



# OLYMPIA DESIGN REVIEW BOARD

## CONCEPTUAL AND DETAILED RECOMMENDATION DESIGN REVIEW

TO: CP& D DIRECTOR

Meeting Date: February 28, 2019 Time: 6:30 p.m.

FROM: Paula Smith, Associate Planner

PROJECT NAME: Ernie's Trailer PROJECT No: 18-5268

**PROJECT DESCRIPTION:** A new 11,700 square foot building to be occupied by a recreational vehicle repair, storage and maintenance business. The project includes construction of a new 35 foot tall repair shop/ building with 20 parking stalls, landscaping and associated improvements.

**APPLICANT:** Kaufman Real Estate LLC

**AUTHORIZED REPRESENTATIVE:** Kaufman Real Estate LLC

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

STAFF:

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

This review is based on staff report, design review checklists and the following site plans & materials:

Architectural Plan Set, Site Plan, Landscaping Plan and Cut Sheet Details Date Stamped Received December 19, 2018 and a Material and Color Material Board Presented at Meeting.

### CONTEXT PLAN:

Approve

### PRELIMINARY SITE & LANDSCAPE:

Approve with the following conditions:

Revise the Landscaping Plan to show all ground mechanical equipment locations and where additional planting of shrubs on the north boundary will be provided and submit at Engineering Plan review.

## PRELIMINARY BUILDING DESIGN

Approve with the following conditions:

Revise plans to provide more relief, detail and variation vertically to the area between the office and services areas and horizontally with canopies over the service bay doors on the north elevation of the building. Provide on the building permit submittal plans. CP&D staff to determine compliance.

## PROJECT (Detailed Design Review)

Approve

### *VOTED TO APPROVE AS STATED ABOVE*

Moved by: Findlay Seconded by: Rush

Ayes: 6 Nays: 0 Abstain: 0

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Additional Notes:

cc:

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



## OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

### CONCEPT DESIGN REVIEW

Community Planning & Development  
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Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

**To:** Director of CP&D

**Meeting Date:** 2/28/2019

**Time:** 6:30PM

**FROM:** Nicole Floyd

**PROJECT NAME:** Olympia Pediatric Dentistry

**PROJECT No.:** 18-5180

**PROJECT ADDRESS:** 4500 Maple Lane

**PROJECT DESCRIPTION:** 13,000sf commercial building and 552sf walk-up /drive-through café with utilities parking and landscaping to support the uses.

**APPLICANT:** Violet Enterprises LLC

**AUTHORIZED REPRESENTATIVE:** Neil Meyer of MeyArchitecture

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

**STAFF:**

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

**Context Plan:** See the Briggs Village Design Guidelines for context, as approved in the 2014 master plan.

**Preliminary Site & Landscape Plan:** Recommend conditional approval as follows:

1. Coordinate with the City's Urban Forester and revise tree species proposed accordingly. Show revised trees that are either in compliance with the Briggs Village Design Criteria (P. 87) or as modified and approved by the Forester. Revisions shall be shown on the detail design review plans.

2. Show the revised bike parking locations on the detail design review plan set pursuant to OMC 18.05A.050 and 18.38.220.
3. Add details to plans identifying the permanent pedestrian amenities proposed around the site. Particular attention must be paid to the pedestrian amenities around the bistro / drive-through building. Permanent enhancements are needed to more clearly demonstrate the primary pedestrian function pursuant to OMC 18.05A.080 and design criteria of OMC 18.05A.095.
4. Enhancements to the pedestrian crossings must be provided. Crossings shall be raised, and include changes in color and material to accentuate the pedestrian routes. These elements must be shown on the detail design plan set pursuant to OMC 18.05A.050
5. Show all rooftop mechanical equipment, utility meters, and other service apparatus with the detail design review. Plans must adequately demonstrate how such features will be screened.

**Building Design:** Recommend conditional approval as follows:

1. Increase weather protection elements, such as awnings, along all building frontages to provide approximately 80% coverage. For the main building add weather protections along Maple Lane, and for the bistro/drive-through add weather protection along Henderson Boulevard. Show these revisions with the detail design review submittal. OMC 18.05A.070.
2. Revise window designs to ensure a minimum of 50% of storefront windows are at least 24" above the ground on all frontages as outlined in the Briggs Village Design Guidelines, P.14.
3. Consider adding / revising materials to more closely align with the concept images within the Briggs Village Design Guidelines. Materials could include things such as brick, or lap siding etc.

**Vote:** A motion to recommend conditional approval of the preliminary site and landscape plan, and conditional approval of the building design was made by Robert Findlay and seconded by Duane Edwards Motion carried Ayes: 5, Nays: 1, Abstain: 0

**Notes:**

- Consider replacing the Serbian Spruce trees shown in the planting strip between the parking lot and road on the western property line with a smaller species of tree as these trees are likely to get larger than the space allows.
- Add plaza features on the southern side of the accessory structure to create a more room like feeling. Features could include a low seating wall adjacent to the landscaping and denser plantings adjacent to the area.
- Look at the potential of relocating the main entry so that the entry doors line up with the pedestrian pathways proposed in the parking lot.

**Memo Distribution:**

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