

FREEWAY CORRIDOR DISTRICT
Chapter 18.145

18.145.020 Landscape screening adjacent to freeways.			
A. REQUIREMENT: Complies Conflicts N/A X <input type="checkbox"/> <input type="checkbox"/>			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).

B. GUIDELINES:

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

18.145.030 – Security and site lighting			
A. REQUIREMENT: Complies Conflicts N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Compliance review done at time of Detail Design Review			Eliminate glare onto the freeways from security lighting and site lighting.

B. GUIDELINES:

Use the following techniques to prevent spillover lighting glare:

1. Use cut-off lenses to prevent light from shining off site.
2. Locate light fixtures to avoid spillover lighting onto freeways.
3. Signs mounted flush on the building may not exceed one (1) square foot of sign surface area per one linear foot of wall it is mounted on up to two hundred (200) square feet of sign surface area, (a twenty (20) foot long wall may have up to a twenty (20) square foot sign) in accordance with Chapter 18.42, Signs.

Staff Response: The applicant indicates that none are proposed that would spillover onto the freeway. Site lighting compliance is reviewed during time of Detail Design Review.

Project Name/No. FIELDSTONE APARTMENTS 25-0916

☒ Concept Design Review
☐ Detail Design Review

DRB Meeting Date: May 8, 2025

MULTI-FAMILY RESIDENTIAL
Chapter 18.170

18.170.010 Grading and tree retention

A. REQUIREMENT:

Complies

Conflicts

N/A



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

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.

Staff Response:

The proposal retains a few trees located in an area that will be dedicated as a Soils and Vegetation Protection Area located in the southeast corner of the site. All other trees located on site will be taken down. The existing site has a stockpile of dirt that is remnant pile of soil from the earthwork on the stormwater pond for the Olympia Orthopedics development (adjacent) and is proposed to be removed. This property is currently being subdivided to segregate off the Olympia Orthopedic site development for this part of the parcel and creating a separate Soils and Vegetation Protection Area that will serve both sites. The proposal bring in approx. 79,200 cubic yards of fill to the site to adequately provide gravity sewer to and through the site based on the architect's response provided in attachment 4 of the staff report.

18.170.020 – Pedestrian and vehicular circulation

A. REQUIREMENT:

Complies

Conflicts

N/A



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:

- 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.

Staff Response:

When the site to the east (Olympia Orthopedics) was developed, there was proposed vehicular connections to this part of the land, assuming for further vehicular and pedestrian connections between the sites. This proposal is not utilizing those vehicular connections. No connections to the west are made, as property adjacent along the western boundary is a stormwater pond for the Fieldstone Memory Care facility, located on Fieldstone Drive located northwest of the site. There are two vehicular and two pedestrian connections proposed that connect the project to 9th Avenue and the proposed site plan shows access to shared areas of the site.

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

B. GUIDELINES:

- Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
- Share driveways with adjacent property owners.
- Minimize width of driveways linking the project to the public right-of-way.
- Landscape areas along all driveways and drive aisles that are visible from the street.
- Limit parking lots on street frontage to thirty (30) percent of the street frontage.
- Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.

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	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
See Design Review Packet page 5			

B. GUIDELINES:

- 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.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide variation in fencing though 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.

Staff Response: The applicant is proposing to place retaining walls around most of the site, in order to provide the amount of fill to accommodate gravity sewer. On top of the retaining wall will be a 3.5 foot protective fence made of aluminum material and visually open, as shown in the applicant's response and on page 6 of the plan set. The front yard fencing will have the same 3.5 foot high aluminum fencing and be visually open and will provide physical openings only at vehicle entry with openings or gates where the pedestrian entry points along 9th Avenue public sidewalk are made. Perimeter landscaping is adjacent to the fence and will provide screening of the retaining walls and add detail to the front yard fencing. This fence inhibits free pedestrian movement to the site to the west and to 9th Avenue, the Board should determine if additional pedestrian connections and more openings in the fence are needed. A condition for the Board to consider has been provided within the staff report.

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

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.

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	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
To be confirmed at time of Detail Design Review			

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.

18.170.080 – Site lighting			
A. REQUIREMENT: Complies Conflicts N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> To be confirmed at time of Detail Design Review			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:

- 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.

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

B. GUIDELINES:

- Screen walls or fences with a combination of trees, shrubs and vines.
- Use trees or shrubs planted in raised planter boxes that are irrigated.
- In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.
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18.170.100 – Building orientation and entries			
A. REQUIREMENT: Complies Conflicts N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>			Provide a clearly defined building or courtyard entry to the building from the primary street.

B. GUIDELINES:

- Use distinctive architectural elements and materials to indicate the entry.
- Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.
- Avoid the use of exterior stairways to second stories that are visible from the street.

Staff Response: Building entrances that are along the adjacent right of way of 9th Avenue face the street but no direct connection from the ROW sidewalk to the building is made. Access to the site comes from the two vehicular and two pedestrian connections made along 9th Avenue. No particular architectural features are noted on the plans that show elements that emphasize entry into the site. The Board may want to discuss what elements could be provided for an enhanced and better define courtyard entry for the site. A condition of approval has been provided for the Boards consideration.

18.170.110 – Neighborhood scale and character**A. REQUIREMENT:**

Complies



Conflicts



N/A



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.

18.170.120 – Building modulation**A. REQUIREMENT:**

Complies



Conflicts



N/A



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

Staff Response: Side walls of the following buildings lack modulation: The Recreation building and apartment buildings D, E, G, M and Q have side walls over 30 feet in length and lack modulation. A condition of approval in the staff report has been provided.

18.170.130 – Building windows**A. REQUIREMENT:**

Complies



Conflicts



N/A



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:

- 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).

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 type="checkbox"/>	
Compliance review done at time of Detail Design Review			

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.