

Design Review Responses

Project:

Lansdale Pointe Apartments

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Marked up by Casey Mauck, October 2023

18.145.000 Chapter Contents

Sections:

[18.145.020](#) Landscape screening adjacent to freeways.

[18.145.030](#) Security and site lighting.

(Ord. 7184 §5 (Exh. E), 2019; Ord. 6306 §8, 2004).

18.145.020 Landscape screening adjacent to freeways

A. REQUIREMENT: 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-obscuring 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](#)).

Response: A 10 ft. wide Type III Landscape Perimeter has been included per the Landscape Plans included in submission. The plan states, "Visual Buffer (Type III) [...] Landscaping shall consist of no more than forty (40) percent deciduous species. [...] Vegetative landscaping shall be a mixture of evergreen and deciduous trees interspersed with large shrubs and ground cover. Tree, shrub, and groundcover spacing shall be appropriate for the species type and consistent with the intent of this section. Additionally, a 6 ft. perimeter fence is proposed surrounding the development, with exception to the property lines fronting public right-of-way. The perimeter fence does include the southern property line along the freeway. Selected perimeter species are native trees and shrubs (~~Western Red Cedar~~, Hemlock and Pacific Wax Myrtle). All are evergreen and appropriately spaced to provide the required screen. Please reference the Landscape Plans.

Staff Response: Plans show Big Leaf Maple.

B. GUIDELINE:

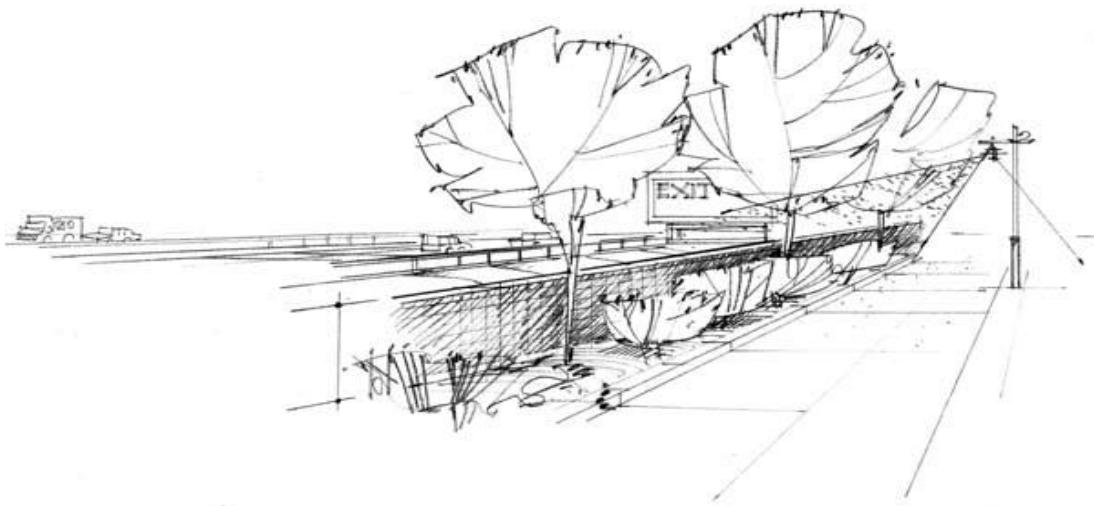
1. Landscape screening may include plant materials, fences, berms, and walls.

Response: Landscape screening includes plant materials. Non-street frontage perimeter also includes 6' high solid board fencing.

2. The use of existing native vegetation is encouraged.

Response: Native vegetation is preserved elsewhere in the property but is unable to be preserved along the Freeway Corridor. However, the proposed 10' required screen re-establishes an all-native plant screen.

Staff response: Unclear where native vegetation is preserved. Not required.



(Ord. 7184 §5 (Edh. E), 2019; Ord. 6704 §1, 2010; Ord. 6306 §8, 2004).

18.145.030 Security and site lighting

A. REQUIREMENT: Eliminate glare onto the freeways from security lighting and site lighting. (See Section [18.40.060\(D\)](#), Lighting.)

B. GUIDELINE:

1. Use the following techniques to prevent spillover lighting glare:

a. Use cut-off lenses to prevent light from shining off site.

Response: Cut-off lenses, controlled optics or house side shields will be utilized to prevent light from shining off site.

b. Locate light fixtures to avoid spillover lighting onto freeways.

Response: Light fixtures will be located to avoid spillover lighting onto freeways.

