



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

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date: July 22, 2021

To: Department Director, Community Planning and Development

Meeting Date: July 22, 2021

Time: 6:30

From: The Olympia Design Review Board

Project Name: Family Support Center of South Sound (FSCSS) #21-2734

Project Description: Construct a 4-story building with 62 affordable apartments, surface parking for 62 vehicles, long- and short-term bicycle parking, an extension of Fieldstone Avenue and open space for residents. This proposal is the first phase in a two-phase development. In addition, the applicant has submitted a Binding Site Plan to create two lots, one for each phase of development.

Applicant: Ayla Mull, Johnson Braund, Inc.

Applicant Team Present:

Trish Gregory & Natalie Skovran, FSCSS

Ayla Mull & Diana Keys, Jonson Braund Inc.

Kasey Liedtke & Emma Geyer, Bellwether Housing

Tom Dargan, Mary Koutrelakos & Blake Erlandson, The Blueline Group

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

P	Joseph LaValle (Chair)	P	Roussa Cassel (Architect)	Lydia Moorehead (Associate Planner)
P	Angela Rush (Co-Chair)	p	Ingrid Gulden (Citizen at-Large)	<input type="checkbox"/> CATHERINE MCCOY (Associate Planner)
P	Bassim Kreem (Citizen at-Large)	A	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:

Approval of the Context Plan:

Moved by Joseph LaValle, Seconded by Roussa Cassel. Motion Carries 6 / 0

Conditional Approval of the Site and Landscape Design:

1. The landscape plan will need to clearly show 1) the location of all above- or at-grade mechanical equipment, and 2) appropriately scaled screening of the equipment. OMC 18.170.070.
2. Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses. OMC 18.170.070.
3. Provide lighting and fencing details with the detail design review package. OMC 18.170.080 &

18.170.050.

Motion for approval by Joseph LaValle, Roussa Cassel. Motion Carries 6/0

Conditional Approval of the Building Design:

1. Provide design details for short-term bike parking shelters in the detail design packet. 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. Board accepts the 33' expanses of wall lengths as presented as the modulation provided is equal or better than the 30'.
5. Provide details for siding transitions at detail design review.
6. Modify the larger wall lengths on the east and west facades to address lengths greater than 33' ft. in width. OMC 18.170.120.

Motion to approve Building design as conditioned Moved by Joseph LaValle, Seconded by Bassim Kreem. Motion carries 6/0

Notes:

Memo Distribution:

Applicant

DRB Record

DRB Members

Parties of Record



**OLYMPIA DESIGN REVIEW BOARD
CONCEPT DESIGN REVIEW**

Community Planning & Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date: July 22, 2021

To: Department Director, Community Planning and Development

Meeting Date: July 22, 2021

Time: 8:15 PM – 10:15 PM

From: The Olympia Design Review Board

Project Name: Woodspring Suites Hotel, File 21-2285

Project Description: New 4 story 122 room extended-stay hotel with surface parking for 123 vehicles. Storm drainage facilities and utility extensions will be extended from Martin Way E.

Applicant: Colton Darden, PE, CPH Consultants, Kirkland WA

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)			<input type="checkbox"/> NICOLE FLOYD (Principal Planner)
P	Virginia Sorrells (Citizen at-Large)			<input type="checkbox"/> PAULA SMITH (Associate Planner)

Motion: The Design Review Board recommends approval of the concept design program of the Woodspring Suites Hotel, File 21-2285, subject to the conditions listed below.

First: Virginia Sorrells

Second: Bassim Kreem

Ayes: 5 **Nays:** 1 **Abstain:** 0

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

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

1. Add details and design treatment to the sidewalk that extends from the Martin Way East street frontage to the hotel; provide details that demonstrate adequate lighting for pedestrian safety. Provide change in materials to distinguish the pedestrian pathway from the drive aisle.
2. Provide additional sidewalk connection on north side of building to improve pedestrian access.

3. For the walkways through the parking lot to the building, add details and design treatment, change in materials, and adequate lighting to ensure pedestrian safety.
4. Provide a direct, well integrated connection from the project site to the Chehalis Western Trail. *OMC 18.110.030.*
5. Provide a 100% sight-obscuring hedge and/or sound-absorbing wall along the south perimeter. *OMC 18.145.020*

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

1. Provide overhead weather protection, glass openings, signage and/or ample lighting at entry points in the side and rear facades. *OMC 18.110.070*
2. The windows shall exhibit depth in the form of window elements that recede or protrude from the building wall. *OMC 18.110.100*
3. Change the roof form over the building access point on the north façade to match the horizontal roof form that exists above the main entrance, possibly moving the mechanical equipment. *OMC 18.110.120*
4. Provide a complete lighting plan that shows the proposed lighting locations on the building in the elevation drawings, and shows lighting above entries, in the parking lot, on the rooftop, etc. Provide fixture detail, photos and cut sheets – use a legend with key and symbols (preferably). *OMC 18.110.160*
5. Mechanical equipment shall be clearly depicted in the landscape plan and screened so as to not be visible from the public-right-of-way or by residents and guests in the building. *OMC 18.110.190*
6. Wall-mounted equipment shall be screened or painted to match the building. *OMC 18.110.190*
7. Provide another material other than EIFS – replace EIFS with another material.

OTHER TOPICS

1. Elections

Motion: Members of the Design Review Board made a motion to re-elect Joseph LaValle as Chair and Angela Rush as Co-Chair of the Design Review Board for the 2021-2022 election cycle.

First: Bassim Kreem

Second: Virginia Sorrells

Ayes: 6 **Nays:** 0 **Abstain:** 0

2. In-person, online meetings – 100%

Motion: The majority of the members of the Design Review Board motioned to go to in-person board meetings beginning September 1, 2021.

Vote:

In-person: Joseph LaValle, Ingrid Gulden, Virginia Sorrells, Angela Rush

On-line: Roussa Cassel, Bassim Kreem