



May 15, 2018

Cari Hornbein, AICP, Senior Planner
City of Olympia | Community Planning and Development
Olympia, WA 98501

**RE: The Laurana (Dockside Flats) Master Permit No. 17-4634
Concept Design Review Response Letter**

Dear Ms. Hornbein:

The following is our response to the Olympia Design Review Board conceptual design review recommendations dated January 25, 2018.

1. Provide lighting in the plaza and outdoor seating area on the west side of the building.
Please see the revised site plan sheet A100 and lighting details for location and type of site lighting.
2. Provide an alternative paving pattern/texture between the roll-up doors and curb along Columbia Avenue.
Please see the revised site plan sheet A100 and revised First Floor Plan sheet A101 for location of alternate paving pattern. See hardscape materials for description.
3. Revise the landscape plan to address the following:
 - a) Unless the Skyrocket juniper is going to be pruned, replace with a smaller tree;
See revised landscape plan LS01 for revised plantings. Skyrocket juniper replaced with Sky Pencil Holly, Mugo Pine, and Magnolia.
 - b) Add climbing vines to the metal trellis on the south side of the building;
See revised landscape plan LS01 for revised plantings. Apple Blossom Evergreen Clematis noted at openings.
 - c) Add street trees along Columbia Street;
Due to Transportation and Engineering standards street trees are not allowed. Increased boulevard plantings are being provided. See revised site plan A100 and revised landscape plan LS01
 - d) Use larger street trees (as large as possible in close proximity to power lines); and
Paperbark Maple provided along State Ave. per Urban Forestry guidelines.
 - e) Provide additional landscaping, for example, planting beds at the intersection of State Avenue and Columbia Street, and containers and/or pots on the east side of the building.
See revised landscape plan LS01 for additional plantings and potted plants.

Building Design

1. Add details and lighting to the blank wall on the north elevation at the solid waste room. See North elevation on sheet A104, mural details on sheet A107, and lighting details for additional information regarding location and treatment for art and lighting on blank walls.

2. Evaluate the canopy over the apartment lobby entrance (maximum height of 12'), and possibly tie in with a canopy over the roll-up doors and bicycle parking.

See East elevation on sheet A103 for revised canopy locations. Entry canopy set to 12' above sidewalk. Additional canopy above bike parking, garage entry, and solid waste enclosure at 10' above sidewalk and extends out 6' to cover bike parking

3. Evaluate the need for additional lighting on the north side of the building; add if warranted for pedestrian

Lighting located along mural wall and North West corner. See North elevation on sheet A104 and lighting details for location and types.

Respectfully Submitted,

Josh Gobel, Associate AIA, LEED AP
Project Manager