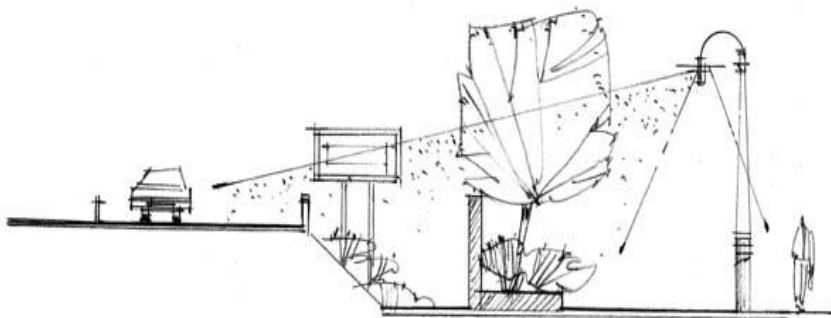


FIGURE 18.145.030

**Chapter 18.170
MULTI-FAMILY RESIDENTIAL**

18.170.010 Grading and tree retention

A. **REQUIREMENT:** Incorporate existing topography and mature trees in the project design to the extent feasible.

Response: Existing topography and mature trees in the project design have been preserved to the extent feasible. Please reference the Landscape Plan, sheet L1. The plan states:

Eastern parcel:

“PARCEL BUILDABLE AREA = 2.26 ACRES
30 TREE UNITS/ACRE PER OMC 16.60.080 = 68 TREE UNITS REQUIRED
(50% = 34 TREE UNITS)
RETAINED TREE UNITS IN SVPA = 0
PLANTED TREE UNITS IN SVPA = 34
RETAINED TREE UNITS ON-SITE = 9
PLANTED TREE UNITS ON-SITE = 25
TOTAL TREE UNITS = 34 + 9 + 25 = 68 = 68 TOTAL REQUIRED”

Staff response:

**Unclear if any trees
have been retained. Not
required.**

**Tree units will be
reviewed by Urban
Forester.**

Western parcel:

“PARCEL BUILDABLE AREA = 5.57 ACRES
30 TREE UNITS/ACRE PER OMC 16.60.080 = 167.1 TREE UNITS REQUIRED
(50% = 83.6 TREE UNITS)
RETAINED TREE UNITS IN SVPA = 38.9
PLANTED TREE UNITS IN SVPA = 45
RETAINED TREE UNITS ON-SITE = 0
PLANTED TREE UNITS ON-SITE = 84
TOTAL TREE UNITS = 38.9 + 45 + 84 = 167.9 > 168 TOTAL REQUIRED”

B. **GUIDELINES:**

1. Minimize encroachment into areas of site containing steep slopes.

Response: There are no steep slopes on this site.

2. When grading is necessary, minimize impacts to natural topography through use of contour grading.

Response: Impacts to natural topography have been minimized through use of contour grading, as necessary.

3. Locate buildings so that rooftops do not extend above the natural bluff.

Response: Not applicable – there are no bluffs on site.

4. Minimize encroachment into areas of site containing mature tree stands.

Response: Encroachment into areas of the site containing mature tree stands are minimized to the maximum extent feasible for the development.

5. To facilitate stormwater infiltration, minimize disturbance of natural open space areas.

Response: Disturbance of natural open space areas are minimized.

6. Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

Response: Buildings are not cantilevering over slopes.

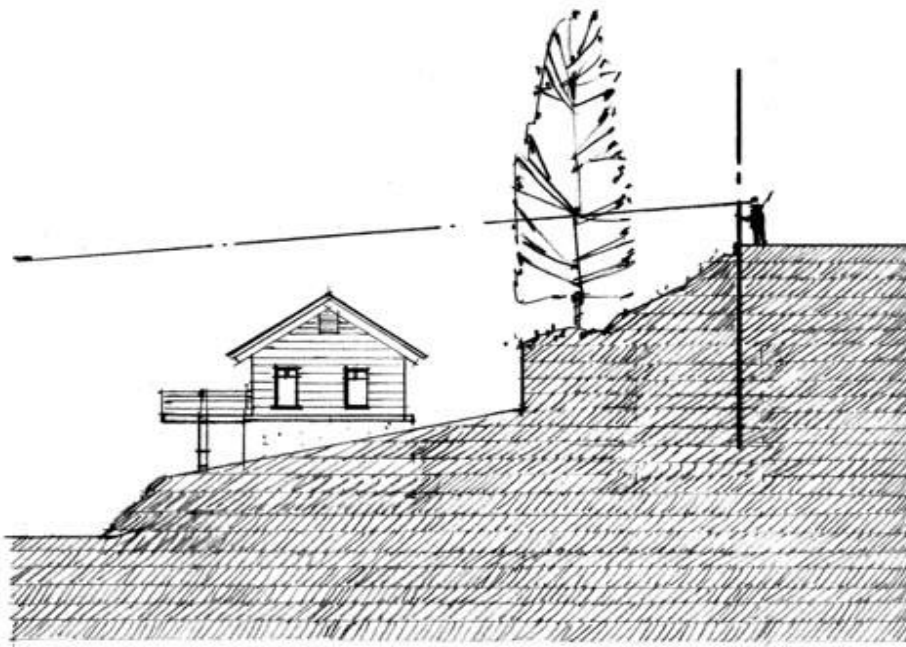


FIGURE 18.170.010

(Ord. 6306 §10, 2004).

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.

B. GUIDELINES:

1. Mark pedestrian pathways with vertical plantings.

Response: Pedestrian pathways are marked with vertical plantings. Refer to the Landscape Plans.

Staff response: Landscaping plan does not appear to distinguish pathways with vertical plantings. Pathways must be distinguished, but not necessarily with plantings.

2. Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.

