

Lansdale Pointe Apartments – Project Narrative Detailed Design Review

This project is a multifamily residential housing project proposing 162 housing units across 7 parcels located near 911 Burr Road, Olympia, WA. The project will include construction of paved parking and drive aisles, pedestrian walkways, open space play areas, soil and vegetation management areas, and landscaping.

Frontage improvements are proposed on Burr Road and Lansdale Road that are the primary means of access the site from Pacific Avenue. Improvements will include lane widening, sidewalks, planters, street lighting, and utility main extensions to serve the project.

Parking has been provided for the multifamily units and has been increased by 10% as allowed under OMC 18.38.040. The western parcel is under parked by 15 stalls. These additional stalls are

This apartment community has been designed to fit within the fabric of the neighborhood by providing a residential style that mimics the project's surroundings despite the scale of the buildings. While the buildings are 3 stories, the style of the buildings are residential in feel with the pitched roofs, gables and siding choices that match those of the surrounding neighborhood. We believe that providing affordable housing in this community is important and meaningful for the area.

Concept Design Review Updates

The following updates were made to the project design based upon the Design Review Board Meeting held on 02/24/2023 to review concept design review and the comments received via SPRC under Permit on 04/04/2023:

- Updated site and landscape plans to add pedestrian connections to building entries from the north driveway from Burr Road to building on the western property line. Due to topography this access way features concrete stairs and handrails.
- Added a second pedestrian connection from proposed future ROW to Building A.
- Added a direct connection from the northeast entrance of Building E to the northern portion of the parking lot via concrete stairs and handrail.
- Added short term (visitor) covered bike parking for each building on the site and landscape plans with details for structure covering bike parking.
- Added elevations for all buildings and structures over 30" above grade including the recreation building, mail kiosk, covered bike parking, fencing for the sports court, tot lot, EV charging stations, dumpster enclosures and utility screening devices.
- Added building elevations depicting the exterior color variation for each building.
- Added site elevations that show building color scheme context.
- Revised buildings to provide additional modulations to building endcaps adjacent to public rights-of-way.
- Added screening of utility meter devices.