



OLYMPIA DESIGN REVIEW BOARD DETAIL DESIGN REVIEW MEETING MEMO

TO: Department Director, Community Planning and Development

MEETING DATE: June 24, 2021

TIME: 6:36 pm to 8:32 pm

FROM: Olympia Design Review Board

PROJECT NAME: Hearthstone Place Apartments

PROJECT No.: 21-2674

PROJECT ADDRESS: 512 Franz Anderson Road

PROJECT DESCRIPTION: Demolition of the existing single family residence to construct one 58-unit residential building, surface parking for 73 vehicles, long- and short-term bicycle parking, right-of-way improvements and dedication and internal open space areas for the residents.

APPLICANT: Glenn Wells, Architect, AIA

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

P	JOSEPH LAVALLE, Chair, (Architect)	X	INGRID GULDEN (Citizen at Large)	<input 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)	P	VIRGINIA SORRELLS (Citizen at Large)	<input type="checkbox"/> PAULA SMITH (Associate Planner)
P	ROUSSA CASSEL (Architect)			

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: The detail architectural packet, including the landscape plan, as revised based on conditions of the Board at the concept design review stage of design review.

PROJECT (Detailed Design Review)

1. A motion was made to approve the detail design program for the Hearthstone Place Apartments, File 21-2674, as conditioned in items A, B, and C herein.

VOTE Moved by: Joseph LaValle Seconded by: Virginia Sorrels

Approved/Disapproved: Ayes: 5 Nays: 0 Abstain: 0

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

1. Revise the landscaping plan associated with the engineering construction permit by replacing the plants around the PSE vault and along the north and south fence lines with shrub species more suitable for the type of screening warranted and the conditions of the planting area. The Board will defer to staff, including the Urban Forester, to work with the applicant to ensure that the species located along the fence line are good choices for the conditions prior to engineering permit issuance. OMC 18.170.060
2. Mechanical equipment shall be clearly depicted in the Landscape Plan and screened with sight-obscuring vegetation so as to not be visible from the public-right-of-way or by residents and guests in the building. OMC 18.170.070
3. Shift the screened dumpster enclosure to the east property line and reconfigure to include recycling

bins and carts. OMC 18.170.070

4. Remove one compact car stall in front of the main entrance; replace with an accessible walkway.

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

1. Building permit plans shall be revised to show building modulation at intervals of no more than 30' around the building envelope.
2. Building permit plans shall be revised to show all windows (on all sides of the building) recessed or protruding to create shadows and add depth to the wall plane.
3. Prior to issuance of carport building permit, work with staff to finalize design details for the carport(s) and lighting design – that is consistent with the architectural style of the building and appropriately lit.

C. Materials and Colors: Approve as proposed.

cc:

- SPRC Members
- Applicant
- Authorized Representative
- DRB Record
- DRB Members