



## OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

### COMBINED DESIGN REVIEW

Community Planning & Development  
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**To:** The Director of Community Planning and Development

**Meeting Date:** 10/14/2021

**Time:** 6:30PM

**FROM:** Nicole Floyd

**PROJECT NAME:** 401 Union

**PROJECT No.:** 21-0800

**PROJECT ADDRESS:** 401 Union Way

**PROJECT DESCRIPTION:** Construction of a 70-unit, 4-story multifamily residential building.

**APPLICANT:** Thomas Architecture Studio

**AUTHORIZED REPRESENTATIVE:** Wade Stein

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

	Board Members		City Staff Members
P	Joseph LaValle (Co-Chair)	P	Nicole Floyd
P	Angela Rush (Co-Chair)	X	Catherine McCoy
X	Basim Kreem	X	Paula Smith
P	Virginia Sorrells	X	Lydia Moorhead
X	Roussa Cassel	X	Casey Schaufler
P	Ingrid Gulden		

#### Combined Concept and Detail Review:

**Context Plan:** Recommend approval.

**Preliminary Site & Landscape Plan:** Recommend conditional approval as follows:

1. Locate the transformer in a less prominent area of the site. If an alternate location is determined to be infeasible, additional screening of the transformer must be shown with the building permit application to include decorative metal panels, fencing, lattice work, painting, wrapping, etc. Detach the stairwell from the walls of the building to allow room for landscape screening. *OMC 18.120.260.*
2. Provide additional safety features on both Adams St and Jefferson St to better define the boundaries between the pedestrian and vehicular areas, such as providing scored pavement at vehicular entries, safety mirrors, audio equipment etc. *OMC 18.120.220.*

A. **Building Design:** Approve with the following conditions to be addressed at the time of building permit review.

1. Each side street residential entry shall include human-scale lighting above or adjacent to the entry and under-canopy lighting above the door. *OMC 18.120.360.*
2. Add visual opening(s) in the residential doors on Adams St and Jefferson St – depict the type and details of the windows in the building plan set. *OMC 18.120.450.*
3. Where the wall of the structured parking or garage is within 10 feet of the sidewalk edge, the grade level façade of the structured parking or garage must have a combination of artwork, grillwork, special building material, design, or other treatments as approved by the city that enhance the pedestrian environment. *OMC 18.120.490.*
4. Clarify the lighting arrangements for the two car parking area to provide a sense of safety and reduce light pollution, perhaps with a motion sensor. *OMC 18.120.490.*

**Vote:** A motion to recommend approval of the context plan, conditional approval of the preliminary site and landscape plan, and approval of the building design as conditioned was made by Virginia Sorrells and seconded by Ingrid Gulden.

Motion carried Ayes: 4, Nays: 0, Abstain: 0

**Notes:** Board is supportive of gate to secure access to the open terrace area.

Memo Distribution:

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