along 80% of the building where abutting a pedestrian street. This project is situated between three streets: Maple Lane, Orchard Street, and Harrison Avenue. Plans have been revised to show compliance.

Pedestrian Amenities:

Enhanced pedestrian amenities such as benches, shelters, trash receptacles, bike parking, etc. are required pursuant to sections 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 show bicycle-parking locations to be more conveniently located than past proposals; however, it is unclear if the awning above the short-term bicycle parking is sufficient to provide adequate overhead coverage.

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 amenities have been identified on the site plan and significantly enhanced since the last plan review.

Enhancements have been made around the bistro/drive-through building that significantly enhance the primarily pedestrian nature of the building.

Pedestrian Crossings: OMC 18.05A.050 recommends 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, the Board requested the applicant provide raised walkways with vibrant color and/or patterns to accentuate the pedestrian oriented elements of the parking lot design. Revised plans do not include raised walkways because of stormwater flow complications. Pedestrian pathways are intended to be concrete. Staff finds the revisions adequate to provide safe pedestrian access, but look to the Board for additional input.

Lighting: The lighting proposed appears well designed and adequately placed throughout the parking lot and around the buildings.

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 project design.

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:** Detail Design Review Narrative and Plans