

Project Name: Henderson Apartments

Master File #: 24-5346

☒ Concept Design Review

☐ Detail Design Review

Date: 1/9/24

**CITY OF OLYMPIA
COMMERCIAL DESIGN REVIEW
FREEWAY CORRIDOR DISTRICT
Chapter 18.145**

18.145.020 - Landscape screening adjacent to freeways.

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Provide landscape screening adjacent to the freeways where development is visible to motorists passing through the City of Olympia. A ten (10) foot minimum landscaping buffer adjacent to the freeway is required. The landscaping buffer shall consist of evergreen or a combination of approximately forty five (45) percent evergreen and thirty (30) percent deciduous trees interspersed with large shrubs and ground cover. A site-obscurer fence may be required if it is necessary to reduce site specific adverse impacts. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of the landscaping chapter (OMC [18.36](#)).

B. GUIDELINES:

- ☐ Landscape screening may include plant materials, fences, berms, and walls.
- ☐ The use of existing native vegetation is encouraged.

Applicant Response:

1.The project provides a 10-foot landscape buffer. It is not likely that the proposed building will be visible to the freeway, because the Hilton is also 5-stories and is a much larger building.

City Response: NA. The site is outside of the 10-foot buffer area.

18.145.030 – Security and site lighting

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Eliminate glare onto the freeways from security lighting and site lighting.

B. GUIDELINES:

Use the following techniques to prevent spillover lighting glare:

- ☒ Use cut-off lenses to prevent light from shining off site.
- ☒ Locate light fixtures to avoid spillover lighting onto freeways.

Applicant Response:

1.All exterior lighting will be shielded such that the light source will not be visible offsite. In no case, will the light fixtures spillover lighting onto the freeway.

City Response: None.

Project Name: Henderson Apartments

Project Number #: 24-5346

- ☒ Concept Design Review
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Date: 1/9/25

CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170

18.170.010 Grading and tree retention

A. REQUIREMENT:

Incorporate existing topography and mature trees in the project design to the extent feasible.

Complies

Conflicts

N/A

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B. GUIDELINES:

- ☒ Minimize encroachment into areas of site containing steep slopes.
- ☒ When grading is necessary, minimize impacts to natural topography through use of contour grading.
- ☒ Locate buildings so that rooftops do not extend above the natural bluff.
- ☒ Minimize encroachment into areas of site containing mature tree stands.
- ☐ To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
- ☐ Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

Applicant Response

1. The site has a 25-foot setback from the steep slope which precludes any building/parking encroachment into that area. This area will contain the site Soils and Vegetative Protection Area (SVPA). This is the only area on site that contains mature trees.
2. The site is approximately 10-feet above the sidewalk along Henderson Blvd. The sidewalk along Henderson Park Ln slopes up to the approximate site grade near the south property line. The building will have retaining walls built into the design to preserve as much as possible the existing grades.
3. The proposed roof height mirrors closely the adjacent Hilton hotel and is far less than the height of the bluff on the east side.
4. The existing trees on the site will be protected.
5. The storm water design will not disturb natural open spaces.
6. NA

City Response

According to a geotechnical report that was prepared for the project, the proposed building site has been previously cleared of trees with shrubs and brush remaining. The site has a small slope that separates it from Henderson Park Lane, however, the site is adjacent to a protected steep slope to the southwest. A geotechnical reconnaissance of the site found no on-site slopes that would be regulated and no obvious features that would indicate an active or prior deep seated slope failure such as significant downslope accumulations within the proposed building site area from the adjacent steep slope. While a 20-foot slope buffer extends onto the project site, the geotechnical report recommends a reduced slope buffer with the construction of a retaining wall along the base of the slope with specific foundation setbacks to protect the

slope and structures. Additionally, the geotechnical report recommends limited additional surface excavation to the smallest extent possible with specific recommendations for fill materials, compaction, site preparation, erosion control, drainage, construction, footings, etc. The land use approval will include conditions relating to the recommendations of the geotechnical report so that the proposal is consistent with applicable regulations related to slopes. An SVPA will be provided and stocked with the appropriate number of trees to meet minimum tree density per the Soil & Vegetation Protection & Replacement Plan.

18.170.020 – Pedestrian and vehicular circulation			
A. REQUIREMENT:			Integrate the project with the existing neighborhood through pedestrian and vehicular connections. Provide attractively designed pedestrian and vehicular connections to adjacent public rights-of-way, including any existing or planned bus stops. Provide adequate pedestrian and vehicular access to site features such as mailboxes and other shared facilities.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☒ Mark pedestrian pathways with vertical plantings.
- ☒ Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.
- ☐ Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.
- ☒ Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.
- ☒ Provide parking and bicycle parking at shared facilities.

