

Project Name: **Briggs Village North Multi-family**

Master File #: 16-9092

- Concept Design Review
- Detail Design Review
- Combined Design Review**

Date: May 11, 2017

**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 <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

The development site is flat and is currently over-grown with a sparse amount of vegetation. The detailed Landscape Plan includes adding 87 new tree units to the vacant site; plant species include Vine Maple, Sunset Maple, and Cedar trees (Attachment 3). The landscape design includes numerous native and drought tolerant ground cover, shrubs. See Attachment 6 for Plant Photos. This requirement is met.

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 <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

18.170.030 - Parking location and design

A. REQUIREMENT:			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.
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

18.170.040 - Usable open space

A. REQUIREMENT:			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).
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

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 <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

The Briggs Village Building Guidelines for site planning, architectural details, parking, and landscaping (Attachment 5), and the Multifamily Residential design requirements listed above, OMC 18.170.020 through 18.170.050, are mainly focused on development integral to the project and subject site, and the requirements are generally met.

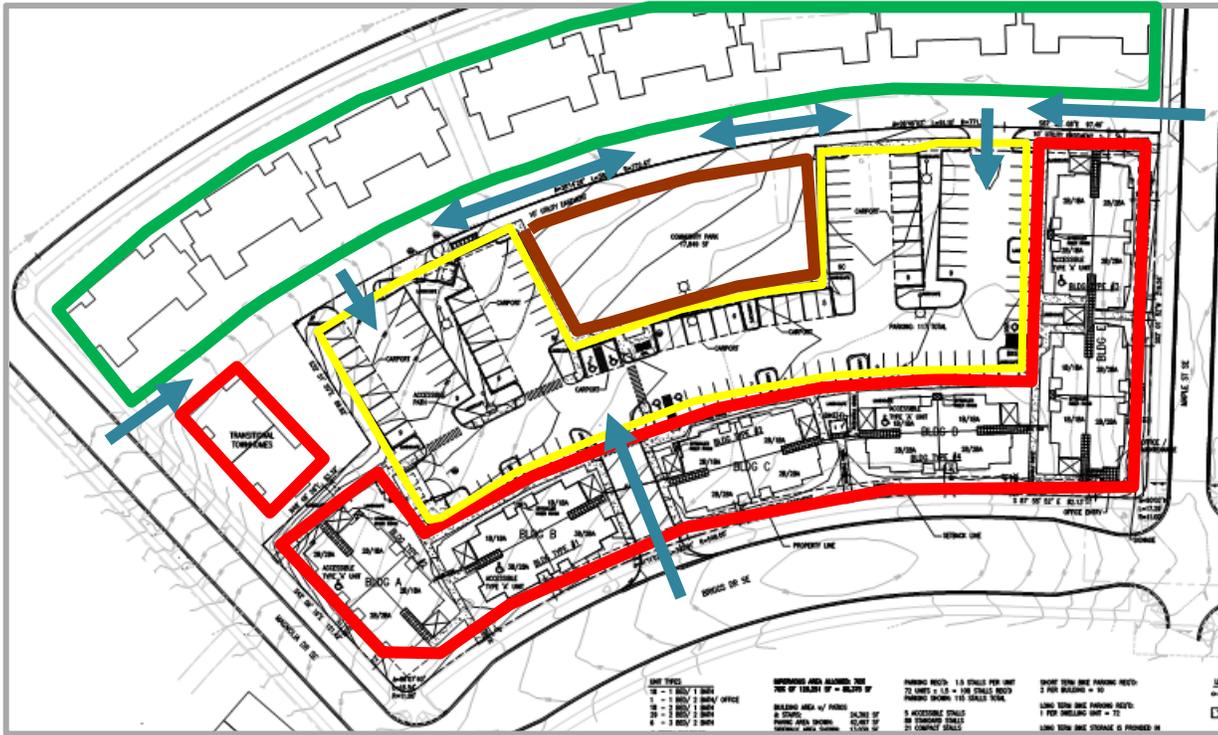
- *Connections and walkways to the community park, parking spaces, building entrances, and site services are provided and clearly marked;*
- *In addition to alley access to the new units, site access is provided via a 26 foot wide driveway aisle from Briggs Drive SE;*
- *Clear visibility is provided both on and off-site (Landscape Plan, Attachment 3);*
- *The 115 off-street parking spaces are contained within the development site, behind the six proposed buildings and the existing triplex and fourplex townhouses to the north;*
- *Areas within the development site including the parking lot, building entrances, and site structures are well lit (Illumination Plan, Attachment 3); and*
- *Accessory structures and enclosures, such as the dumpster, carports, bike shelters, and mail kiosk use similar building materials as the primary buildings.*

However, given that the 20 foot wide alley will be utilized for access to the project development for new cars, trucks, and pedestrians associated with 72 residential units, and the triplex and fourplex units north of the alley park their vehicles and place their solid waste and recycle containers along the alley for pickup – there will be much more activity in the alley and around the site.

