OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

COMBINED DESIGN REVIEW

Community Planning & Development
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Date: March 29, 2017

☑ Building Official

MEETING DATE: March 23, 2017, 6:30 p.m.

FROM: Catherine McCoy, Associate Planner

PROJECT NAME: Martin Way Residential, File 15-0151

PROJECT ADDRESS: 3335 Martin Way E

PROJECT DESCRIPTION: Phase I of a two-phase development project to construct one four-story residential building with 79 apartments and surface parking for 107 vehicles. Site improvements include full and partial frontage improvements along Martin Way, landscaping, and an active open space area for site residents.

APPLICANT: Glenn Wells, Architect, for Fortis Development, LLC

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

P	THOMAS CARVER (Architect)	**P**	JAMI HEINRICHER (Citizen at Large)	❑	Paula Smith, Assistant Planner
P	JANE LACLERGUE, Vice Chair (Citizen at Large)	**P**	JOSEPH LAVALLE, Chair (Citizen at Large)	❑	Catherine McCoy, Associate Planner
P	DUANE EDWARDS (Citizen at Large)	**P**	MARNIE McGRATH (Citizen At-Large)	❑	Cari Hornbein, Senior Planner
E	ROBERT FINDLAY (Architect)	**P**	DAVID GOULARTE (Citizen at Large)	☑	Tim Smith, Principal Planner
P	ANGELA RUSH (Citizen at Large)				

MOTION

The Design Review Board moved to recommend approval of the design program, including the color and materials board, of the Martin Way Residential project proposal, Project No. 15-0151, subject to the conditions listed below. The conditions are to be addressed at the time of engineering and building permit review, unless otherwise noted.

VOTE

VOTE MOVED BY: **Jane Laclergue**
SECONDED BY: **Jami Heinricher**
APPROVED/DISAPPROVED: Ayes: **8** Nays: **0** Abstain: **0**

Recommended Conditions of Approval

1. Prior to building permit issuance, include color/material choices and design details for the retaining wall, the fencing along the top of the wall, and access gates. Depict the height of the fence above the wall, and provide spot-elevations of the retaining wall on Sheet A1.3, Elevations. OMC 18.170.010.

2. Provide landscaping along the retaining wall in the courtyard area. Plantings shall include climbing, hanging, or planted options.

3. Prior to building permit issuance, the dimensions of the main entrance gable roof design shall be added to the Roof Plan, Sheet A3.0, and depicted consistently throughout the plan set.

4. Provide pedestrian scale lighting along balconies and at apartment entrances.

5. The building elevation details shall match those of the colored perspectives. Trellis details, building modulation (depth) and articulation, window alignment, and roof forms shall be consistently depicted around the building envelope in both black and white and colored renderings.

6. The outdoor mechanical unit serving the lounge shall be installed adjacent to the elevator generator and screened from view.

7. Bicycle parking shall meet the design criteria in OMC 18.38.220.C. Compliance with these standards will be addressed during engineering and building permit review and may require relocating the bike racks for better access at the building's main entrance.

The Design Review Board moved to ***suggest*** a number of design improvements. The suggestions below are not subject to the requirements of Chapter 18.170, Multifamily Residential Design Requirements, but rather are elements or features for the applicant to consider that could add additional value for residents of the development, and for the community at-large.

VOTE MOVED BY: **Jane Laclergue**
SECONDED BY: **Tom Carver**
APPROVED/DISAPPROVED: Ayes: **8** Nays: **0** Abstain: **0**

1. Move the accessible vehicle parking spaces closer to the building entrance on the west façade.

2. Provide a bench with divided seats overlooking the wetland.

3. Ensure that all site lighting is shielded or directed onto the residential development site, and light trespass is minimized to the fullest extent possible.