Response: Pedestrian pathways will be distinguished through use of striping and decoratively scored concrete pavement. Staff response: Plans only show decorative concrete near sport court and playground areas. Pedestrian pathways shown as basic concrete sidewalk. The Board may want to require decorative concrete for pathways.

3. Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.

Response: Internal pedestrian connections are provided between project and adjacent properties.

Staff response: Not included, but probably not appropriate for the site.

4. Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.

Response: Barrier-free pedestrian access to all shared facilities is provided.

5. Provide parking and bicycle parking at shared facilities.

Response: Parking and bicycle parking are provided at shared facilities.

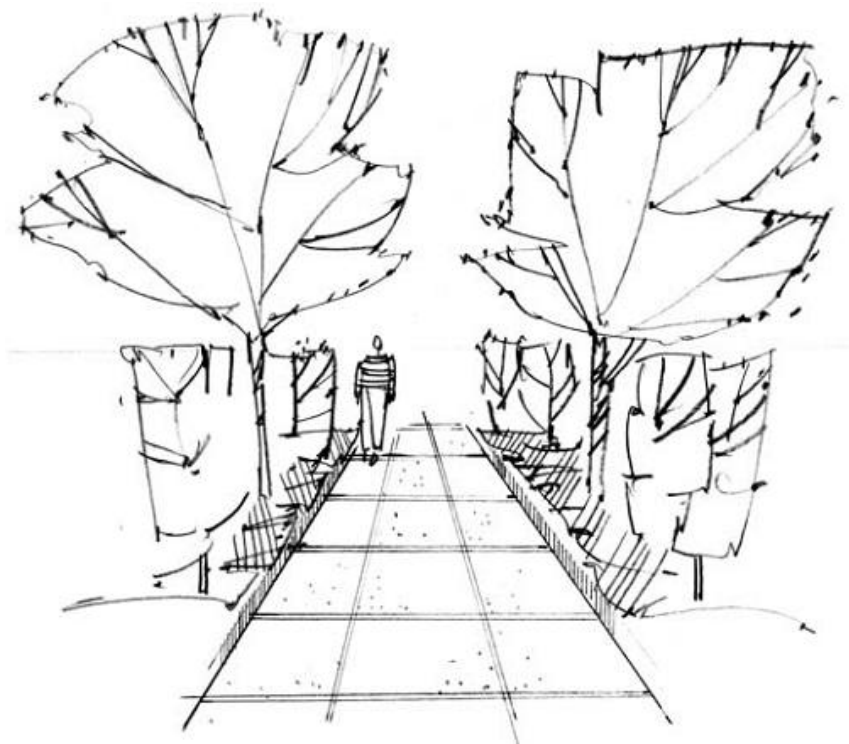


FIGURE 18.170.020

(Ord. 6306 §10, 2004).

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.

Response: The visual impacts of driveways and parking lots on pedestrians and neighboring properties have been reduced by constructing parking facilities with materials that match or compliment the building materials.

B. GUIDELINES:

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

Response: Significant landscape areas with walkways for pedestrian access are utilized to break-up large portions of parking lots.

2. Share driveways with adjacent property owners.

Response: Shared driveways are not applicable.

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

Response: The width of driveways linking the project to the public right-of-way have been minimized.

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

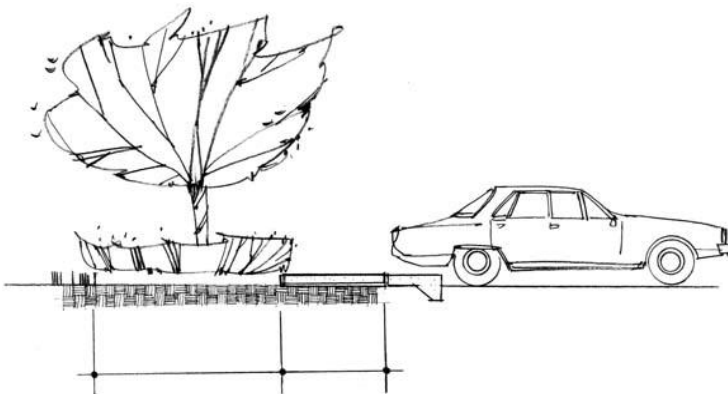
Response: Areas along driveways and drive aisles visible from the street have been landscaped.

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

Response: Parking lots on street frontage have been limited to thirty (30) percent or less of the street frontage. **Staff response: Parking is more than 30% of street frontage, however a landscape buffer does screen the parking.**

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

Response: Parking lots adjacent to residential properties have been screened with a landscape area at least ten (10) feet wide.



