



February 3rd, 2025

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

This project consists of 272 affordable apartment units in 15 separate structures ranging from duplexes to four-story walk-up buildings with 32 individual units. The project site is located between 9th Ave SW and Highway 101, surrounded by a three-story assisted living facility, the Cooper Point Village townhome development and is directly adjacent to a large two-story medical office. The site topography falls from the Northwest corner of the site to the Southeast, with an elevation change in excess of 15'. To minimize the abruptness of scale we are transitioning in size of building starting at the right-of-way. A majority of the buildings on the right-of-way are of the smaller scale starting with the duplex buildings as well as our single-story Recreation Center/Leasing Office, then as we move West down 9th Ave we get introduced to the four-story walk-up buildings. As you progress into the site the remaining buildings are a mix of the duplex buildings and four-story walk-ups ranging from two, four, sixteen and thirty-two unit buildings as well as a playground and outdoor amenity area.

The four-story apartment buildings incorporate decks to help break up the long facades. Building entrances include a gabled stoop to help reduce building scale at the entry and provide a welcoming feature. Stair and deck railings are to be of the same design and finish, to present a unified appearance. All flashing and vents will be pre-finished or field-painted to blend with adjacent surfaces. Garages in the duplex buildings are to be accessed from the side of the buildings facing away from the adjacent townhome development and hidden from the right-of-way. 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. Roof pitches generally fall between 4:12-6:12 and consist of high-quality composition roofing for all apartment buildings and a standing seam metal roof with a more moderate 3:12 pitch at the Recreation Center to reduce scale.

Please reach out if there are any questions or concerns.

Sincerely,

JOHNSON BRAUND, INC.

Alex Tripp, Project Manager

P:\Housing\2401_DevCo_Olympia 9th Ave SW\8 Project Management\Design Narrative\2401_Olympia Design Narrative_250131.docx

15200 52nd Avenue South, Suite 300, Seattle, Washington 98188
Phone 206.766.8300

www.johnsonbraund.com