



OLYMPIA DESIGN REVIEW BOARD

RECOMMENDATION CONCEPTUAL DESIGN REVIEW

DATE: January 10, 2019

TO: Site Plan Review Committee

MEETING DATE: January 10, 2019

TIME: 6:30 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Woodbury Crossing Lot 105 Multifamily **PROJECT No.:** 18-4509

PROJECT ADDRESS: 5002-5012 4th Way SE

PROJECT DESCRIPTION: Construct 48 multifamily units in six eight-plex buildings and parking for 82 vehicles.

APPLICANT: Milestone Wealth Management

AUTHORIZED REPRESENTATIVE: Barghausen Consulting Engineers

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

STAFF:

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

THE DESIGN REVIEW BOARD'S REVIEW WAS BASED ON THE FOLLOWING MATERIALS: Project narrative, context plan and elevations, floor plans, building elevations, perspective illustrations, proposed landscape plan, plant photo-catalog, approved landscape plan, and preliminary civil plans.

MOTION: *The Design Review Board moves to approve project number 18-4509 as follows:*

CONTEXT PLAN: *Approve as proposed.*

PRELIMINARY SITE & LANDSCAPE PLANS: *Approve with conditions.*

PRELIMINARY BUILDING DESIGN: *Approve with conditions.*

VOTE Moved by: Jamie Heinricher Seconded by: Robert Findlay

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

Conditions of Approval

A. Site and Landscape Design: Conditions noted below to be addressed at the time of detail design review.

1. Submit a final landscape plan at the time of detail design review addressing the following conditions:
 - a. To create greater privacy for ground floor living spaces, increase the width of planting beds between buildings and the parking lot and select plant material that will provide screening.
 - b. The plan shall comply with requirements in OMC 18.32.225 for landscaping within Wellhead Protection Areas.
 - c. Reduce the number of parking stalls between landscape islands. The guidelines in OMC 18.05A.100 encourage no more than six stalls between islands. While this is the preferred number of stalls, the applicant can propose another solution as long as it is equal or better in design and meets the intent of OMC 18.05A.100.
 - d. Provide vegetative screening on the south side of the solid waste area. In addition, a solid screen such as CMU wall or fence will be required per the City's engineering standards.
 - e. Use fencing along the retaining wall that complements the buildings. The use of vinyl coated chain link in a dark color is acceptable.
 - f. Comply with OMC 16.60 regarding tree, soil, and native vegetation protection.
 - g. Comply with OMC 18.36 regarding perimeter landscaping, parking lot landscaping, plant suitability, coverages, etc.
 - h. Ensure that proposed landscaping is compatible with existing adjacent landscaping; show existing adjacent plants on the landscape plan.
2. Show the location and method of screening for mechanical equipment on plans submitted at the time of detail design review. *OMC 18.05A.100*
3. Redesign open space areas to be more useable by residents; include plaza and seating areas, and provide required landscaping, e.g., ornamental/fragrant trees, shrubs, and groundcover. *Woodbury Crossing Master Plan and Architectural Design Guidelines*
4. Adjust the unit mix or size, and or building height, to relieve physical crowding of structures, and provide a second vehicular access to parking.

B. Building Design: Approve with the following conditions, to be addressed at the time of detail design review.

1. Building design shall be modified to meet architectural requirements in Section 1.02 of the Architectural Design Guidelines and the neighborhood scale provisions in OMC 18.05A.190, including but not limited to:

- a) Develop additional floor plans to provide greater variation in building design and proportions. Each floor plan that is repeated shall have more than one style of architectural elevation.
 - b) Increase the separation between Buildings B, C, and D to 10 feet.
- 2. Provide greater variety and articulation of primary roof lines, in particular Buildings B, C, and D.
OMC 18.05A.190
 - 3. Indicate how corridors and stairwells will be lit on plans submitted for detail design review.
OMC 18.05A.220
 - 4. Provide additional windows on the side elevations of all buildings for greater relief, detail, and variation. Adjust window placement for privacy. *OMC 18.05A.200 and 225*

cc:

SPRC Members

Applicant

Authorized Representative

DRB Members

DRB Record