



OLYMPIA DESIGN REVIEW BOARD  
CONCEPTUAL DESIGN REVIEW RECOMMENDATION

**DATE:** January 25, 2018

**TO:** \_\_\_\_\_ Building Official  
 Site Plan Review Committee

**Meeting Date:** December 14, 2107

**Time:** 6:30 p.m.

**FROM:** Cari Hornbein, Senior Planner

**PROJECT NAME:** Dockside Flats    **PROJECT No.:** 17-4634

**PROJECT ADDRESS:** 210 State Ave NW

**PROJECT DESCRIPTION:** Construction of a new three-story building with two floors of apartment units (44) over ground floor commercial uses (8,184 square feet) and parking. The project includes outdoor seating and a plaza between the building and Percival Landing.

**APPLICANT:** Urban Olympia V, LLC

**AUTHORIZED REPRESENTATIVE:** Josh Gobel, Thomas Architecture Studio

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

**STAFF:**

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

THIS REVIEW IS BASED ON SITE PLAN AND MATERIALS: Design review plans dated December 1, 2017 (Attachment 4 of the concept design review packet).

**BOARD ACTIONS:**

**1. Context Plan:** Recommend approval as proposed.

**VOTE:** Moved by: Tom Carver    Seconded by: Robert Findlay  
 Approved/Disapproved: Ayes: 7    Nays: 0    Abstain: 0

**2. PRELIMINARY SITE & LANDSCAPE:** Recommend approval with conditions.

**VOTE:** Moved by: Tom Carver    Seconded by: Robert Findlay  
 Approved/Disapproved: Ayes: 7    Nays: 0    Abstain: 0

**3. PRELIMINARY BUILDING DESIGN:** Recommend approval with conditions.

**VOTE:** Moved by: Tom Carver Seconded by: Robert Findlay  
Approved/Disapproved: Ayes: 7 Nays: 0 Abstain: 0

**RECOMMENDED CONDITIONS:**

**Site and Landscape Design**

1. Provide lighting in the plaza and outdoor seating area on the west side of the building.
2. Provide an alternative paving pattern/texture between the roll-up doors and curb along Columbia Avenue.
3. Revise the landscape plan to address the following:
  - a) Unless the Skyrocket juniper is going to be pruned, replace with a smaller tree;
  - b) Add climbing vines to the metal trellis on the south side of the building;
  - c) Add street trees along Columbia Street;
  - d) Use larger street trees (as large as possible in close proximity to power lines); and
  - 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.

**Building Design**

1. Add details and lighting to the blank wall on the north elevation at the solid waste room.
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.
3. Evaluate the need for additional lighting on the north side of the building; add if warranted for pedestrian safety.

cc:

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