



# Downtown Design Review

June 2020

Project Name: Malt House  
Project File Number: 21-1045  
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## Downtown Design Criteria ([Chapter 18.120 OMC](#)) Design Review Application Narrative

*This form is for applicants to describe how the proposed project has been designed to meet the Downtown Design Criteria. Information provided will be used to assist staff and the Design Review Board in its review. Links to code sections are provided. It is anticipated that applicants will review the code and applicable requirements to address those issues in their responses.*

### SECTION A – PROJECT INFORMATION

**Downtown Design Sub-District:** See [Figure 18.120.130.A.1](#) for designation. Note: Where two or more Sub-Districts are indicated, the applicant selects which Sub-District will apply. All regulations for that Sub-District will then apply. See 18.120.130(B) for sub-district descriptions.

- |  |  |                                     |
|--|--|-------------------------------------|
| <input checked="" type="checkbox"/> Art/Tech | <input type="checkbox"/> Entertainment     | <input type="checkbox"/> Waterfront |
| <input type="checkbox"/> Business Corridor   | <input type="checkbox"/> North Capitol Way |                                     |
| <input type="checkbox"/> Core                | <input type="checkbox"/> Residential       |                                     |

**Street Type(s):** See [Figure 18.120.140.A.1](#) for designation. Check all that apply. See 18.120.140 for descriptions of the various street types.

- |                                 |  |   |
|---------------------------------|--|---|
| <input type="checkbox"/> Type A | <input checked="" type="checkbox"/> Type C | <input type="checkbox"/> Downtown Entry |
| <input type="checkbox"/> Type B | <input type="checkbox"/> Waterfront        |   |

Per [Figure 18.120.140.A.1](#), is this property designated as a High Visibility Street Corner?

- |                              |  |
|------------------------------|--|
| <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
|------------------------------|--|

### SECTION B – SITE PLANNING

#### Street Fronts ([18.120.220](#))

For lots with multiple street fronts, please address each street front separately. Street front standards address things like façade details, ground floor uses, ground floor setbacks, street wall definition, driveways, upper story setbacks, sidewalk access, outdoor display areas, and the location of surface parking areas. Describe how the proposed project meets the Street Fronts requirements applicable to the proposal (based on adjacent street designation types such as A, B, C, Waterfront, Entry):

Applicant Response: Both street facades are located on class C streets. The primary material is brick with storefront windows and sculptural metal artwork located within brick recesses. The recessed emphasize the rhythm of the façade on the street level. The retail corner is anchored by a large awning that wraps the corner with a secondary awning at the residential entry. Paving patterns will vary and create a textural identification in front of the vehicle and solid waste access on site.

Staff Response: The street edge along both class C streets is physically defined by the building façade. A building setback of at least 10 feet from the front of the curb is provided in order to make available room for a sidewalk. No surface parking is proposed.

**Pedestrian Circulation ([18.120.230](#))**

Describe the measures taken to ensure the project meets the pedestrian circulation requirements:

Applicant Response: Project is located on downtown grid. Building directly orientates to the public pedestrian circulation. All residential is located on floors 3-4.

Staff Response: The proposal provides connections to the pedestrian circulation system from all entrances and to site features such as mailboxes, solid waste storage areas and other shared facilities.

**Ground Related Residential Uses ([18.120.240](#))**

Ground-related residential uses are not allowed on Type A Pedestrian Oriented Streets or in the Waterfront Sub-District. Are any ground related residential uses proposed? ☐ Yes ☒ No

If yes, describe how the design meets the requirements for ground related residential uses, including street access, privacy, thresholds, outdoor space, and driveways widths/garage access:  
[Type here]

**Multiple Buildings and Multi-Block Sites ([18.120.250](#))**

In all downtown design subdistricts, a development that includes two or more buildings must be based on a unified site plan. Are two or more buildings proposed? ☐ Yes ☒ No

If yes, describe how the design meets the requirements for multiple buildings and multi-block sites:  
[Type here]

**Solid waste facilities, service areas, and mechanical equipment ([18.120.260](#))**

Service areas, mechanical equipment areas, and solid waste facilities must be carefully addressed.