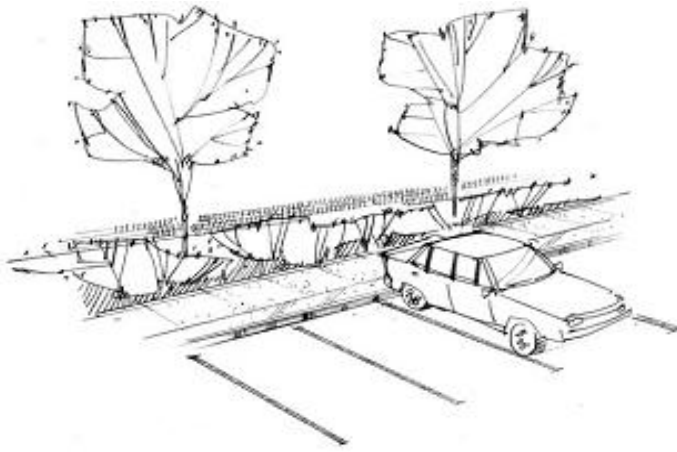


FIGURE 18.170.030-A

FIGURE 18.170.030-B

(Ord. 6306 §10, 2004)

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).

B. **GUIDELINES:**

1. Situate playground areas in locations visible from residential buildings.

Response: Playground and sport court areas have been situated in locations visible from residential buildings.

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

Response: A mix of passive and active recreation areas including a playground on the western parcel and a sport court on the eastern parcel have been provided. A recreation center exists on the eastern parcel, which will have facilities for community use.

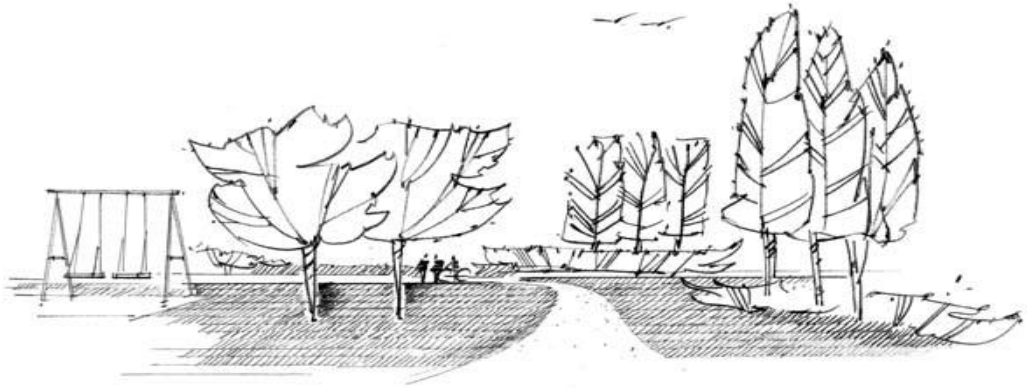


FIGURE 18.170.040

(Ord. 6306 §10, 2004).

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.

B. **GUIDELINES:**

1. Provide variation in fencing though use of setbacks, or stepped fence heights.

Response: Perimeter fencing is proposed with exception to property lines abutting public right-of-way. Front yards are visually open to the street.

Staff response: Fencing does not have variation, though this is not required.

2. Provide variation in texture, color or materials to add visual interest.

Response: The perimeter fence is composed of solid board cedar and is 6' high. Visual interest is added via the landscape perimeter, which is a type III visual buffer. This type of landscaping is intended to provide partial visual separation of uses from streets and main arterials and between compatible uses to soften the appearance of structures.

Staff response: Perimeter landscaping is outside of fence, providing visual interest inside the site only. The Board may want to discuss if external screening is necessary.

3. Provide landscape screening to break up expanses of fencing.

Response: Landscape is proposed that breaks up the appearance of fencing.

Staff response: Perimeter landscaping is outside of fence, providing only internal screening.

4. Repeat use of building facade material on fence columns and/or stringers.

Response: Perimeter property fencing will be cedar. This style of fencing is appropriate for the neighborhood context and matches the residential style siding of the proposed buildings. The cedar is similar to components of the proposed building's façade material.

5. Provide lighting, canopies, trellises, or other features to add visual interest.

Response: Decorative lighting, trellises, and scored concrete have been provided around the entries to building to add visual interest.

Staff response: Scored concrete only surrounds open space buildings; lighting may or may not be considered decorative. Note: pole entry lights on site rendering (sheet 5) do not match fixtures A1-4 shown on lighting plan. The Board may want to discuss if decorative concrete should be used in other places throughout the site, and if light fixtures shown in lighting plan are sufficient to add visual interest.

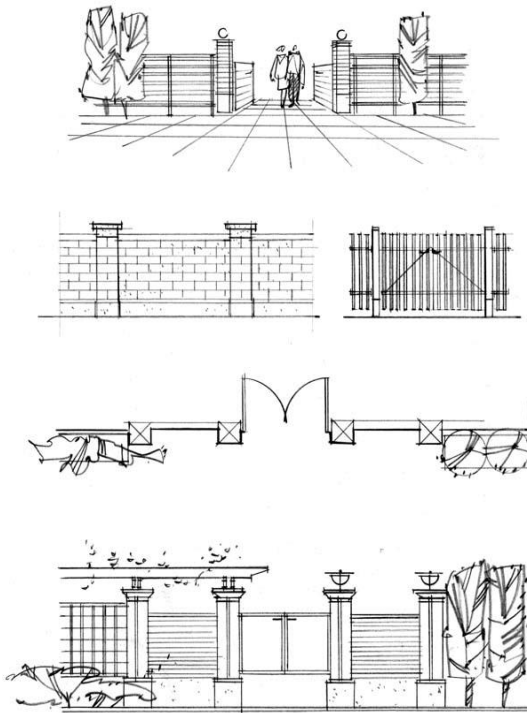


FIGURE 18.170.050

(Ord. 6306 §10, 2004).

