



**OLYMPIA DESIGN REVIEW BOARD
(COMBINED, CONCEPT, OR DETAIL)
DESIGN REVIEW**

Community Planning & Development
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Date: July 22, 2021

To: Department Director, Community Planning and Development

Meeting Date: July 22, 2021

Time: 6:30

From: The Olympia Design Review Board

Project Name: Family Support Center of South Sound (FSCSS) #21-2734

Project Description: Construct a 4-story building with 62 affordable apartments, surface parking for 62 vehicles, long- and short-term bicycle parking, an extension of Fieldstone Avenue and open space for residents. This proposal is the first phase in a two-phase development. In addition, the applicant has submitted a Binding Site Plan to create two lots, one for each phase of development.

Applicant: Ayla Mull, Johnson Braund, Inc.

Applicant Team Present:

Trish Gregory & Natalie Skovran, FSCSS

Ayla Mull & Diana Keys, Jonson Braund Inc.

Kasey Liedtke & Emma Geyer, Bellwether Housing

Tom Dargan, Mary Koutrelakos & Blake Erlandson, The Blueline Group

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

P	Joseph LaValle (Chair)	P	Roussa Cassel (Architect)	Lydia Moorehead (Associate Planner)
P	Angela Rush (Co-Chair)	p	Ingrid Gulden (Citizen at-Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	Bassim Kreem (Citizen at-Large)	A	Chandra Bezjak (Citizen at-Large)	<input type="checkbox"/> NICOLE FLOYD (Principal Planner)
P	Virginia Sorrells (Citizen at-Large)			<input type="checkbox"/> PAULA SMITH (Associate Planner)

Conceptual Design Review:

Approval of the Context Plan:

Moved by Joseph LaValle, Seconded by Roussa Cassel. Motion Carries 6 / 0

Conditional Approval of the Site and Landscape Design:

1. The landscape plan will need to clearly show 1) the location of all above- or at-grade mechanical equipment, and 2) appropriately scaled screening of the equipment. OMC 18.170.070.
2. Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses. OMC 18.170.070.
3. Provide lighting and fencing details with the detail design review package. OMC 18.170.080 &

18.170.050.

Motion for approval by Joseph LaValle, Roussa Cassel. Motion Carries 6/0

Conditional Approval of the Building Design:

1. Provide design details for short-term bike parking shelters in the detail design packet. OMC 18.170.020.
2. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site. OMC 18.170.070.
3. Screen or paint wall-mounted mechanical equipment to match the building. OMC 18.170.070.
4. Board accepts the 33' expanses of wall lengths as presented as the modulation provided is equal or better than the 30'.
5. Provide details for siding transitions at detail design review.
6. Modify the larger wall lengths on the east and west facades to address lengths greater than 33' ft. in width. OMC 18.170.120.

Motion to approve Building design as conditioned Moved by Joseph LaValle, Seconded by Bassim Kreem. Motion carries 6/0

Notes:

Memo Distribution:

Applicant

DRB Record

DRB Members

Parties of Record