Describe how the project was designed to address the requirements for location and screening:

Applicant Response: Solid Waste access is located on Jefferson Street. Building management will place solid waste containers on curbside and determined intervals. Curb cuts extend in front of solid waste access door for easy movement of bins.

Staff Response: Solid waste, mechanical and service areas are located toward the interior of the building. Solid waste will be contained in an interior space accessed via a dedicated roll up door. Conceptually, the solid waste facility is acceptable. Details related to placement of containers, spacing for truck pickup and schedule have yet to be determined and will be finalized prior to land use approval.

Service areas used by residents must avoid entrapment and other conditions where personal security is a concern. It is unclear if two unlocked doors will be provided for exiting the solid waste room.

No rooftop mechanical equipment is shown, and the elevator riser and roof access appear to be enclosed with materials similar in color to the exterior of the building.

#### **Multifamily Open Space (18.120.270)**

All new multifamily buildings with five or more residential units must provide open space. Does the proposed project provide five or more new residential units: ☒ Yes ☐ No

If yes, describe the amount and type(s) of open space provided:

**Applicant Response:** Open space is provided on a second floor exterior courtyard of 2,770 sf.

**Staff Response:** The applicant provides the required 10 percent of the residential floor area in common open space. The terrace is located on the second floor and is open to the east and south and appears to be accessible to all building residents. The terrace includes five private patios for adjoining residential units. A dog run, plantings and seating are proposed for the area and provide for functional leisure and recreational activity. Wall sconce lighting is proposed along the two building walls above the terrace and should extend along the hallway area to the entrance from the building (it is unclear if lighting extends in this area) and possibly around the exterior walls of the terrace for security. While plantings and site furnishings appear on conceptual elevations and renderings, additional details regarding furnishing specifications as well as terrace landscaping are not provided on the landscape plan. Details regarding these elements as well as how irrigation will be provided seem necessary and should be addressed with the engineering permit application.

#### **Security (18.120.280)**

Designing projects to consider security is required. This includes avoiding entrapment areas, increasing visibility of certain areas, preventing visual obstructions, enhancing motorist's views, providing for passive surveillance, controlling access, providing for territorial definition, and addressing maintainability and use of vandal-resistant materials. Describe the measures proposed to address security:

**Applicant Response:** Building access is controlled, well lit, and accessed directly off the Legion.

Emergency egress stairs are well lit the entirety of their path to the public way.

**Staff Response:** The development includes appropriate natural access control that delineate public and private areas. Most common areas have two exits. The terrace includes passive surveillance from adjoining unit windows from above. The solid waste room has two doors; however, one door leads to the commercial space and could likely be locked. The main door leads to a vestibule with another door. This could potentially be an entrapment issue. Vegetation for the planters on the terrace should be chosen to ensure that there remains visibility across the open space.

### **SECTION C – SITE ELEMENTS AND DESIGN**

#### **Parking Areas (18.120.320)**

Describe how this proposal provides for adequate walkways through parking areas:

**Applicant Response:** Parking is enclosed and accessed directly by the residential lobby.

When angled or perpendicular parking stalls abut walkways a paved area must be provided to prevent the bumper overhang from reducing the walkway width. Describe how this project meets the requirement: NA

Staff Response: The internal parking does not require pathways due the limited number of parking rows and overall size.

#### **Pedestrian Oriented Open Space (18.120.330)**

When provided, Pedestrian Oriented Open Space must meet certain requirements regarding location, surfacing, seating, landscaping, screening, fencing, blank wall treatments, and exclusion of vehicles. Is this type of open space proposed in this project? ☐ YES ☒ NO

If yes, describe how the proposed project meets each of the standards: [TYPE HERE]

#### **Landscaping (18.120.340)**

Landscaping requirements are specific to the Design Sub-District the project is located within. Provide a narrative explaining how this proposal meets each of the landscaping requirements for the applicable Design Sub-District, noting if there were any conflicts with the landscaping chapter requirements, and if there were identify how the conflict was addressed:

Applicant Response: Landscaping is provided at second floor open space and as required for street ROW.

