



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

DETAIL DESIGN REVIEW

Community Planning & Development
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Date: 05/22/2017

To: SITE PLAN REVIEW COMMITTEE
X DIRECTOR

Meeting Date: April 24, 2017

Time: 8 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Washington Realtors Building **PROJECT NO:** 16-9076

PROJECT ADDRESS: 504 14th Avenue

PROJECT DESCRIPTION: Demolish existing office building and replace with a new office building.

APPLICANT: Washington Association of Realtors

AUTHORIZED REPRESENTATIVE: Bill Riley, 1002 39th Avenue SE, #302, Puyallup, WA 98373

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)	X	JAMI HEINRICH (Citizen at Large)	<input type="checkbox"/> TIM SMITH (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	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
X	ANGELA RUSH (Citizen at Large)			

THE BOARD'S REVIEW WAS BASED ON THE FOLLOWING PLANS AND MATERIALS:

- Staff Report (Attachment 1 of the DRB Packet).
- Basic Commercial and Downtown Commercial design checklists, OMC 18.110 and OMC 18.120, respectively, containing staff's analysis (Attachment 5 of the DRB Packet).
- Concept Review Recommendation Memo with Applicant Responses (Attachment 4).
- Plan set dated April 11, 2017 consisting of site plan and details, architectural plans and details, grading plan, landscape plan, and lighting (Attachment 6 of the DRB Packet).
- Material and Color Board, presented at the April 24, 2017 DRB Meeting.

MOTION

SITE PLAN, LANDSCAPE PLAN AND BUILDING DESIGN: *Approve the site plan, landscape plan and building design subject to the conditions below:*

Moved by: Tom Carver

Seconded by: Robert Findlay

Approved/Disapproved: Ayes: 5

Nays: 0

Abstain: 0

1. A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted for review and approval prior to engineering permit issuance.
2. Trees shall be installed in the planting bed between the plaza and Jefferson Street. *OMC 18.110.180*
3. Plans submitted for engineering and building permit review shall show the location and method of screening mechanical equipment, utility vaults, and meters. *OMC 18.110.190*
4. At the applicant's option, remove west door next to the southwest entry. Maintain the canopy as shown on the plans.

cc:

- SPRC Members
- Applicant
- Authorized Representative
- DRB Record
- DRB Members
- Recognized Neighborhood Associations
- Parties of Record