Applicant Response

1. There will be landscaped islands framing the main walkway thru the site.
2. The main walkway thru the site will be constructed with stamped concrete.
3. There are no viable building sites on the same side of the street adjacent to the project site. The project has multiple accesses to the city sidewalk.
4. The project has been designed to provide ADA access to all critical items such as mailbox, site amenities and city sidewalk access.
5. This project will not include shared facilities with the hotel.

City Response

Pedestrian & vehicle connections are provided through the site to Henderson Park Lane. Pedestrian pathways through the parking lot to the building entrance are provided and striped. Landscaping will be provided along the pathway edge when adjacent to the property line and through planter islands in the parking lot. Access appears to be provided to all shared facilities. Bicycle parking is provided at the building entrance and within individual units and within a long-term storage room on the first floor.

18.170.030 – Parking location and design

A. REQUIREMENT:

Complies

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N/A

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Reduce the visual impacts of driveways and parking lots on pedestrians and neighboring properties by constructing parking facilities with materials that match or complement the building materials.

B. GUIDELINES:

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Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.

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Share driveways with adjacent property owners.

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Minimize width of driveways linking the project to the public right-of-way.

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Landscape areas along all driveways and drive aisles that are visible from the street.

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Limit parking lots on street frontage to thirty (30) percent of the street frontage.

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Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.

Applicant Response

1. The parking design has two double-loaded parking aisles with a pedestrian walkway in the middle.
2. There is no opportunity to share driveways with this site.
3. The driveway is proposed to be 24-feet wide.
4. The parking lot is well landscaped, both along Henderson Park Lane and at the driveway access. The parking lot will not be visible from Henderson Blvd.
5. The project site is on the corner of Henderson Blvd and Henderson Park Lane and is limited by the steep slope and its 25-foot setback. It is also impacted by the grade changes from the Henderson Blvd/Henderson Park Lane corner to the south side of the site. It was determined that the building should be on the north side of the site because of its adjacency to the roundabout. Since this design requires the parking be located along Henderson Park, trellises were added along the frontage to mitigate the situation. Also, the north side of the parking will be less visible to the street because of the grade difference.
It should be noted that both the Hilton and Courtyard Marriot Hotels did not attempt any special mitigating measures (other perimeter landscaping) to block their parking lots, which extend on the other side of the street for the entire length of Henderson Park Lane.
6. The parking lot is screened with a 10-foot landscaping strip.

City Response

The site is located on the corner of Henderson Park Lane & Henderson Blvd. While the building is pushed toward Henderson Blvd there is parking along Henderson Park Lane. The applicant has provided additional landscaping features to reduce the impact of parking along the right of way. Deer proof landscape materials will be necessary for the site. Landscaping and a pedestrian pathway bisect the parking area.

18.170.040 – Usable open space

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Provide usable open space for use by residents of the development that is not occupied by buildings, streets, driveways, or parking areas. Usable open space shall include a minimum dimension of ten (10) feet with an overall grade of less than ten percent (refer to each zoning district for specific open space requirement).

B. GUIDELINES:

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Situate playground areas in locations visible from residential buildings.

- ☒ Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.

Applicant Response

1. There are no playground areas.
2. There will be a BBQ and picnic area on the east side of the site, and a lounge/party room within the building.

City Response

The applicant provides active usable open space within the building with a lounge/party room and a picnic area on the south side of the site.

18.170.050 – Fences and walls			
A. REQUIREMENT:			Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood. Front yards shall be visually open to the street. Where fencing is used, provide gates or openings at frequent intervals. Provide variation in fencing to avoid blank walls.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Provide variation in fencing through use of setbacks, or stepped fence heights.
- ☒ Provide variation in texture, color or materials to add visual interest.
- ☐ Provide landscape screening to break up expanses of fencing.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☒ Provide lighting, canopies, trellises, or other features to add visual interest.

Applicant Response

1. There is no fencing proposed.

City Response

The SVPA will be fenced per standards. No other fencing appears to be proposed, however there are details for fencing in the plan set. Retaining walls will be used around the perimeter of the site as well as around the solid waste facility for screening. The proposed trellis along the Henderson Park Lane frontage will add visual interest of a residential nature.

18.170.060 – Landscape plant selection

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Select plants that are compatible with available planting conditions. In particular, ensure that trees will be suited to the planting location at their natural mature size. Avoid use of species that have a high potential to invade or disrupt natural areas.

