



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION CONCEPTUAL DESIGN REVIEW

DATE: 05/10/2018

To: Community Planning & Development Director

Meeting Date: May 10, 2018

Time: 6:32 PM to 7:52 PM

FROM: Catherine McCoy, Associate Planner

PROJECT NAME: Condominiums at Columbia Street

PROJECT No.: 17-5161

PROJECT ADDRESS: 320 Columbia St NW

PROJECT DESCRIPTION: New Construction, 5 Floors, 28 Units Over 2 Floors of Parking Garage & Lobby Space

APPLICANT: Tovani Hart, PC, 609 Columbia St SW, Olympia WA 98501

AUTHORIZED REPRESENTATIVE: Todd Tovani, Architect

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

STAFF:

P	THOMAS CARVER (Architect)	X	ANGELA RUSH (Citizen at Large)		<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice Chair (Citizen at Large)	P	JAMI HEINRICHER (Citizen at Large)		<input type="checkbox"/> TIM SMITH (Principal Planner)
A	DUANE EDWARDS (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)		<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
X	ROBERT FINDLAY (Architect)	P	MARNIE MCGRATH (Citizen at Large)		<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
					<input type="checkbox"/> PAULA SMITH (Assistant Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Project Application Forms, Architectural Plan Set, dated Mar 1, 2018, Civil Plan Set, dated Feb 2018, Multifamily Design Criteria, OMC 18.100.170.

CONTEXT PLAN, PRELIMINARY SITE & LANDSCAPE, PRELIMINARY BUILDING DESIGN:

The Design Review Board recommends approval, subject to the conditions listed below, of the Conceptual Design Review submittal of the Condominiums on Columbia (Percival Condominiums), File 17-5161.

VOTE Moved by: Tom Carver (Architect) Seconded by: Jane Laclergue (Vice Chair)

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

1. Update the plan sheets throughout the Architectural Plan Set and Civil Plan with the correct location of the short-term bicycle parking stationary racks. *OMC 18.170.030*

2. Provide more planters along the North and West building facades. *OMC 18.170.040*.
3. Provide details of the decorative grill screening over parking garage openings on the first two levels of the building, and of the coiling overhead garage doors (2). *OMC 18.170.030*.
4. Provide details of the upper level residential deck columns and railings. *OMC 18.170.050*
5. Provide design details of the rooftop equipment and stairwell screening structure (i.e., material(s), color, and dimensions). *OMC 18.170.070*
6. Provide a lighting plan that depicts 1) parking garage lighting options, 2) lighting above solid waste rollup door, 3) building mounted lighting on all facades, 4) lighting proposed above residential entries, and 5) lighting on and along decks. The lighting plan should include, but is not limited to, fixture photos, cut sheets, building mounting heights from grade, duration of fixture illumination, and distance of illumination per fixture. *OMC 18.170.080*
7. Add window treatments that provide relief and depth to the windows. *OMC 18.170.130*
8. Provide a materials and colors board at the next stage of design review, for Board review and approval. *OMC 18.170.140*
9. SUGGESTION: Consider conducting a roofline study to ensure that the roofline is compatible with surrounding buildings.

cc:

- SPRC Members
- Applicant
- Authorized Representative
- DRB Record
- DRB Members