Staff Response: Landscaping is proposed along a portion of the eastern façade, street trees in the ROW and on the terrace. Black laser cut steel wall art is proposed along the north and west facades. Specific plantings are not shown for planters on the terrace and should be added to a final landscape plan. Specifications for the terrace furnishings should also be added.

Perimeter landscaping requirements for parking lots is required in all Design Sub-Districts. How does this proposal satisfy the requirements: NA

#### **Walkways and Circulation Elements (18.120.350)**

There are standards for internal walkways for widths, safety, enhancements, for when building facades face parking areas, and to provide for separation for ground related residential uses. Describe how does the proposed project meets the requirements: NA

Staff Response: The proposal does not include walkways related to this standard. All internal walkways will meet building codes for access.

#### **Lighting (18.120.360)**

Lighting is an important component of safety and design. Describe how each of the following are addressed in this proposal: site lighting levels; light quality, height, and shielding; architectural lighting; and the character of the light fixtures and mounting:

Applicant Response: Lighting has been provided for three main reasons. Wall sconces along sidewalks and lighting on the underside of awnings, will provide ample illumination for pedestrians. Lighting placed on the building facade highlight the repetitive language of architectural elements and painted signage. Finally, lighting will also be provided behind the public artwork to enable the art to be enjoyed during all seasons, day and night.

Staff Response: Lighting of different varieties are proposed. Wall sconce and awning lighting appear to supply pedestrian lighting within the 15-foot maximum height placement. Accent and gooseneck lighting highlight architectural elements and artwork along the building façade. Suspended LED lights provide security lighting at exterior doors and inside the parking area. The design character of the lighting is consistent with site's architecture. Additional lighting may be needed on the exterior walls of the

terrace, along the entryway into the terrace and within the solid waste room for security. Detailed information related to the maximum foot candles allowed (5 foot max) as well as the lighting levels for each lighting condition have not been supplied (OMC 18.120.360.B.1).

#### **Other Site Features ([18.120.370](#))**

Other site features include improvements such as fences, walls, poles and vertical elements, and Staff alcoves. Describe how this proposal addresses other site features: [NA](#)

Response: Not applicable. The applicant does not propose elements covered in this section.

### **SECTION D – BUILDING DESIGN**

#### **Building Character ([18.120.420](#))**

Some building character provisions apply to all projects in all Design Sub-Districts. Provide a narrative about how the proposal meets the Design Character of Building Elements and Details requirements:

[Applicant Response:](#) The overall building design is defined by the proposed simplicity of material, painted signage, repetition of windows, prominent awnings, and industrial steel cut artwork, resembling qualities found in a warehouse. The art-tech district has an industrial and warehouse character, with buildings that contain large repetitive windows, simplistic materials, and murals. The proposed structure will fit within the context, by deriving similar representation of materials and architectural patterns from its surroundings. All façades are in white brick and contain large red storefront windows with a repetitive grid pattern on the residential levels. The brick facades contain a four-course standard running bond brick mid-belt, and six course standard running bond cornice offset by about a foot from the top. Brick belts and Cornices will be integrated in a muted red brick, to unify the language of the white brick and red Storefront windows. The brick façade wraps its corners on the sides of the alleyways, allowing the Brick to be visible at all angles from the public way. A portion of the exterior façade on the back of the building not visible from the public way and overlooking the terrace area, will be in fiber cement Panels. White vinyl windows resembling the pattern of the storefront windows, will be located on the fiber cement panel side. Large sized brick recessions will be located on the ground level for the Permanent display of public art, and to further define the language of the façade.

[Staff Response:](#) The building's elements and details are consistent with architectural style and character.

