

**CITY OF OLYMPIA
OLYMPIA DESIGN REVIEW BOARD**

**DETAIL DESIGN REVIEW
STAFF REPORT
September 24, 2020**

Project Name/Number:	Martin Way Affordable Housing and Shelter, Project No. 20-3164
Applicants:	Encore Architects and 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 September 11, 2020 to parties of record, and applicable recognized neighborhood associations.

Project Description Details: 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: On September 16, 2020 the Site Plan Review Committee (SPRC) made a recommendation to the Director to approve the project subject to conditions. The Design Review Board's recommendation will be presented to the Director of Community Planning & Development before building permit issuance.

Public Comment: The Design Review Board meeting is a public meeting, however, public testimony at the meeting is not accepted. The Board can accept written comments about the detail design proposal and may be submitted to city staff in advance of the meeting. At the time this staff report was written, City staff received no written comments specific to the detail design application of the project.

DESIGN REVIEW

The section called "How to Use Design Criteria" in the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as the design solutions **are equal to or better** than the guidelines associated with each of the sections (OMC 18.100.100).

Concept Design Review: This project went before the Design Review Board for the conceptual design of the project which consisted of a context plan, preliminary site and landscaping plans and preliminary building design plans. The Conceptual Design Review staff report with associated attachments provides background information, site details and descriptions of surrounding land uses can be found at: <https://olympia.legistar.com/LegislationDetail.aspx?ID=4452882&GUID=F2B3B649-AEED-45F7-A044-3DE67952D3F5&Options=&Search=>

The Conceptual Design Review meeting was held May 14, 2020. The Board moved to recommend approval of the conceptual design with conditions (Attachment 2), as noted below.

- Context Plan- Approve as proposed
- Preliminary Site and Landscaping Plans- Approve with the following condition to be addressed at time of detail design review.
 - Detail Design Review plans shall show increased sight obscuring landscaping with 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.
- Preliminary Building Design- Approve with the following conditions to be addressed at time of detail design review:
 - Incorporate similar building materials and colors that are proposed on the south ground floor facade and wrap around to the east ground floor façade. Make effort to soften the pedestrian experience, such as color, art elements and/or exit door enhancements on the east side of the buildings ground floor.

Detail Design Review: Detail Design Review application was submitted on August 6, 2020. Detail design review involves review of 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, materials and colors with the applicable design criteria.

Design Analysis: The project is subject to the Multifamily Residential design criteria, OMC 18.170, and the High-Density design criteria, OMC 18.130. City staff evaluated the projects design review plans (Attachment 3) and provides staff evaluation of the project along with the applicant's design analysis within in the design review checklists (Attachment 4).

The applicant provided an overall project narrative on page 4 of the Design Review Plans that describes how the project was modified for each of the conditions that the Board recommended at the Conceptual Design Review meeting.

City staff reviewed the detail design review plans with the applicable design criteria and feels that the applicant revised the proposal as recommended by the board at the Conceptual Design Review meeting by the following:

- The landscaping plan shows the addition of larger evergreen type species to the northern perimeter, which enhances the project and helps transition the project into the neighborhood.
- Incorporated materials found on the south façade and were wrapped around the corner to the east façade which provides a more defined entrance and cohesive building design.
- The pedestrian experience has been improved by the addition of windows and art elements which break the wall up and provides detail and interest along the public sidewalk on the east side.

Since the time that the application was made for Detail Design Review, the applicant contacted City staff to inform that further revision to the plans has been made. An added exterior door to serve the electrical room has been added to the east façade. The applicant will provide an updated elevation plan for the Board's consideration at the detail design review meeting. City staff has no concern with the added door.

Overall, City staff concludes the proposal meets the applicable design criteria. As suggested in the design review checklist, the plans show places for art, but they do not show the details or the type of art that is proposed. The Board may want to take the opportunity to discuss the anticipated art and provide input or suggestions as to the type of art they were envisioning along the east façade, if they deem necessary.

STAFF RECOMMENDATION: That the Design Review Board recommend to the Director to approve the detail design review plans for Martin Way Affordable Housing & Shelter, File No. 20- 3164 as conditioned:

Artwork shall be installed prior to final occupancy of the building.

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

Attachments: Attachment 2 – Conceptual Design Review DRB Recommendation
Attachment 3 – Design Checklists (18.170 and 18.130)
Attachment 4- Design Review Plans