



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

CONCEPTUAL DESIGN REVIEW

Community Planning & Development
601 4th Avenue E. – PO Box 1967
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Date: March 31, 2014

To:

- BUILDING OFFICIAL, Tom Hill
- SITE PLAN REVIEW COMMITTEE

Meeting Date: March 27, 2014

Time: 6:00 PM

FROM: Steven Friddle, Principal Planner

PROJECT NAME: Columbia Heights - Mixed Use Building **PROJECT No.:** 14-0015

PROJECT ADDRESS: 123 4th Avenue West

PROJECT DESCRIPTION: Construct new seven-story mixed use building with 138-residential apartments, approximately 7,600-square foot ground floor commercial space and structured parking for 121-vehicles

APPLICANT: Columbia Heights Partners, LLC

AUTHORIZED REPRESENTATIVE: Kent Smutny, Veer Architecture

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

STAFF:

P	HOLLY DAVIES – Chair of Heritage Commission	P	THOMAS CARVER, Chair of DRB (Architect)		CATHERINE MCCOY (Associate Planner)
P	DWAYNE HARKNESS - Heritage Commission	P	DUANE EDWARDS – Landscape Architect (DRB)		CARI HORNBEIN (Senior Planner)
P	Nick Vann - Heritage Commission	P	JANE LACLERGUE, Vice Chair of DRB (Citizen at Large)	P	STEVE FRIDDLE (Associate Line of Business Director)
E	Rachel Newmann -Heritage Commission	P	JOSEPH LAVALLE (DRB -Citizen at Large)		
		P	DAVID GOULARTE (DRB – Business Rep)		

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: 1. Concept Design Review Applications; Presentation Elevations & Floor Plans.

PROJECT (Concept Design Review): **Motion to recommend approval to the Site Plan Review Committee as follows:**

- A. Context Plan:** Approve as proposed. The Board encourages the applicant to explore and explain, with the Detailed Design Review application, how the proposed material details work together in context to with other historic buildings in the District
- B. Preliminary Site & Landscape Design:** Approve as proposed. The Board asks that staff and the applicant provide the Board with material details for the 18-foot 5th Avenue sidewalk and proposed landscape opportunities.
- C. Preliminary Building Design:** Conceptually approve as proposed. The Board asks that the applicant provide details of building colors and materials, windows, lighting, and other details as required for Detail Design Review and include:
 1. Re-study of 3-stories of brick at the residential entry at 4th and Columbia;
 2. Information on the level-2 parking garage windows and the overall look with 1st floor retail and upper-floor residential;
 3. Provide transition details between materials; and
 4. Examine details for retail commercial entries.

MOTION Moved by: LAVALLE Seconded by: LACLERGUE

Approved / Disapproved: **Ayes: 8** Nays: 0 Abstain: 0

Additional Notes: The Board would like information from staff concerning future solid waste service to the New Moon Café.



**OLYMPIA DESIGN REVIEW BOARD
Recommendation**

DETAIL DESIGN REVIEW

Community Planning & Development
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Date: March 27, 2014

TO:

- BUILDING OFFICIAL
 SITE PLAN REVIEW COMMITTEE

Meeting Date: March 27, 2014

Time: 7:30 PM - 9:10 PM

FROM: CATHERINE McCOY, ASSOCIATE PLANNER

PROJECT NAME: FERN STREET APARTMENTS PROJECT No.: 13-0055

PROJECT ADDRESS: 1000 FERN ST SW SITE

PROJECT DESCRIPTION: FERN STREET APARTMENTS- 11 - 2/3 STORY GARDEN STYLE APARTMENT BUILDINGS WITH 135 MULTIFAMILY UNITS

APPLICANT: David Meissner, BV Funding III, LLC, 16541 Redmond Way #277, Redmond WA 98502

AUTHORIZED REPRESENTATIVE: Steven Hatton, Hatton Godat Pantier, 3910 Martin Way E, STE B, Olympia WA 98506

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

STAFF:

P	THOMAS CARVER, Chair (Architect)	P	DAVID GOULARTE (Business Representative)	E	ANGELA RUSH (Citizen at Large)
P	JANE LACLERGUE, Vice-chair (Business Development)	P	JAMI HEINRICHER (Citizen at Large)		CARI HORNBEIN (Senior Planner)
P	DUANE EDWARDS (Landscape Architect)	P	JOSEPH LAVALLE (Citizen at Large)		STEVE FRIDDLE (Principal Planner)
E	ROBERT FINDLAY (Architect)	E	DARRELL HOPPE (Planning Commission Liaison)	P	CATHERINE MCCOY (Associate Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Site plan, landscape plan, building elevations, and design details dated March 10, 2014

INITIAL NOTES:

ELECTIONS: After a brief discussion the Board agreed to continue with the current member structure until the end of 2014. The timing also happens to align with other citywide Board and Commission election periods.

RULES AND PROCEDURES TRAINING: Staff will arrange and schedule Board training to be held on a regularly held meeting night - preferably with no project review. Staff will forward dates for the Board to consider.

PROJECT (Detailed Design Review)

1. The Board agreed to not approve the Fern Street Apts design project, File No. 13-0055, at this meeting. The development team will respond to the three specific design review code requirements below and return to the Board for a second Detail Design Review Board meeting.

VOTE Moved by: Jane Laclergue Seconded by: Duane Edwards
Approved / Disapproved: Ayes: 6 Nays: 0 Abstain: 0

1. Fences and Walls, 18.170.050

Modify the design of the fence along the pathway from Fern Street SW to 11th Avenue SW, such that:

- a. The fence is visually penetrable in the form of a lattice design, vinyl colored chain-link, or other (note examples provided in the detail design review checklist - Attachment 5);
- b. Ensure that gates are provided in the fenceline.
- c. Plant trees, shrubs, and other landscaping along the fence to provide more aesthetic value along the pedestrian path, and to unify and integrate the fence with the landscape and pathway.
- d. Group plant choices along the fence line so that the plants are well-suited to the changes in direct sunlight along the fence - full-sun plants in full sunlight, shade plants nearest the areas of denser trees and existing native vegetation.
- e. Submit a pathway-specific landscape plan, taking into account the trees to remain and the existing native vegetation, to this Lead Planner for review prior to building permit issuance.

2. Site Lighting, 18.170.080

- a. Minimize wall pack lighting.
 - See also the **CONCEPT Design Review Meeting Memo (July 27, 2013) item 5, Preliminary Building Design: *Minimize wall-pack lighting in favor of site lighting that shields the light source and facilitates better vision at night.***
- b. Provide a full lighting plan.

3. Colors and Materials, 18.170.140

- a. Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
 - See also the **CONCEPT Design Review Meeting Memo (July 27, 2013), item 4, Preliminary Building Design: *Each building should have a discernible base, middle, and top.***
- b. Provide colored elevations of stairwells.
- c. Simplify the color layout.
 - See also the **CONCEPT Design Review Meeting Memo (July 27, 2013), item 4, Preliminary Building Design: *Reconsider the color schemes and building materials to provide more simplicity, including roof pop-outs.***