Project Name: The GOAT Apartments

Project Number #: 17-5187

Date: 5/6/2020

CITY OF OLYMPIA
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.
  - *The Civil engineering and design team approach to the project is to work in conjunction with the existing grades to the extent feasible, and use contour grading to help minimize the impacts to the topograpgy.*
- ☐ Locate buildings so that rooftops do not extend above the natural bluff.
- ☒ Minimize encroachment into areas of site containing mature tree stands.
  - *The project it utilizing two parcels, one of which will be developed and the other will be persevered as a tree tract.*
- ☒ To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
  - *The project is being design with stormwater infiltration in mind and the proposed project complies with requirements for open space and impervious hardscape maximums.*
- ☒ Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.
  - *All buildings are being designed with continuous perimeter foundations. No portion of the designs include a cantilever.*

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.

- *Internal pedestrian connections are provided to allow residents to safely move around the site to the different buildings and amenity spaces. Pedestrian connections are separated and separate from the drive aisle.*

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

- *All shared amenities are designed to provide barrier-free access for all residents.*

☒ Provide parking and bicycle parking at shared facilities.

- *Short and long-term bicycle storage is provided on the site. Dedicated off-street parking is provided for residents.*

18.170.030 – Parking location and design

A. REQUIREMENT:	
Complies ☒ Conflicts ☐ N/A ☐	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:

- ☒ Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
  - *Parking is provided along the perimeter of the internal drive aisle. The space constraints of the site do not allow for a large expanse of parking.*
- ☐ Share driveways with adjacent property owners.
- ☒ Minimize width of driveways linking the project to the public right-of-way.
  - *The driveway connecting to 6th Ave. SW is 24' wide.*
- ☐ 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.
  - *Parking is predominantly on the interior of the site and away from street frontages.*
- ☒ Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.
  - *All parking areas are at least 10' from the Property Line.*

18.170.040 – Usable open space

A. REQUIREMENT:	
Complies ☒ Conflicts ☐ N/A ☐	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:

- ☒ Situate playground areas in locations visible from residential buildings.
  - *The playground is situated in an area visible from and adjacent to the residential buildings. Additionally, the playground is situated next to the covered picnic area. The site amenities are clustered for convenience and also to increase traffic and visibility in this area.*
- ☒ Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.
  - *Passive recreation is provided at a covered picnic shelter and grilling station.*

18.170.050 – Fences and walls

A. REQUIREMENT:	
Complies ☒ Conflicts ☐ N/A ☐	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:

- ☐ 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.
    - Fences will primarily be used for fall protection on top of retaining walls and will utilize a combination of trees, shrubs and vines to screen.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises, or other features to add visual interest.

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.

B. GUIDELINES:

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

- *Healthy landscaping was designed with visual continuity on site and continuity with the existing streetscape.*

☒ 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.

- *The size at maturity was considered when selecting trees for this project.*

☐ 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.

- *These recommendations were followed.*

☒ 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.

- *Native plants were utilized for this project whenever possible.*

18.170.070 – Screening mechanical equipment

A. REQUIREMENT:	
Complies ☒ Conflicts ☐ N/A ☐	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.

- *Utility meters are located on the sides of buildings and landscaping is coordinated to help screen these areas while providing access.*

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

- *Utility meters are located on the sides of buildings and landscaping is coordinated to help screen these areas while providing access.*

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

- *Utility meters are located on the sides of buildings and landscaping is coordinated to help screen these areas while providing access.*

18.170.080 – Site lighting	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	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.

- *The Electrical Engineer has specified cut-off style area illumination fixtures to prevent light trespass.*

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

- *Light post heights of 20' for parking areas and 12' for pedestrian areas have been selected to provide proper illumination and avoid light trespass.*

18.170.90 – Screening blank walls and fences

A. REQUIREMENT:	Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.
Complies ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

- ☒ Screen walls or fences with a combination of trees, shrubs and vines.
  - *Plantings will be used to improve the appearance of retaining walls.*
- ☐ 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.

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 ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

- ☒ Use distinctive architectural elements and materials to indicate the entry.
  - *Entries to the residential buildings and clubhouse are designed to be clearly defined. Shed roofs with exposed structural columns and beams provide a distinctive design of the entries and provide shelter from the elements.*
- ☒ Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.
  - *Landscape strips are used between the parking areas, pedestrian sidewalks and building entries.*
- ☐ Avoid the use of exterior stairways to second stories that are visible from the street.

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 ☒ Conflicts ☐ N/A ☐	

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.
  - *Predominant roof forms and pitches in the designs match the character of the existing multi-family developments in the neighborhood. A gable roof from of 5:12 pitch is the predominant*

form for the apartment buildings and clubhouse. Shed roofs serve as design accents and complement the façade modulation.

☒ Use wall plane modulation to divide the building facade into house-size building segments.
- *The building façade is unique at each apartment type enclosed, resulting in a highly modulated building façade.*

☒ Use window patterns and proportions similar to those on existing residential structures in the neighborhood.
- *Window patterns and proportions are residential in character and are similar to the existing multi-family developments adjacent to the site.*

☒ Use building facade materials similar to those used on existing residential buildings in the neighborhood.
- *The building façade materials are selected for durability and design aesthetic, and are similar to the materials found on existing residential buildings in the area. Vinyl lap siding and metal board and batten siding are utilized on this project, as well as the neighboring multi-family development. Different color schemes are used to distinguish the buildings on the site from one another, and from the adjacent developments.*

☒ Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.
- *The relationship to the street on this site is similar to existing developments in terms of setbacks and access to buildings.*

18.170.120 – Building modulation

A. REQUIREMENT:	Use building modulation at least every 30 feet to reduce the appearance of large building masses.
Complies ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

☒ Modulate the building facade at regular intervals.
- *The building façade is highly articulated.*

☒ Articulate roofline by stepping the roof and by using dormers and gables.
- *The roofline is defined by three different styles of roofs. The predominant roof form is a gable roof, with accents of two different sloped and shed roofs. The roof accents complement the façade articulations to provide a design with balanced massing and visual interest.*

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

☒ Use prominent roof overhangs.
- *Roof overhangs at the apartment buildings are typical of residential design. Roof overhangs at the clubhouse are deeper, particularly at the covered patios and entries.*

☒ Provide porches, balconies, and covered entries.
- *All residential units have a covered porch or balcony, and all resident units are provided with a covered entry. The Clubhouse also utilizes covered entries and porches.*

☐ Provide deeply recessed or protruding windows.

☐ Provide light fixtures, trellises or architectural 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 ☐	

B. GUIDELINES:

☒ Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).
- *Operable windows of typical residential character are provided in the residential buildings.*
- *The Clubhouse uses vertically proportioned windows.*

☒ Use multiple-pane windows.
- *All buildings use multiple-pane windows of residential character.*

☐ 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).
- *Trim elements are used around the exterior of all windows on the apartment and clubhouse buildings..*

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 ☐	

B. GUIDELINES:

☒ Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.
- *The material palette includes vinyl lap sizing, metal board and batten siding, and stone veneer in limited applications. Colors are predominantly natural tones.*

☒ Coordinate change in materials and color with building modulation.
- *Changes in building modulation are coordinated with changes in material and color. Changes in material and color at these modulations also serve to distinguish different entry areas to the residential buildings.*

☒ Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
- *In the residential buildings the program on the ground floor is the same as on the upper floors. The design utilizes changes in modulation, material and color moving horizontally to define the different units and entry areas.*

☐ 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.
- *Different color schemes are employed across the site to provide variation between the buildings.*