18.170.060 Landscape plant selection

A. **REQUIREMENT:** 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:**

1. Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.

Response: Visual continuity with the existing streetscape has been provided by coordinating tree and shrub species with established, healthy landscaping.

2. 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.

Response: When choosing tree species, the following factors were considered: the dimensions of the planting area, the soil type and water holding capacity of the soil, and the depth of the planting bed.

3. Create a natural appearance by using a limited number of plant species.

Response: A natural appearance has been created by using a limited number of plant species

4. Follow recommendations from the Thurston County Noxious Weed Control Program in regard to problem and noxious weeds.

Response: The Thurston County Noxious Weed Control Program recommendations have been followed, with respect to problem and noxious weeds.

5. 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.

Response: Native and drought tolerant plant species for landscaping have been chosen.

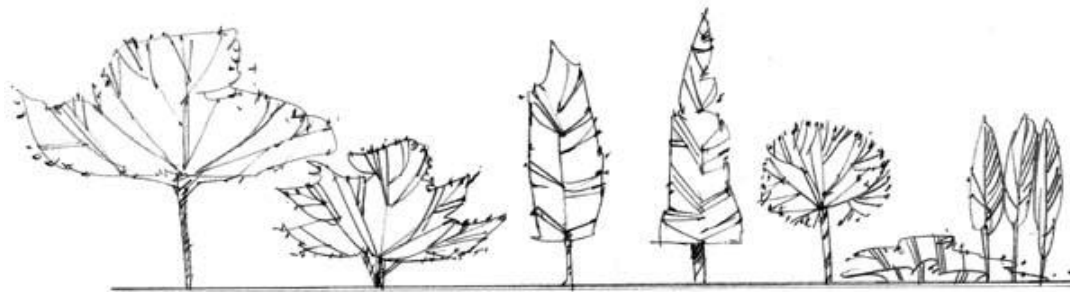


FIGURE 18.170.060

(Ord. 6306 §10, 2004).

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.

B. GUIDELINES:

1. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.

Response: Mechanical equipment and utility vaults will be located on the least visible side of the building and/or site.

2. Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.

Response: Mechanical equipment utilities will be screened at grade with vertical plants, such as trees, shrubs or ornamental grasses.

Staff response: It's unclear if this has been achieved. The Board may want to add a condition requiring a landscape screen around any above ground equipment visible from the ROW.

3. Screen or paint wall-mounted mechanical equipment to match the building.

Response: The mechanical equipment will be placed on a flat roof over the entry breezeways of each building. The flat roof will not be visible as dormers will be placed at each end the breezeway to break up eave lines as well provide screening for the mechanical equipment.

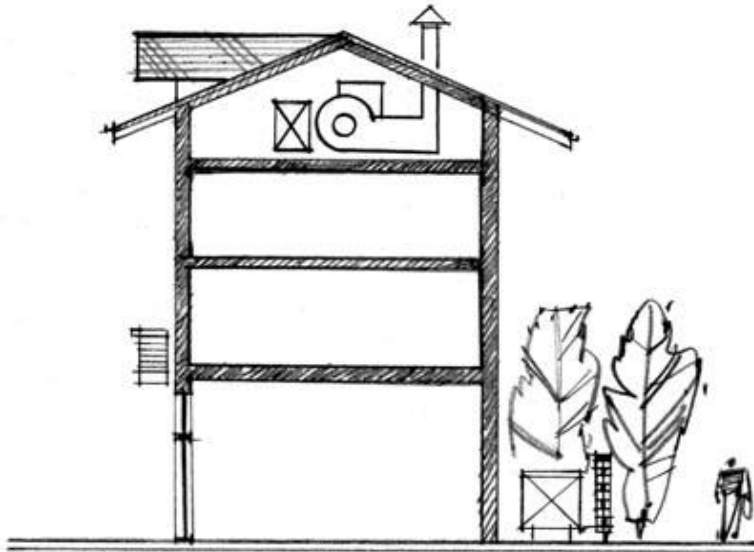


FIGURE 18.170.070

(Ord. 6306 §10, 2004).

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).

B. GUIDELINES:

1. Use low-intensity landscape lighting along walkways.

Response: Low-intensity landscape lighting including pedestrian scale lighting (8 to 12 ft mounting height) and building mounted lights will be used along walkways.

2. Use fixtures with directive shields to prevent lighting spill-over.

Response: Full cut off fixtures with shielding or directional optics will be used to prevent lighting spill over.

3. Use light posts of medium height to avoid spill-over lighting.

Response: Combination of pedestrian scale lighting (8 to 12 ft. mounting height) and medium height (13 to 20 ft. mounting height) will be used to avoid spill-over lighting.

