

Project Name: **State and Water Mixed Use**

☒ Detail Design Review

Master File #: **20-0383**

Date: **February 27, 2020**

STAFF NOTE: *This checklist represents staff's detail design review of the project. Please refer to Attachments 5-7 for concept design review documents.*

**CITY OF OLYMPIA
BASIC COMMERCIAL DESIGN CRITERIA
Chapter 18.110**

18.110.020 – Frontage

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

DETAIL STAFF REVIEW

The west and north building walls face Water Street and State Avenue respectively, not directly abutting the public rights-of-way, but set back 8-10 feet from the west and north property lines. This allows a deeper sidewalk along both streets and provides a more human scale pedestrian experience.

18.110.030 – Connections

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.

DETAIL STAFF REVIEW

Wide sidewalks wrap around the building, at points 20 feet in width. Entries are clearly identifiable and visible. Lines of sight along the streetscape are clear and accessible. Signage will be placed in the parking garage to orient pedestrians and drivers to entries, and placed above building entries – storefronts, lobby, residential entry.

18.110.040 – Fences and walls

☐Complies

☐Conflicts

☒N/A

REQUIREMENT

Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a

human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.

DETAIL STAFF REVIEW

Fencing is not an element of the design program – site plan, landscape plan or parking plan.

18.110.050 – Pedestrian amenities ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include **seating, landscaping**, and at least two of the following:

1. **Patterned materials on walkways;**
2. Shelters;
3. **Trash receptacles;**
4. Drinking fountains;
5. Pedestrian lighting, light bollards, or alley lighting;
6. Fountains, sculptures, mobiles, kiosks, or banners;
7. Street trees, flower boxes, or container landscaping in alleys;
8. Street vendor stations where appropriate; or,
9. **Bike racks.**

DETAIL STAFF REVIEW

The design program includes several features that promote pedestrian interaction, such as short-term bicycle racks, benches, trash receptacles, protective landscape wall with seating, and out-door café seating. In talking with the applicant, the design team will provide options for the proposed art installation, “public art panels”, at the Detail Design Review Board meeting. The detail architectural plan set depicts artwork by Olympia artist Nikki McClure in the garage openings along State Avenue (Attachment 4, Sheet A-903).

18.110.060 – View preservation ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.

DETAIL STAFF REVIEW

The widened sidewalks provide broader views to the Capital Dome, Capitol Lake, and Budd Inlet, and offset the building’s mass and scale. At a public hearing the Hearing Examiner concurred with staff that the project complies with the view protection standards in OMC 18.110.060 (HEX 19-1844, Dec 13, 2019).

18.110.070 – Building location and design ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060).
2. Entrances to buildings shall be clearly articulated and obvious from the street.
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

DETAIL STAFF REVIEW

The building is located on a prominent downtown corner oriented to Water Street, with secondary access along State Avenue. The building exhibits a clear base, middle and top, and presents a modern building design that takes cues from materials and form in the surrounding vicinity.

18.110.080 – Maintaining human scale ☐Complies ☐Conflicts ☐N/A

REQUIREMENT

Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

DETAIL STAFF REVIEW

At the concept design review stage, the Board agreed that the applicant should explore options for translucent overhead weather protection along State Avenue (Attachment 7, Item C.1). The only option provided in the architectural plan set is the opaque black overhead canopy (Attachment 4, Sheet A-912), and there is no mention of translucent overhead weather protection in the Project Narrative. The applicant should be prepared to describe options that may or may not have been considered, along with their findings.

18.110.090 – Street walls ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length.

- Ornamental and structural architectural details that provide texture to the building surface; or,
 - Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
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- A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

DETAIL STAFF REVIEW

See design requirement OMC 18.110.050 above for staff review comments. The street facing facades are clearly defined by the extent of window glazing, scale, types and mullion pattern at the street level. The applicant will describe the proposed artwork covering the parking garage openings along State Avenue – at this time a design by Olympia artist Nikki McClure is shown on Sheet A-903 (Attachment 4).

18.110.100 – Windows

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.

