



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

CONCEPTUAL DESIGN REVIEW

ATTACHMENT 9
Community Planning & Development
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DATE: December 10, 2015

TO:		BUILDING OFFICIAL
	X	SITE PLAN REVIEW COMMITTEE

Meeting Date: November 12, 2015

Time: 6:30 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Olympia Courtyard Hotel PROJECT No.: 14-0157

PROJECT ADDRESS: 2301 Henderson Park Lane SE

PROJECT DESCRIPTION: Olympia Courtyard Hotel - Construction of hotel

APPLICANT: SPS Lands, LLC

AUTHORIZED REPRESENTATIVE: Glenn Wells, Architect

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

STAFF:

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Context plan and elevations (sheets A0.1, 2, and 3), architectural site plan (sheet SP1.0), preliminary civil site plan (sheet C-2), preliminary grading and drainage plan (Sheet C-3), building elevations (sheets A200 and 201), landscape plan (sheet L-1 and L-2), plant photos, design narrative, Hilton Garden Inn elevations, and design checklists.

CONTEXT PLAN and PRELIMINARY SITE & LANDSCAPE:

Motion: Combine the context plan and preliminary site and landscape design under one motion, and approve with conditions as recommended by staff, as amended by the Board:

1. Context plan as proposed.
2. A pedestrian walkway from the north parking lot to the building entrance shall be provided. Pavement marking can be used to denote the walkways.
3. Clearly marked pedestrian crossings across drive aisles in the parking lot shall be provided.
4. On-site directional signage shall be provided. Examples include "main entrance", "guest entrance", "bike parking", etc.

5. Pedestrian scale lighting shall be provided, in particular along walkways and drive aisle crossings for pedestrian safety.
6. Provide seating in areas where guests would gather, such as in the courtyard and building entrance.
7. Revise the landscape plan to meet the requirements of OMC 18.36 as well as the following:
 - a) Select trees that will not cause damage to paving;
 - b) Address conflicts between trees, lights, hydrants, utilities, and meters;
 - c) Provide the minimum width for parking lot landscape islands and trees on either side of the trash enclosure;
 - d) Confirm that there is adequate soil depth over the stormwater vault to support plant growth.
 - e) Provide additional screening material including larger scale trees along the southern 230 feet of the western property line.
 - f) Avoid the use of invasive species and incorporate more native species such as salal, fern, and Oregon grape in the plant palette.
8. In lieu of locating the building along the street as required by OMC 18.110.020 and 070, provide enhanced landscaping at the building entrance, site entrance, or along the street frontage.
9. Eliminate the eastern-most drive vehicular connection to the Hilton property to increase the safety along the future Woodland Trail.

VOTE

Moved by: Jane Laclergue Seconded by: Jamie Heinricher
Approved / Disapproved: Ayes: 8 Nays: 0 Abstain: 0

PRELIMINARY BUILDING DESIGN

Motion: Approve with conditions as recommended by staff and as amended by the Board:

1. Building modulation and architectural elements shall be provided to reduce the apparent size of the building, using methods such as cornices, window patterns, balconies, light fixtures, trellises, stepped roofs and other roof elements, a variety of cladding materials, and multiple paint colors.
2. Provide greater variation of window patterns and/or detailing including use of recesses and visually significant window elements.
3. Provide additional relief, detail and variation of rooflines.
4. In responding to the above building-related conditions, maintain a consistent visual identity on all building sides.
5. Minimize the use of EIFS. At a minimum, replace the first floor with masonry, composite materials, wood, metal, or other materials that are well suited to the local climate and complement materials used on the Hilton Garden Inn. The intent is to provide greater texture and patterns, and to select a material with longevity.
6. Reduce the visual bulk of the porte cochere to match the building design.
7. Relocate the primary sign on the east side of the building to be oriented to the north.

VOTE

Moved by: Tom Carver Seconded by: Duane Edwards
Approved / Disapproved: Ayes: 8 Nays: 0 Abstain: 0

Additional Notes:

Regarding consistent visual identity, the Board did not have a preference for building design, as long as it is consistent on all four sides. Plans included in the packet depict different styles and character.

cc:

- **SPRC Members**
- **Applicant**
- **Authorized Representative**
- **DRB Record**
- **DRB Members**

