



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION CONCEPTUAL DESIGN REVIEW

DATE: 09/27/2018

To: Director Keith Stahley, Community Planning & Development Department

Meeting Date: September 27, 2018

Time: 6:30 p.m. to 7:45 p.m.

FROM: Catherine McCoy, Associate Planner

PROJECT NAME: WSSDA HEADQUARTERS PROJECT No.: 18-2958

PROJECT ADDRESS: 221 COLLEGE ST NE

PROJECT DESCRIPTION: Demolish the existing 10,000 sq.ft. Washington State School Directors Association (WSSDA) building and construct a new single story 8,975 sq.ft. building. Forty-one (41) vehicular parking spaces are proposed, plus two long-term and two short-term bicycle parking spaces.

APPLICANT: Garner Miller, MSGS Architects

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

E	THOMAS CARVER (Architect)	P	ANGELA RUSH (Citizen at Large)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice Chair (Citizen at Large)	P	JAMI HEINRICHER, Chair (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	E	JOSEPH LAVALLE (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)
				<input type="checkbox"/> PAULA SMITH (Assistant Planner)

THIS REVIEW IS BASED ON THE FOLLOWING SITE PLAN & MATERIALS: Project application forms, the architectural packet, the civil plan set, OMC Chapters 18.100, 18.110., 18.130.

CONTEXT PLAN and PRELIMINARY SITE PLAN & LANDSCAPE PLAN:

Members of the Board moved to approve the Context Plan as proposed, and Preliminary Site Plan and Landscape Plan, subject to the conditions listed below:

PRELIMINARY SITE & LANDSCAPE:

1. Address the suitability of the short-term bicycle parking location – the proximity to the building doorway and the lack of space available for maneuverability, i.e., rotate the bike racks 90°. *OMC 18.110.050.*
2. Add seating near the main entrance to the building. *OMC 18.110.050.*
3. Add the stormwater infiltration pond to the overall landscape plan. Ensure that the pond landscaping is integrated into the landscaping design. *OMC 18.110.170.*
4. Show planting details of the stormwater pond and the bioretention swale in the landscape plan, in section and plan view. Add additional sheets if necessary. *OMC 18.110.170.*
5. Provide plant photos of each plant in the Landscape Plan, Sheet L-1 or L-2. Reconsider the use of barberry adjacent to the sidewalk(s). *OMC 18.110.170.*

VOTE: Moved by: Vice Chair Jane Laclergue Seconded by: Board Member Bob Findlay, Architect
Approved/Disapproved: Ayes: 5 Nays: 0 Abstain: 0

PRELIMINARY BUILDING DESIGN:

Members of the Board moved to approve the Preliminary Building Design subject to the conditions listed below:

6. Provide cut sheets and photos of the window choices. Windows shall provide relief, detail, and variation to building facades. *OMC 18.110.100.*
7. Provide a complete colors and materials board. *OMC 18.110.150.*
8. Provide cut sheets and photos of each type of light fixture proposed. Describe methods to reduce off-site glare and light pollution. *OMC 18.110.160.*
9. Depict building overhangs in the site plan. *OMC 18.110.160.*
10. Show all mechanical equipment in the site plan, including building mounted equipment. *OMC 18.110.190.*

VOTE: Moved by: Board Member Bob Findlay, Architect Seconded by: Board Member Duane Edwards
Approved/Disapproved: Ayes: 5 Nays: 0 Abstain: 0