Provide a narrative about how the proposal meets the Compatibility with Architectural Character of Design Sub-District requirements: [SEE ABOVE](#)

[Staff Response:](#) The proposal incorporates warm industrial materials and design elements and includes the required three following design characteristics/elements: 1) Simple architectural elements, loading areas, and minimal detailing that echo the character of existing, older warehouse stock; solid massing conveying perimeter walls to the lot line. 2) Industrial fixtures and materials that are durable, including metal and wood siding, masonry, and durable panel systems. 3) Unique lighting.

Remaining requirements are specific to the Design Sub-District. Describe how the proposed project meets those requirements by identifying each of the menu options that were selected for the proposal:

[TYPE HERE]

#### **Registered Historic District and Sites ([18.120.430](#))**

Is the property located in a Historic District: ☐ YES ☒ NO

Is the property a designated historic site: ☐ YES ☒ NO

As defined in this code section, is a substantial alteration proposed?: ☐ YES ☒ NO

As defined in this code section, is a minor alteration proposed?: ☐ YES ☒ NO

### **Architectural Composition, Massing, and Articulation (18.120.440)**

The requirements of this section are intended to reduce the perceived scale of large buildings and add visual interest, encourage development of a compatible architectural scale, create a skyline that is visually interesting, create clear and welcoming building entries, add visual interest to buildings, protect designated landmark views, and to maintain light and air circulation. Describe how the proposal addresses the code requirements for:

Façade articulation (commercial and mixed-use buildings): .

Staff Response: Façade articulation is not required in the Art/Tech subdistrict, regardless of use.

Façade articulation (residential buildings, residential portion of mixed-use):

Applicant Response: The Façade is not articulated to represent a simplistic warehouse character. The Façade uses Large repetitive windows with a grid pattern, repetitive lighting and a tripartite design.

Staff Response: Façade articulation is not required in the Art/Tech subdistrict, regardless of use.

Maximum façade width: NA

Staff Response: Applies to building facades greater than 120 feet in width. NA

Roofline modulation: NA

Staff Response: NA

New buildings in Residential Sub-District: NA

Staff Response: NA

Modulation to enhance views: NA

Staff Response: NA

If required, how has vertical articulation been addressed: NA

Building Siding (multiple sides visible to public):

Applicant Response: The brick façade wraps its corners on the sides of the alleyways, allowing the Brick to be visible at all angles from the public way.

Staff Response: The north and west facades have a consistent visual identity using similar materials, colors and details.

### **Human Scale Building Elements and Details (18.120.450)**

These requirements are intended to enhance the human scale of buildings by providing attractive and welcoming façades and pedestrian environments, enhancing the quality of building façades, and adding interest to the building and streetscape. Describe how the proposed project has been designed to address:

#### Human Scaled Elements:

Applicant Response: Brick façade with storefront windows and commercial awnings address the pedestrian scale through repetition and a breaking up of the overall mass. Sculptural artwork, lighting, and pedestrian fixtures (benches, trash receptacles) are placed along the pedestrian way. Lighting is located to provide proper safe illumination of the pedestrian way.

Staff Response: The proposal incorporates at least two of the required human scaled elements through the use of covered entries and art installed on the public facing facades.

#### Building Entries:

Applicant Response: A prominent awning of twelve-feet height extends around the corner of Legion Way and Jefferson Street supported by dramatic steel cable ties emphasizing the retail corner. A smaller canopy of eleven-feet height and similar design is located at the main residential entry.

Staff Response: The proposal incorporates all elements required for building entries through the location of the main entrance and the use of awnings and lighting.