DETAIL STAFF REVIEW

The base of the building is defined by the extent of window glazing, window scale and type, and mullion pattern around the building. Picture windows, large storefront glazing (first floor - floor to ceiling height of 19'), and casement windows for residential and retail uses are examples of variety of window types. Windows along State Avenue and Water Street will be black (sash, muntin, railings), and will be white facing east and the alley.

18.110.110 – Projections into the right-of-way

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.

DETAIL STAFF REVIEW

Outdoor café seating will be located outside the restaurant space, a curvilinear bench with landscaping; pedestrian benches, trash receptacles, and overhead weather protection (canopies) project into the right-of-way. Bike racks will also be among the list of projections and amenities along the street.

18.110.120 – Roofs

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

Provide relief, detail and variation to roof lines.

DETAIL STAFF REVIEW

The parapets in the roofline provide some amount of articulation that incorporates a metal cornice along Water Street and a detailed brick treatment along State Avenue. Private open space elements and penthouse structures on the roof top also add dimension to the roofline.

18.110.130 – Corners☐Complies☒Conflicts☐N/A**REQUIREMENT**

Create pedestrian friendly building elements at intersections and alley entrances.

DETAIL STAFF REVIEW

The intent of this requirement is to alert pedestrians to vehicles and vice versa along the sidewalk, alley, and parking garage entrance. Specialty textured concrete is provided along State Avenue where the parking garage driveway crosses the sidewalk but is not provided where the alley crosses the sidewalk along Water Street.

STAFF RECOMMENDATION

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 north or south across the alley (Sheet A-901, Attachment 4).

18.110.140 – Consistency☒Complies☐Conflicts☐N/A**REQUIREMENT**

Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.

DETAIL STAFF REVIEW

The massing and organization of exterior spaces exhibits a well-proportioned building with design elements and finish details that create a unified building. Exterior materials on the public facing facades are “Coal Creek” and “Westport Used” face brick. Interior facing facades along the alley and east elevation are clad with a hardi reveal panel system in “March Wind” and “Tricorn Black” colors – similar to the colors used on the brick facades (Sheet A-912, Attachment 4). The building form and features clearly identify functions/uses that will orient people to their surroundings (commercial and residential uses).

18.110.150 – Colors and materials☒Complies☐Conflicts☐N/A**REQUIREMENT**

Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.

DETAIL STAFF REVIEW

The colors and materials are shown in Sheets A-912-A-916. The building presents as a brick structure in its material and detailing to the public sides of the site. Two distinct colors of brick address the scale of the surrounding buildings downtown and conceptually address both street frontages. The south and east facades are cast in fiber cement panels with similar window openings, scale and colors.

18.110.160 – Lighting☒Complies☐Conflicts☐N/A**REQUIREMENT**

Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings.

DETAIL STAFF REVIEW

Lighting is provided at all entrances with wall sconces, and the awnings have lighting along the underside for a well-lit pedestrian way. Lighting will also be provided on the façade of the building to highlight architectural features, and behind the public artwork. Lighting within the parking area has been designed to mitigate off site glare by reducing the number of fixtures, moving the location of the fixtures to not line up with major openings and having all fixtures on bi-level motion sensors (Sheets A-903-A-911, Attachment 4).

18.110.170 – Parking structures☒Complies☐Conflicts☐N/A**REQUIREMENT**

Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one type of treatment.

DETAIL STAFF REVIEW

Like the building façade along State Avenue, the parking garage entry is set back from the property line approximately 8', and is situated between two brick pilasters, which adds depth and distinction to the building plane at this access point. The parking structure is visually integrated with building volumes above and adjacent. Artwork will be incorporated into the façade, and landscaping will be installed in the space between the parking garage entry and the adjacent building.

18.110.180 – Plant selection☒Complies☐Conflicts☐N/A**REQUIREMENT**

Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).

DETAIL STAFF REVIEW

Landscaping is used to provide interest and continuity in the State Avenue and Water Street streetscapes. Trees are added in planter strips; Oaks along Water Street and Stewartia along State Avenue. A landscaped architectural feature with seating will be installed at the northwest corner of the building offering a generous respite and gathering space. Some landscaping is located in the parking garage/lot around the solid waste

container; the bulk of landscaping will be provided on the rooftop deck consisting of drought tolerant Maple trees, Mt. Vernon Laurel, Clematis, and more in pots and beds.

