



OLYMPIA DESIGN REVIEW BOARD CONCEPTUAL DESIGN REVIEW MEETING MEMO

TO: Department Director, Community Planning and Development

MEETING DATE: January 14, 2021

TIME: 6:30 PM to 8:25 PM

FROM: The Olympia Design Review Board

PROJECT NAME: 13th & Cherry Apartments

PROJECT No.: 20-4706

PROJECT ADDRESS: 526 13th Ave SE

PROJECT DESCRIPTION: Demolition of the existing structure to construct 12 townhouse-style apartments. The units will be approximately 36 feet in height at three stories. Parking for each unit will be provided below the units at-grade, accessed from the 13th Avenue frontage. Long and short term bicycle parking will be provided; frontage improvements will be provided along Cherry St including curb, streetlight, sidewalk repairs and street trees.

APPLICANT: Cameron Monda, Owner

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

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

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Site Plan, Concept Architectural Plan Set, Landscape Plan, Downtown Design Review

A. CONTEXT PLAN:

The Design Review Board made a motion to approve the 13th and Cherry Townhouse Apartments context plan as proposed.

VOTE Moved by: Bassim Kreem Seconded by: Joseph LaValle

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

B. PRELIMINARY SITE & LANDSCAPE:

The Design Review Board made a motion to accept the preliminary site and landscape plan of the 13th and Cherry Townhouse Apartments with the changes as written.

VOTE Moved by: Virginia Sorrells Seconded by: Ingrid Gulden

1. Show the preferred option for solid waste management – carts stored along the rear property line, or carts stored in individual garages. *OMC 18.120.260*
2. Relocate all utility features at the 13th Ave frontage to a less prominent location on site or mitigate any aesthetic impacts to the fullest extent. *OMC 18.120.260*
3. Provide 100 sq.ft. of common open space per unit, or 10% of the gross floor area of the development with a minimum of 15' depth. *OMC 18.120.270*
4. Continue to develop the common open space concept in the direction of making the drive aisle a mixed pedestrian-vehicle shared space in accordance with the schematic design presented at the design review Board meeting or provide another common open space option(s). Provide photos of all plant choices. *OMC 18.120.270*
5. Provide construction-level design landscaping plan with the next review to evaluate the appropriateness of planting materials and to ensure there are no areas of pedestrian entrapment. *OMC 18.36.*
6. To reduce the potential for pedestrian/vehicle collisions, vegetation shall not obstruct views between 3' and 8' above the ground. *OMC 18.120.270*
7. Provide defined and detailed *street-level* black and white and colored elevations, renderings, and perspectives along both streets that show the following in composition:
 - a. Landscaping, fencing (patio, border, 'man' gates, and main entry gate), entryways, lighting type and placement, pedestrian amenities (bicycle parking), driveway and drive aisle, building modulation and articulation (depth, dimension and form of the building). *OMC 18.120.280*
8. Hardscape elements shall consist of high quality pavements such as concrete and pavers. Provide images and specifications of the materials, including the permeable pavement in the drive aisle, in the plan set. *OMC 18.120.340*
9. Provide lighting at sufficient lumen intensities and (human) scales along pathways, above entries, in the drive aisle, etc. *OMC 18.120.360*
10. Add the locations of each type of light fixture to the building elevations – black and white and colored elevations. *OMC 18.120.360*
11. Show the fixture cut sheets and specifications in the architectural plan set for detail design review. *OMC 18.120.360*
12. Provide the proposed materials for the mechanical gate that extends across the driveway from the design program. *OMC 18.120.370*
13. Show all site features proposed, including but not limited to mail kiosks, overhead short-term bicycle structure design and materials, and design details of fencing and gates. *OMC 18.120.370*

C. PRELIMINARY BUILDING DESIGN :

The Design Review Board made a motion to accept the preliminary building design with the changes as written.

VOTE Moved by: Angela Rush Seconded by: Bassim Kreem

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

1. Provide street level elevations and renderings of the ground floor units. *OMC 18.120.240*
2. The unit must be set back at least 10 feet from a public right-of-way or elevated at least 3 feet above the sidewalk grade (or preferably, both). If the building front is less than 10 feet from the public right-of-way, the bottom of the ground floor windows facing the street must be at least 6 feet above sidewalk grade. *OMC 18.120.240*
3. Recess or project individual windows, at grade and above the ground floor, at least 2 inches from the façade or incorporate other design elements that add depth, richness and visual interest to the façade. *OMC 18.120.450 and OMC 18.120.470*
4. Arrange joints and panel detailing consistently with windows, balconies and building modulation. *OMC*

18.120.470

5. Add human-scale uses or design elements to the blank walls along 13th Ave. *OMC 18.120.480*
 6. Simplify the cornice of building to cap the parapet wall.
 7. Corner material should wrap through the transition around a corner – cite code.
 8. Provide materials and color samples of site features and building materials.
-



OLYMPIA DESIGN REVIEW BOARD DETAIL DESIGN REVIEW MEETING MEMO

Date: January 14, 2021

To: Department Director, Community Planning and Development

Meeting Date: January 14, 2021

Time: 7:30PM

FROM: Nicole Floyd

PROJECT NAME: Woodbury Crossing Lot 107 Mixed Use

PROJECT No: 19-5188

PROJECT ADDRESS: 4925 4th Way SW

PROJECT DESCRIPTION: Project includes construction of a 34,000 square foot three story mixed use building with 17 residential units (previously 40), a small food store, fitness area, community flex space, and clock tower village green, and off street parking.

APPLICANT / REPRESENTATIVE: Amos Callender of Thomas Architecture Studio

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)	X	BASSIM KREEN (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	CHANDRA BEZJAK (Citizen at Large)	X	MARNIE MCGRATH (Citizen at Large)	<input type="checkbox"/> PAULA SMITH (Associate Planner)
P	ROUSSA CASSEL (Architect)	P	VIRGINIA SORRELLS (Citizen at Large)	

BOARD RECOMMENDATION – conditional approval, provided the following modifications are shown on the building permit plans:

1. Add a pedestrian path from both Greenwood Drive (near the bus shelter) into and through the Village Green as shown in the presentation provided at the meeting. The path should be consistent with pathways provided in the play area in Tract B.
2. Show all pedestrian amenities proposed. This shall include seating areas on the periphery of the lawn of the Village Green. Amenities should include seat walls, affixed tables and chairs, pedestrian scale lighting, trash receptacles etc.
3. Modify building features at the intersection of 4th Way and Sandalwood as shown in the presentation provided at the meeting.
4. Provide an awning or shed roof / hard structure over the food store entrance facing the village green.
5. Add balconies, trellis features along Sandalwood Drive to enhance the pedestrian experience along this street frontage as shown in the presentation provided at the meeting.

6. Revise plans to show building modulation or variation at intervals of approximately 30' along Sandalwood Drive as shown in the presentation provided at the meeting.
7. Revise the south elevation to better emphasize the pedestrian entrance by covering the pedestrian entry to the lobby, and relocating condensing units to the Sandalwood side of the building with vegetated screening.

VOTE Moved by: Joseph LaValle

Seconded by: Roussa Cassel

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

Additional Notes:

cc:

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