



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

COMBINED DESIGN REVIEW

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date: 05/16/2017

TO:

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

MEETING DATE: MAY 11, 2017 Time: 6:30 pm – 7:47 pm

FROM: CATHERINE MCCOY, ASSOCIATE PLANNER

PROJECT NAME: BRIGGS VILLAGE MULTIFAMILY NORTH PROJECT No: 16-9092-P

PROJECT DESCRIPTION: 6 MULTIFAMILY BLDGS.-72 UNITS, 115 PARKING SPACES, 17,849 SQ.FT. COMMONS AREA

APPLICANT: KATHRYN JERKOVICH for BCRA, 2106 PACIFIC AVE STE 300, TACOMA WA 98402

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

E	THOMAS CARVER, (Architect)	P	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice Chair (Citizen at Large)	E	JOSEPH LAVALLE, Chair (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
E	DUANE EDWARDS (Citizen at Large)	E	DAVID GOULARTE (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)	P	Marnie McGrath (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			<input type="checkbox"/> Paula Smith (Assistant Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS:

- The Multi-family Checklist of Design Requirements and Guidelines (OMC18.170).
- The Briggs Village Design Guidelines (2003).
- The plan set date stamped March 22, 2017, consisting of the architectural design program, the preliminary civil plan, and the landscape plan.
- Analysis based on Staff site visits, review and reference to Olympia Municipal Code chapters and sections (OMC 18.05A, 18.72, 18.100), and reports and recommendations written and/or decided in previously approved project applications (CPD Proj. No. 08-0134, and 13-0030).

CONTEXT PLAN: Approve as Proposed.

VOTE Moved by: Bob Findlay Seconded by: Jami Heinricher

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

SITE & LANDSCAPE: Approve the concept and detail site and landscape plan, subject to the conditions below:

VOTE Moved by: Bob Findlay Seconded by: Marnie McGrath

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

1. Considering possible alley congestion, consult with City staff for appropriate design and safety features/treatment along the alley. *OMC 18.170.020, 18.170.080.*
2. Provide low-level fencing between the community park and the alley. The fencing shall not exceed 48 inches in height, and shall be designed to provide openings in the fence line for clear visibility and natural surveillance. *OMC 18.170.020, 18.170.030, 18.170.040, 18.170.050.*

BUILDING DESIGN: Approve the concept and detail building design, subject to the conditions below:

VOTE Moved by: Bob Findlay Seconded by: Angela Rush

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

3. Provide covered pedestrian scale lighting at the following locations: solid waste and recycling areas, the mail kiosk area, the community park, and under the short-term bicycle parking shelters. *OMC 18.170.080.*
4. Add lighting proposed on building facades to the black and white elevations, Sheets A7.01-A7.05. *OMC 18.170.080.*

cc:

- SPRC Members
- Applicant
- Authorized Representative
- DRB Record (Electronic File)
- DRB Members
- Recognized Neighborhood Associations
- Parties of Record



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Date: 05/22/2017

To: X SITE PLAN REVIEW COMMITTEE – Concept Review

X DIRECTOR – Detail Design Review

Meeting Date: May 11, 2017

Time: 8 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Annie's Artist Flats **PROJECT No:** 17-0777

PROJECT ADDRESS: 400 Block of Adams Street

PROJECT DESCRIPTION: Construction of a four story building with three floors of studio and one-bedroom apartments over one floor of commercial space, lobby, parking, and site services.

APPLICANT: Urban Olympia IV, LLC

AUTHORIZED REPRESENTATIVE: Tom Rieger, Thomas Architecture Studio

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

STAFF:

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

THE BOARD'S REVIEW WAS BASED ON THE FOLLOWING PLANS AND MATERIALS:

- Staff Report (Attachment 1 of the DRB Packet).
- Basic Commercial and Downtown Commercial design checklists, OMC 18.110 and OMC 18.120, respectively, containing staff's analysis (Attachment 3 of the DRB Packet).
- Plan set dated May 2, 2017 consisting of the context plans and elevations, site plan and details, architectural plans and details, landscape plan, lighting, and exterior artwork (Attachment 4 of the DRB Packet).
- Material and Color Board, presented at the May 11, 2017 DRB Meeting.

MOTIONS

CONTEXT PLAN: *Approve as Proposed.*

Moved by: Bob Findlay

Seconded by: Jami Heinricher

Approved/Disapproved: Ayes: 5

Nays: 0

Abstain: 0

SITE AND LANDSCAPE: *Approve the site and landscape plan, subject to the conditions below:*

Moved by: Bob Findlay

Seconded by: Marnie McGrath

Approved/Disapproved: Ayes: 5

Nays: 0

Abstain: 0

1. Provide an alternative paving pattern/texture at the garage entrance. *OMC 18.120.110*
2. A final landscape plan, prepared in accordance with OMC 18.36, shall be submitted for review and approval prior to engineering permit issuance.

BUILDING DESIGN: *Approve the building design, subject to the conditions below:*

VOTE Moved by: Bob Findlay

Seconded by: Jami Heinricher

Approved/Disapproved: Ayes: 5

Nays: 0

Abstain: 0

3. Add canopies on the south and east elevations to provide continuous weather protection. *OMC 18.120.090, OMC 18.16*
4. Approve the material and color board presented at the design review meeting.

Additional Notes:

- The addition of canopies on the south elevation would provide greater weather protection of short-term bicycle parking, in conformance with OMC 18.38.220.C.
- The inclusion of artwork on the east elevation around the door openings at the solid waste and recycling areas satisfies requirements for pedestrian amenities in OMC 18.110.050.

cc:

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- DRB Members
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- Parties of Record