Staff feels that the safety and comfort of site residents and surrounding property owners, as well as residents throughout the Briggs Village, should be a high priority. The North Commons Park, however visible from rights-of-way, is surrounded by roadways with the potential for safety issues. More is needed to alert both pedestrians and drivers to the increased alley activity, to slow traffic volume, and to reduce the potential for pedestrian and vehicle conflicts.

Staff Recommendations:

1. Provide clearly distinguishable/marked pavement treatments – consult with City Transportation and Engineering to design and locate appropriate treatments.
2. Install signage to define the (intended) traffic calming areas – consult with City Engineering to design and locate appropriate signage.
3. Provide low-level fencing between the community park and the alley. The fencing shall not exceed 48 inches in height, and shall be designed to provide openings in the fence line for clear visibility and natural surveillance.



This site plan above depicts elements such as buildings surrounding the parking lot – RED, surface parking for the development - YELLOW, the community park - BROWN, and the triplex and fourplex units north of the alley - GREEN. The BLUE arrows indicate vehicular circulation on surrounding streets and through the alley.

18.170.060 – Landscape plant selection			
A. REQUIREMENT:			
Complies	Conflicts	N/A	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.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Staff Response:

The proposal depicts a coordinated tree, shrub, and groundcover planting schedule that allows visual permeability throughout from roadways, walkways, passive and active open space, and surrounding residential lots. Site services and equipment are well screened. Native and drought tolerant plant species are proposed. This requirement is met.

18.170.070 – Screening mechanical equipment			
A. REQUIREMENT:			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.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

Mechanical equipment and utility vaults are shown on the Site Plan, Sheet A1.0, and in the Landscape Plan, Sheets L1 and L2 (Attachment 3). Site equipment is adequately screened from view, and building colors and materials used for accessory structures and enclosures are in-character with the larger residential buildings. This requirement is met.

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 <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

The Illumination Plan shows five 25 and 30 foot tall pole lights in the parking lot, however lighting on the building (e.g., entrances, and stairwells), and in areas of activity is not fully defined or shown on the site plan or on building elevations.

Staff Recommendation:

4. *Provide covered pedestrian scale lighting at solid waste and recycling areas, the mail kiosk area, and under the short-term bicycle parking shelters.*
5. *Add lighting proposed on building facades to the black and white elevations, Sheets A7.01-A7.05.*

18.170.090 – Screening blank walls and fences			
A. REQUIREMENT:			Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

The longest expanse of blank wall is the dumpster which extends 24 linear feet (elevation detail shown on Sheet A1.02). The wall is screened using three different plantings: Arborvitae, Juniper, and Day Lily (Attachments 3 and 6). Walls throughout the site are modulated and interspersed with attractive and well-suited landscaping. This requirement is met.

18.170.100 – Building orientation and entries

A. REQUIREMENT:			Provide a clearly defined building or courtyard entry to the building from the primary street.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

Entries to the buildings and stairways are provided within the site, and are clearly visible at the pedestrian level. Windows, doors, and entryways are vertically proportioned and strongly symmetrical (Briggs Village Design Guidelines; Entryways, Doors & Windows). This requirement is met.

18.170.110 – Neighborhood scale and character			
A. REQUIREMENT:			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.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

Building walls and massing are separated by approximately 70 feet to north residences, and 80 feet from existing buildings east and west along Magnolia Drive and Maple Street. Each building has been set back and landscaped to minimize scale impacts on neighboring buildings. Roof forms and pitch are similar to existing residential structures. Wall plane modulation is used to divide the buildings into smaller building segments. Window patterns and proportions are similar to those on existing surrounding buildings. Building materials are similar to existing development in the Village. This requirement is met.

18.170.120 – Building modulation			
A. REQUIREMENT:			Use building modulation at least every 30 feet to reduce the appearance of large building masses.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

The buildings are modulated and wall planes are segmented around all facades. Dormers, gables, and roof pitch reflect the character of nearby structures. Landscaping is used to accentuate modulation intervals. Balconies and covered entries are provided. Architectural elements such as decorative brackets, latticework, and base and upper level belly bands are depicted in the building elevations. This requirement is met.

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 <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

Windows, dormers, gables, and wall segments are vertically and horizontally aligned around the buildings. Windows are multiple-paned, double-hung, and operable windows. Windows include lintels, sills, and trim. This requirement is met.

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 <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

Staff Response:

Building materials and details should provide a consistent standard/level of material quality and workmanship throughout the multi-family project, while allowing project identity and variety. Colors should be used to emphasize building modulation, individual units, and architectural details. Values should generally comply with the following scheme: roof and base of building as darkest value, body of building as medium value and trim as lightest value (Attachment 5).

As shown in the colored samples, the color palette includes seven colors, and the building materials include a variety of vertical and horizontal cement flat and board and batten siding. The combination of colors and materials are varied and are compatible with surrounding buildings, but appear as a visual overload – not unified or composed around the buildings. Exterior materials should be consistently utilized horizontally and vertically.

Staff Recommendation:

- 6. Reduce the number of colors on a single building to three (3) colors.*
- 7. Coordinate change in materials and colors with building modulation and/or wall segments and planes.*
- 8. Use changes in colors or building materials to clearly differentiate the ground floor from upper floors.*