



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION

CONCEPT DESIGN REVIEW

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

ATTACHMENT 4

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*
Applicant has widened sidewalk to 6 feet.
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* *Applicant has added potted plants to the plaza area and added additional landscaping to the west of the plaza in addition the applicant has added patterned materials on the north and south ends of the plaza. A bike rack has been added to the west side of the plaza area for short term users. Lighting has been added along the west perimeter of the plaza area.*
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* *The applicant has added screening on the roof top to hide HVAC units from view on the North side of the building. The front parapet (South side) will be hide the HVAC units from view. On the north side of the building 2 rows of Solar panels will hide most if not all of the HVAC units from the north parking lot view corridor and in areas where they are not totally hidden screening will be provided. Most utilities vaults will be underground and in areas where they are above ground landscaping will be provided at reasonable amount of levels to also satisfy utility providers. An added hydrant will be placed in the landscaping area on the east side of the building and plantings added within acceptable levels of the fire department.*
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* *The applicant has added landscaping along the Jefferson walkway were the bio retention was located as well as has added light bollards in the driveway area leading from Jefferson street into the building parking area on the north side of the building.*
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* *This has been done*
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. *This has been done*
7. Provide additional detail showing how the plaza and associated elements tie into existing frontages, the bioretention facility, and the building. *The bio retention area has been modified to include storm detention so additional landscaping could be added. The perimeter of the plaza that faces Jefferson Street has a trellis that defines where the plaza starts. In addition, portable seating and potted plants have been added. In addition, much of the storm water will be managed via pervious pavement located in the north side parking area*

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*. *The cornice has been changed and modified to an overhang to provide for a more institutional look. A color band has been added around the entire building. Tile replaces the stone at the base of the building and surrounds the entire building providing a more institutional “cleaner” look. The glass*

sky wall slope has been squared off (now linear) and as well the glazing on the first floor no longer protrudes into the walkway but is flush with the structure providing relief and variation.

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. *The canopies, color band variation, the sky wall and as well bronze windows have been added.*
10. Provide greater relief, detail, and variation to rooflines, in particular on the south elevation where continuous rooflines are proposed. *OMC 18.110.120. The Cornices have been modified with an overhang on Jefferson Street. On the north side of the building additional windows have been added along with increased amounts of tile. In addition, the solar panels will be exposed on the north side of the building. All HVAC units have been screened from view.*
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. The applicant has added additional tile, windows, and as well a color band to the north side of the building.*
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. The building exterior has been changed to stucco.*
13. Provide greater variation of architectural elements, materials, and building planes along the south building façade. *OMC 18.120.070. The applicant has modified the cornice to an overhang on the south side of the building, added a color band, changed the look of the sky wall to be more linear and changed the stone to tile at the base of the building.*
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 The size of the canopy has been increased at the main building entrance as well as a side building door with a canopy.*
15. Extend the stone veneer around the entire base of the building to address blank walls and provide consistent visual identity. *This has been done.*
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. *The applicant has moved the building to the North and modified the entry area, plus added an additional door that enters the building from the west side all of which creates more space at the building entry area.*
17. Extend the parapet on the north elevation to screen rooftop mechanical equipment. *This has been accomplished by the installation of solar panels and if any HVAC units can be seen from the north elevation parking areas they will be screened from view.*
18. Reduce the profile of the cornice to better cohere with the building design and create a lighter element along the roof line. *The Cornice has been modified*
19. Reconfigure or reduce paving in the plaza to serve the board room and building entrance. *The plaza area has been modified by adding a mixture of potted plants, benches and variation in paved textures without sacrificing the intent of that area which is to accommodate large gatherings with the flexibility to add a temporary covered area.*