



City Council

Special Recognition - 2017 Design Review Board Award of Merit

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Title

Special Recognition - 2017 Design Review Board Award of Merit

Recommended Action

Committee Recommendation:

The Design Review Board recommends the award recipients for the 2017 Design Review Board Award of Merit.

City Manager Recommendation:

Recognize and award the recipients recommended by the Design Review Board for the 2017 Design Review Award(s) of Merit.

Report

Issue:

Whether to recognize and award the Design Review Board's Award of Merit to two projects that rose to the level of distinction and merit for exemplary architecture, sustainability, and lasting community value.

Staff Contact:

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Presenter(s):

Catherine McCoy, Associate Planner

Joseph LaValle, Chair of the Olympia Design Review Board

Notified:

Award Recipient:

- Walker John, Urban Olympia III, LLC, for the Thurston First (Mixed Use) Bank Building, 600 Franklin Street SE
- Walker John, 3rd Gen Investment Group, LLC, for the Campus Lofts Buildings, 512 12th Avenue SE

Background and Analysis:

Proposed in 2007 by Design Review Board members, the Design Review Award of Merit Recognition Program recognizes projects that exemplify the intent of the Design Review requirements and

guidelines, and embody the City's Comprehensive Plan Goals that "...*direct land use patterns, densities, and design standards which*

- *Reflect the community's urban design vision*
- *Maintain or improve the character of established neighborhoods*
- *Preserve the historic features of Olympia*
- *Provide for a variety of transportation alternatives*
- *Provide people with opportunities to live close to work*
- *Create desirable neighborhoods with a variety of housing opportunities, different lifestyles and income levels, and a sense of community*
- *Provide for a compact growth pattern*
- *Promote energy efficiency*
- *Reflect the land's physical and environmental capability*
- *Provide space for parks, open spaces, and other community facilities*
- *Protect views and features of the community's landscape valued by the public (General Land Use and Design, Land Use and Urban Design, Olympia Comprehensive Plan, October 24, 2017)*

Since 2007, the Design Review Board has recognized numerous projects ranging from a small private remodel to a large public downtown project, such the LOTT Administrative Building. To be eligible for the award, Merit candidates typically demonstrate the following:

The Process...

- The project team did not just comply with the Detailed Design Review or Combined Design Review process, but went well beyond expectations of submittal and Code requirements;
- The project adheres to the most substantive, if not all, of the Board's recommendations;
- The project has received a Certificate of Occupancy (CoO) since the last round of DRB Awards of Merit, between 2014 and 2016.

The Site...

- Creates a harmonious, pleasing, and easily accessible pedestrian atmosphere.
- Provides pathways that are logical, safe, and visually contrasting (e.g., a crosswalk with colored pavers instead of standard paint lines).
- Allows for adequate vehicular traffic and parking without becoming the dominant element.
- Incorporates smaller elements such as bike racks in an integrated fashion, rather than as an afterthought.
- Includes landscaping that is regionally and site-appropriate.

The Building...

- Accentuates the site rather than dominates it, to lessen visual and physical impact.
- Consists of a variety of materials and modulation that is appropriate for the building mass and the level of human activity.
- Uses truly enduring materials.
- Employs colors and features that complement the immediate environment. For projects that have marginal context, such as the downtown Intercity Transit transfer station, the project would be judged on its qualities based on its function and role as a public facility.

- For projects in the downtown area, provides openness and transparency that draws pedestrians for shopping, browsing, walking, and gathering.
- Shows a level of distinction that is appropriate for its surroundings, its neighborhood, and its use. It should also reflect its place in time and culture with contemporary elements, though not required.

This year, twelve projects met the criteria and were considered for the Award of Merit; the Board recommends two projects receive the award. The two projects share certain characteristics - both projects are adaptive reuse projects (with new construction also), and a single individual/developer was the applicant of *both* projects. The Design Review Board is proud to recommend the following projects for the 2017 Award of Merit:

Thurston First Bank Building, 600 Franklin Street SE
Walker John, Urban Olympia III, LLC

For exemplary urban and architectural design; and

For a mixed-use project that transformed the former vacant department store and state agency building into a community destination for the City's downtown core - honoring the historic architectural character while bringing the building to life in the twenty-first century; and

For a project that responds to the Comprehensive Plan's Land Use and Urban Design Policies, and reflects the purpose of Design Review (OMC 18.100).

Campus Lofts, 512 12 Avenue SE
Walker John, 3rd Gen Investment Group, LLC

For exemplary urban and architectural design; and

For adaptive reuse and new construction of buildings that provide multiple types of market-rate housing, that are in close proximity to offices, businesses, and services, and that are well integrated with the character of the established residential neighborhood; and

For a project that responds to the Comprehensive Plan's Land Use and Urban Design Policies, and reflects the purpose of Design Review (OMC 18.100).

Financial Impact:

N/A

Attachments:

DRB Letter of Recommendation
Certificates of Award of Merit (2)