

CITY OF OLYMPIA
Olympia Design Review Board

COMBINED DESIGN REVIEW
STAFF REPORT
April 29, 2021

Project Name/Number:	Malt House, File 21-1045
Applicant:	Josh Gobel, Thomas Architecture Studio
Location:	515 Legion Way SE
Project Description:	Construction of a 4-story mixed use building. The proposal includes 57 dwelling units, ground floor commercial space and enclosed parking for 33 vehicles. Site amenities include a landscaped terrace for future residents and pedestrian amenities along a 12-foot sidewalk around the building's frontage on Legion Way & Jefferson Street.
Zoning District:	Downtown Business (DB)
Design Review District:	Downtown Design District
Comprehensive Plan Designation:	Central Business District (CBD)
Critical Areas:	None
SEPA Determination:	Exempt – Project meets the downtown area exemption criteria
City Staff:	Lydia Moorehead, Associate Planner Phone: 360-570-3746 E-mail: lmooorehe@ci.olympia.wa.us
Public Notification:	Notice of the Neighborhood Meeting, Application, and Design Review Board Meeting was posted on the site, mailed to the adjacent property owners, and sent to Recognized Neighborhood Associations in the project vicinity on March 17, 2021.

Project Context / Existing Site Conditions: The project site is a former credit union drive through facility. This project intends to redevelop the site with a four-story mixed-use building. The proposed building will include commercial space, a residential lobby and structured parking for 33 vehicles on the first floor and one- and two-bedroom residential apartments on floors two through four. All existing development on the site is intended to be removed.

Land Use Review:

The land use development proposal review is currently underway. In addition to design review the project proposal must meet Public Works requirements – transportation, wastewater, stormwater, solid waste; Engineering requirements – frontage improvements, utility connections, vehicular access; Urban Forestry requirements – street trees, etc.

Land Use Review issues that may impact design review:

Solid waste – size and quantity of dumpsters and placement/maneuverability for pickup.

Design Review:

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

Detailed review involves all the detailed design elements of a project. This includes the architectural details of materials, colors, and final architectural elevations, the final landscape design, and the required lighting plan as they relate to the applicable design requirements, zoning classification, parking and landscaping chapters, and overlay districts contained 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 requirement.

Design Review Board meetings are public meetings and anyone is welcome to attend, however the meeting 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, written comments must be submitted to staff by 4:00 p.m. on the day of the meeting.

Review of Design Criteria:

This project is required to comply with the Downtown Design Criteria (OMC 18.120). Staff reviewed the project for compliance with these criteria and has provided a detailed analysis within the attached Design Review Checklist. The checklist identifies areas of compliance and deficiency. Recommended conditions of approval are provided for the Board’s consideration.

As outlined in the checklists, staff has found that the project design generally addresses the criteria within the code, however there are a few issues that staff suggests the Board pay specific attention to, as follows:

Security 18.120.280

Two areas of concern are noted. The first is a potential entrapment area in the solid waste room which has two doors, however one door leads to a commercial tenant space while the other door exits into a vestibule with additional doors. The second includes additional lighting and careful selection of vegetation for the terrace that provides visibility throughout the open space area. Staff encourages the Board to evaluate and if appropriate make a recommendation.

Landscaping 18.120.340

Furnishing specifications and specific plantings for the terrace are not shown on the landscape plan. It is unclear if irrigation is available on the terrace, which would be needed for planting survival. The applicant may want to address terrace planting in their presentation to the Board. A proposed condition of approval has been added to address these items in the civil permit package.

Lighting 18.120.360

Additional lighting may be needed on the exterior walls of the terrace, along the narrow entryway into the terrace and within the solid waste room for security. Detailed information related to the maximum foot candles allowed as well as the lighting levels for each lighting condition have not been supplied

(18.120.360.B.1). Staff has recommended a condition of approval regarding lighting details in the civil permit package.

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 Site Plan Review Committee, with the following conditions:

- A. Context Plan:** Recommend approval.
- B. Site Plan, Site Features, Floor, Solid Waste and Landscape Plans:** Recommend conditional approval as follows:
 - 1. Provide details related to terrace site furnishings and landscaping on the landscape plan with the civil construction permit application.
 - 2. Provide additional lighting details related to maximum foot candles and lighting levels for each lighting condition as required in OMC 18.120.360.B.1 prior to civil construction permit submittal.
 - 3. Provide additional lighting details to ensure nighttime security for the terrace and solid waste room prior to civil construction permit application.
- C. Preliminary Building Design, Lighting, Colors & Materials:** Recommend approval

Submitted By: Lydia Moorehead, Associate Planner

- **Attachment 1:** This Staff Report
- **Attachment 2:** Design Review Checklist
- **Attachment 3:** Combined Concept & Detail Design Review Package
- **Attachment 4:** Project Narrative