18.110.190 – Screening site services

☒Complies

☐Conflicts

☐N/A

REQUIREMENT

Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.

DETAIL STAFF REVIEW

All site services, such as trash dumpsters, mechanical equipment, and transformers are located behind the building in the parking area and off the alley. The solid waste structures are constructed of horizontal and vertical cedar fencing.

18.110.200 – Screening blank walls

☐Complies

☐Conflicts

☒N/A

REQUIREMENT

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

DETAIL STAFF REVIEW

The building design makes use of space in each building façade. There are no large blank facades in the design, neither facing the street or behind the building. Windows, entries, overhead canopies, lighting, architectural features and details, furniture provide an active, comfortable, and interesting building.

**CITY OF OLYMPIA
COMMERCIAL DESIGN CRITERIA
DOWNTOWN
Chapter 18.120**

18.120.020 Setbacks

☐Complies

☐Conflicts

☒N/A

REQUIREMENT

Use a variety of landscape materials along lengthy expanses of blank walls or fences.

DETAIL STAFF REVIEW

See OMC 18.110.190 and OMC 18.110.200.

18.120.030 – Waterfront view corridors ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

On waterfront sites, provide for public view corridors of Capitol Lake and Budd Inlet. All development shall incorporate into the site and building design both territorial and immediate views for significant numbers of people from public rights-of-way. (EXCEPT: Intermittent or partial views of the water may not be deemed necessary to incorporate into the site and building design.) See Scenic Vista overlay zoning maps, which are available at the Community Planning and Development Department.

DETAIL STAFF REVIEW

The site is on a prominent corner in downtown Olympia with views of the Capital Dome, the Olympic Mountains, the Black Hills, and the Puget Sound. The building has been set back from the property line which allows residents and visitors views and solar access along Water Street (and State Avenue), and provides opportunities for outdoor activities, resting, sitting, and dining. Views of the marina and inlet are maintained and enhanced with landscaping, seating, and artwork along the State Avenue streetscape.

18.120.040 – Parking lots ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

Locate and design parking lots which maintain the visual continuity of the street and do not create vacant space in the street pattern. Allow for both pedestrian and vehicular circulation and provide clear access between parking and the principal building(s) on the site.

DETAIL STAFF REVIEW

The parking lot is located behind the building. It will not be entirely out of site, but screened with metal artwork panels, and integrated with the building volumes above and adjacent. Lighting in the parking lot will be somewhat muted and operated with bi-level motion sensors. Pedestrians and vehicles are provided clear connections in the parking lot, with direct access to building entries from the rear.

18.120.050 – Building Design ☒Complies ☐Conflicts ☐N/A

REQUIREMENT

Buildings must have streetscape characteristics, such as pedestrian oriented businesses and/or shops, corner entries, and building edges abutting the sidewalk.

DETAIL STAFF REVIEW

There is restaurant space in the northwest corner of the building, retail space along the Water Street frontage, large storefront windows wrapping the corner of the building, an extra-height lobby entrance and space, a distinctive identifiable residential-only building entry. The building is set back from the property line providing a wide sidewalk well suited for pedestrians. Artwork is planned for the street level parking garage openings.

18.120.060 – Building materials☒Complies☐Conflicts☐N/A**REQUIREMENT**

Maintain the character of the existing downtown buildings by using similar enduring materials such as stone, brick, and stucco.

DETAIL STAFF REVIEW

Buildings in the immediate vicinity are of varying age and architectural style – with materials ranging from brick to concrete block to paneling. The building presents as a brick building similar in texture to older (and newer) buildings in the surrounding vicinity. The materials are appropriate for the climate.

18.120.070 – Building design and rhythm☒Complies☐Conflicts☐N/A**REQUIREMENT**

Create visually interesting street walls with variations in horizontal and vertical wall surfaces. Use architectural elements that clearly define a base at street level.

