



## OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

### CONCEPT DESIGN REVIEW

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
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**To:** Site Plan Review Committee / CPD Director

**Meeting Date:** 8/23/2018

**Time:** 6:30PM

**FROM:** Nicole Floyd

**PROJECT NAME:** Avalon Mixed Use Project

**PROJECT No.:** 18-2735

**PROJECT ADDRESS:** 308 4<sup>th</sup> Avenue East

**PROJECT DESCRIPTION:** 28,000sf four story mixed use building. 1<sup>st</sup> floor to contain 7,000sf of commercial use, upper floors to provide 30 residential units.

**APPLICANT:** Big Rock Capital Investments

**AUTHORIZED REPRESENTATIVE:** Garner Miller of MSGS Architects

**ATTENDEES:**

**A** = Absent; **X** = Excused

**P** = Present;

**STAFF:**

P	THOMAS CARVER (Architect)	P	JAMI HEINRICHER Chair (Citizen at Large)		CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	P	JOSEPH LAVALLE, (Citizen at Large)	P	TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	A	MARNIE MCGRATH (Citizen at Large)		CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)			P	NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)				PAULA SMITH (Assistant Planner)

**Context Plan:** Recommend approval.

**Preliminary Site & Landscape Plan:** Recommend conditional approval with the following conditions to be addressed at the time of Detail Design Review:

1. Cut sheets for each product intended to be installed in the pedestrian plazas shall be provided with the detail design review packet (OMC 18.110.050).

2. Provide details regarding the landscaping and irrigation proposed within the planter wall with the Detail Design Review packet. (OMC 18.110.180 ).

**Building Design:** Recommend approval.

**Vote:** A motion to recommend approval of the context plan, preliminary site and landscaping plan, and building design was made by Thomas Carver and seconded by Jane Laclergue.

Motion carried Ayes: 5, Nays: 1, Abstain: 1

**Notes:**

- The Board raised concerns about the impacts future development of the site directly to the west would have on this proposals design as well as how this project would impact the development rights of that property.
- Discussions regarding the façade included suggestions to recess windows, modify brick panels, improve the relationship between the upper stories and the ground floor, and to locate the building entry more closely with the prominent signage.
- The applicant acknowledged that the tenant of the ground floor is unclear and that modifications are likely. Discussions included potential pedestrian amenities to be placed in the alley, however further coordination with the City would be needed.

**Memo Distribution:**

- Applicant / Authorized Representative
- DRB Record
- DRB Members
- Parties of Record



## OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

### DETAIL DESIGN REVIEW

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**To:** Site Plan Review Committee

**Meeting Date:** 8/23/2018

**Time:** 6:30PM

**FROM:** Nicole Floyd

**PROJECT NAME:** Transit Center Expansion

**PROJECT No.:** 18-1486

**PROJECT ADDRESS:** 222 State Avenue NE

**PROJECT DESCRIPTION:** Expansion of the existing transit center to include a new 11,570sf building and new bus driveway.

**APPLICANT:** Eric Phillips, of Intercity Transit

**AUTHORIZED REPRESENTATIVE:** Barney Mansavage of SRG Partnership

**ATTENDEES:**

**A** = Absent; **X** = Excused

**P** = Present;

**STAFF:**

P	THOMAS CARVER (Architect)	P	JAMI HEINRICHER Chair (Citizen at Large)		CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	P	JOSEPH LAVALLE, (Citizen at Large)	P	TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	A	MARNIE MCGRATH (Citizen at Large)		CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)			P	NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)				PAULA SMITH (Assistant Planner)

Project (Detailed Design Review): Recommended conditional approval as follows:

- 1) All amenities shown in the detail design review packet (date of set) shall be provided onsite prior to occupancy of the structure.
- 2) Signage at the entry of all bike parking locations shall be provided on the civil plan set to help identify the intended user and use of the space (OMC 18.050 & OMC 18.38.220(c)).

- 3) Enhanced vegetated screening around utility boxes shall be provided with the engineering permit submittal. (OMC 18.110.180 & OMC 18.110.190).
- 4) Expand the tree required protection fencing to include protections for vegetation along State Street adjacent to the proposed dumpster location. This existing vegetation is to be retained to enhance screening of the dumpster enclosure. Engineering plans shall show the expanded tree protection fencing.

**Vote:** A motion to recommend approval of the context plan was made by Jane Laclergue and seconded by Robert Findlay. Motion carried Ayes: 7, Nays: 0, Abstain: 0

**Notes:**

- Concerns were raised by the Board about future unintended use of the bike locker structure by transient populations. The Board raised questions regarding security, hours of availability, and storage limitations.
- Suggestions regarding signage for the locker structure were made. Generally, more signage to help provide clarity regarding the intended use of the building was encouraged.
- The Board was curious about the large Jeffrey Pine trees intended to be installed. The applicant stated that these trees are intended to serve a civic function much like a clock tower. The Board suggested plants under these trees that are adapted to acidic soils.

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