B. GUIDELINES:

- ☒ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☒ When choosing a tree species, consider the size of the tree at maturity in relation to: the dimensions of the planting area, the soil type and water holding capacity of the soil, and the depth of the planting bed.
- ☒ Create a natural appearance by using a limited number of plant species.
- ☒ Follow recommendations from the Thurston County Noxious Weed Control Program in regard to problem and noxious weeds.
- ☒ Choose native plant species for landscaping. When established in the appropriate location, native plants are drought tolerant and provide food and/or habitat for native birds and other wildlife.

Applicant Response

1. The plant materials will blend with the existing landscaping across the street.
2. The tree species will be used considering the tree maturity, size of the planting area and soil type.
3. The number of different plant materials will be limited.
4. The design will follow recommendations of the Thurston Co Noxious Weed Control Program.
5. Native plant materials will be primarily used with non-native for accents.

City Response

A variety of native landscaping is proposed for a soil & vegetation protection area, perimeter landscaping and interior parking lot landscaping/parking islands. Landscaping in this area suffers from deer damage so it will be important for the final landscape plan to incorporate plant varieties that are deer resistant.

18.170.070 – Screening mechanical equipment

A. REQUIREMENT:

Complies

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N/A

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Screen mechanical equipment and utility vaults so that they are not visible from adjacent public rights-of-way, parks, or adjacent dwelling units. Screen roof-top mechanical equipment on all sides.

B. GUIDELINES:

- ☒ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- ☐ Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.
- ☒ Screen or paint wall-mounted mechanical equipment to match the building.

Applicant Response

1. All of the mechanical equipment, except the main electrical transformer will be located on the east side of the building.
2. The PSE transformer will be screened with vertical plant materials. The outdoor ductless split units will not be visible from the two streets and the parking lot.

3. The outdoor ductless split units will be building mounted, however not visible.

City Response

Additional details for mechanical equipment and utility vault locations and screening methods should be provided at detail design review.

18.170.080 – Site lighting			
A. REQUIREMENT:			Provide adequate lighting along all pedestrian walkways and building entrances. Site lighting shall not unduly illuminate surrounding properties. Direct lighting away from windows of residential units. Locate all light posts away from tree canopies (at least half the width of canopy at maturity).
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Use low-intensity landscape lighting along walkways.
- ☐ Use fixtures with directive shields to prevent lighting spill-over.
- ☐ Use light posts of medium height to avoid spill-over lighting.

Applicant Response

- 1. The main walkway will have low-intensity lighting.
- 2. All exterior lighting fixtures will have shielding so that the light source is not visible off site.
- 3. The parking lot standards will be limited to 15-feet and the walkway lighting limited to 8-feet.

City Response

Site lighting locations and details should be provided at detail design review. Details should include clear locations for each type of lighting with corresponding light details.

18.170.90 – Screening blank walls and fences

A. REQUIREMENT:

Complies

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N/A

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Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.

B. GUIDELINES:

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Screen walls or fences with a combination of trees, shrubs and vines.

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Use trees or shrubs planted in raised planter boxes that are irrigated.

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In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

Applicant Response

1. The number of blank walls has been limited to very few, with the widest limited to 14-feet. Many of these have trellises to help break up the verticality. Landscaping has also been designed to soften them.
2. No planter boxes have been proposed at blank walls.
3. There are no narrow planting areas adjacent to the building.

City Response

The variety of building materials, modulation, and use of architectural details such as trellis, etc. provide variety to the building walls. Fencing will be limited to the SVPA tract.

18.170.100 – Building orientation and entries

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Provide a clearly defined building or courtyard entry to the building from the primary street.

B. GUIDELINES:

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Use distinctive architectural elements and materials to indicate the entry.

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Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.

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Avoid the use of exterior stairways to second stories that are visible from the street.

Applicant Response

1. The main entry points are on the west side of the building and along the main walkway across the parking lot, across the most north parking aisle and over the 8-foot-wide ADA walkway to the building. The west entry is the most visible from the Henderson Blvd/Henderson Park Ln corner. It has been articulated to be prominent as a primary entry point, accentuated by a pair of tall planters and decorative railings.
2. The primary west entry will have a small plaza celebrating the location.
3. No exterior stairways to the second floor are proposed.

City Response

While grades make the main entry accessible via stairs, it does appear to be designed architecturally as a main entry that is visible from both street frontages. An additional entry adjacent to the parking area includes bike parking, a pedestrian connection and a plaza area.

18.170.110 – Neighborhood scale and character

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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The building scale identified for the district may be larger than the building scale that exists in the neighborhood. Minimize any appearance of scale differences between project building(s) and existing neighborhood buildings by stepping the height of the building mass, and dividing large building facades into smaller segments. Reflect the architectural character of the neighborhood (within 300' on the same street) through use of related building elements.

