

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
May 14, 2020

Project Name/Number:	Martin Way Affordable Housing and Shelter, Project No. 20-1063
Applicant:	Encore Architects
Representative:	Low Income Housing Institute
Project Location:	2828 Martin Way E
Project Description:	The overall development proposal for this property will consist of two phases. This application is for the first phase only, which consists of a 5-story building, providing a 60-bed homeless shelter and 65 supportive housing units. The new building will be located on the northern portion of the site and there is an existing building which will remain during this phase.
Zoning District:	High Density Corridor 4 (HDC-4)
Design Districts:	High Density Corridor
Comprehensive Plan Designations:	Urban Corridor with High Density Neighborhood Overlay
Scenic Vista:	None
Critical Areas:	None
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 16, 2020 and May 4, 2020 to property owners and residents 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 northwest corner of Martin Way E and Pattison Street. It is zoned High Density Corridor 4, located within the High-Density Design Review Corridor and the Comprehensive Plan designates this area as an Urban Corridor with a High-Density Neighborhood Overlay.

The parcel is a 1.09-acre site and currently developed with a commercial building and parking. The existing vegetation within the parcel is minimal with only a few trees located on the southern portion of the lot. There are existing street trees along Pattison Street which will be replaced during the phase one portion of the project. The topography of the site places this parcel at a slightly lower elevation than that of the adjacent parcels. The parcel is currently owned by the City of Olympia and the existing building is currently being used as an emergency housing facility to house shelter residents to provide safer housing conditions during the current health pandemic of COVID-19 that we are facing at this time.

Surrounding Land Uses:

The surrounding uses in the area are listed and shown on the figure below.

All the properties shown on this map are zoned commercial and located within the High-Density Corridor.

The purpose of the high density corridor is intended to provide for a compatible mix of high-intensity commercial, offices, and high-density multifamily residential uses, to transform these areas to commercial and residential activity centers, over time, to ensure that access to transit is a part of new projects, to establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street, and entrances that are visible from the street and create a safe, convenient, and attractive environment for pedestrians, transit riders, and bicyclists, and which includes parking and access for vehicles.



Source: City of Olympia- Zoom mapping

Current Uses:

- North- Multifamily Housing- 2 story multifamily housing complex
- Northeast- Single family residences
- West- The Holly Motel
- East -Veterans of Foreign War Hall and an undeveloped parcel

- Southeast- Intercity Transit Base Station
- South- Aztec Lanes (bowling alley) and US West Communications

Project Detail/Building/Landscaping Design:

The overall development proposal consists of two phases. This application is for phase one only.

Phase 1- Construction of a 5-story building to house a 60-bed shelter and 65 supportive housing units with 28 parking stalls, provide landscaping and fencing and right of way improvements to include new street trees. The existing building and some of the parking will remain during phase 1 of the development.

Phase 2- Removal of existing building and construction of a new building for additional supportive housing units.

Land Use Review: The project is currently under review by the City’s Site Plan Review Committee (SPRC). No public hearing is required on this project and the Board’s recommendation will be presented to the Director of Community Planning & Development.

Public Comment:

Staff received a comment and feedback from the public specific to the design of the project. The written comment is provided in Attachment 4 and summarized below:

1. Written Comment- Concerns regarding potential impacts to the existing neighborhood due to the location of pedestrian entrances and vehicle access being routed to Pattison Avenue rather than from Martin Way.
2. Verbal comment - Concern regarding how the building transitions into the existing neighborhood.

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

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

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 proposal based on the Multifamily Residential design criteria, OMC 18.170, and the High-Density design criteria, OMC 18.130. Staff's analysis can be found in the attached checklists (Attachment 2). The proposal meets most of the applicable design criteria, but there are a few issues that staff suggests the Board pay specific attention to, as follows:

High Density Corridor Design Criteria:

OMC 18.130.020 Building Orientation- The building frontage along Pattison is not what one would expect along the primary building frontage of a High-Density Corridor, but Pattison is not the primary street frontage associated with the full build out of this project. The design criteria call for a continuous row of storefront windows, etc. but allows multi-family housing to substitute with stoops, porches, and distinctive entries. The proposal is neither commercial, nor traditional multi-family housing and is not facing the High-Density Corridor. Staff encourage the board to evaluate this building frontage and provide feedback on the design in relation to how it could maintain its functionality but increase the pedestrian oriented elements.

Multifamily Residential Design Criteria:

OMC 18.170.110 Neighborhood Scale and Character- East Elevation- Building scaled differences between the adjacent property to the north and the proposed building. This building is significantly larger in scale than the adjacent apartments, however transition towards taller buildings with higher density is anticipated by the Comprehensive Plan for this area. The applicant has identified several ways in which they believe they have provided for transition. Staff encourages the Board to review the project with careful consideration towards the transition along this property line. Staff has provided a condition of approval requesting additional sight obscuring landscaping along the property line for the Boards convenience, should it be determined appropriate.

STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director to approve the concept design review plans for Martin Way Affordable Housing & Shelter, File No. 20-1063 with the following conditions:

A. Context Plan: Approve as proposed.

B. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of detail design review:

Detail design plans shall be revised to show increased sight obscuring landscaping and larger evergreen tree species along the north boundary to improve transition between the project and the adjacent properties pursuant to OMC 18.170.110 Neighborhood Scale and Character.

C. Building Design: Approve with the following conditions, to be addressed at the time of detail design review:

Detail design plans shall be revised to incorporate similar building materials that are proposed on north and south building facades on the east side of the building in order to reduce the appearance of large building.

Submitted By: Paula Smith, Associate Planner
Community Planning & Development

Attachments:

Attachment 2 - Design Checklists
Attachment 3 - Site Context, Elevation and Floor Plans
Attachment 4 - Landscaping Plans
Attachment 5 - Public Comment