



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

CONCEPTUAL DESIGN REVIEW

Community Planning & Development
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To: The Site Plan Review Committee whom will make a recommendation to the Hearings Examiner

Meeting Date: 8/10/2017

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: VIEWS ON 5TH

PROJECT No.: 17-2528

PROJECT ADDRESS: 410 5TH AVE SW

PROJECT DESCRIPTION: PROPOSED REDEVELOPMENT FOR COMMERCIAL AND MULTIFAMILY RESIDENTIAL USE

APPLICANT: VIEWS ON 5TH LLC

AUTHORIZED REPRESENTATIVE: RON THOMAS OF THOMAS ARCHITECTURE STUDIO

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

STAFF:

P	THOMAS CARVER (Architect)	X	DAVID GOULARTE (Citizen at Large)	<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 checked="" type="checkbox"/> NICOLE FLOYD (Senior Planner)
X	ANGELA RUSH (Citizen at Large)			<input type="checkbox"/> PAULA SMITH (Assistant Planner)

CONTEXT PLAN: Recommend Approval

VOTE Moved by: Tom Carver

Seconded by: Jamie Heimricher

Approved: Ayes: 6

Nays: 0

Abstain:

PRELIMINARY SITE & LANDSCAPE PLAN: Recommend conditional approval as follows:

1. Provide plans with the detailed design review packet that show the textured pavement with the necessary painted pavement markings for directional traffic movement, parking stalls, and accessible routes and Consider revising the textured patterns to emphasize these safety and circulation features pursuant to OMC 18.110.030 – Connections, 18.110.050 – Pedestrian amenities, and 18.120.110 – Pedestrian access from parking areas.
2. If mid-block crossing is proposed, revise plans to show the stamped concrete adjacent to Sylvester Street aligning with the park pathway and add the appropriate crosswalk features to the roadway. Provide the

appropriate revision with the Detailed Design Review packet pursuant to OMC 18.120.110 – Pedestrian access from parking areas.

3. Provide plans with the Detailed Design Review packet that show all directional signage for vehicles and any proposed signage that emphasize that pedestrians have the right of way pursuant to OMC 18.120.110 – Pedestrian access from parking areas.
4. Work to disperse the short-term bike parking (visitor parking) as evenly as possible to provide convenient covered parking for all business entries. Show covered areas on plans. In areas where bike parking spaces are more than 50’ from a business entry, signage will be required and should be shown on detailed design plans pursuant to OMC 18.110.050 – Pedestrian amenities and OMC 18.38.220(c).
5. Plans must show which buildings or units will be assigned use of the bike storage room and which will have space in the individual units. Signage for long-term bike storage will be required in and around buildings as appropriate. Show proposed signage locations on plans at Detailed Design Review pursuant to OMC 18.110.050 – Pedestrian amenities and OMC 18.38.220(c).
6. Should fencing of the outdoor seating area be proposed in the future with the tenant occupation of the restaurant/bar, staff should review the fencing and ensure it maintains a human scale by providing openings at frequent intervals and that the fencing material is compatible with the structure pursuant to OMC 18.110.040.
7. Proposed lighting locations and fixture types shall be provided with the Detailed Design Review packet including lighting for the pedestrian walkway, woonerf, and all three of the buildings pursuant to OMC 18.110.050 Pedestrian amenities and 18.110.160 – Lighting.
8. Provide plans that clearly identify all site utility and mechanical equipment locations and the anticipated measures to screen such features pursuant to OMC 18.110.190 – Screening of Site Services.
9. Look at any potential issues with the 45 degree angle parking associated with physical barriers as outlined in OMC 18.110.030
10. Define landscaping and planter boxes on the east side of the building as outlined in OMC 18.110.180.

VOTE Moved by: Tom Carver

Seconded by: Duane Edwards

Approved: Ayes: 6

Nays: 0

Abstain:

PRELIMINARY BUILDING DESIGN: Recommend approval

VOTE Moved by: Tom Carver

Seconded by: Duane Edwards

Approved: Ayes: 6

Nays: 0

Abstain:

[Note: Numbered items are recommended conditions.]

cc:

- Applicant
- Authorized Representative
- DRB Record
- DRB Members