



OLYMPIA DESIGN REVIEW BOARD DETAIL DESIGN REVIEW MEETING MEMO

Date: 10/8/2020

To: Department Director, Community Planning and Development

Meeting Date: 10/8/2020

Time: 6:30PM

FROM: Nicole Floyd

PROJECT NAME: South Sound Village Cooperative

PROJECT No: 19-2860

PROJECT ADDRESS: 1520 Palomino Drive

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

APPLICANT / REPRESENTATIVE: Jeff Bredeson

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)
A	ANGELA RUSH, Vice Chair, (Citizen at Large)	P	BASSIM KREEN (Citizen at Large)	<input 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)	X	VIRGINIA SORRELLS (Citizen at Large)	

BOARD RECOMMENDATION: Recommendation of conditional approval as follows:

- Concrete walls shall be no more than 6' in height in any location (with the exception of entrance locations) by reducing the amount of concrete foundation wall through extension of building materials downwards towards grade by eliminating the concrete band and raising grade. Provide sight obscuring landscaping to obscure the visibility of the walls so that no expanse of foundation wall of more than 30' is exposed along any street frontage.
- Investigate relocation of electrical equipment currently shown along Palomino Drive into the parking garage or other less prominent locations. If not possible to fully relocate, no more than half may be located along the building frontage on Palomino Drive and must be adequately screened.
- Revise building permit plans related to the building entry on the Henderson Boulevard Façade as follows:
 - In order to provide a more prominent building entry, cover and raise the canopy over the entry (this does not require coverage of the entire pergola). Enlarge and enhance the windows on both sides of the entry more clearly differentiate the entry from the residences.
 - Enhance the prominence of the pedestrian entrance by adding a residential call box to ensure the entry is functional for visitors as well as residents.
 - Modify the surface of the patio by extending it beyond the column lines to allow a less linear and free flowing patio space.

Vote: A motion to recommend approval of the detail design of the project was made by Bassim Kreem and seconded by Roussa Cassel.

Motion carried Ayes: 6, Nays: 0, Abstain: 0

Additional Notes: None

cc:

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