



OLYMPIA DESIGN REVIEW BOARD

CONCEPT DESIGN REVIEW

Community Planning & Development
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To: Director, Community Planning and Development Department

Meeting Date: July 25, 2019

Time: 6:40 PM

From: Catherine McCoy, Associate Planner, Cari Hornbein, Senior Planner

Project: State and Water Mixed Use

Project Address: 114 Water Street, 207 State Avenue

Project Description: Construction of a five-story mixed use building with four floors of apartment units (60 total units) over ground floor commercial uses (2,968 square feet) and parking for 46 vehicles.

Applicant: Urban Olympia IX LLC., PO Box 7534, Olympia, WA 98507

Authorized Representative: Tom Rieger, Thomas Architecture Studios

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

P	JAMI HEINRICHER, Chair (Citizen at Large)	X	BASSIM KREEM (Citizen at Large)	<input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	ROBERT FINDLAY, Vice Chair (Architect)	X	VIRGINIA SORRELLS (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	X	ANGELA RUSH (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	JOSEPH LAVALLE (Architect)	P	INGRID GULDEN (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
				<input type="checkbox"/> PAULA SMITH (Assistant Planner)

THIS REVIEW IS BASED ON THE FOLLOWING: Materials included in the concept design review packet; OMC 18.110, Basic Commercial Design Criteria; OMC 18.120, Downtown Commercial Design Criteria; and OMC 18.16, Pedestrian Street Standards.

MOTION: The Design Review Board recommends concept design approval of the context plan/elevations, site and landscape plans and building design subject to the conditions listed below.

VOTE: Moved by: Joseph Lavalle

Seconded by: Ingrid Gulden

Approved/Disapproved: Ayes: 5

Nays: 0 Abstain: 0

Conditions of Approval:

1. Provide types and cut sheets at detail review of all exterior building lighting; under canopies, at building entries, at the parking garage entry, pedestrian scale bollards, etc. OMC 18.110.080. Consider canopy cover with translucent or transparent material that allows natural light to reach the sidewalk.
2. Provide design options for the proposed artwork installation along the north façade. OMC 18.110.090.
3. Provide design details of the parking structure entrance from State Avenue and details of pedestrian access to the building within the parking lot/structure. OMC 18.110.170 and OMC 18.120.110.
4. Provide details of lighting within the parking structure. Avoid fixtures that create glare for pedestrians and motorists.
5. Provide design details of hardy panel and windows to illustrate level of articulation on the south elevation, to be more consistent with brick on the north and west elevations.

cc:

Applicant

Applicant Representative

DRB Record

DRB Board Members

Parties of Record

Neighborhood Associations