



## OLYMPIA DESIGN REVIEW BOARD CONCEPTUAL DESIGN REVIEW MEETING MEMO

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

**MEETING DATE:** August 13, 2020

**TIME:** 6:30 PM

**FROM:** Design Review Board

**PROJECT NAME:** Trestle Union Apartments **PROJECT No.:** 20-1786

**PROJECT ADDRESS:** 710 11<sup>th</sup> Avenue SE

**PROJECT DESCRIPTION:** Construction of one two-story apartment building with 7 units, parking for 10 vehicles, and short- and long-term bicycle parking.

**APPLICANT:** James Bauer, Property Owner and Developer

**AUTHORIZED REPRESENTATIVE:** Collin McMaster, PE, Vector Engineering, Inc.

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

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS:

- Conceptual architectural plan set, preliminary landscape plan, building elevations, and preliminary building and site details (Attachment 3);
- Multi-family Residential Design Review Requirements and Guidelines, OMC 18.170; and
- Applicant's response to the Multi-family Residential Design Requirements (Attachment 2).

**CONTEXT PLAN:** Approve as proposed with the amendments as noted.

**VOTE** Moved by: Virginia Sorrels Seconded by: Angela Rush

Approved/Disapproved: Ayes: 7 Nays: 0 Abstain:

**A. Context Plan:** Approve with the following conditions that must be reflected in the detail design review architectural packet:

1. Include a pedestrian connection from the site to Union Avenue. The connection should provide a safe and comfortable connection and should tie into the pedestrian open space area.

**PRELIMINARY SITE & LANDSCAPE:** Approve as proposed with the amendments as noted:

**VOTE** Moved by: Angela Rush Seconded by: Virginia Sorrels

Approved/Disapproved: Ayes: 7 Nays: 0 Abstain:

- B. **Site and Landscape Design:** Approve with the following conditions that must be reflected in the detail design review architectural packet:
1. Provide design details of the short-term bicycle parking, including details of the enclosed structure and method of securing the bicycles.
  2. Provide design details and location for solid waste facilities.
  3. Add amenities in the open space area for the site residents.
  4. Provide design details of all proposed amenities and their design.
  5. Revise fence design as follows:
    - a. Revise the pedestrian gate and surrounding landscaping to enhance the pedestrian approach from 11<sup>th</sup> Avenue.
    - b. Ensure the front yard is visually open to the street and include gates or openings at frequent intervals around the project.
    - c. Add trellises or other landscaping features that provide variation in the fence line – east property line.
  6. Relocate the utility services to ensure site utilities do not dominate the front façade or front yard area.
  7. To provide more opportunities for green space in front of the units, reduce the width of the drive aisle in the parking lot, and consider reconfiguring the garage entrances to provide more opportunities of green space at unit entries.
  8. Revise the landscaping plan as follows:
    - d. Address suitability of plants to climate and location on site.
    - e. Provide details regarding the proposed landscape treatments intended to break up the long expanses of fencing and walls, particular attention should be paid to the western building façade and fence.
    - f. Show screening of the utility service equipment.
    - g. Show plantings around the fencing and associated with any trellis features.

PRELIMINARY BUILDING DESIGN: Approve as proposed with the amendments as noted:

VOTE Moved by: <u>Bassim Kreem</u>	Seconded by: <u>Roussa Cassel</u>
Approved/Disapproved: Ayes: 7	Nays: 0 Abstain:

- C. **Building Design:** Approve with the following conditions that must be reflected in the detail design review architectural packet:
1. Add modulation and architectural elements that add depth to the building's south façades; the wall facing 11th Avenue should be easily identifiable as the building front.
  2. Add modulation to the west façade that allows better screening of heat pumps from the adjacent property.
  3. Add windows to the south side of the building to enhance the building frontage, consider duplicating efforts on the north facade.
  4. Relocate the stairway to the second floor from the building frontage or if infeasible, demonstrate how the stairway has been designed to integrate into the front façade of the building.

cc:

- Applicant
- Authorized Representative
- DRB Record
- DRB Members