



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

DETAIL DESIGN REVIEW

Community Planning & Development
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Date: April 10, 2014

To:

BUILDING OFFICIAL
 SITE PLAN REVIEW COMMITTEE

Meeting Date: April 10, 2014

Time: 6:30 p.m.

FROM: Cari Hornbein

PROJECT NAME: Hilton Garden Inn PROJECT No.: 13-0089

PROJECT ADDRESS: 2101 and 2201 Henderson Park Lane SE

PROJECT DESCRIPTION: Construction of a 118-room hotel.

APPLICANT: Capital Hospitality, LLC

AUTHORIZED REPRESENTATIVE: PacWest Engineering, Paul Marrinan

ATTENDEES: P = Present; A = Absent; X = Excused

STAFF:

P	THOMAS CARVER, Chair (Architect)	X	DAVID GOULARTE (Business Representative)	<input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice-chair (Citizen at Large)	P	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> STEVE FRIDDLE (Principal Planner)
P	DUANE EDWARDS (Landscape Architect)	X	JOSEPH LAVALLE (Citizen at Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)	P	DARRELL HOPPE (Planning Commission)	
P	ANGELA RUSH (Citizen at Large)			

THIS REVIEW IS BASED ON: Site, architectural, and landscape plans; lighting cut sheets; material/color board.

PROJECT (Detailed Design Review)

1. Move to recommend approval to the Building Official the site plan, landscape plan, and building design for the Hilton Garden Inn, Case No. 13-0089 with conditions.

VOTE Moved by: Jane Laclergue Seconded by: Robert Findlay

Approved / Disapproved: Ayes: 7 Nays: 0 Abstain: _____

Recommended Conditions of Approval

Site and Landscape Design:

1. A pedestrian connection shall be provided from the southwest parking lot to the sidewalk surrounding the building. Where it crosses the drive aisle, it shall be clearly marked. *OMC 18.110.030*
2. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc. *OMC 18.110.030*

3. Lighting shall be evaluated during permit review to ensure pedestrian safety. Additional lights may be required within the parking and along walkways around the building. *OMC 18.110.070*
4. The landscape plan shall be submitted for review and approval prior to engineering plan review. The plan shall be prepared in accordance with OMC 18.36 and will address the following:
 - a) Additional plant materials shall be added between the parking lot and sidewalk at the south end of the site.
 - b) Where trees were removed from parking lot landscape islands in the southern parking area, they shall be replaced. Conflicts between lighting and trees will be addressed during engineering permit review. *OMC 18.36*

Building Design

1. Use Sherwin Williams 'Meadowlark' for the field stucco as presented on the material/color board at the April 10, 2014 DRB meeting. *OMC 18.110.150*
2. Pilasters shall have matching bases (either concrete masonry block or brick). *OMC 18.110.150*
3. If available, use tan or light gray for the roof color (membrane). *18.110.150*
4. Extend the soldier course band separating brick and stucco around the stairwell tower. *OMC 18.110.150*
5. The following information shall be included on plans submitted for permit review:
 - a. Screening details for mechanical equipment on the building; equipment shall be screened so it is not visible to hotel rooms above or from uphill residences.
 - b. The location and method of screening of all utility vaults and gas meter(s) where visible from the street. *OMC 18.110.190*
6. Compliance with sign standards will be determined at the time of sign permit review.

Additional Notes

1. For pedestrian walkway required above, the Hilton representative discouraged the use of painted or taped walkways for liability reasons; instead, consider using pavers or textured paving.
2. Use a darker color in the arched recesses to create greater shadowing.