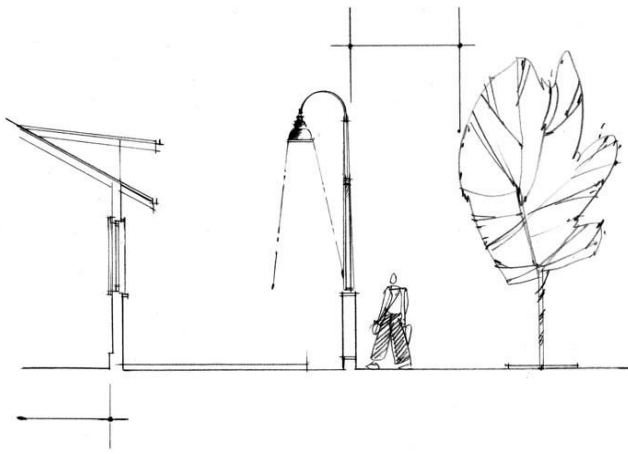


FIGURE 18.170.080-A

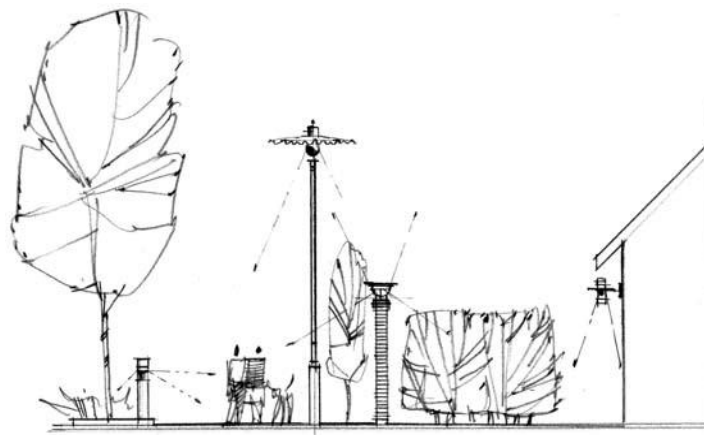


FIGURE 18.170.080-B

(Ord. 6306 §10, 2004).

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.

B. GUIDELINES:

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

Response: Fences are screened with vertical landscaping.

Staff response: Screening interior of site only. Outside site, fence presents a long blank surface. This may not be needed given the character of the surrounding neighborhood.

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

Response: Not applicable - there are no raised planter boxes.

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

Response: Fences and walls are screened with vertical landscaping.

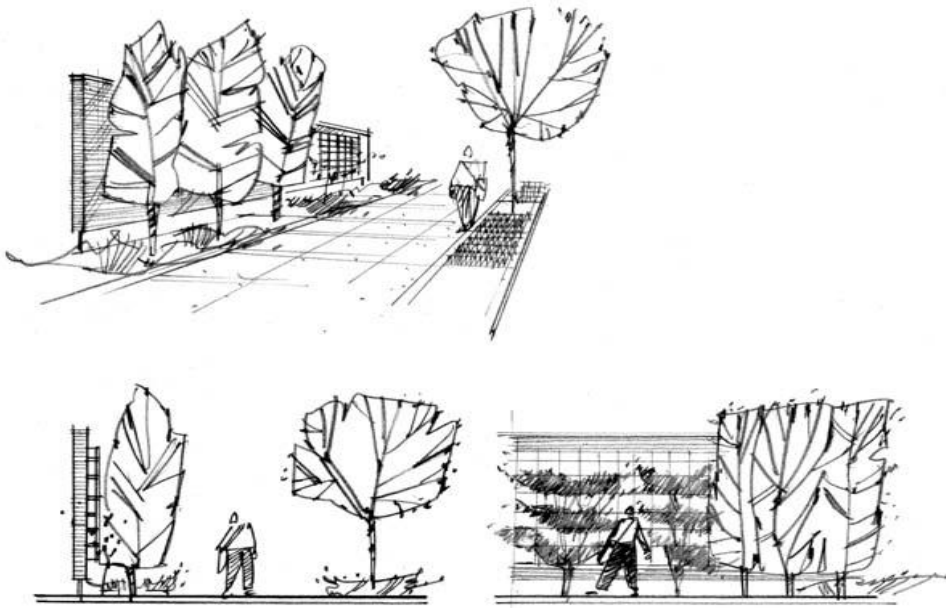


FIGURE 18.170.090

(Ord. 6306 §10, 2004).

18.170.100 Building orientation and entries

- A. REQUIREMENT: Provide a clearly defined building or courtyard entry to the building from the primary street.
- B. GUIDELINES:

- 1. Use distinctive architectural elements and materials to indicate the entry.

Response: We have proposed providing covered entry dormers that have stone at the base of the heavy timber columns. These will happen at each entry that faces a street or entry from the drives/parking within the site. These entry areas will also have decorative scoring patterns in the concrete area incorporating a trellis, bench and decorative light fixture to further enhance the sense of entry to each building.

Staff response: Scored concrete only shown at open space buildings. The Board may want to require this in additional areas.

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

Response: The transition spaces are defined from the sidewalk to the entry with a landscaped area, trellis' and pedestrian lighting. Transition space also incorporates decorative scoring patterns in the concrete area and additional landscaping.

