JOHNSON BRAUND INC.

April 1st, 2025

RE: FIELDSTONE APARTMENTS – 3909 9TH AVE SW, OLYMPIA, WA 98502
PROJECT NARRATIVE

Our project straddles two different zones; the west side of the site is zoned PO/RM (Professional Office/Residential Multifamily), and the east side of the site is zoned MS (Medical Service). The proposed multifamily development must comply with both the PO/RM and MS requirements found in OMC 18.06 Commercial districts on the relevant portions of the property, as well as design standards found in OMC 18.145 (Freeway Corridor District) and 18.170 (Multifamily Residential). Below is a summary of the various requirements found in those chapters and how our project proposes to comply with them.

18.145.020 – Landscape screening adjacent to freeways
Landscape screening is being provided within the 10 foot landscape buffer by a row of evergreen trees being planted along the entire southern property line abutting our site, in addition existing trees will be maintained to the greatest extent possible. See additional information contained in the landscape drawings and narrative.

18.145.030 Security and site lighting
No site or security lighting is being proposed that will create potential glare onto the freeway.

18.170.010 Grading and tree retention
The site grading is primarily guided by the need to meet the sewer system's requirements, particularly the necessary slopes to ensure adequate gravity sewer velocity. While the grading does align with the existing topography and attempts to balance earthwork volumes, the design must prioritize these utility requirements. The retaining walls proposed meet the minimum setback codes, avoiding tiered or stepped wall systems, as these would interfere with the required setbacks, impacting parking, drive aisles, and building layouts.
The design team has carefully considered the trade-offs between retaining more trees and providing an adequate development area. They have concluded that using tiered walls would not significantly reduce the impacts on tree removal, earthwork imbalance, or disturbed areas. Instead, it would decrease the available space for housing, parking, and landscaping, ultimately diminishing the design quality.

Although various alternative site layouts were explored to retain more trees, significant challenges arose in meeting both the continuous tree tract and utility grading requirements. The highest quality trees that are proposed for removal are centrally located, requiring large retaining walls around the tree tract, which would result in a "pit" for the SVPA area. This would further reduce the available space for housing, parking, and recreational areas, while still necessitating large perimeter and interior walls, which would detract from the site’s aesthetic appeal. The trees that remain are all of high quality and will be located in an area conducive to their growth.

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Pedestrian access is also constrained by the site's topography, particularly in the southern portion, where the grade of adjacent parcels limits access. Additionally, the lack of existing pedestrian connections to the nearby clinic and properties means that the most functional access points are located at the north end near 9th Ave, ensuring a better connection to both neighboring properties.

18.170.020 – Pedestrian and vehicular circulation
This project includes two pedestrian connections to the existing sidewalk on 9th Ave and will be flanked with landscaping outlining the pathways. We have aligned our driveway connections to share intersections with the existing developments across the street, creating shared intersections on Cooper Point Place and McPhee Rd. Barrier-free pedestrian access to all shared facilities has been provided including mailboxes, the recreation center and the open space/play area. Due to the site grading improvements necessary for connection to existing services such as water, sewer, and storm systems, a significant portion of the project site away from 9th Ave SW must be raised as described above. This creates a situation where pedestrian connections across the internal lot lines to the east and west are not feasible, requiring us to rely on connections to the pedestrian improvements along the 9th Ave SW right-of-way. Additionally, the pedestrian circulation network on the medical clinic terminates > 50' from the property line, and a viable pedestrian connection to that property would require significant improvements on their property in addition to significant cost to incorporate stairs, ramps, or other connecting pathways between the dissimilar final grades.

18.170.030 – Parking location and design
Driveways onto the property are limited to the width required to allow access for emergency vehicles. Parking visible to the public right-of-way is limited to the parking located on the initial drive aisles into our site and has been broken up by landscape areas sized to accommodate large trees.

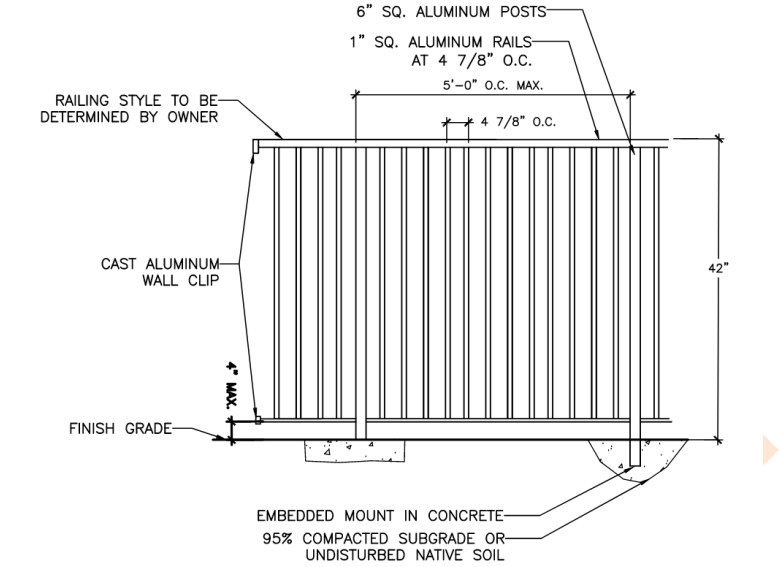
18.170.040 – Usable open space
The playground/open space is centrally located on our site and is visible from the residential buildings.

