



OLYMPIA DESIGN REVIEW BOARD

CONCEPT DESIGN REVIEW

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

To: Director, Community Planning and Development Department

Meeting Date: July 25, 2019

Time: 6:40 PM

From: Catherine McCoy, Associate Planner, and 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, TAS

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)

A. Context Plan: *Approve as proposed.*

B. Preliminary Site and Landscape Design: *Approve as proposed.*

C. Preliminary Building Design: *Approve with the following conditions:*

1. At detail design review provide types and cut sheets of all exterior building lighting; under canopies, at building entries, at the parking garage entry, pedestrian scale bollards, etc. Consider canopy cover with translucent or transparent material that allows natural light to reach the sidewalk. OMC 18.110.080.
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 at the street level and surrounding residential units.
5. Provide design details of the hardy panel and windows on the south elevation. The level of articulation on the south elevation should be more consistent with that on the north and west elevations.

CONCEPT DESIGN REVIEW:

A motion was made to approve the State and Water Street preliminary design program, subject to the conditions listed above.

VOTE: Moved by: Joseph LaValle Seconded by: Ingrid Gulden

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

The meeting was adjourned at 8:15 p.m.