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

Response: We have no exterior stairways on these buildings. The stairways are located within the exterior perimeter of the building. They are further screened by the provided entry porch.

Staff response: Buildings have exterior stairways, but they are located near the middle of the buildings.

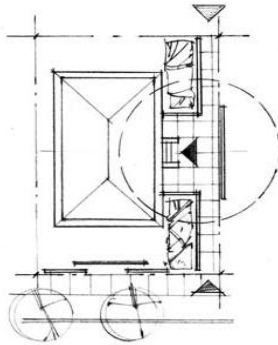
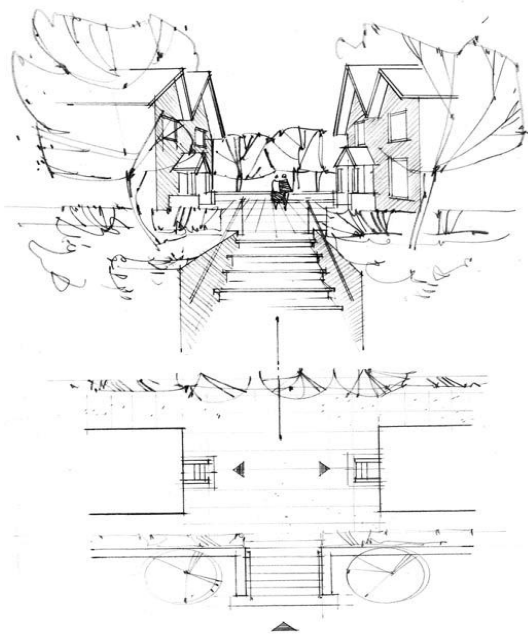


FIGURE 18.170.100-A

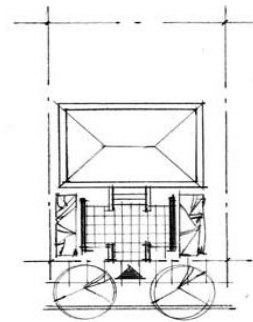


FIGURE 18.170.100-B

(Ord. 6306 §10, 2004).

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. (This requirement does not change the number of stories allowed by the zoning district. See OMC [18.04](#) for building height limitations).

B. GUIDELINES:

1. Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.

Response: We have designed building layouts so that the units on the top floor of each building are smaller than the units on the 1st two floors. This creates areas on the top floors that are stepped back from the base two floors. This helps break down the scale of the buildings and adds visual interest. The

roof line is also stepped. The gable roof is sloped toward the residential areas, which gives an illusion of stepping. Furthermore, a type III visual buffer exists between this project and neighboring residences. A ten-foot strip and trees visually soften this transition. Both Merritt Manor and Mulberry Place did not incorporate stepping between residential uses.

2. Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.

Response: The surrounding neighborhood is residential in nature and the buildings on site, while larger than the surrounding buildings, will have similar roof forms. Pitched roofs and dormers will be used throughout the project.

3. Use wall plane modulation to divide the building facade into house-size building segments.

Response: Wall plane modulation has been used to break up the building wall planes. The individual planes on the buildings are approximately the width of houses.

4. Use window patterns and proportions similar to those on existing residential structures in the neighborhood.

Response: Proposed window patterns and proportions are similar to those on existing residential structures in the neighborhood.

5. Use building facade materials similar to those used on existing residential buildings in the neighborhood.

Response: Proposed siding materials for the buildings are cementitious lap siding with multiple exposure, board and batt and shake siding. These materials provide a residential feel that would not be out of place in the existing neighborhood.

6. Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.

Response: Any buildings that front the street have been orientated so that the entries face the street. We have avoided, to the greatest extent possible, facing the "ends" of the building directly onto the street.

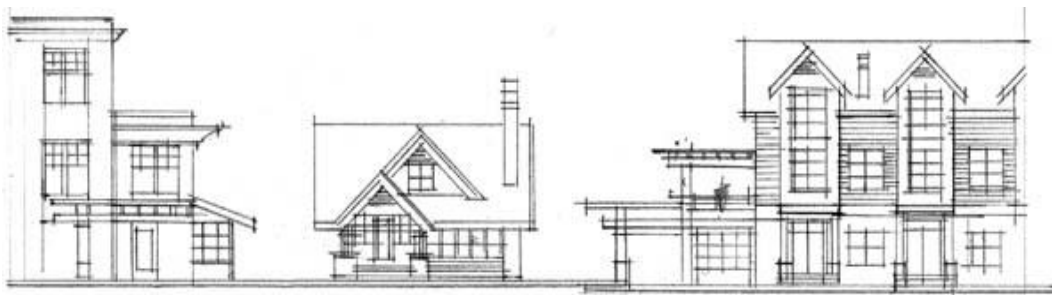


FIGURE 18.170.110-A

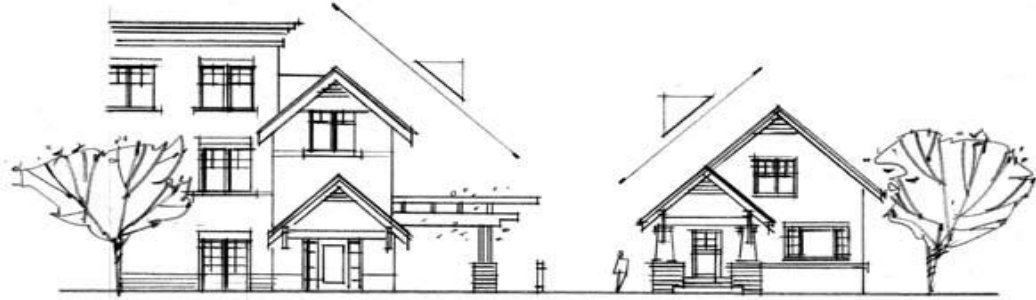


FIGURE 18.170.110-B



FIGURE 18.170.110-C

(Not Acceptable)

