



**OLYMPIA DESIGN REVIEW BOARD  
RECOMMENDATION**

**CONCEPT DESIGN REVIEW**

Community Planning & Development  
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**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 39<sup>TH</sup> Avenue SE, #302, Puyallup, WA 98373

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

*STAFF:*

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



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.*