#### Façade Details:

Applicant Response: The overall building design is defined by the proposed simplicity of material, painted signage, repetition of windows, prominent awnings, and industrial steel cut artwork, resembling qualities found in a warehouse. The art-tech district has an industrial and warehouse character, with buildings that contain large repetitive windows, simplistic materials, and murals. The proposed structure will fit within the context, by deriving similar representation of materials and architectural patterns from its surroundings. All façades are in white brick and contain large red storefront windows with a repetitive grid pattern on the residential levels. The brick facades contain a four-course standard running bond brick mid-belt, and six course standard running bond cornice offset by about a foot from the top. Brick belts and Cornices will be integrated in a muted red brick, to unify the language of the white brick and red Storefront windows. The brick façade wraps its corners on the sides of the alleyways, allowing the Brick to be visible at all angles from the public way. A portion of the exterior façade on the back of The building not visible from the public way and overlooking the terrace area, will be in fiber cement Panels. White vinyl windows resembling the pattern of the storefront windows, will be located on the fiber cement panel side. Large sized brick recessions will be located on the ground level for the Permanent display of public art, and to further define the language of the façade.

Staff Response: The proposal incorporates required elements for the following:

Entry treatments - Display windows divided into a grid of multiple panes, multi-paned windows on upper stories

Building façade details - Weather protections element and custom artwork.

Decorative or textural enhancements – use of decorative or textural building materials such as brick, artwork on the building.

Window Design: [SEE DISCRIPTION ABOVE](#)

Staff Response: Art/Tech District is exempt.

#### High Visibility Street Corners:

Applicant Response: Large painted signage of the project name will be located on the north and west façade. The NW corner retail will have floor to ceiling storefront windows with a large wrap around awning.

Staff Response: This site is not located at a high visibility street corner.

### **Pedestrian Oriented Façades and Weather Protection ([18.120.460](#))**

For projects located on Type A or B Pedestrian Oriented Streets and for buildings on sites directly fronting on the waterfront, certain provisions are required to provide a better pedestrian environment. Describe how the proposal satisfies requirements for the following:

NA- Type C streets

### **Materials and Colors ([18.120.470](#))**

These requirements are intended to encourage the use of durable, high quality, and urban building materials, promote the use of a distinctive mix of materials, and to place the highest priority for the quality and detailing of materials on the first two to three stories of the building. Describe how the proposed projects addresses the following:

Quality building materials:

Applicant Response: Primary materials are Brick, steel, and glass. Secondary materials are cement siding and vinyl windows.

Flood proofing:

Applicant Response: NA - FFE above 16' NAVD88

Specific material limitations:

Applicant Response: NA

Sub-District specific materials: Applicant Response: ART TECH, Primary materials are Brick, steel, and glass. Secondary materials are cement siding and vinyl windows.

Staff Response: The proposal is consistent with building material requirements including Art Tech district specific materials.

### **Blank Wall Treatments ([18.120.480](#))**

Limiting blank walls and requiring blank wall treatments will ensure large expanses of walls visible from a public street or public park do not detract from the Downtown environment and add interest to local streetscapes. New blank walls facing a public street, pedestrian oriented space, common open space areas, or pedestrian pathways are prohibited, unless treated. Blank walls are defined as *"Any wall or portion of a wall that has a surface area of 400 square feet of vertical surface without a window, door, or building modulation or other architectural feature or any ground level wall surface or section of a wall over 4 feet in height at ground level that is longer than 15 feet as measured horizontally without having a ground level window or door lying wholly or in part within that 15-foot section."*

What design elements (e.g. use of display windows, use of a trellis with climbing vegetation, building details, use of artwork) have been provided to address blank walls: Applicant Response: Where no



storefront or door openings occur artwork has been placed to reduce blank walls and increase building interest for pedestrians providing qualities found within a warehouse located within the art tech district.

Staff Response: The proposal includes the use of artwork and storefront windows to reduce blank walls.

**Above-Grade Structured Parking ([18.120.490](#))**

These requirements are intended to minimize negative visual impacts of parking garages or above grade structured parking in buildings. Describe how the proposed project has been designed to address the following:

Obscure the view from the ground of parked cars: Applicant Response: Parking is enclosed structured parking located on the first floor accessed off Jefferson street.

Provide pedestrian environment enhancements (within 10 feet of sidewalk): NA

Provide articulation treatments: NA

Use of light shielding from street level/sidewalk: NA

Staff Response: Structured parking screened from public roadways by a building are not required to comply with this requirement.