



OLYMPIA DESIGN REVIEW BOARD Recommendation

Community Planning & Development
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CONCEPTUAL DESIGN REVIEW

DATE: June 27, 2013

TO: Building Official, Site Plan Review Committee

MEETING DATE: June 27, 2013 TIME: 6:30 to 8:04 PM

FROM: CATHERINE McCOY, ASSOCIATE PLANNER

PROJECT NAME: FERN STREET APARTMENTS

PROJECT No.: 13-0055

PROJECT ADDRESS: 1000 FERN ST SW

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

APPLICANT: David Meissner, BV Funding III, LC; 16541 Redmond Way, #277, Redmond WA 98502; (206) 623-8587

AUTHORIZED REPRESENTATIVE: Hatton Godat Pantier; Steven Hatton; 3910 martin Way E, STE B, Olympia WA 98506; (360) 943-1599

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

STAFF:

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Project plan set, May 1, 2013; Tree Protection Plan, Mar. 19, 2013; Wildlife and Habitat Evaluation, Mar. 16, 2013; Traffic Impact Analysis, Mar., 2013.

CONTEXT PLAN: Approve as written.

VOTE Moved by: Jane Laclergue Seconded by: Duane Edwards

Approved / Disapproved: Ayes: 5 Nays: 0 Abstain: 0

PRELIMINARY SITE & LANDSCAPE: Approve with the following conditions:

1. Work with the Lead Planner and Urban Forester to develop an inviting, safe, and comfortable pathway along the south property line that includes appropriate signage at both access points and is designed to support current and future non-vehicular use.
2. Provide required short-term and long-term bicycle parking. Design the bicycle parking to the standards of OMC 18.38.220(C) Bicycle Parking Design Standards, and the City's Bicycle Parking Guidelines. As with short-term bicycle parking, design long-term bicycle parking in accordance with the provisions outlined in OMC 18.32.220(C).
3. Show the location of mechanical equipment and utility vaults in the architectural plan set, and on pertinent sheets throughout the project plan sets, i.e., civil, structural, and architectural plans. Ensure that the equipment and infrastructure are adequately screened from view.
4. Explore options for pedestrian connections to Decatur Woods Park east of the development site.
5. Consider exchanging buildings, for example building 3 with the Recreation Building, to create more green space between buildings.
6. Explore landscape and usable space options that provide more privacy between buildings 9 and 10.

VOTE Moved by: Jane Laclergue Seconded by: Duane Edwards
Approved / Disapproved: Ayes: 5 Nays: 0 Abstain: 0

PRELIMINARY BUILDING DESIGN: Approve with conditions:

1. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
2. Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.
3. Incorporate design elements along the rear elevation of the garage building that screens or breaks up the expanse of the wall.
4. Each building should have a discernible base, middle, and top. Reconsider the color schemes and building materials to provide more simplicity, including roof pop-outs.
5. Minimize wall-pack lighting in favor of site lighting that shields the light source and facilitates better vision at night.

VOTE Moved by: Jane Laclergue Seconded by: Darrell Hoppe
Approved / Disapproved: Ayes: 5 Nays: 0 Abstain: 0

At Detail Design Review the applicants shall provide the following information:

1. Provide full details of the trail along the south property line from Fern Street SW to 11th Ave. SW, including but not limited to materials for construction, profile information, and design details.
2. Provide a full lighting plan that meets the requirements of OMC 18.170.080, 18.06 and 18.40.
3. Provide cut sheets of light fixtures and bicycle parking structures.
4. Provide a complete materials and colors board.
5. Provide photos on the landscape plan that correspond to all proposed plantings relative to the landscape plan.

Submitted By: Catherine McCoy, Associate Planner
Date: June 28, 2013

