



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

CONCEPTUAL 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

To: Site Plan Review Committee

Meeting Date: 10/25/2018

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Stoll Rd. Apts

PROJECT No.: 18-0709

PROJECT ADDRESS: 431 Stoll Rd SE

PROJECT DESCRIPTION: New four story residential building with 49 units. Site improvements include surface parking for 70 vehicles, stormwater and landscaping.

APPLICANT / REPRESENTATIVE: Glenn Wells

ATTENDEES:

A = Absent; **X** = Excused

P = Present;
STAFF:

X	THOMAS CARVER (Architect)	P	JAMI HEINRICHER (Citizen at Large)	X	CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	X	JOSEPH LAVALLE, Chair (Citizen at Large)	X	TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	P	MARNIE MCGRATH (Citizen at Large)	X	CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)			P	NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			X	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. Show an alternative surface associated with the pedestrian walkways (not simply paint) where they are adjacent to vehicular circulation routes with the detail design review packet submittal. (OMC 18.110.050 Pedestrian Amenities).
2. Provide a lighting plan with the detail design review application that demonstrates how the lighting for the parking lot has been designed to minimize impacts to the adjacent residences. (OMC 18.170.110 Neighborhood Scale & 18.170.030 Parking Design).

3. Provide the specific design of the open space feature, such as the type of materials to be used and structural components proposed with the detail design review application. (OMC 18.170.040).
4. Intermix deciduous trees with conifer trees along the base of the retaining wall to create a more naturally vegetated appearance (OMC 18.170.160).

Building Design: Recommend approval.

Vote: A motion to recommend approval of the context plan, conditional approval of the preliminary site and landscape plan as amended, and approval of the building design was made by Jane Laclergue and seconded by Robert Findlay. Motion carried Ayes: 6, Nays: 0, Abstain: 0

Notes:

- Tree selection for the site should be coordinated with the City's Urban Forester, Clumping Birch may not be appropriate for street trees or areas where roots will be confined.

Memo Distribution:

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



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To: Site Plan Review Committee

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Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Capital Christian Center

PROJECT No.: 18-3632

PROJECT ADDRESS: 4431 Martin Way E.

PROJECT DESCRIPTION: Remodel and expansion of the Capital Christian Center. Addition includes 21,500 square foot addition to include a new sanctuary/auditorium, classrooms, daycare, and offices.

APPLICANT / REPRESENTATIVE: Josh Gobel of Thomas Architecture Studio

ATTENDEES:

A = Absent; **X** = Excused

P = Present;

STAFF:

X	THOMAS CARVER (Architect)	P	JAMI HEINRICHER (Citizen at Large)	X	CARI HORNBEIN (Senior Planner)
P	JANE LACLERGUE, Vice chair (Citizen at Large)	X	JOSEPH LAVALLE, Chair (Citizen at Large)	X	TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	P	MARNIE MCGRATH (Citizen at Large)	X	CATHERINE MCCOY (Associate Planner)
P	ROBERT FINDLAY (Architect)			P	NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			X	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. Provide pedestrian circulation routes and propose modifications to the existing site design to add safe pedestrian routes from the building to Martin Way and to other uses in the complex as soon as feasible. (OMC 18.110.030 Pedestrian Circulation).

Building Design: Recommend approval.

Vote: A motion to recommend approval of the context plan, conditional approval of the preliminary site and landscape plan as amended, and approval of the building design was made by Angela Rush and seconded by Robert Findlay. Motion carried Ayes: 6, Nays: 0, Abstain: 0

Notes:

- Numbered items are recommended conditions

Memo Distribution:

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- DRB Members
- Parties of Record