



OLYMPIA DESIGN REVIEW BOARD
Recommendation

CONCEPTUAL DESIGN REVIEW

DATE: November 26, 2013

TO:

<input type="checkbox"/>
<input checked="" type="checkbox"/>

BUILDING OFFICIAL

SITE PLAN REVIEW COMMITTEE

Meeting Date: November 14, 2013

Time: 6:30 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Hilton Garden Inn PROJECT NO.: 13-0089

PROJECT ADDRESS: 2101 Henderson Park Lane SE

PROJECT DESCRIPTION: Construction of a 122-room, five story hotel on a 3.8 acre site in the Henderson Commercial Park

APPLICANT: Capitol Hospitality, LLC

AUTHORIZED REPRESENTATIVE: Paul Marrinan, PacWest Engineering

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

P	THOMAS CARVER, Chair (Architect)	X	DAVID GOULARTE (Citizen at Large)	P	Angela Rush (Citizen at Large)
X	JANE LACLERGUE, Vice chair (Business Development)	P	JAMI HEINRICHER (Citizen at Large)		<input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner)
X	DUANE EDWARDS (Landscape Architect)	P	DARRELL HOPPE (Planning Commission Liaison)		<input type="checkbox"/> STEVE FRIDDLE (Principal Planner)
P	ROBERT FINDLAY (Architect)	P	JOSEPH LAVALLE (Citizen at Large)		<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Project narrative, context, site, architectural, and landscape plans submitted on November 1, 2013; Power Point and 3-D video submitted by the applicant at the November 14, 2013 DRB meeting.

CONTEXT PLAN

Approve as presented by the applicant at the November 14, 2013 DRB meeting (plans presented at meeting differ from what was provided in the packet).

VOTE: Moved by: Thomas Carver Seconded by: Darrell Hoppe

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

PRELIMINARY SITE & LANDSCAPE PLAN

Approve with the following conditions:

1. Additional pedestrian connections shall be provided, including:
 - a. Pedestrian walkways from parking areas to building entrances. Where they cross drive aisles, they shall be clearly marked; and
 - b. A minimum 6' wide walkway between the building entry and Henderson Park Lane SE.
 - c. Walkways shall be located in such a manner that they provide for the safety of pedestrians, for example through parking bays and adjacent to landscape islands, and Woodland Trail.
2. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc.
3. Additional pedestrian scale lighting shall be added, in particular along walkways and drive aisle crossings for pedestrian safety.
4. The landscape plan shall be revised as follows:
 - a. Plant materials shall be confirmed for hardiness in Olympia's climate and if not, be replaced;
 - b. Ensure that the provisions of OMC 18.36 are met.
5. At least half of the deciduous trees along the northwest property line shall be replaced with large evergreen trees, such as Western Red Cedar, to increase screening along the I-5 corridor. Trees and shrubs shall be planted in a more naturalized manner to complement existing I-5 landscaping.

VOTE: Moved by: Tom Carver Seconded by: Robert Findlay

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

PRELIMINARY BUILDING DESIGN

Approve with the following conditions:

1. In lieu of locating parking behind the building, the applicant shall provide significant landscaping at the site entrances and along the street frontage, and plant parking lot trees that create a substantial canopy (intent is to soften the appearance of the parking lot).
2. The applicant shall add exterior elements to reduce the apparent size of the building. Examples include facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, stepped roofs, a variety of roof lines and elements, a variety of cladding materials, lighting fixtures, trellises, and multiple paint colors and building materials. The applicant is encouraged to reflect the surrounding area in developing design solutions.
3. All windows shall increase recesses for more shadow effect.
4. Reduce the size of the large gable on the northwest elevation to match the size of the others; use a cupola element at the top of the southwest stair tower.
5. Windows and/or architectural detailing shall be added to the northeast and southwest elevations to achieve greater consistency with remaining elevations.

Attachment 2

6. The use of EIFS shall be minimized and replaced, at least on the ground floor, with masonry, composite materials (e.g., hardie), wood, metal, or other materials that are well suited to the local climate. The intent to provide greater texture and pattern, and to select a material with longevity. The applicant is encouraged to use high quality materials that reflect the surrounding environs.
7. The following information shall be included on plans submitted for Detail Design Review:
 - a. Screening details for mechanical equipment on the building; equipment shall be screened so it is not visible to hotel rooms above or from uphill residences.
 - b. The location and method of screening of all utility vaults and gas meter(s) where visible from the street; and
 - c. The location of the elevator backup generator and method of screening.
8. Additional detailing shall be added to the northeast, south end of the northwest, and southwest elevations to minimize blank walls. Alternately, landscape beds can be increased in size to plant tall trees in front of blank walls.
9. Compliance with sign standards will be determined at the time of sign permit review.

VOTE: Moved by: Tom Carver Seconded by: Robert Findlay

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

Additional Notes:

- Lighting should shine downwards to avoid impacting the Wildwood Neighborhood. Cut sheets will be reviewed at the time of Detail Design Review.
- Increased window depth can be achieved through a variety of means such as window recesses or trim.