(Ord. 6306 §10, 2004).

18.170.120 Building modulation

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

Response: Building modulation is used at least every 30 feet to reduce the appearance of large building masses. This modulation is done with deep inset decks/patios and pushed out and pulled bedroom areas.

- B. GUIDELINES:

1. Modulate the building facade at regular intervals.

Response: Building facades are modulated at regular intervals.

2. Articulate roofline by stepping the roof and by using dormers and gables.

Response: The roofline of the buildings are articulated by stepping ridgelines and using dormers and gables at the eave line.

3. Incorporate prominent cornice, fascia or soffit details that emphasize the top of the building.

Staff response: Some building endcaps do not have modulation. Traditionally, this provision has only been applied to facades visible to the ROW. The Board may want to discuss if additional modulation is needed.

Response: The top of the building will incorporate a strong fascia line at the top floor.

4. Use prominent roof overhangs.

Response: The building design incorporates 2' eave overhangs which will create strong shadow lines and accentuate the roof line.

5. Provide porches, balconies, and covered entries.

Response: Porches, balconies and covered entries are provided.

6. Provide deeply recessed or protruding windows.

Response: The windows themselves are not recessed or protruded but, the major wall planes with windows are protruded or recessed.

7. Provide light fixtures, trellises or architectural to accentuate modulation intervals.



Staff response:
Lighting plan shows site from above - building renderings show lighting on balcony areas, but lights on renderings do not match fixtures in design packet.

Response: Light fixtures will be provided at each recessed deck/patio area which helps accentuate those modulations. Another major area of modulation is the breezeway entries. At this area, a trellis and architectural light fixture will be provided.

FIGURE 18.170.120

(Ord. 6306 §10, 2004).

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.

B. GUIDELINES:

1. Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).

Response: Vertically proportioned windows are provided.

2. Use multiple-pane windows.

Response: Single hung windows are proposed with grids in the upper pane.

3. Provide windows that are designed to create shadows (either recessed or protruding).

Response: The upper pane is forward of the lower pane of the single hung windows and will create a shadow line on the lower pane.

4. Use visually significant window elements (i.e., frame dimensions, lintels, sills, casings, and trim).

Response: A minimum of 4" wide trim is proposed at all windows for side and bottom trim and a 6" top trim.

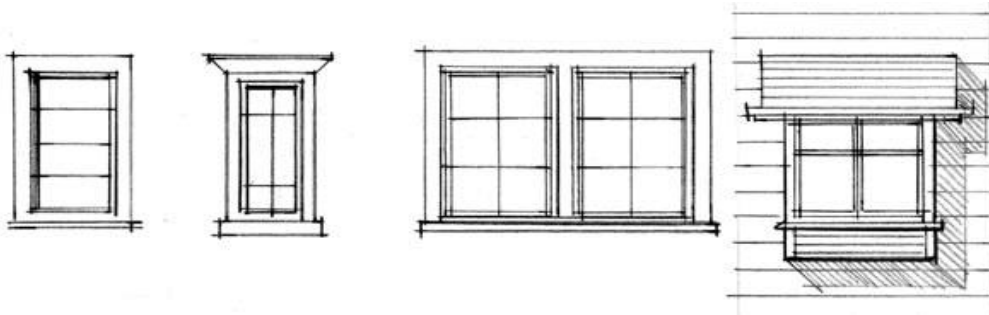


FIGURE 18.170.130-A



FIGURE 18.170.130-B

(Ord. 6306 §10, 2004).

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.

B. GUIDELINES:

1. Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.

Response: Natural appearing materials such as painted horizontal lap, board and batt and shake siding are used.

2. Coordinate change in materials and color with building modulation.

Response: Change in materials and color are coordinated with building modulation.

Staff response: Change in colors and materials is vertical, and not coordinated with building modulation. This is not a requirement.

3. Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.

Response: Changes in colors or building materials to differentiate the ground floor from upper floors will be utilized.

4. When remodeling or adding to an existing building, use materials and colors that preserve or enhance the character of the original building.

Response: Not applicable – not remodeling or adding to an existing building.

5. In multi-building projects, vary building colors and/or materials on different buildings.

Response: Multiple colors schemes are being used on the buildings. The attached drawings are shown with 3 color schemes as an example of proposed colors. The colors schemes will be distributed throughout the site so that no two buildings adjacent to each other will have the same color scheme.



FIGURE 18.170.140