18.170.050 Fences and walls
The fence along 9th Avenue has been revised to a height of 42 inches, in accordance with Olympia Municipal Code (OMC) 18.40.060 C.1.a.i, instead of the previously proposed 6 feet. Revised sheet is attached to the response document. Gates and openings are provided at both driveway entrances and pedestrian connections to the sidewalk. The fence will be an aluminum picket style (see image below), allowing pedestrians and neighborhood residents to maintain visual connections through it. This design is consistent with the existing fence to the east of the site (Olympia Orthopedics site). Landscaping within the property line will provide a green backdrop and soften the appearance of the fence. Plant beds are greater than 5 feet width, include a variety of native trees, shrubs, and groundcovers.

For safety purposes, 42-inch-high aluminum picket fences will be installed atop the retaining walls along the west, south and east boundaries. Additional plantings within the 10-foot perimeter setback

will screen the retaining walls and fences. Additional plantings are also included between the fence and buildings, minimizing the visual prominence of the fence.

The landscape, retaining walls, and fences are part of the required screening adjacent to freeways as outlined in OMC 18.145.020. A 10-foot width landscape buffer, consisting of evergreen trees and groundcovers will provide screening between the retaining wall and the property line. Additionally, abundant mature existing vegetation, including trees, between the property line and highway 101, further enhances the screening of the project site and retaining walls.



3 **42" ALUMINUM PICKET FENCE DETAIL**
NTS

(Proposed aluminum picket fence)

(Similar to fence east of the project site)

18.170.060 – Landscape plant selection
The proposed landscaping will meet minimum requirements of City of Olympia. Landscaping will prioritize the use of native and well-adapted drought-tolerant plant species. Shrubs and groundcovers will be strategically placed in the understory to enhance the ecological value of the area. Invasive species will also be managed and removed where necessary to support the growth of native vegetation and further improve the health of the ecosystem.

18.170.070 – Screening mechanical equipment
Mechanical equipment and vaults will be located so as to not be visible from the public right-of-way where possible and will be screened when required.

18.170.080 – Site lighting
Site lighting will be accomplished with pedestrian scale lighting for pathways and parking as well as some building mounted lighting to highlight pedestrian access.

18.170.090 – Screening blank walls and fences
The proposed landscaping will meet the minimum requirements of the City of Olympia.

18.170.100 – Building orientation and entries
Residential building entrances are differentiated by incorporating pedestrian scale roof elements incorporating columns or brackets, making them distinct from the building exteriors as a whole. The residential building entries also incorporate painted heavy wood and other material and color changes to further stand out. The recreation center will have a small courtyard including landscaping, a series of columns and a lower roof to define the building entry. Residential building entries oriented toward 9th Ave SW are also defined by our lower gabled roofs and architectural knee braces reinforcing the pedestrian scale. The horizontal siding at the larger residential buildings transitions from a darker tone base to a lighter neutral tone above starting at the level 2 floor plate to break up the vertical scale of the buildings. The horizontal presence of the building is broken up with use of a third tone of horizontal siding at the breezeways and unit decks which extend the full height of each building. The presence of exposed stairs facing the 9th Ave SW right-of-way is mitigated by the use of lower pedestrian building entrance roof elements, columns, brackets, and low walls and high-quality aluminum railing elements, similar to the approach taken at the nearby Woodland Apartments found on Yauger Way.

18.170.110 – Neighborhood scale and character
The surrounding neighborhood includes a mix of one, two, and three story multifamily residential structures such as the duplexes of the Cooper Point Village, and the three-story garden buildings of LARC at Olympia and the Woodland Apartments. The neighborhood context also includes several institutional structures, such as the large two-story Olympia Orthopedic Associates, and the four-story Multicare Capital Medical Center. The proposed development is consistent in size and scale with the other nearby multifamily garden style developments with its range of 3- and 4- story buildings. Exterior finishes consisting of lap siding, and composition shingles are consistent with the majority of other surrounding structures. Most of the shorter buildings are oriented along the 9th Ave SW frontage, to

help provide a transition in scale between the immediately nearby one and two story multifamily structures and the larger four story structures proposed on the southern portion of the project site.

18.170.120 – Building Modulation
The proposed buildings have been modulated along the façades and rooflines at regular intervals of no more than 30'. Each residential unit incorporates a private porch or balcony to further articulate the building facades.

18.170.130 – Building Windows
Window on this project are vertically proportioned and utilize multiple panes on several windows throughout our unit types. Windows and doors will be trimmed to meet the visually significant window requirement.

18.170.140 – Materials and colors
Exterior wall finishes will include a mixture of wood-look cement fiberboard lap and panel siding, as well as limited use of stone masonry veneer on the recreation center. We will be utilizing several cohesive color schemes throughout this multi-building site to differentiate the buildings; three for the four-story walk-ups, two for the duplex buildings and a unique relatable palette for the Recreation Center including a thoughtfully located stone water table.

Sincerely,

JOHNSON BRAUND, INC.

Alex Tripp, Project Manager

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