OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION

CONCEPTUAL DESIGN REVIEW

Community Planning & Development
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ATTACHMENT 4

DATE: February 25, 2016

To:

☐ BUILDING OFFICIAL

✓ SITE PLAN REVIEW COMMITTEE

Meeting Date: February 25, 2016

Time: 6:30 PM

FROM: CATHERINE MCCOY, Associate Planner – (360) 570-3776, cmccoy@ci.olympia.wa.us

PROJECT NAME: Martin Way Residential

PROJECT No.: 15-0151

PROJECT ADDRESS: 3333 MARTIN WAY E

PROJECT DESCRIPTION: MARTIN WAY RESIDENTIAL- NEW 3 STORY APARTMENT BUILDING WITH 65 APARTMENTS 95 PARKING STALLS

APPLICANT: Fortis Development, LLC; 2200 6th Ave STE 520, Seattle WA 98121

AUTHORIZED REPRESENTATIVE: Glenn Wells, Architect, 324 West Bay Dr STE 102, Olympia WA 98502

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

P	THOMAS CARVER (Architect)	**P**	DAVID GOULARTE (Business Representative)	☐	CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	**P**	JAMI HEINRICHER (Citizen at Large)	☐	NICOLE FLOYD (Senior Planner)
P	DUANE EDWARDS (Landscape Architect)	**P**	JOSEPH LAVALLE - Chair (Citizen at Large)	☑	CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)	**A**	JESSICA BATEMAN City Council Liaison		
X	ANGELA RUSH (Citizen at Large)				

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Submitted on Nov. 18, 2015.

CONTEXT PLAN:
Approve as proposed.

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

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

PRELIMINARY SITE & LANDSCAPE:
Approve with the following conditions, to be addressed at the time of Detail Design Review (OMC 18.170.010-18.170.080)

VOTE: Moved by: Robert Findlay   Seconded by: Jane Laclergue

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

1. Provide additional details of the Community Space/Picnic Area shown in the southeast corner of the building. At the detail design stage of review, the drawings should show more consideration and coordination between the landscape design and proposed grading in this area.

2. Provide wheel stops or a landscaping buffer between parking spaces and walkways.

3. Provide details of the bicycle parking structure that are in compliance with OMC 18.38.

4. Depict the detention pond shown on the Grading and Drainage Plan (Sheet C4.0) on the Site Plan (Sheet SP1.0) and on the Landscape Plan, Sheet 1 of 1.

5. Update the landscape plan to include the detention pond, and add associated planting information to the Plant List and Landscape Specifications section of the landscape plan.

6. Provide photos of trees, shrubs, and ground cover chosen in the landscape plan.

7. Show all above-grade mechanical and utility equipment, including vaults, cabinets, building mounted meters, etc., on the site plan and in the landscape plan.

8. Provide a full lighting plan that depicts lighting along walkways, site perimeter, parking areas, wall-mounted lighting, entryway lighting, and lighting in open space areas. Include the types of light fixtures proposed, and the location of fixtures on the building and throughout the site.

PRELIMINARY BUILDING DESIGN
Approve with the following conditions, to be addressed at the time of Detail Design Review (OMC 18.170.100-18.170.140)

VOTE: Moved by: Robert Findlay   Seconded by: Jami Heinricher

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

9. Provide an entry along the west side of the building for site users.

10. Provide a colors and materials board.

11. Provide details of window patterns and proportions (recessed or protruding).

12. Provide additional depth in building modulation along all facades (minimum of one (1) foot from wall plane).

13. Provide detailed black and white and colored renderings of the building elevations, the bicycle storage area, and the solid waste storage area, at the detail design review stage of consideration. Details should show dimensions of the framework (including bicycle structure choice), materials, and color choices.

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cc:
- SPRC Members
- Applicant
- Auth. Representative
- DRB Record
- DRB Members