



**OLYMPIA DESIGN REVIEW BOARD  
RECOMMENDATION**

**CONCEPTUAL DESIGN REVIEW**

**Community Planning &  
Development**  
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**To:** Hearing Examiner

**Meeting Date:** 6/27/2019

**Time:** 6:30PM

**FROM:** Nicole Floyd

**PROJECT NAME:** Intercity Transit, Pattison Site Expansion Phase II

**PROJECT No.:** 19-1636

**PROJECT ADDRESS:** 526 Pattison Street SE

**PROJECT DESCRIPTION:** Construction of a new administration and operation building (43,500sf), and a new fuel, wash, and facilities building (25,000sf).

**APPLICANT:** Eric Phillips of Intercity Transit

**REPRESENTATIVE:** Barb Berastegui or Stantec

**ATTENDEES** (listed alphabetically):

**A** = Absent; **X** = Excused; **R**=Recused

**P** = Present;

**STAFF:**

P	Duane Edwards (Citizen at Large)	P	Joseph Lavalley, (Architect)	P	Nicole Floyd (Senior Planner)
P	Robert Findlay Vice-Chair (Architect)	X	Angela Rush (Citizen at Large)		Cari Hornbein (Senior Planner)
P	Ingrid Gulden (Citizen at Large)	P	Virginia Sorrells (Citizen at Large)		Catherine McCoy (Associate Planner)
P	Jami Heinricher Chair (Citizen at Large)				Paula Smith (Associate Planner)
R	Bassim Kreem (Citizen at Large / Alt Architect)				Tim Smith (Principal Planner)

**Context Plan:** Recommend approval.

**Preliminary Site & Landscape Plan:** Recommend conditional approval with the following conditions to be addressed at the time of Detail Design Review:

1. Show landscaping and other site features that are intended to be greater than 30 in. above grade in the elevation plans with Detail Design Review. Our street elevations have been updated to correctly show the type and location of landscaping. The plant material matches what is being shown on the landscape plans.
2. The applicant shall revise the elevation plans to show proposed screening devices and plantings to ensure 60 percent coverage between two and eight feet in height along the wall. Our street elevations have been updated to show the extent and design of the site obscuring fencing along Martin and Pattison frontages. There are details for this fencing shown on sheet **DRB-029**

**Building Design:** Recommend conditional approval with the following conditions to be addressed at the time of Detail Design Review:

1. Revise plans to ensure walls are modulated at intervals of no less than 30' where visible from pedestrians.

**STANTEC:** The modulation of the building façade along Martin Way as shown during the concept design review meeting was well received and during the design process we tried to keep the building proportions and the relationship of the materials consistent with those initial concept ideas. While a portion of the fuel, wash, facilities building does exceed the 30' interval requirement [the longest length without a canopy is 75'-7" at the far east side] we have introduced these design elements to help break up the length of the building and provide visual interest:

- extended the building entrance canopy to be an exterior work area
- changed materials, patterns and color: the vertical composition of metal panel and phenolic panels
- added building signage
- articulated the rhythm of smaller and larger expanses of glazing at every 15'-20'.
- added high windows at work areas in the east end above interior equipment
- repeated the vertical metal panel fencing material at an exterior break area.

The fencing between the two buildings is in excess of 75'. We needed to add 5' between the buildings to increase the turning radius for the larger 45' buses exiting the two wash bays. We shifted the fuel, wash, facilities building 5' further to the east, thus increasing the site obscuring fencing 80'. Additional elements are used to help visually break up this longer section of fencing; the building canopy extends from the fuel/wash building and hovers over the fence on the east end. Because this section of fencing is above the level of the street, we used a combination of trees and bushes at regular intervals in front of the fences to break up the horizontal proportion. The fence material is consistent with the language of the two buildings we used a vertical metal panel that match the 'wood' panels at the two vertical cores of the administration building. This material also repeats at the window location on the fuel, wash, facilities building. See elevation sheets **DRB-010 & DRB-014**.

2. Buildings shall be modulated as shown in the PowerPoint presented at the Concept Design Review Board Meeting. The building design and modulation of elements are consistent with the intent of the renderings and elevations as presented at the Concept Design Review Board Meeting.

**Vote:** A motion to recommend approval of the context plan, conditional approval of the preliminary site and landscape plan, and conditional approval of the building design was made by Joseph Lavalle and seconded by Duane Edwards. Motion carried Ayes: 8, Nays: 0, Abstain: 0

**Notes:**

- The Board encouraged the applicant to add more of the green horizontal details from the existing building on the South site into the proposed design to accentuate the overall campus. Future use and enhancement of the existing buildings are in the planning stages. We are looking at options to renovate, upgrade or remove existing buildings. At a minimum, we plan to incorporate the new building color palette and material selection into the existing buildings. They will reflect the materials of the new buildings along Martin Way. Our goal is to have a comprehensive campus which relate to each other in color and material.
- The Board encouraged increased pedestrian amenities along Martin Way, with emphasis on benches for pedestrians not only adjacent to the administrative building but spanning the length of the frontage. The client requested that benches be removed from the project. There is a concern that due to the large transitory population in the area, benches might encourage loitering which effects the security and safety of staff and pedestrians. The bus stop in front of the administration building does have a bench. Since we did not provide a bench directly in front of the building, we have included bike racks and a trash receptable at the bus stop as replacements.

**Memo Distribution:**

- Applicant / Authorized Representative
- DRB Record
- DRB Members
- Parties of Record