

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

**CONCEPT DESIGN REVIEW**  
**STAFF REPORT**  
**July 25, 2019**

**Project Name/Number:** State and Water, File 19-1844

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

**Representative:** Tom Rieger, Project Architect  
Thomas Architecture Studio  
109 Capitol Way N  
Olympia, WA 98501

**Location:** 207 State Avenue

**Project Description:** Construction of a five-story mixed use building with four floors of apartment units (60 total units) over ground floor commercial uses (2,968 square feet) and parking for 46 vehicles.

**Zoning District:** Urban Waterfront – Housing (UW-H)

**Design Review District:** Downtown Design District

**Pedestrian Street Overlay:** Water Street and State Avenue –“A” Streets

**Comprehensive Plan Designations:** Residential Mixed Use, High Density Neighborhood Overlay

**Scenic Vista:** Capitol Dome, Capitol Lake, Budd Inlet, Olympia Mountains

**Critical Areas:** Urban Intensity BUDD-5A Shoreline Jurisdiction

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

**City Staff:** Catherine McCoy, Associate Planner  
Phone: 360-570-3776  
E-mail: [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

**Public Notification:** In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on Jul 15, 2019, to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations.

## **BACKGROUND INFORMATION**

### **Project Context/Site Conditions:**

The development site is in downtown Olympia at the southeast corner of Water Street and State Avenue; mid-block on Water Street between 4<sup>th</sup> Avenue and State Avenue. The location is along Olympia's downtown waterfront boardwalk, Percival Landing – a prominent gateway into downtown from west Olympia.

Since 1990, the site has consisted of a large gravel parking lot on the western portion of the property and a concrete pad adjacent to existing buildings on the eastern portion of the property. An alley abuts the property along the south property line.

The project site lies approximately 50 to 300 feet east of the ordinary high water mark (OHWM) line of Budd Inlet. Both streets bounding the site, Water Street and State Avenue, are classified as Pedestrian 'A' arterial streets. Additionally, the site is in the Downtown Planning Area, the Downtown Design Review District, and is in the Urban Waterfront Housing Zoning District (UW-H).



Source: ZOOM. City of Olympia. 2019; Google Maps. 2019.

Surrounding buildings and land uses within 100 feet of the property:

- *North* – across State Avenue the Laurana 3-story mixed-use residential and retail development is under construction (CPD File 17-4634, Dockside Flats).
- *East* – 2-story restaurant and commercial building, Mekong Thai and abutting Jack's Shoe Repair; southeast across the alley oriented towards Columbia Street is an abutting single-story building restaurant and commercial, Hart's Mesa & Graphic Communications.
- *South* – vacant parking lot behind two buildings; public alley between uses, Cascadia Grill, Lily's What to Buy Boutique, Antique Junkie, Lemon Grass restaurant, Far East restaurant, Childhood's End Gallery.
- *West* – across Water Street is Percival Landing and Boardwalk, the southern tip of Budd Inlet, West Bay Marina, and a single story building with restaurant, the Oyster House.

**Project Description:**

Approximately 22,800 sq.ft. of existing impervious surface will be removed to construct a new mixed-use building consisting of retail, restaurant, parking on the ground floor and 4 stories of apartment units above. Sixty (60) dwelling units are proposed, surface parking for 47 vehicles, commercial space totaling approximately 3,000 sq.ft. a main lobby entrance and separate residential entry, and roof deck private open space.

The building is a single rectangular L-shaped mass at approximately 65 feet in height, resting at the northwest corner of the property. The bulk is set back from the Water Street and State Street property lines approximately 8-10 feet and fully designed to the south and east property lines. The building wall along Water Street extends, from alley to the corner intersection, approximately 100 linear feet, and approximately 180 linear feet along State Avenue. Sidewalks around the building, at points, are 20 feet in width from the building edge to the curb.

Vehicle and long-term bicycle storage spaces are located behind the commercial uses along Water Street. A portion of the parking lot will be open-air as the upper floors are set back (Attachment 5, Sheet A-202). The restaurant space located at the corner intersection extends 50 feet in depth from the sidewalk to the interior of the building at-grade; the retail space is smaller at approximately 30 feet in depth from the building edge. The entire first floor usable space, other than parking, is 19 feet from floor to ceiling.

**Land Use Review:** The project is currently under review by the City's Site Plan Review Committee (SPRC), Land Management and Addressing, Olympia Parks and Recreation Department, City Surveyor, Historic Preservation Officer, Parking Enforcement, and numerous external review agencies.

**DESIGN REVIEW**

Please note that this is a Concept Design Review. The project is required to receive board-level design review because the development site is within the Downtown Design Review district (OMC 18.100.090).

The purposes of design review are:

*A. To promote those qualities in the natural environment which bring value to the community;*

- B. To foster the attractiveness and functional utility of the community as a place to live and work;*
- C. To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;*
- D. To raise the level of community expectations for the quality of the built environment;*
- E. To encourage originality and creativity in site planning and architecture;*
- F. To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;*
- G. To preserve and enhance property value;*
- H. To ensure that new developments maintain or improve neighborhood character and livability; and*
- I. To consider the applicants' needs and goals and the broader public impact of any proposal.*

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.

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 based on the following materials and documents:

- General Land Use, Land Use Site Plan Supplement, and Concept Design Review Applications (Attachment 3);
- Narrative descriptions of the view analysis, shoreline compliance, and design program proposal;
- Architectural Plan Set (Attachment 5), Civil Plan Set (Attachment 6), and Landscape Plan; and
- Regulatory Chapters:
  - Design Review 18.100
  - Basic Commercial Design criteria, OMC 18.110.,
  - Downtown Commercial Design criteria, OMC 18.120
  - Pedestrian Street Overlay Chapter 18.16

Staff's analysis can be found in the attached combined design review checklists (Attachment 2). The proposal appears to meet many of the design criteria, but not others. These are noted below with relevant code sections.

#### **STAFF RECOMMENDATION:**

That the Design Review Board recommend to the Director approval of the concept design review plans for the State and Water development proposal, File No. 19-1844, subject to the following conditions:

**A. Context Plan: *Approve as proposed.***

**B. Preliminary Site and Landscape Design: *Approve with the following conditions:***

1. Depict the patterned walkway, shown on the sidewalks in the civil plan set, in the architectural plan set.
2. Provide design details of the sidewalk design feature at the detail stage of design. OMC 18.110.050.

**C. Preliminary Building Design: *Approve with the following conditions:***

3. Provide types and cut sheets of all exterior building lighting; under canopies, at building entries, at the parking garage entry, pedestrian scale bollards, etc. OMC 18.110.080. Consider canopy cover with translucent or transparent material that allows natural light to reach the sidewalk.
4. Provide design options for the proposed artwork installation along the north façade. OMC 18.110.090.
5. Provide design details of the parking structure entrance from State Avenue, and details of pedestrian access to the building within the parking lot/structure. OMC 18.110.170 and OMC 18.120.110.
6. Provide continuous overhead weather protection around the corner of the building. OMC 18.120.090.

**Submitted By:** Catherine McCoy, Associate Planner

**Attachments:**

Attachment 1 – Staff Report

Attachment 2 – Design Review Checklists

Attachment 3 – Application Forms

Attachment 4 – Architectural Site Plan

Attachment 5 – Architectural Plan Set

Attachment 6 – Civil Plan Set

Attachment 7 – View Corridor Analysis

Attachment 8 – Pedestrian District Overlay Chapter, OMC 18.16