



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

To: The Director of Community Planning and Development

Meeting Date: /11/2019

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Family Clinic Building

PROJECT No.: 19-0352

PROJECT ADDRESS: 505 Legion Way

PROJECT DESCRIPTION: Construction of an approximately 10,000sf, two-story medical/office building. Site improvements to include parking and landscaping.

APPLICANT: Bryan Colb

AUTHORIZED REPRESENTATIVE: Brian Regehr of Regehr and Associates

ATTENDEES (listed alphabetically):

A = Absent; **X** = Excused

P = Present;

STAFF:

P	Duane Edwards (Citizen at Large)	P	Joseph LaValle (Architect)	P	Nicole Floyd (Senior Planner)
X	Robert Findlay Vice-Chair (Architect)	P	Marnie Mcgrath (Citizen at Large)		Cari Hornbein (Senior Planner)
X	Ingrid Gulden (Citizen at Large)	P	Angela Rush (Citizen at Large)		Catherine McCoy (Associate Planner)
P	Jami Heinricher Chair (Citizen at Large)	P	Virginia Sorrells (Citizen at Large)		Paula Smith (Associate Planner)
P	Bassim Kreem (Citizen at Large / Alt Architect)				Tim Smith (Principal Planner)

Combining Concept and Detail Review: At the meeting, it was discovered that the applicant had applied for a combined DRB review and had submitted all necessary plans for such a review however, Staff prepared the Staff Report and checklists for a concept review only. Given this discrepancy, the Board found the most appropriate course of action was to evaluate the additional elements associated with detailed review and if the project met those criteria, move to recommend approval on both concept and detail review concurrently.

Vote: A motion to combine review and perform both concept and detail review was made by Angela Rush and was seconded by Marnie McGrath. The motion carried 7 to 1.

Context Plan: Recommend approval.

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

1. Revise bicycle-parking details to show two points of connection on the short-term parking spaces and adequate access for both bikes into the long-term spaces with the building permit application.
2. Modify plans to use panel/ metal/art feature rather than glass or plastic in the CMU wall along Jefferson Avenue.
3. Modify the building façade by wrapping the cultured stone material around the Southeast corner to the first vertical joint with a minimum wrap of two feet.

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 Marnie McGrath and seconded by Duane Edwards.

Motion carried Ayes: 8, Nays: 1, Abstain: 0

Notes: There was significant concern regarding the projects façade and lack of building modulation along Legion Way. While materials provide some articulation, the Board strongly encourages the applicant to make minor modifications to the façade such as moving the wood strip section 8” outward into the landscape area. That small adjustment / movement would provide relief without impacting the interior design and would simplify the connection detail between the two dissimilar details. This would help ensure the project complies with OMC 18.120.070 Building Design, which asks for visually interesting street walls with variations in horizontal and vertical wall surfaces. The guideline specifically emphasizes building planes at varying intervals.

Memo Distribution:

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