18.120.080 – Building orientation☒Complies ☐Conflicts☐N/A**REQUIREMENT**

Orient the primary building entrance and active uses such as retail storefront window displays or restaurants to the street.

18.120.090 – Awnings, canopies, and marquees☐Complies☐Conflicts☐N/A**REQUIREMENT**

Provide awnings, canopies, and marquees on buildings that abut the sidewalk.

DETAIL STAFF REVIEW

Overhead weather protection is provided along the State Avenue and Water Street frontages, primarily over uses occurring within the building (entries and retail spaces). Recessed channel lighting will be placed under and at times adjacent to the awnings. At the concept stage of review the Board asked the applicants to consider the use of translucent or transparent covering material, particularly on the north side of the building. In Olympia's dark rainy climate, it would add to a more pleasant sidewalk environment and add more natural light onto the sidewalk. The applicant should be prepared to describe options that may or may not have been considered, along with their findings. See also OMC 18.110.080.

18.120.100 – Walkways☒Complies☐Conflicts☐N/A**REQUIREMENT**

Provide character and visual diversity to walkways.

DETAIL STAFF REVIEW

There is a diversity of hardscape elements provided in the design program – depicted on Sheet A-901 (Attachment 4). Sidewalk concrete will have a smooth patterned finish around the building, textured concrete will be applied at access points to the parking garage (and alley), and standard asphalt will be used in the parking lot. The walkway abutting the State Avenue frontage will have the added interest of a metal mural art installation over the parking garage openings, adding interest to the walkway. Additionally, the addition of street furniture, landscaping, seating, and bike parking adds interest to the walkway.

18.120.110 – Pedestrian access from parking areas☐Complies☒Conflicts☐N/A**REQUIREMENT**

Provide direct and visible pedestrian access through parking areas to building entrances and to adjoining pedestrian ways. Minimize crossings of traffic lanes.

DETAIL STAFF REVIEW

Please refer to OMC 18.110.130

18.120.120 – Waterfront public access☐Complies☐Conflicts☒N/A**REQUIREMENT**

On waterfront sites used for commercial, residential, or recreational uses, incorporate shoreline public access pursuant to the goals of the Shoreline Management Act in a manner roughly proportionate to the impact created by the development.

DETAIL STAFF REVIEW

The development site does not offer direct access to the waterfront, however pedestrians can cross at Water Street and 4th Avenue and gain immediate waterfront access, and there will be a new pedestrian crosswalk across State Avenue for direct connection from the State and Water building to the waterfront in front of the Larauna development.

18.120.130 – Visual context of streetscape☒Complies☐Conflicts☐N/A**REQUIREMENT**

Develop visual linkages between adjacent properties through building design, street trees, and streetscape improvements.

18.120.140 – Signs – Attached to the building ☐Complies ☐Conflicts ☐N/A

REQUIREMENT

Choose signs that maintain the architectural integrity of the building; locate them so the building details are not covered or obscured. Signs shall conform with Chapter 18.42, Signs, and to the design requirements of this section and of Section 18.120.150.

DETAIL STAFF REVIEW

Signs attached to the building should be appropriate in scale and proportion to the uses and building. A building mounted building identification sign, entry signage, blade signs for individual businesses are standard options for multitenant buildings in the downtown. Sheet A-103 shows a main residential entry sign. The applicants should be prepared to describe the general signage plan for the Board at the detail design review meeting. A separate sign permit application can be submitted at any time during the review and permitting process (OMC 18.43).

18.120.150 – Signs – Freestanding ☐Complies ☐Conflicts ☐N/A

REQUIREMENT

When building-mounted signs will obscure the architectural details of the building or where buildings are set back from the sidewalk and/or property line, use a free-standing sign. Signs shall conform to Chapter 18.42 Signs.

Signs shall have a maximum height of four (4) feet above grade. Lettering styles and colors are limited to two (2) lettering styles and three (3) colors. Signs shall be incorporated in planters or screening walls.

DETAIL STAFF REVIEW

The number and type of signs allowed for uses in the downtown are subject to the standards found in OMC 18.43. A separate sign permit application can be submitted at any time during the review and permitting process (OMC 18.43).