

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
June 25, 2020

Case / Project:	19-1636 – parent Permit, 20-1795 Child Permit / Intercity Transit Expansion on Pattison
Applicant:	Intercity Transit
Project Representative:	Barb Berastequi of Stantec
City Staff Contact:	Nicole Floyd, Senior Planner
Site Address:	526 Pattison Street SE
Project Description:	Construction of a new administration and operation building (43,500sf), and a new fuel, wash, and facilities building (25,000sf).
Applicable Design Criteria:	Basic Commercial and High Density
Concept Meeting Date:	June 27, 2019 – Board Recommended Conditional Approval
Notification:	Notice of the Design Review Board Meeting was mailed to parties of record on June 15, 2020.
Board Responsibility:	The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Community Planning & Development Director regarding the adequacy of the projects design. Detail review involves the final plans and detailed design elements of a project as to how they comply with the specific design criteria of the applicable design district(s). In situations where explicit compliance is not feasible, the Olympia Municipal Code (OMC) encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.

Staff Provided Assistance:

City staff evaluated the project based on the applicable design standards and prepared a variety of support materials including design review checklists to assist in the Board’s assessment of this project (see attached). This report focuses on issues that staff recommends for Board discussion. Suggested conditions of approval have been provided for the Board’s review and recommendation.

Project Context / Existing Site Conditions:

The project has been developing in phases over the last several years. The Intercity Transit Campus is broken into two distinct parcels, the “north” parcel which is adjacent to Martin Way and the “south” parcel which is where the current headquarters buildings are located. A development agreement was created between Intercity Transit and the City in 2015 to facilitate a clear understanding of a timeline for the phasing of the campus upgrades. This proposal before the Board represents Phase II of the development agreement and includes the final site work proposed on the south parcel. During

construction of Phase I a significant portion of the stormwater improvements, upgrades to the fueling tanks and various other infrastructure improvements were completed that help set the stage for this next portion of site development. Now the applicant is proposing to complete the construction of two large buildings. The administrative building is proposed to be located on the corner of Pattison Street and Martin Way and the fuel/wash/maintenance building will be situated along Martin Way. On the site interior will be a large secure vehicle storage area intended for buses and vans. Future site work will likely include remodel and modification to the existing buildings on the “south” site.

Review of Design Criteria:

This project is required to comply with both the Basic Commercial Design Criteria (OMC 18.110) and the High Density Corridor Design Criteria (OMC 18.130). The Board has previously reviewed this project for compliance and recommended conditional approval. Staff reviewed the applicant’s re-submittal for compliance with the municipal code and those conditions of approval previously provided by the Board. Areas of concern from the last meeting include:

Modulation and building Design (OMC 18.110.040 and OMC 18.130.030):

Both the Basic Commercial Design Guidelines and the High Density Corridor Design Guidelines ask for building modulation at intervals of 30’ or less. The Board recognized the unique and varied uses within the project scope. Rather than requiring traditional modulation, the Board requested the applicant to look to alternatives such as fenestration of window and door placement, color/material changes, awnings etc. to meet the requirement. The revised plans show significant efforts to break up the building mass through a variety of treatments. Walls remain as previously designed with lengths of up to 75’ without modulation, but these walls include windows, varied materials, color changes and awnings about every 12’. The condition has been satisfied.

Parking Structures (OMC 18.110.170) / Screening of Surface Parking (OMC 18.130.040):

A minimum of 60 percent of the structure parking located along a street façade between two and eight feet in height must be screened when placed on a street frontage. Previous plans did not provide enough detail to determine compliance therefore a condition of approval was added to ensure plans adequately addressed the code requirement. The revised plans show metal grille screening along the parking garage on Pattison Street with vegetation intended to grow up the screens. Landscaping is also proposed between the street frontage and the building that aids in screening.

Fencing / Screening (OMC 18.110.200):

The code asks for long expanses of blank walls or fences to be screened. Significant discussion and general acceptance of the fencing proposed along the Martin Way Street frontage has occurred. The design has been modified to show improved connectivity of materials to tie the buildings and the fencing together. A relatively long expanse of fencing is also proposed in the parking lot off Pattison Street. This sight obscuring fencing is a different material than the fencing proposed around the building frontages and minimal landscaping is planned between the parking area and this fence. While the fencing will be setback a significant distance from the street frontage, it is unclear if its design will create a lengthy expanse. The plans do not place a strong emphasis on this area therefore Staff felt it pertinent to draw the Board’s attention to it.

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 been submitted for this project. Any comments submitted following the packet distribution, must be submitted to the project planner before 4:00 p.m. 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 Conceptual Design to the Director of Community Planning and Development.

- A. Context Plan:** Recommend approval.
- B. Preliminary Site & Conceptual Landscape Design:** Recommend approval.
- C. Preliminary Building Design:** Recommend approval.

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- **Attachment 2:** Concept Design Review Memo
- **Attachment 3:** Design Review Checklists (Basic Commercial OMC 18.110 & Downtown OMC 18.120)
- **Attachment 4:** Concept Design Review plans