



OLYMPIA DESIGN REVIEW BOARD
DETAIL DESIGN REVIEW

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
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Date: May 13, 2021

To: Department Director, Community Planning and Development

Meeting Date: May 13, 2021

Time: 6:30 p.m. to 8:00 p.m.

From: The Olympia Design Review Board

Project Name: Olympia Crest Apartments, Ph III, File 21-1161

Project Description: New construction of three two-story buildings with 28 affordable multifamily housing units. Parking for 42 vehicles, 6 short term bicycle parking spaces, and 28 long term bicycle spaces. The project will also include common laundry facilities and outdoor community space.

Applicant: Olivia Snell, AIA Designer, MWA Architects, Portland OR 97209

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

p	Joseph LaValle (Chair)	p	Roussa Cassel (Architect)	<input type="checkbox"/> Lydia Moorehead (Associate Planner)
p	Angela Rush (Co-Chair)	p	Ingrid Gulden (Citizen at-Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
p	Bassim Kreem (Citizen at-Large)	p	Chandra Bezjak (Citizen at-Large)	<input type="checkbox"/> NICOLE FLOYD (Principal Planner)
p	Virginia Sorrells (Citizen at-Large)			<input type="checkbox"/> PAULA SMITH (Associate Planner)

A. **Context Plan:** Approve as proposed.

Motion: Approve the context plan of Olympia Crest Apartments, Phase III, as proposed.

First: Virginia Sorrells

Second: Co-Chair Angela Rush

Ayes: 7 **Nays:** 0 **Abstain:** 0

B. **Site and Landscape Design:** Approve subject to the following conditions:

1. The landscape plan will need to clearly show 1) the location of all above- or at-grade mechanical and electrical equipment, and 2) appropriately scaled screening of the equipment. OMC 18.170.070.
2. Screen at-grade mechanical equipment and utilities with vertical plants such as trees, shrubs or ornamental grasses. OMC 18.170.070.

Motion: Approve the preliminary site and landscape plan of Olympia Crest Apartments, Phase III subject to the conditions listed above.

First: Virginia Sorrells

Second: Roussa Cassel

Ayes: 7 Nays: 0 Abstain: 0

C. Building Design: Approve subject to the following conditions:

1. Provide design details of the 3 short term bike parking shelters in the detail design architectural packet. The details shall include black and white, and colored elevations with materials and colors called out (height and dimensions included). OMC 18.170.020.
2. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site. OMC 18.170.070.
3. Screen or paint wall-mounted mechanical equipment to match the building. OMC 18.170.070.
4. Modulate façades to ensure that walls longer than 30 ft. comply with OMC 18.170.120.

Motion: Approve the preliminary building design of the Olympia Crest Apartments, Phase III, subject to the conditions above.

First: Bassim Kreem

Second: Ingrid Gulden

Ayes: 7 Nays : 0 Abstain: 0

Design Review Board Suggestion: configure the laundry rooms in such a way as to avoid entrapment areas to the fullest extent possible.



**OLYMPIA DESIGN REVIEW BOARD
(COMBINED, CONCEPT, OR DETAIL)
DESIGN REVIEW**

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Date: May 13, 2021

To: Department Director, Community Planning and Development

Meeting Date: May 13, 2021

Time: 8:09

From: The Olympia Design Review Board

Project Name: Malt House #21-1045

Project Description: Four-story mixed-use building to include 57 dwelling units, ground floor commercial and enclosed parking for 33 vehicles. Site amenities include a landscaped terrace for future residents and pedestrian amenities along a 12-foot sidewalk on the project's street frontage.

Applicant: Thomas Architecture Studio, Josh Gobel

Applicant Team Present: Thomas Architecture - Josh Gobel, Jessica Bieber, Regine Varughis

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

P	Joseph LaValle (Chair)	P	Roussa Cassel (Architect)	P Lydia Moorehead (Associate Planner)
P	Angela Rush (Co-Chair)	P	Ingrid Gulden (Citizen at-Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
R	Bassim Kreem (Citizen at-Large)	P	Chandra Bezjak (Citizen at-Large)	<input type="checkbox"/> NICOLE FLOYD (Principal Planner)
P	Virginia Sorrells (Citizen at-Large)			<input type="checkbox"/> PAULA SMITH (Associate Planner)

Conceptual Design Review:

Vote: A motion to approve the conceptual design review package

Motion: Approve the conceptual design review package

First: Virginia

Second: Chandra

Ayes: 6 Nays: 0 Abstain:

Detail Design Review:

Vote: A motion to approve the detailed design review package with the following conditions:

1. Provide details related to terrace site furnishings and landscaping on the landscape plan with the civil construction permit application.
2. Provide additional lighting details related to maximum foot candles and lighting levels for each lighting condition as required in OMC 18.120.360.B.1 prior to building construction permit submittal.
3. Provide additional lighting details to ensure nighttime security for the terrace and alley prior to building construction permit application.
4. Mechanical equipment shall be vented to the rooftop and screened from view. Any unavoidable venting from the façade of the building shall be integrated into the structural brick, combined wherever possible and painted to reduce appearance.
5. Concrete, white brick or dark brick are acceptable materials on the first floor of the south and east facades.

Motion: Approve with the described conditions

First: Roussa

Seconded: Virginia

Ayes: 6 Nays:0 Abstain:

Notes:

Memo Distribution:

Applicant

DRB Record

DRB Members

Parties of Record