



**OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION
CONCEPTUAL DESIGN REVIEW**

Community Planning & Development
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TO: Director, Community Planning and Development Department

MEETING DATE: 9/12/2019

TIME: 6:30PM

FROM: Nicole Floyd, Senior Planner

PROJECT NAME: South Sound Village Cooperative

PROJECT No.: 19-2860

PROJECT ADDRESS: 4920 Henderson Boulevard

PROJECT DESCRIPTION: New 67 unit senior housing development. The structure will be approximately 130,000 square feet, three stories of residential units and one floor of partially underground parking.

APPLICANT: Real Estate Equities Development, LLC. / Marty McCarthy

ATTENDEES (listed alphabetically):

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

STAFF:

P	Duane Edwards (Citizen at Large)	X	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)	P	Catherine McCoy (Associate Planner)
X	Jami Heinricher Chair (Citizen at Large)				Paula Smith (Associate Planner)
P	Bassim Kreem (Citizen at Large / Alt Architect)			P	Tim Smith (Principal Planner)

CONTEXT PLAN: Recommend approval.

Vote: A motion to recommend approval of the context plan was made by Virginia Sorrells and seconded by Duane Edwards. Motion carried unanimously.

PRELIMINARY SITE and LANDSCAPE PLAN: Recommend conditional concept approval with the following conditions:

1. 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 and includes the lighting for the community garden and other pedestrian pathways. (OMC 18.170.030 Parking location and design).

2. Provide the specific design of the open space feature, such as the type of materials to be used and structural components proposed (OMC 18.170.040 Usable open space).
3. Revise plans to provide a clearly defined building entry from the building connecting to Henderson Boulevard. The entry shall include distinctive elements and materials with a visible doorway from the street. Pedestrian access from the street frontage shall be included in the design (OMC 18.170.100 Building orientation and entries). Revise plans to include pedestrian pathways from the lobby / dining area, through the courtyard and to Henderson Boulevard and the corner crosswalk (OMC 18.170.020 Pedestrian circulation).
4. Provide additional information about safety and traffic calming features anticipated surrounding the entry / exit of the parking garage (OMC 18.170.020 Pedestrian circulation).
5. Enhance pedestrian access from the Yelm Highway Frontage of the project by adding roofs (OMC 18.170.020 Pedestrian circulation).
6. Plans shall show the alternative surface anticipated with the pedestrian walkways (not simply paint) where they are adjacent to vehicular circulation routes (OMC 18.170.020 Pedestrian circulation).
7. Plans shall be provided that clearly demonstrate the location of mechanical equipment and utility vaults. Proposed screening measures for such features visible from the public right of way shall be provided (OMC 18.170.070 Screening mechanical equipment).

VOTE: A motion to recommend conditional approval of the preliminary site and landscape plan was made by Virginia Sorrels and was seconded by Angela Rush. Motion carried unanimously.

BUILDING DESIGN: Recommend conditional concept approval as follows:

1. Incorporate similar building materials in all primary building entries. Show said features in revised plans (OMC 18.170.140 Materials and colors).
2. The building shall reflect the architectural character of the neighborhood through replication of adjacent roof forms, window patterns, building materials etc. (Submit an analysis with the detail design application that address how the project reflects / takes cues from the character of the existing development pattern within 300' of the site (OMC 17.170.110 Neighborhood scale and character).
3. Revise plans to include building modulation at intervals of no more than 30' on all portions of the building (OMC 18.170.120 Building modulation).
4. Revise plans to incorporate consistent façade treatments to the base of the building along the primary street facades, such as Yelm Highway and Henderson Boulevard to ensure the ground level ties into the building façade (OMC 18.170.120 Building modulation).

Vote: A motion to recommend conditional approval of the building design was made by Virginia Sorrels and seconded by Duane Edwards. Motion carried unanimously.

NOTES:

The applicant applied for combined review and approval (both concept and detail), approval is for concept only. A detail design review will be required as a separate meeting. The meeting may occur at any point, but typically is applied for with the building permit submittal and the meeting occurs shortly thereafter.

The Board encouraged the applicant to move the tree in the open space area between Henderson Boulevard and the proposed building to provide increased shade for the patio and to allow better visual access from that entry to the street corner where the pathway will be installed.

Building materials: Provide deeper eaves / knee braces on the façade and consider use of less stone for a more northwest feel.

Memo Distribution:

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