



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION**

DETAIL DESIGN REVIEW

**Community Planning &
Development**
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To: Director

Meeting Date: 7/11/2019

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Stoll Rd. Apts

PROJECT No.: 18-0709

PROJECT ADDRESS: 431 Stoll Rd SE

PROJECT DESCRIPTION: New three story residential building with 48 units. Site improvements include surface parking for 61 vehicles, stormwater and landscaping. This scope is a reduction in scale from the initial review.

APPLICANT / REPRESENTATIVE: Glenn Wells

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)	P	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)
P	Bassim Kreem (Citizen at Large / Alt Architect)				Tim Smith (Principal Planner)

Project (Detail Design Review): Recommend conditional approval as follows:

1. Add shrubs to the landscaping adjacent to the fencing on the north and south portions of the site to break up the long expanses of fencing and provide vertical modulation in the fencing as described (typically 18" vertical inches every 10' to 20' of length).

2. Replace the pedestrian light poles on the north and south side of the building with wall sconces as seen on the east and west elevations to ensure minimization of conflicts in the drive aisles.
3. Add a pedestrian amenity area near the southwest corner (near maintenance access) of the site that includes features such as, a barbeque, seating area, or similar features.
4. Signage shall be used to cover/screen the outdoor HVAC unit.
5. Eliminate conflicts between the overhangs and the window trim in various locations.

Notes:

- Consider increasing the width of the center tower element on the west elevation and address window elements as appropriate.
- Consider replacing the hardy plank color (anonymous) with a lighter shade of gray to increase contrast.

Vote: A motion to recommend approval of the project design was made by Joseph Lavalley and seconded by Bassim Kreem. Motion carried unanimously.

Memo Distribution:

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