



**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: Hearing Examiner

Meeting Date: 6/27/2019

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Intercity Transit, Pattison Site Expansion Phase II

PROJECT No.: 19-1636

PROJECT ADDRESS: 526 Pattison Street SE

PROJECT DESCRIPTION: Construction of a new administration and operation building (43,500sf), and a new fuel, wash, and facilities building (25,000sf).

APPLICANT: Eric Phillips of Intercity Transit

REPRESENTATIVE: Barb Berastequi or Stantec

ATTENDEES (listed alphabetically):

A = Absent; **X** = Excused; **R**=Recused

P = Present;

STAFF:

P	Duane Edwards (Citizen at Large)	P	Joseph Lavalley, (Architect)	P	Nicole Floyd (Senior Planner)
P	Robert Findlay Vice-Chair (Architect)	X	Angela Rush (Citizen at Large)		Cari Hornbein (Senior Planner)
P	Ingrid Gulden (Citizen at Large)	P	Virginia Sorrells (Citizen at Large)		Catherine McCoy (Associate Planner)
P	Jami Heinricher Chair (Citizen at Large)				Paula Smith (Associate Planner)
R	Bassim Kreem (Citizen at Large / Alt Architect)				Tim Smith (Principal 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 landscaping and other site features that are intended to be greater than 30 in. above grade in the elevation plans with Detail Design Review.
2. The applicant shall revise the elevation plans to show proposed screening devices and plantings to ensure 60 percent coverage between two and eight feet in height along the wall.

Building Design: Recommend conditional approval with the following conditions to be addressed at the time of Detail Design Review:

1. Revise plans to ensure walls are modulated at intervals of no less than 30' where visible from pedestrians.
2. Buildings shall be modulated as shown in the PowerPoint presented at the Concept Design Review Board Meeting.

Vote: A motion to recommend approval of the context plan, conditional approval of the preliminary site and landscape plan, and conditional approval of the building design was made by Joseph Lavalle and seconded by Duane Edwards. Motion carried Ayes: 8, Nays: 0, Abstain: 0

Notes:

- The Board encouraged the applicant to add more of the green horizontal details from the existing building on the South site into the proposed design to accentuate the overall campus.
- The Board encouraged increased pedestrian amenities along Martin Way, with emphasis on benches for pedestrians not only adjacent to the administrative building but spanning the length of the frontage.

Memo Distribution:

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



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION - DETAIL DESIGN REVIEW

Date: June 28, 2019

To:

<input checked="" type="checkbox"/>	DIRECTOR, COMMUNITY PLANNING AND DEVELOPMENT
<input type="checkbox"/>	SITE PLAN REVIEW COMMITTEE

Meeting Date: June 27, 2019

Time: 7:40 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Woodbury Crossing Lot 105 Multifamily **PROJECT No:** 18-4509

PROJECT ADDRESS: 5002 – 5012 4th Way SW

PROJECT DESCRIPTION: Construction of 48 multifamily units in six buildings with associated site improvements including parking, landscaping, pedestrian pathways, picnic tables, bicycle parking, and lighting.

APPLICANT: Milestone Wealth Management

AUTHORIZED REPRESENTATIVE: Veer Architecture and Barghausen Consulting Engineers

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

STAFF:

P	JAMI HEINRICHER, Chair (Citizen at Large)	P	INGRID GULDEN (Citizen at Large)	<input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner)
A	ROBERT FINDLAY, Vice Chair (Architect)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	X	ANGELA RUSH (Citizen at Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	BASSIM KREEM (Citizen at Large)	P	VIRGINIA SORRELLS (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
				<input type="checkbox"/> PAULA SMITH (Assistant Planner)

THIS REVIEW IS BASED ON THE FOLLOWING: Detail design review packet dated June 17, 2019, applicant response to concept design review conditions, Woodbury Crossing Master Plan and Architectural Design Guidelines, OMC 18.05A, Neighborhood Village Design Criteria, and material and color boards provided at the meeting.

MOTION: The Design Review Board recommends approval of the site and landscape plans, building design, site and building details, and materials and colors subject to conditions listed below.

VOTE: Moved by: Duane Edwards Seconded by: Virginia Sorrells

Approved/Disapproved: Ayes: 5 Nays: 1 Abstain: 0

CONDITIONS OF APPROVAL

The following conditions shall be addressed at the time of engineering and building permit submittal, or as specified below.

1. Submit a final landscape plan prepared in accordance with OMC Chapters 18.05A, 18.32, and 18.36, and at a minimum address the following items:
 - a) Ensure that perimeter landscape requirements in OMC 18.36.060 are met.
 - b) Add a minimum 8-foot wide landscape island between the solid waste enclosure and parking to the south.
 - c) For all buildings, select plant material that will enhance privacy to ground floor units.
 - d) Reconfigure parking stalls and landscape islands to avoid conflicts between trees and carports.
 - e) Show the location and method of screening of mechanical equipment, utility vaults, and meters.
2. Include in the engineering and building permit plans the location and design of lighting in the parking lot, along pedestrian walkways, and in outdoor seating areas. Also show the location of mailboxes. *OMC 18.05A.170*
3. Relocate the picnic table north of Building A to a more open location. Add benches in open space areas for greater seating options. *Woodbury Crossing Design Guidelines*
4. To comply with OMC 18.05A.225, provide additional windows on the following elevations:
 - a) North elevations of Buildings A and E.
 - b) East and west elevations of Building F.
5. Use sills, substantial trim, or other methods to create relief and detail on all windows. *OMC 18.05A.225*
6. Provide greater variety and articulation of rooflines. *OMC 18.05A.210*
7. Create more distinction between color schemes. *OMC 18.05A.230*

cc:

Director
Applicant
Authorized Representative
DRB Record
DRB Members
Recognized Neighborhood Associations
Parties of Record