B. GUIDELINES:

- ☐ Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.
- ☐ Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
- ☒ Use wall plane modulation to divide the building facade into house-size building segments.
- ☒ Use window patterns and proportions similar to those on existing residential structures in the neighborhood.
- ☒ Use building facade materials similar to those used on existing residential buildings in the neighborhood.
- ☒ Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.

Applicant Response

1. The adjacent building is a five-story hotel. There are no other building possibilities surrounding the project site on all sides.
2. The adjacent hotel is similar in size and materials, with a masonry base and stucco or hardieboard siding. The hotel also has a similar cornice and roof form.
3. The project design has a few more wall modulations but is similar and will blend into the streetscape.
4. The window patterns are similar and complementary.
5. There are no residential buildings nearby.
6. The building siting is similar to the adjacent hotel.

City Response

This site and surrounding lots were initially planned for office and hotel uses. Hotels are located across Henderson Park Lane and are of similar size. There are no residential buildings nearby for this site to replicate. Siding, windows and architectural details evoke a residential feel.

18.170.120 – Building modulation

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Use building modulation at least every 30 feet to reduce the appearance of large building masses.

B. GUIDELINES:

- ☒ Modulate the building facade at regular intervals.

- ☒ Articulate roofline by stepping the roof and by using dormers and gables.
- ☒ Incorporate prominent cornice, fascia or soffit details that emphasize the top of the building.
- ☐ Use prominent roof overhangs.
- ☒ Provide porches, balconies, and covered entries.
- ☐ Provide deeply recessed or protruding windows. (Decks)
- ☒ Provide light fixtures, trellises or architectural to accentuate modulation intervals.

Applicant Response

1. The project design has both vertical and horizontal modulations on all four sides of the building.
2. The roofline has a cornice which is broken up by shed roof forms with thick knee brace elements.
3. A strong cornice detail is typical around the perimeter of the building.
4. The shed roof elements project four feet from the cornice plane to provide deep shadow lines.
5. All the entry points will have canopies.
6. The windows on the first floor will be deeply recessed due to the masonry. The window trim on the upper floors will have 2 x 6 (nominal) window trim. The windows on the top floor will have hardieboard recessed joints.
7. The building light fixtures will all be down lights, shielded. Numerous trellises have been added to provide additional modulation and shadow lines.

City Response

Each building has significant vertical and horizontal modulation with two areas exceeding 30 feet. The design employs articulation of the roofline, covered entries, recessed windows, cornice and trellises to accentuate modulation intervals.

18.170.130 – Building windows				
A. REQUIREMENT:			Provide relief, detail, and visual rhythm on the facade with well-proportioned windows. Minimize window locations where residents from one unit may look directly into another unit.	
Complies	Conflicts	N/A		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

B. GUIDELINES:

- ☒ Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).
- ☒ Use multiple-pane windows.
- ☒ Provide windows that are designed to create shadows (either recessed or protruding).
- ☒ Use visually significant window elements (i.e., frame dimensions, lintels, sills, casings, and trim).

Applicant Response

1. The windows have been designed to provide a great deal of light into the building. Many of these windows do have vertically proportion.
2. All windows are multi-paned.
3. The windows on the first floor will be deeply recessed due to the masonry. The window trim on the upper floors will have 2 x 6 (nominal) window trim. The windows on the top floor will have hardieboard recessed joints.
4. The windows on the top floor have a clearstory added window under the shed roof to add interest and additional light to the top floor units.

City Response

The design includes multi-paned windows of different sizes which provide visual rhythm. Windows also include trim with recessed windows on the first floor.

18.170.140 – Materials and colors			
A. REQUIREMENT:			Use building materials with texture and pattern and a high level of visual and constructed quality and detailing. Reserve brightly saturated colors for trim features.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- ☒ Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.
- ☒ Coordinate change in materials and color with building modulation.
- ☐ Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
- ☐ When remodeling or adding to an existing building, use materials and colors that preserve or enhance the character of the original building.
- ☐ In multi-building projects, vary building colors and/or materials on different buildings.

Applicant Response

1. The base of the building is proposed to be a split-faced CMU. Above this masonry feature the remaining first-floor is proposed to be brick veneer. The upper floors are proposed to be hardie materials. The colors are intended to be earth tones but have not been selected yet.
2. The colors will be modulated. (See colored elevation).
3. The masonry first floor will serve to differentiate the ground floor.
4. NA
5. NA

City Response

Details related colors were not provided at the concept stage. Additional information about colors and materials are required at detail design review. A variety of materials are proposed which add variety to the façade of the building in addition to modulation.