



## ATTACHMENT 8

# OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

## CONCEPTUAL DESIGN REVIEW

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

DATE: May 15, 2014

To:

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

BUILDING OFFICIAL

SITE PLAN REVIEW COMMITTEE

Meeting Date: May 15, 2014

Time: 6:30 p.m. to 7:05 p.m.

FROM: CATHERINE McCOY, ASSOCIATE PLANNER

PROJECT NAME: TANASSE MIXED USE BLDG

PROJECT No.: 14-0025

PROJECT ADDRESS: 924 STATE AVE NE

**PROJECT DESCRIPTION:** TANASSE BUILDING- The project is for a three story mixed-use office and residential building with a gross floor area of 6,970 sq.ft. The commercial space will occupy the ground floor and half of the second floor. One residential unit will share the second floor with the commercial use; and one residential unit will occupy the entire third story. Parking for 7 vehicles will be provided north of the structure with access from the alley. An extensive landscape plan, and street and alley improvements are proposed as part of the design program.

APPLICANT: Gretchen Van Dusen, 409 Rogers ST NW, Olympia WA

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

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: The architectural plan set dated Feb. 26, 2014, and Mar. 7, 2014/

CONTEXT PLAN:

**Approved as proposed.**

VOTE Moved by: Thomas Carver, Chair

Seconded by: Robert Finley

Approved / Disapproved: Ayes: 7 Nays: 0 Abstain: 0

PRELIMINARY SITE & LANDSCAPE:

**Approved as proposed.**

VOTE Moved by: Thomas Carver, Chair

Seconded by: Robert Finley

Approved / Disapproved: Ayes: 7 Nays: 0 Abstain: 0

## ATTACHMENT 8

### PRELIMINARY BUILDING DESIGN

#### Approved subject to the conditions listed below.

VOTE Moved by: Thomas Carver, Chair

Seconded by: Robert Finley

Approved / Disapproved: Ayes: 7

Nays: 0

Abstain: 0

#### OMC 18.110.080

1. Provide more visual screening to the balcony railings above the garage and at the second floor level (the area below the handrail) for an increased level of privacy for residents across the alley.
2. Depict the staircase that leads from the second story to the roof deck along the rear façade in the black and white elevations and the colored renderings. The east and west elevations do not show the staircase. The staircase is part of the design and when included will provide a better over-all perspective of the design at the rear of the property.

#### OMC 18.110.100

3. Consider adding landscape elements along the roofline to further break the appearance of the flat/horizontal roof line.

#### OMC 18.110.150

4. Provide studies, alternatives, additional options to the proposed main color scheme and application in the building design.

#### FOR DETAIL DESIGN REVIEW, DEPICT THE FOLLOWING ITEMS IN THE ARCHITECTURAL PLAN SET/PACKET:

#### OMC 110.050

5. Provide details of the front entryway furniture. Include the details in the plan set.
6. Provide design details of the texture, pattern, and colors of the hardscape area at the front entryway. Include the details in the plan set.
7. Provide the design details of the short-term bicycle parking spaces; include dimensions of the overhead canopy coverage (OMC 18.38.220.C.3 and 4).

#### OMC 18.110.150

8. Provide a colors and materials board - one that includes material and color choices for building materials, windows, balconies, and railings – main exterior façade features.

#### OMC 18.110.160

9. Provide the specifications of lighting choices in the plan set. Include light intensities, shading, structural details, and locations.

#### OMC 18.110.180

10. Provide colored renderings, drawings, or sketches of plantings at maturity, at ground level, around the entire building. Include plant specimens that will be used on the fencing at the rear of the property.

#### OMC 18.110.190

11. Depict the design and structural details of the solid waste/recycling area in the plan set. Provide materials, colors, screening options – to scale and with dimensions.

#### OMC 18.120.140

12. Provide a signage plan that complies with OMC 18.42, and meets the guidelines listed in OMC 18.120.140. Depict lighting associated with signage in the plan set as well.