



## OLYMPIA DESIGN REVIEW BOARD Recommendation

### DETAIL DESIGN REVIEW

Community Planning & Development  
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Date: April 24, 2014

TO:

X	BUILDING OFFICIAL
X	CITY ENGINEER

Meeting Date: April 24, 2014

Time: 6:30 PM – 8:48 PM

FROM: CATHERINE MCCOY, ASSOCIATE PLANNER

PROJECT NAME: FERN STREET APARTMENTS PROJECT No.: 13-0055

PROJECT ADDRESS: 1000 FERN ST SW SITE

PROJECT DESCRIPTION: FERN STREET APARTMENTS- 11 - 2/3 STORY GARDEN STYLE APARTMENT BUILDINGS WITH 135 MULTIFAMILY UNITS

APPLICANT: David Meissner, BV Funding III, LLC, 16541 Redmond Way #277, Redmond WA 98502

AUTHORIZED REPRESENTATIVE: Steven Hatton, Hatton Godat Pantier, 3910 Martin Way E, STE B, Olympia WA 98506

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

STAFF:

P	THOMAS CARVER, Chair (Architect)	P	DAVID GOULARTE (Business Representative)	P	ANGELA RUSH (Citizen at Large)
P	JANE LACLERGUE, Vice- chair (Business Development)	P	JAMI HEINRICHER (Citizen at Large)		CARI HORNBEIN (Senior Planner)
P	DUANE EDWARDS (Landscape Architect)	E	JOSEPH LAVALLE (Citizen at Large)		STEVE FRIDDLE (Principal Planner)
P	ROBERT FINDLAY (Architect)	P	DARRELL HOPPE (Planning Commission Liaison)	P	CATHERINE MCCOY (Associate Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Site plan, landscape plan, building elevations, and design details dated March 10, 2014.

#### PROJECT MOTION

1. The Design Review board recommends to the Building Official approval of the Fern Street Apartments design proposal, Project No. 13-0055, subject to the following conditions, which shall be satisfied prior to building permit issuance:

VOTE Moved by: Jane Laclergue Seconded by: Bob Findlay

Approved / Disapproved: Ayes: 7 Nays: 1 Abstain: 0

1. Show the location of mechanical equipment and utility vaults in the architectural plan set, and on pertinent sheets throughout the project plan sets, i.e., civil, structural, and architectural plans. Ensure that the equipment and infrastructure are adequately screened from view.
2. Add a wall pack to the south façade of building 10, facing the public pathway, to eliminate darkness on this side of the building.
3. Add more light to the interior of the trash compactor area to increase safety in this area.
4. The main entry sides of buildings 2,5,7,8 and 9 shall have consistency in the placement of the center bands materials features, and shall demonstrate consistency in the materials colors from grade to the center of the bands.
5. The fence along the public pathway shall have visual transparency, such as a black coated chain link fence; the fence is to be no taller than four (4) feet in height.
6. Trail lighting shall be added along the public pathway/neighborhood connector. Details for the type and location of the lighting will be worked out prior to occupancy of buildings adjacent to the pathway.

#### **Board Suggestions and Comments**

The Design Review Board wishes to recommend to City Engineering staff that the pathway leading to from the development site, north along Fern Street to 9<sup>th</sup> Avenue be striped somehow, such that there is a distinct visual and physical separation between vehicles and pedestrians along this already unsafe congested right-of-way.

Adjournment: 8:48 PM

Cc:

Alan Murley, CPD Engineering  
Fran Eide, City Engineer  
Rafik Gindy, CPD Building Plans Examiner  
Rob Bradley, CPD Interim Building Official  
Cari Hornbein, SEPA Official  
Shelley Bentley, Urban Forester