



OLYMPIA DESIGN REVIEW BOARD
RECOMMENDATION DETAIL DESIGN REVIEW

Date: 01/25/2018

To: COMMUNITY PLANNING & DEVELOPMENT DIRECTOR

Meeting Date: JANUARY 25, 2018

Time: 6:30 to 7:44 PM

PROJECT NAME: EAST BAY FLATS AND TOWNHOMES (Westman Mill) PROJECT No: 17-2795

PROJECT ADDRESS: 510 STATE AVE NE

PROJECT DESCRIPTION: CONSTRUCTION OF THREE BUILDINGS, 86 RESIDENTIAL UNITS, PARKING FOR 73 VEHICLES, AND APPROXIMATELY 8500 SQ.FT. OF RETAIL SPACE. THE PROJECT INCLUDES LONG AND SHORT-TERM BICYCLE PARKING, AND A PEDESTRIAN AMENITY ALONG THE EAST PROPERTY LINE – A DRY CREEK BED.

APPLICANT: 3RD GEN INVESTMENT GROUP LLC

AUTHORIZED REPRESENTATIVE: AMOS CALLENDER, THOMAS ARCHITECTURE STUDIOS, INC.

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

P	THOMAS CARVER (Architect)	P	JAMI HEINRICHER (Citizen at Large)	<input type="checkbox"/> CARI HORNBEIN (Senior Planner)
X	JANE LACLERGUE, Vice-chair (Citizen at Large)	P	JOSEPH LAVALLE, Chair (Citizen at Large)	<input type="checkbox"/> TIM SMITH (Principal Planner)
P	DUANE EDWARDS (Citizen at Large)	X	MARNIE MCGRATH (Citizen at Large)	<input checked="" type="checkbox"/> CATHERINE MCCOY (Associate Planner)
X	ROBERT FINDLAY (Architect)	X		<input type="checkbox"/> NICOLE FLOYD (Senior Planner)
P	ANGELA RUSH (Citizen at Large)			<input type="checkbox"/> PAULA SMITH (Assistant Planner)

THIS REVIEW IS BASED ON SITE PLAN & MATERIALS: Detail Design Review Architectural Plan Set dated January 11, 2018

PROJECT: Detail Design Review of the Westman Mill development proposal.

A motion was made to recommend to the Community Planning & Development Director approval, subject to the conditions listed below, of the Westman Mill project design program, CPD File 17-2795.

VOTE Moved by: Tom Carver, Architect Seconded by: Jami Heinricher, Citizen at Large
Approved/Disapproved: Ayes: 5 Nays: 0 Abstain: 0

A. Context Plan: Approve as proposed.

B. Site and Landscape Design: Approve with the following conditions:

1. Include plant photos of the entire plant selection with the Engineering permit application. Add the photos directly to the Landscape Plan –use extra sheets if necessary. *OMC 18.110.180.*

C. Building Design: Approve with the following conditions:

1. Provide additional directional and safety devices in the interior parking lot, such as clear directional signage or graphic markings on the pavement, that point pedestrians to the retail spaces along State Avenue and alert or direct pedestrians and residents to service areas and active service vehicles. *OMC 18.110.030.*
2. Overhead canopy coverage along State Avenue shall be provided to the fullest extent possible, including over window openings and above bicycle parking spaces. *OMC 18.110.080.*
3. Consider mitigating the view of the northeast townhouse unit over the solid waste enclosure adjacent to the unit.
4. Consider lighting options under the parking lot canopies (the townhouse units and the commercial parking beneath the second story outdoor space/dog run) that soften the glare, and reduce night light nuisances.

D. Colors and Materials: Approve as proposed.