



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

DETAIL 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: July 28, 2017

To:

<input type="checkbox"/>
<input checked="" type="checkbox"/>

SITE PLAN REVIEW COMMITTEE

DIRECTOR, COMMUNITY PLANNING & DEVELOPMENT

Meeting Date: JULY 27, 2017 **Time:** 6:30 PM

FROM: Paula Smith, Assistant Planner

PROJECT NAME: OSO BERRY MULTIFAMILY LOT 137, 139 AND 140.

PROJECT No: 17-2524, 17-2525 and 17-2527

PROJECT ADDRESS: 4412 AND 4426 OSO BERRY WAY NW, 518 OSO BERRY STREET NW

PROJECT DESCRIPTION: Board Level Design Review

APPLICANT: C & E DEVELOPMENTS LLC

AUTHORIZED REPRESENTATIVE: JOSH SNODGRASS, REVIVAL ARCHITECTS

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

STAFF:

P	THOMAS CARVER (Architect)	A	DAVID GOULARTE (Citizen at Large)	<input 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)
P	DUANE EDWARDS (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
A	ROBERT FINDLAY (Architect)	P	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			<input checked="" type="checkbox"/> PAULA SMITH (Assistant Planner)

THE BOARDS REVIEW IS BASED ON FOLLOWING MATERIAL:

1. Staff Report- with Attachment 2-10, including: Applications, Design Review Checklist with staff analysis, Site Plans, Floor Plan, Colored Elevations, Landscape Plans, Details for bicycle racks and exterior doors and lighting, Context Photos.
2. Material and color board, presented by applicant at meeting July 27, 2017.

PROJECT (Detailed Design Review)

MOTIONS:

SITE AND LANDSCAPE:

Approve the detail site and landscape plans, subject to the conditions; to be reviewed by staff:

Provide perimeter landscaping, using a combination of trees and shrubs and change the proposed river rock to a suitable ground cover. Submit the revised Landscaping Plan that meets OMC 18.36 and 18.170.060.

VOTE- Moved by: JANE LACLERGUE, Vice-chair Seconded by: JAMI HEINRICHER

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

BUILDING DESIGN:

Approve the detail building design, subject to the conditions; to be verified by staff:

- 1. Reduce the window styles on the front façade to only 2 (two). Choose the two windows designs with the most relief and detail.*
- 2. Align the side vertical windows above each other, if possible.*
- 3. Use belly bands on the side elevations.*
- 4. Each unit should have its own distinct color treatment.*
- 5. Provide shielded low profile exterior lighting.*

VOTE Moved by: JANE LACLERGUE, Vice-chair Seconded by: JAMI HEINRICHER

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

cc:

- Applicant
- Authorized Representative
- DRB Record
- DRB Members



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

DETAIL DESIGN REVIEW

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Phone: 360.753.8314
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Date: 07/31/2017

To:

☐
☐

BUILDING OFFICIAL

SITE PLAN REVIEW COMMITTEE

Meeting Date: July 27, 2017

Time: 7:50 AM

FROM: Catherine McCoy, Associate Planner

PROJECT NAME: COURTYARD HOTEL

PROJECT No: 14-0157-PZ

PROJECT ADDRESS: 2301 HENDERSON PARK LN SE

PROJECT DESCRIPTION: OLYMPIA COURTYARD HOTEL

APPLICANT: SPS Lands, LLC, Lakewood WA

AUTHORIZED REPRESENTATIVE: Glenn Wells, Architect

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

STAFF:

P	THOMAS CARVER (Architect)	X	DAVID GOULARTE (Citizen at Large)	<input 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)
P	DUANE EDWARDS (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
A	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: Received from Jun 28 through Jul 5, 2017, including the architectural plans, details of hardscape, plant photos, colored perspectives, roofing, siding, and windows.

PROJECT (Detailed Design Review)

1. The Design Review Board recommends to the Building Official approval of the detail design of the Olympia Courtyard Hotel to the Building Official, subject to the conditions listed below.

VOTE Moved by: Tom Carver

Seconded by: Angela

Approved/Disapproved: Ayes: 7

Nays: 0

Abstain:

A. Context Plan: *Approve as Proposed.*

B. Site and Landscape Design: *Approve, subject to the following conditions.*

1. Provide more bell-shaped lighting along the Henderson Park Lane SE sidewalk, on both sides of the main driveway entrance. OMC 18.110.160.
2. Direct parking lot roadway luminaires away from I-5 and expressly on-site. OMC 18.110.160.
3. Incorporate more native and deer resistant plants into the Landscape Plan; call out the plants in the Plant Material List. Substitute invasive plants with native plantings. OMC 18.110.180.

C. Building Design: *Approve, subject to the following conditions:*

4. Screen or paint wall mounted mechanical equipment to match the building. OMC 18.110.190.
5. Windows of the hotel shall be recessed or protruding, and exhibit distinction in the façade. Add mullions similar to those depicted in the detail design perspectives, or, make the casings (vertical and horizontal framework around the windows) wider and deeper. OMC 18.110.100.
6. Roof forms, design features, decks and porches shall be designed to integrate as a whole, and shall be uniform and consistent around the building envelope. Exterior finish materials, modulation and articulation shall be coordinated to exhibit a coherent architectural style. OMC 18.110.070, 18.110.120, 18.110.140.

D. Materials and Color Board: *Approve as Proposed.*

E. Board *Suggestions:*

7. Inquire to the Marriott design team and/or the sign company for solutions to minimize the effects of the illuminated building sign facing the Wildwood Neighborhood.
8. Consider rounding the sidewalks on the south side of the building leading to the back guest plaza.
 - Applicant
 - Authorized Representative
 - DRB Members
 - DRB Record
 - Parties of Record cc:
 - Recognized Neighborhood Associations
 - SPRC Members