



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

CONCEPTUAL DESIGN REVIEW

Community Planning & Development
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To: Site Plan Review Committee

Meeting Date: 6/14/2018

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Transit Center Expansion

PROJECT No.: 18-1486

PROJECT ADDRESS: 222 State Avenue NE

PROJECT DESCRIPTION: Expansion of the existing transit center to include a new 11,570sf building and new bus driveway.

APPLICANT: Eric Phillips, of Intercity Transit

AUTHORIZED REPRESENTATIVE: Barney Mansavage of SRG Partnership

ATTENDEES:

A = Absent; **X** = Excused

P = Present;
STAFF:

P	THOMAS CARVER (Architect)	P	JAMI HEINRICHER (Citizen at Large)	CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	TIM SMITH (Principal Planner)
X	DUANE EDWARDS (Citizen at Large)	X	MARNIE MCGRATH (Citizen at Large)	CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)			P NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			PAULA SMITH (Assistant Planner)

Context Plan: Recommend approval.

Vote: A motion to recommend approval of the context plan was made by Jane LaClergue and seconded by Robert Findlay. Motion carried Ayes: __, Nays: 0, Abstain: 0

Preliminary Site & Landscape Plan: Recommend conditional approval with the following conditions to be addressed at the time of Detail Design Review:

1. All site features greater than 30" in height shall be shown on the elevation plans. Cut sheets with the specific model and design of the amenities shall be provided with the Detail Design Review packet (OMC 18.120.050, 18.16.080, and 18.110.020).

2. All proposed sign designs and sizes shall be shown on plans as well as indicating their anticipated location on the site plan (OMC 18.110.030 Connections & 18.120.110).
3. Cut sheets for each product intended to be installed in the pedestrian plazas shall be provided with the detail design review packet (OMC 18.110.050).
4. Cut sheets indicating the bike locker, bike rack, and bike cover models, sizes and colors shall be submitted with the Detail Design Review application submittal (OMC 18.050 & OMC 18.38.220(c)).
5. Signage at the entry of all bike parking locations shall be provided to help identify the intended user and use of the space (OMC 18.050 & OMC 18.38.220(c)).
6. Landscaping plans identifying the location of utility lines and the proposed placement of the plants shall be provided with the Detail Design Review submittal (OMC 18.110.180 & OMC 18.110.190).
7. Provide plans that show the methods of screening for all site utility features with the Detail Design Review packet. Utility boxes that exceed 30" above ground shall be shown on elevation plans (OMC 18.110.180 & OMC 18.110.190).
8. Investigate repositioning or reorienting the trash enclosure so that it is not as visible from State Street. If relocation is not feasible, consider alternatives such as landscaping and screening mechanisms to help mitigate visibility of the enclosure.

Vote: A motion to recommend conditional approval of the preliminary site and landscape plan was made by Jane LaClergue and seconded by Robert Findlay. Motion carried
Ayes: __, Nays: 0, Abstain: 0

Building Design: Recommend approval.

Vote: A motion to recommend approval of the building design was made by Jane LaClergue and seconded by Robert Findlay. Motion carried Ayes: 6, Nays: 0, Abstain: 0

Notes:

- Numbered items are recommended conditions

Memo Distribution:

- Applicant / Authorized Representative
- DRB Record
- DRB Members
- Parties of Record



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION DETAIL DESIGN REVIEW

Date: 06/19/2018

To:

- DIRECTOR, COMMUNITY PLANNING AND DEVELOPMENT
- SITE PLAN REVIEW COMMITTEE

Meeting Date: June 14, 2018

Time: 6:30 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: The Laurana PROJECT No: 17-4634

PROJECT ADDRESS: 210 State Ave NW

PROJECT DESCRIPTION: Construction of new three story building with two floors of apartments over ground floor commercial uses and parking. The project includes outdoor restaurant seating and plaza between the building and Percival Landing.

APPLICANT: Thomas Architecture Studio

AUTHORIZED REPRESENTATIVE: Urban Olympia 5 LLC

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

STAFF:

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

THIS REVIEW IS BASED ON THE FOLLOWING MATERIALS: Project application forms, detail design review packet dated May 31, 2018, applicant response to concept design review conditions, and design criteria, OMC 18.110 and 18.120.

MOTION: The Design Review Board recommends approval subject to conditions listed below.

VOTE: Moved by: Tom Carver Seconded by: Jane Laclergue

Approved/Disapproved: Ayes: 6 Nays: 0 Abstain: 0

See conditions on next page.

CONDITIONS OF APPROVAL

1. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of engineering permit review:
 - a. Provide additional landscaping, modify the design of the planting beds, and/or provide other pedestrian amenities on the east side of the building to further define the pedestrian area and create visual interest.
 - b. Submit a final landscape plan prepared in accordance with OMC 18.36, and addressing the following items:
 - i. Provide trees along Columbia Street; locate to maintain visibility of the transit shelter by approaching busses; and
 - ii. Include images and manufacturer's information for the landscape containers.
2. Building Design: Approve with the following conditions, to be addressed at the time of building permit review:
 - a. Replace the solid waste roll-up door on the east elevation with one that matches the garage door, or otherwise meets street wall requirements in OMC 18.110.090 and pedestrian "A" street standards in OMC 18.16.
 - b. Reconsider light tones; for example, use warm LED fixtures in the garage.
 - c. Provide soffit on the north elevation of the garage opening to reduce light to the outside.
3. Approve materials and colors as presented at the DRB meeting.

cc:

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