

2102 H APARTMENTS

Design Review Narrative

April 23, 2024

Henderson Loft Apartments is a five-story apartment building located on Lot 4 off Henderson Park Lane SE, adjacent to the five-story Hilton Hotel. It has a relatively small footprint on this little parcel and has only 35 total residential units. The parking is in the rear of the building in relation to Henderson Drive, however, is along the Henderson Park Drive frontage. To mitigate this situation, a trellis along the 10-foot landscaping strip is proposed to block the cars from the street. Some of the parking is under the south side of the building.

There is a steep slope and a required 25-foot setback located on the east side of the site, which limits the total usability of the property. The driveway is situated on the very south of the parcel because of grade level heights.

The building is proposed to be craftsman style, utilizing masonry, wood and hardie products. The main entrances are on the south side - along the covered ADA parking aisle aligned with the main site walkway to the city sidewalk, and on the west side close to the corner of Henderson Blvd and Henderson Park Drive.

The storm water design will consist of pervious asphalt on the parking stalls and regular asphalt on the parking lot aisleways. The solid waste will be screened with a masonry enclosure matching the building design.

Design Review

Multi-Family Residential

18.170

18.170.010 Grading and tree retention

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

18.170.020 Pedestrian and vehicular circulation

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.

18.170.030 Parking location and design

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.

18.170.040 Useable open space

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.

18.170.050 Fences and walls

1. There is no fencing proposed.

18.170.060 Landscape plant selection.

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.

18.170.070 Screening mechanical equipment

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.

18.170.080 Site Lighting

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.

18.170.090 Screening blank walls and fences

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.

18.170.100 Building orientation and entries

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.

18.170.110 Neighborhood scale and character

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.

18.170.120 Building modulations

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.

18.170.130 Building windows

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.

18.170.140 Materials and colors

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

Design Review

Freeway Corridor District

18.145

18.145.020 Landscape screening adjacent to freeways

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.

18.145.030 Security and site lighting

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

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