



OLYMPIA DESIGN REVIEW BOARD

RECOMMENDATION CONCEPTUAL DESIGN REVIEW

DATE: 09/28/2017

TO: Community Planning & Development Director

MEETING DATE: September 28, 2017

TIME: 6:30 pm

PROJECT NAME: Westman Mill

PROJECT No.: 17-2795

PROJECT ADDRESS: 510 STATE AVE NE

PROJECT DESCRIPTION: Construction of three buildings, 86 residential units, parking for 73 vehicles, and approximately 8500 sq.ft. of retail space. The project includes long and short-term bicycle parking, and a pedestrian amenity along the east property line – a dry creek bed.

APPLICANT: 3rd Gen Investment Group, LLC

AUTHORIZED REPRESENTATIVE: Amos Callender, Thomas Architecture Studios, Inc.

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

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Conceptual Design Review Packet, Concept Design Review Application Form, Design Review Requirements of Chapters 18.110 and 18.150.

CONTEXT PLAN: ***Approve as proposed.***

1. A motion was made to approve the context plan, as proposed.

VOTE Moved by: Robert Findlay Seconded by: Marnie McGrath

Approved/Disapproved: Ayes: 5 Nays: 0 Abstain:

PRELIMINARY SITE & LANDSCAPE: ***Approve with the following conditions:***

1. A motion was made to approve the preliminary site and landscape plan, subject to the conditions listed below.

VOTE Moved by: Robert Findlay Seconded by: Marnie McGrath

Approved/Disapproved: Ayes: 5 Nays: 0 Abstain:

1. Provide a full lighting plan that:
 - a. Depicts the areas of lighting (i.e., parking lot, doorways, walkways, signage, greenscape);
 - b. Identifies each type of fixture with details and cut sheets;
 - c. Provides light sources (i.e., bulb type);
 - d. Indicates the height of lighting on the building and around the site;
 - e. Indicates the extent to which shut-off or sensors, timers, and/or motion detectors will be used (to direct or shield fixtures); and
 - f. Use a separate sheet with a key to the types of lighting used around the site. OMC 18.110.160.
2. Provide black and white or colored elevations that depict the street-level landscape design – between the retail spaces along the State Avenue frontage, along the boardwalk, between the sidewalk and the townhouse porches/stoops, and in the plaza area in the northeast corner of the building (use a separate sheet if necessary). Depict short-term bicycle parking and projections in the right-of-way (e.g., overhead weather protection) in the Landscape Plan. OMC 18.110.180.

PRELIMINARY BUILDING DESIGN: Approve with the following conditions:

1. A motion was made to approve the preliminary building design subject to the conditions listed below.

VOTE Moved by: Robert Bradley Seconded by: Jami Heinricher

Approved/Disapproved: Ayes: 5 Nays: 0 Abstain:

1. Provide design details of the rear of the buildings, elevations that clearly depict the pedestrian level experience of activities within the parking lot; provide complete pedestrian level views of the back of the buildings. OMC 18.110.030.
2. Provide street level renderings that depict a comfortable and engaging experience along the State Avenue frontage. Details of the retail entries, the lobby entrance, planters, signage, benches, corner element, etc., shall be provided. OMC 18.110.080.
3. Provide examples of the details and types of windows located on the main building, at the street level and on upper stories. Use a separate sheet if necessary to depict of all the elements of windows, doors, and other transparent openings. OMC 18.110.100.
4. Reconcile discrepancies of the design of the buildings in the elevations. Provide solar shading around the main building envelope, and on the townhouse buildings. OMC 18.110.140.
5. Provide design details of various building mounted and freestanding signs, including under-canopy signage, directional/wayfinding signage, and building address signage at the next stage of design review. Use an additional sheet if necessary. OMC 18.150.100, and 18.150.110.
6. Develop articulation of the north sides of the townhouse buildings.

cc:

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