

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

**DETAIL DESIGN REVIEW**  
**STAFF REPORT**  
**February 27, 2020**

**Project Name/Number:** State and Water, File No.: 20-0383

**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 units) over ground floor commercial uses (2,968 sq.ft.), and parking for 46 vehicles both under and behind the building.

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

**Design Districts:** 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:** Capital Dome, Capital Lake, Budd Inlet, Olympic Mountains

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

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

**Public Notification:** In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was sent to recognized neighborhood associations and parties of record on February 18, 2020.

**BACKGROUND INFORMATION**

Board-level concept design review for the proposed project was held on July 25, 2019. For existing site conditions, surrounding context, detailed description of the proposal, and staff’s analysis, see the concept design review staff report and associated design checklists (Attachments 5 and 6). The Board recommended approval of the preliminary design with conditions related to the building design, such as lighting in the parking garage,

and final details normally provided at the detail design stage of review. These conditions can be found in the attached recommendation memo (Attachment 7).

**Public Comment:** Staff has received no written comments to date specific to the design of the project.

The Design Review Board meeting is a public meeting and the public is welcome to attend. This is not a public hearing and public testimony or comments are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4pm on the day of the meeting.

## **DESIGN REVIEW**

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

Detail design review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, building and site details, materials and colors, and zoning, parking, and overlay district regulations 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 requirements. 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.

Staff evaluated the detail architectural submittal based on:

- Recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 7);
- The design requirements and guidelines checklist for OMC 18.110 and OMC 18.120 (Attachment 6);
- Site plan, landscape plan, building elevations, materials and color board, and building and site details submitted on January 31, 2020 (Attachment 4); and
- Narrative description of the detail stage of design prepared by the project architect (Attachment 3).

**Design Analysis:** Staff’s analysis of the proposed changes are incorporated in the Basic Commercial and Downtown Commercial design checklists (Attachment 2). The recommended conditions of approval are intended to address final details that will be reviewed at engineering and permit review.

## **STAFF RECOMMENDATION:**

That the Design Review Board recommend to the Director approval of the detail design review plans for State and Water, File No. 20-0383, subject to the following condition:

### **A. Site and Landscape Design: Approve with the following condition, to be addressed at the time of engineering permit review:**

1. Provide the same textured concrete, used across the sidewalk for the parking garage on State Avenue, across the alley sidewalk on Water Street to provide additional comfort and safety for pedestrians walking south or north across the alley access (Sheet A-901, Attachment 4). *OMC 18.110.130*

### **B. Building Design: Approve as proposed**

### **C. Materials and Color Board: Approve as proposed.**

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

**Attachments:**

Attachment 2: Detail Design Review Checklists - OMC 18.110 and 18.120

Attachment 3: Applicant Narrative

Attachment 4: Architectural Plan Set, date-stamped January 31, 2020 (contains detail design review application, site plan, landscape plan, plant photos, building plans and elevations, details, and materials/colors)

Attachment 5: Concept Design Review Staff Report

Attachment 6: Concept Design Checklists - OMC 18.110 and 18.120

Attachment 7: Concept Design Review Recommendation Memo