



OLYMPIA DESIGN REVIEW BOARD DETAIL DESIGN REVIEW MEETING MEMO

Date: 06/25/2020

To: Department Director, Community Planning and Development

Meeting Date: 6/25/2020

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: Intercity Transit: Pattison North Parcel Expansion

PROJECT No: 20-1795

PROJECT ADDRESS: 510 PATTISON ST SE

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

APPLICANT / REPRESENTATIVE: Intercity Transit / Eric Wood of Stantec

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

STAFF:

P	JOSEPH LAVALLE, Chair, (Architect)	P	INGRID GULDEN (Citizen at Large)	<input checked="" type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH, Vice Chair, (Citizen at Large)	P	BASSIM KREEN (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	CHANDRA BEZJAK (Citizen at Large)	P	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> PAULA SMITH (Associate Planner)
P	ROUSSA CASSEL (Architect)	P	VIRGINIA SORRELLS (Citizen at Large)	

BOARD RECOMMENDATION:

- 1) Accept changes and modifications as outlined in Attachment II of the project proposal.

VOTE Moved by: Virginia Sorrells

Seconded by: Bassim Kreem

Approved/Disapproved: Ayes: 8 Nays: 0 Abstain: 0

- 2) Approval of the project design as shown.

VOTE Moved by: Roussa Cassel

Seconded by: Virginia Sorrells

Approved/Disapproved: Ayes: 8 Nays: 0 Abstain: 0

[Note: Numbered items are recommended conditions.]

Additional Notes:

cc:

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



OLYMPIA DESIGN REVIEW BOARD COMBINED DESIGN REVIEW MEETING MEMO

Date: 06/25/2020

TO: Department Director, Community Planning and Development

Meeting Date: June 25, 2020

Time: 7:40 – 10:30 p.m.

FROM: Catherine McCoy, Associate Planner

PROJECT NAME: The GOAT Apartments **PROJECT No:** 20-1716

PROJECT DESCRIPTION: Construction of an 84-unit apartment complex on a vacant 2.62 ac. site. The proposal consists of two four-story apartment buildings, parking for 116 vehicles, short- and long-term bicycle parking, and 38,200 sq.ft. landscaping. Access to the site is proposed from 6th Avenue SW.

APPLICANT: Hannah Mitchell, Inland Group

AUTHORIZED REPRESENTATIVE: Hannah Mitchell, Inland Group

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

P	JOSEPH LAVALLE, Chair, (Architect)	P	INGRID GULDEN (Citizen at Large)	<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH, Vice Chair, (Citizen at Large)	P	BASSIM KREEN (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	CHANDRA BEZJAK (Citizen at Large)	P	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> PAULA SMITH (Associate Planner)
P	ROUSSA CASSEL (Architect)	P	VIRGINIA SORRELLS (Citizen at Large)	

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS:

- Site plan, architectural plan set, landscape plan, building elevations, and building and site details;
- Multi-family Residential Design Review Requirements and Guidelines, OMC 18.170; and
- Applicant's response to the Multi-family Residential Design Requirements.

CONTEXT PLAN:

1. The Design Review Board requested the applicant return to the Board for the detail design review. The Board made a motion to approve the GOAT Apartment concept review proposal, subject to the conditions below, which shall be met by the detail design stage of review. There are specific elements of the concept design that the board requested the applicant to study and resubmit for Board review prior to the Detail Design Submission.

VOTE Moved by: Virginia Sorrells Seconded by: Angela Rush

Approved/Disapproved: Ayes: 8 Nays: 0 Abstain: 0

- A. **Context Plan:** Approve with the conditions below, established by the Design Review Board on June 25, 2020. The following conditions are based on review and discussion of ongoing design work presented at the June 25 meeting consisting of additional architectural renderings and site plans,

and IT recommendations. The renderings were not present in the Board packets provided on June 18, 2020 but were new renderings in response to staff recommendations for the Design Review Board. The Architect and Developer shall restudy these specific conditions and return to the Board for detail design review.

B. Site and Landscape Design:

1. Provide highly visible, safe on-site walkways through the parking lot to site structures and amenity areas. The pathways shall include alternate materials, colors, and shall be raised when crossing drive aisles to ensure high visibility. Such routes shall be provided to all site structures and amenity areas including the playground, clubhouse and bicycle parking. OMC 18.170.020. Provide a route that loops the project within the retaining walls.
2. Relocate short term bicycle parking closer to building entries for shelter and convenience. OMC 18.170.030.
3. Show all above-grade utility vaults and mechanical equipment on the Site Plan(s) and in the Landscape Plan. OMC 18.170.070. Depict the above-grade vaults and mechanical equipment as appropriately screened in the Landscape Plan. OMC 18.170.070.
4. Include more native plantings in the landscape plan– the requirement for native plants is met via the Landscape Code.
5. Resubmit the site plan with revisions to trash enclosure, internal circulation, short term bicycle parking and landscape islands in compliance with waste resources requirements. Reduce the number of parking spaces if necessary to accommodate these elements.
6. Provide detail drawings of the Capital Mall Drive pedestrian entrance.
7. Break the expanse of the west carriage house wall – add articulation, design interest, or screening.
8. Relocate the access on Capital Mall Drive closer to the transit stop or provide an additional pedestrian access to service stop. (Contact IT to confirm whether the existing stop can be repositioned closer to Ketner).
9. Consider pedestrian connections to the surrounding neighborhood from the project to either Alta Street or Ketner Place.

C. Building Design:

9. Restudy the building end walls of the larger buildings to make them more compatible with the character of the east and west facades.
10. Replace the chain link fence atop retaining walls with a picket style – consistent throughout the site.
11. Add depth to the facades of the carriage garage buildings. Incorporate elements of design used on the larger buildings. OMC 18.170.120.
12. Provide details of all window and door types around the buildings, specifications and cut sheets. OMC 18.170.130.

Materials and Colors: Approve as proposed.

cc:

- SPRC Members
- Applicant
- DRB Record (Electronic File)
- DRB Members