



## OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

### DETAIL DESIGN REVIEW

Community Planning & Development  
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Date: March 27, 2017

To:

<input checked="" type="checkbox"/>	BUILDING OFFICIAL
<input type="checkbox"/>	SITE PLAN REVIEW COMMITTEE

Meeting Date: March 9, 2017

Time: 6:30 PM to 8:43 PM

PROJECT NAME: Columbia Place Amendment

PROJECT No.: 16-0057

PROJECT ADDRESS: 503 Capitol Way N

PROJECT DESCRIPTION: Construct an 85 foot tall mixed-use building on a 60,000 sq.ft. vacant development site. Uses include street-level retail – 10,000 sq.ft.; office space – 48,000 sq.ft.; 115 residential units; internal parking for 260 vehicle spaces.

APPLICANT: Vine Street Investors, LLC

AUTHORIZED REPRESENTATIVE: Glenn Wells, Architect

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

<b>P</b>	THOMAS CARVER, (Architect)	<b>E</b>	DAVID GOULARTE (Business Representative)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
<b>E</b>	JANE LACLERGUE, Vice-chair (Citizen at Large)	<b>P</b>	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> Nicole Floyd (Senior Planner)
<b>A</b>	DUANE EDWARDS (Landscape Architect)	<b>P</b>	JOSEPH LAVALLE, Chair (Citizen at Large)	<b>X</b> CATHERINE MCCOY (Associate Planner)
<b>P</b>	ROBERT FINDLAY (Architect)	<b>P</b>	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> PAULA SMITH (Assistant Planner)
<b>P</b>	ANGELA RUSH (Citizen at Large)			

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: The Architectural Plan Set, including the Site Plan, Building Elevations, and the Landscape Plan, dated March 1, 2017; the Civil Plan Set, dated Nov 29, 2017.

### PROJECT COLUMBIA PLACE DETAIL DESIGN REVIEW

- A. **Context Plan:** The Design Review Board recommends ***approval as proposed*** to the Building Official of the Columbia Place design program Context Plan.

VOTE Moved by: Tom Carver Seconded by: Robert Findlay

Approved / Disapproved: Ayes: 5 in favor Nays: 1 opposed Abstain: 0

B. **Site and Landscape Design:** The Design Review Board recommends *approval subject to the condition below* to the Building Official of the Columbia Place Site and Landscape Design (16-0057).

1. Provide additional projections in the rights-of-way along B Avenue and A Avenue that reflect the level and extent of detail provided in the Columbia Street and Capitol Way rights-of-way, such as trellises, planter boxes, and seating (adjacent to the building, or in lieu of curbing). OMC 18.16.080.D, OMC 18.110.110, OMC 18.120.100.

VOTE Moved by: Tom Carver Seconded by: Robert Findlay

Approved / Disapproved: Ayes: **5 in favor** Nays: **1 opposed** Abstain: **0**

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C. **Building Design:** The Design Review Board recommends *approval subject to conditions* to the Building Official of the Columbia Place Building Design.

2. Incorporate design features into building entrances, particularly retail entrances, that are clearly articulated, distinctive, and obvious from the street. OMC 18.110.070.
3. Revise the building design to comply with this requirement: commercial and public buildings over three (3) stories shall have a clearly defined base at street level that is no more than two stories high. OMC 18.110.070, OMC 18.120.070.
4. Rooftop equipment/units shall meet the standards in OMC 18.110.120. Screen from all sides and integrate the equipment into the building design.
5. Openings in the façade for the parking garage, on all sides of the building including lower and upper levels, shall include architectural detailing that covers the openings. OMC 18.110.170, OMC 18.16.080.J.
6. Tie together the various elements and components of the building; the base, middle, and top of the building, the vertical and horizontal articulation, the use of materials, colors, detailing – all shall combine into one unified and integrated form. Use exterior materials, architectural detailing, and color schemes around the building envelope consistently. OMC 18.110.040, 18.110.050, 18.110.120, 18.110.140, 18.120.050.
7. Provide details of the third and fourth level active open areas in the Landscape Plan. Include additional sheets if necessary. Provide details of the potted grasses, shrubs, trees and artificial turf. The full Landscape Plan will be reviewed and approved at engineering permit.
8. Lighting in the parking garage shall be non-glare, non-trespass lighting; options include full cut-off systems, sensor lighting, and up-lighting. The intent is to create a balanced safe, comfortable, environment in the garage while reducing the glare and impact on the surrounding buildings, occupants, and pedestrians.
9. Provide a primary residential entrance, for the building residents, that is obvious from the street and distinct in design. OMC 18.120.080.
10. Replace the center display window along Capitol Way with street level pedestrian amenities, such as a bench, potted plants, trash can, etc. Locate the furniture and plantings in the break in the building plane where the display window was located. Update the Site Plan, Sheet SP1.0, First Floor Plan, Sheet A1.0, and the Landscape Plan, Sheets L1.0..

VOTE Moved by: Tom Carver Seconded by: Robert Findlay  
Approved / Disapproved: Ayes: **5 in favor** Nays: **1 opposed** Abstain: **0**

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cc:

- SPRC Members
- Applicant
- Auth. Representative
- DRB Record
- DRB Members
- Recognized Neighborhood Associations
- Parties of Record