



# OLYMPIA DESIGN REVIEW BOARD CONCEPTUAL DESIGN REVIEW MEETING MEMO

**TO:** Department Director, Community Planning and Development

**MEETING DATE:** January 28, 2021

**TIME:** 6:29 PM to 8:11 PM

**FROM:** The Olympia Design Review Board

**PROJECT NAME:** Hearthstone Place Apartments **PROJECT No.:** 20-4819

**PROJECT ADDRESS:** 516 Franz Anderson Rd SE

**PROJECT DESCRIPTION:** Demolition of the existing single-family residence to construct one 58-unit residential building, surface parking for 73 vehicles, long and short-term bicycle parking, right-of-way improvements and dedication, and internal open space areas for the residents.

**APPLICANT:** Glenn Wells, AIA

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

|  |   |   |   |   |
|--|---|---|---|---|
| JOSEPH LAVALLE, Chair,<br>(Architect)          | E | INGRID GULDEN<br>(Citizen at Large)     | P | <input type="checkbox"/> NICOLE FLOYD (Senior Planner)                  |
| ANGELA RUSH, Vice Chair,<br>(Citizen at Large) | P | BASSIM KREEM<br>(Citizen at Large)      | P | <input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner) |
| CHANDRA BEZJAK<br>(Citizen at Large)           | E | MARNIE MCGRATH<br>(Citizen at Large)    | P | <input type="checkbox"/> PAULA SMITH (Associate Planner)                |
| ROUSSA CASSEL<br>(Architect)                   | P | VIRGINIA SORRELLS<br>(Citizen at Large) | E |   |

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Site Plan, Concept Architectural Plan Set, Landscape Plan, Multifamily Design Review requirements (OMC 18.170)

**A. CONTEXT PLAN:**

The Design Review Board made a motion to approve the Hearthstone Place Apartments context plan as proposed.

VOTE Moved by: Bassim Kreem Seconded by: Marnie McGrath

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

**B. PRELIMINARY SITE & LANDSCAPE:**

The Design Review Board made a motion to accept the preliminary site and landscape plan of the Hearthstone Place Apartments with the changes as written.

VOTE Moved by: Ingrid Gulden Seconded by: Roussa Cassel

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

1. Relocate the path adjacent to landscape islands and provide an alternative surface material associated with the pedestrian walkway to the sports court, not just paint. *OMC 18.170.020*
  2. Provide design details of the “sports court” such as design and materials of any features, hardscape, structural components, etc. *OMC 18.170.040*
  3. Provide a complete landscape plan that depicts all features included in the site plan (including the location of all utility lines and mechanical equipment – use lighter line weights if necessary), clearly delineated and labeled landscape, hardscape and building areas, and photos of each plant at maturity. *OMC 18.170.060*.
  4. Show the location of all mechanical equipment in the site plan, architectural plan set, and in the landscape plan. *OMC 18.170.070*
  5. Provide a lighting plan that shows the proposed lighting locations, lighting on buildings, lighting above entries. Provide fixture detail (photos) and cut sheets – use a legend with key and symbols if necessary. *OMC 18.170.080*
  6. Provide a variety of plant types that are guaranteed to establish and thrive in narrow planting beds, such as along the north and east property lines for example. *OMC 18.170.090*
- 

C. PRELIMINARY BUILDING DESIGN:

The Design Review Board made a motion to accept the Hearthstone Place Apartments preliminary building design with the changes as written.

---

VOTE Moved by: RC Seconded by: BK

---

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

---

---

7. At the detail design review stage, the architectural plan set shall include the following:
  - a. Colored elevations showing all sides of the buildings labeled as north, south, east and west elevation
  - b. Colored rendering(s) of the building elevation visible from the public right-of-way – Franz Anderson Road – street level perspective
  - c. Exterior building details including lighting (fixtures and location on building), materials and color
  - d. Window details, including materials and colors of framing and glazing
  - e. Door details, including materials and color
8. Rearrange the west and north facades of the building such that secondary architectural elements like modulation and articulation, and features such as decks and overhangs combine to produce a common ‘legibility’, or single form and architectural style.
  - a. Center the west end canopy over the entrance so that the peak is aligned between the windows on the second and third floors.
  - b. Widen the narrow bump-out to closely match the stairway bump-out on the west façade, and consider providing additional windows.
9. The windows shall exhibit depth in the form of window elements that recede or protrude from the building wall.
10. Provide details of the windows in the detail design architectural packet – type(s), design, and photos.
11. Provide colors and materials details (true colors, cut sheets of materials, etc.) in the detail design review packet, including as outlined in the detail submittal checklist.