



DESIGN REVIEW APPLICATION - DETAIL

OFFICIAL USE ONLY

Case #: 17-4635 Master File #: 16-9070 Date: 10/25/2017 JL
 Received By: L.ROSARIO Project Planner: N.FLOYD Related Cases: _____

Project Name: Building 100 Cooper Point Marketplace
 Site Address: 1200 Cooper Point Rd, Olympia, WA 98502
 Applicant Name: JOE DONAHOU - DDG ARCHITECTS
 Phone No.: 425-285-9992 (ext. 108)
 E-Mail Address: joe.d@ddgarchitects.com
 Project Narrative: Renovation of building 100 and reducing the sf of the building. Shall be complete finish structures for ext. walls and roofs for future tenants. TI by others. New elect & mech.

Submittal Requirements:

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, plus digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
4. Detailed Site Plan, illustrating:
 - ☒ Property lines with distances.
 - ☒ Adjacent public rights-of-way.
 - ☒ Existing and proposed grades at 2-foot contour intervals.
 - ☒ Existing and proposed site features, including stormwater facilities.
 - ☒ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☒ Location of above ground mechanical or utility equipment and screening option(s).
 - ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☒ Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
 - ☒ Solid waste collection location and enclosure/screening option(s).
 - ☒ Existing or proposed retaining walls or fences with spot elevations at top and bottom.
 - ☒ Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
 - ☒ Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
 - ☒ All features included on the detailed site plan.
 - ☒ Location of existing (to remain) and proposed plants.
 - ☒ Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - ☒ Graphic depiction of the size of proposed tree canopies at maturity on plan (photos, sketches, other).
 - ☒ Clearly delineated and labeled landscape, hardscape, and building areas.
 - ☒ Location and spacing of proposed plantings.

- ☒ Common and botanical names of each species, include native (N) or non-native (NN).
 - ☒ Container or caliper size of plants at installation.
 - ☒ Quantities of plant material by species and size at installation.
6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:
- ☒ Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
 - ☒ Finished floor elevation(s).
 - ☒ Location of building doors and windows.
 - ☒ Proposed building and roof materials.
 - ☒ Location of exterior steps and stairways.
 - ☒ Color rendering of any building elevation visible from a public right-of-way.
 - ☒ Exterior building details, including all materials and colors.
 - ☒ Window details, including materials and colors of framing and glazing materials.
 - ☒ Door details, including materials and colors.
 - ☒ Roof details, including materials and colors.
 - ☒ Location of exterior light fixture(s).
 - ☒ Location and type of major sign(s).
7. Detail Sheet (fully dimension and scale each detail):
- ☒ Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
 - ☒ Exterior light fixture detail and cut sheets.
 - ☒ Solid waste collection enclosure and screen details.
 - ☒ Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
 - ☒ Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
 - ☒ Recreation areas including any proposed equipment or swimming pools.
 - ☒ Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- ☒ Building and roof materials.
 - ☒ Window materials.
 - ☒ Building trim colors.
 - ☒ Colors of major signs.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date

October 20, 2017

Nicole Floyd
City Planner
City of Olympia
601 4th Ave E
Olympia, WA 98501



Project: Building 100- Cooper Point Marketplace
Site address: 1200 Cooper Point Road, Olympia, WA 98502
Subject: Response to DRB Concept Memo

Dear Nicole,

The following letter is a response to the DRB Concept Memo:

Preliminary Site & Landscape Plan: Recommend approval with the following conditions to be addressed at the time of Details Design Review:

1. Provide enhanced pavement markings at vehicular intersections including alternative materials perpendicular to the building 300.
Design Review Detail will include Building 100. Building 300 will be addressed in Phase 2.
2. Short term bike parking should be dispersed as evenly as possible between the numerous tenant spaces. Revised plans showing these efforts must be submitted with the Detailed Design Review Board application.
Short term bike parking has been dispersed as evenly as possible.
3. Increased efforts to screen or modulate blank walls should be made along the side and rear of buildings 100, 200, and 300. Such efforts should be identified in the Detail Design Review Board Application submittal.
Efforts to screen and modulate blank walls has been addressed. Please see Design Review Detail Elevations.
4. Encourage roadway and pedestrian connections between this site and the adjacent Toys R Us site as outlined in OMC 18.110.030.
Please see attached.

Building Design: Recommend approval with the following conditions to be addressed by Staff at the time of Building Permit submittal:

1. EIFS should not be substituted for Stucco. Building Permit Plans should be evaluated by Staff to ensure compliance.
EIFS will be removed.

Sincerely,
Joseph Donahou

Principal, DDG Architects

8383 158th Ave. NW Suite 250

Redmond, WA 98052

Tel: (425) 285-9992

From: Jim Avallone [mailto:javallone@djmrealestate.com]
Sent: Thursday, July 20, 2017 7:41 AM
To: Jim Alexander <jalexander@merlonegeier.com>
Cc: Glenn Goodman <ggoodman@merlonegeier.com>
Subject: RE: Toys R Us - Cooper Point - Olympia WA

I will pass this on to Toys R Us for review

From: Jim Alexander [mailto:jalexander@merlonegeier.com]
Sent: Monday, July 17, 2017 2:23 PM
To: Jim Avallone
Cc: Glenn Goodman
Subject: Toys R Us - Cooper Point - Olympia WA

Per my voicemail I am trying to get in touch with you regarding the Toy R Us on Cooper Point Boulevard in Olympia WA. Jeff Rosen of Seattle Pacific Realty has indicated that you are responsible for their real estate in the Pacific Northwest. We are working toward a redevelopment of the adjacent center, Cooper Point Marketplace which we own, and as part of our entitlements the City of Olympia has asked that we contact Toy R Us to inquire whether there is a way to improve access between the properties. Basically we are talking about painting a cross walk to connect the properties. It would not affect your building or parking. All would be at our cost.

Please find attached a copy of our flyer showing the existing condition of our center and an attachment showing our proposed redevelopment. Please let me know who the best person to discuss this with, if not you, and best next steps. Feel free to call me with any questions or to discuss.

Thanks

Jim Alexander
MerloneGeier
Partners