



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

CONCEPT DESIGN REVIEW

Community Planning & Development
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ATTACHMENT 3

DATE: January 19, 2017

TIME: 8:00 p.m.

MEETING DATE: January 12, 2017

PROJECT NAME: Washington Realtors Building

PROJECT NO.: 16 – 9076

PROJECT DESCRIPTION: Demolish existing office building and replace with a new office building.

APPLICANT: Washington Association of Realtors

AUTHORIZED REPRESENTATIVE: Bill Riley, 1002 39TH Avenue SE, #302, Puyallup, WA 98373

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

STAFF:

P	THOMAS CARVER (Architect)	P	JAMI HEINRICHER (Citizen at Large)	<input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner)
X	JANE LACLERGUE, Vice Chair (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input checked="" type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Landscape Architect)	P	MARNIE MCGRATH (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)	A	DAVID GOULARTE (Business Representative)	
P	ANGELA RUSH (Citizen at Large)			

The Board's review was based on the design review packet date-stamped December 21, 2016 and material samples presented at the Design Review Board meeting.

Note: The applicant had originally applied for Combined Concept/Detail Design Review, but the Board voted to separate the review in order to focus on the conceptual elements of the project. A motion to separate the review was made by Robert Findlay, seconded by Angela Rush. All voted in favor of the motion.

CONTEXT PLAN: Approve as proposed.

VOTE MOVED BY: Tom Carver SECONDED BY: Duane Edwards

APPROVED/DISAPPROVED: Ayes: 5 Nays: 2 Abstain: 0

PRELIMINARY SITE & LANDSCAPE: Approve with conditions to be addressed during Detail Design Review (see conditions on following page).

VOTE MOVED BY: Tom Carver SECONDED BY: Duane Edwards

APPROVED/DISAPPROVED: Ayes: 7 Nays: 0 Abstain: 0

PRELIMINARY BUILDING DESIGN: Approve with conditions to be addressed during Detail Design Review (see conditions below).

VOTE MOVED BY: Joseph Lavelle SECONDED BY: Tom Carver

APPROVED/DISAPPROVED: Ayes: 5 Nays: 2 Abstain: 0

CONDITIONS OF APPROVAL

Note: Conditions 1 – 14 were included in the staff recommendation; conditions 15 – 19 are Board recommendations.

Site and Landscape Design:

1. Increase the width of the walkway between the drive aisle and bioretention facility to 6 feet. *OMC 18.110.030*
2. Provide additional landscaping in the pedestrian plaza. This can be achieved through the use of pots and/or landscape beds. *OMC 18.110.050*
3. Plans submitted for engineering and building permit review shall show the location and method of screening of mechanical equipment, utility vaults, and meters. *OMC 18.110.190*
4. Provide a greater variety of hard surfaces or streetscape treatments (e.g., street trees, bollards, pots) to increase visual diversity of walkways/pedestrian areas. *OMC 18.120.100*
5. Construct a pedestrian connection between the east parking area and building. One option is a pathway through the landscape island near the northeast building corner. *OMC 18.120.110*
6. Revise the landscape plan to meet the requirements of OMC 18.36. More detailed comments will be provided in the substantive review letter to the applicant.
7. Provide additional detail showing how the plaza and associated elements tie into existing frontages, the bioretention facility, and the building.

Building Design:

8. Incorporate elements that provide human scale and reduce building mass. Specific measures are listed in the guidelines under *OMC 18.110.080*
9. Provide deeper window recesses and visually significant window elements such as those listed in the guidelines under *OMC 18.110.100* for increased detail and relief.
10. Provide greater relief, detail, and variation to rooflines, in particular on the south elevation where continuous rooflines are proposed. *OMC 18.110.120*
11. Use similar building details and materials on the east 110' of the north elevation to provide consistent visual identity. *OMC 18.110.140 and 200*
12. Eliminate or reduce the use of EIFS on the building exterior. Use materials that provide greater texture and pattern, and that complement other buildings in the area. *OMC 18.110.150 and OMC 18.120.060*
13. Provide greater variation of architectural elements, materials, and building planes along the south building façade. *OMC 18.120.070*
14. Modify the design and dimensions of the canopies to provide weather protection along walkways and pedestrian plaza. Provide a canopy over the main building entrance. *OMC 18.120.090*
15. Extend the stone veneer around the entire base of the building to address blank walls and provide consistent visual identity.

16. Move the entrance away from the south east building corner to 1) create more room at the building entrance and 2) make a statement at a key entrance to the City.
17. Extend the parapet on the north elevation to screen rooftop mechanical equipment.
18. Reduce the profile of the cornice to better cohere with the building design and create a lighter element along the roof line.
19. Reconfigure or reduce paving in the plaza to serve the board room and building entrance.