

CITY OF OLYMPIA
Design Review Board

DETAIL DESIGN REVIEW STAFF REPORT
November 9, 2023

Project Name/Numbers:	Lansdale Pointe Apartments Building File 23-5076, Concept Design File 22-5941
Applicants:	Meghan Howey, BCRA Design; Bill Bowdish, Ross Deckman & Associates
Location:	911 Burr Rd SE (In vicinity)
Project Description:	Construction of a multifamily residential housing project proposing 162 housing units across 7 parcels. Buildings are proposed to be no more than three stories. The project includes construction of paved parking and drive aisles, pedestrian walkways, open space play areas, soil and vegetation management areas and landscaping.
Zoning District:	General Commercial (GC)
Design Districts:	Multifamily Residential, Freeway Corridor
Comprehensive Plan Designation:	Urban Corridor (UC)
City Staff:	Casey Mauck, Assistant Planner Phone: (360) 753-8048 E-mail: cmauck@ci.olympia.wa.us
Public Notification:	In accordance with OMC 18.70, public notification was sent on October 30, 2023.

The Design Review Board meeting is a public meeting and the public is welcome to attend. The meeting is not a public hearing and public testimony, or comments, are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, please submit written comments to staff by 4:00 p.m. on the day of the meeting.

BACKGROUND INFORMATION

Conceptual Review: The Design Review Board reviewed a conceptual design review proposal of the project on February 23, 2023. The Board recommended approval of the preliminary design subject to a number of conditions related to site and landscape design and building design. These conditions can be found in the attached recommendation memo (Attachment 2).

Public Comment: Staff have received no written or oral comments to date specific to the design of the project.

Land Use Approval: The Lansdale Pointe Apartments land use permit is still in review. A third round of comments was provided to the applicant on September 22, 2023.

DESIGN REVIEW

Detail Design Review

Please note that this is a *Detail Design Review*. Detail design review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment, and screening, lighting plan, building and site details, materials and colors, and zoning, parking and overlay district regulations within the Unified Development Code.

The section called “How to Use Design Criteria (OMC 18.100.100)” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirements. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines and meet the intent of the requirement.

Review of Design Criteria

Staff evaluated the project proposal based on:

- Recommendations made by the Design Review Board at the time of the conceptual design review meeting (Attachment 2);
- The design requirements and guidelines checklist for Commercial Freeway Corridor, OMC 18.145, and Multifamily Residential, OMC 18.170 (Attachment 3);
- A project narrative and summary of changes prepared by the project design team (Attachment 4); and
- Site plan, building elevations, detailed sheets, landscaping plan, and colors and materials submitted on October 13, 2023 (Attachment 5).

Staff’s analysis of the design proposal is incorporated in the design checklist (Attachment 2). Staff found that the proposal generally addresses the criteria within the code, though there are some items that may merit further review by the Board. These items are noted in the checklist, discussed below and included in recommended conditions of approval.

Areas Suggested for Board Review

Pedestrian and vehicular circulation (OMC 18.170.020): Pedestrian connections should be distinguished from vehicular connections and attractively designed. While the location of pedestrian pathways appears adequate to serve residents and visitors, the design of the pathways may not meet the intention of the code. Staff suggest requiring pathways and pedestrian areas near building entries are distinguished with decorative pavers. Compliance with this condition could be assessed at the time of building permit by staff.

Fences and walls (OMC 18.170.050): Where fencing is used, it is preferable to provide variation in fencing to break up long expanses. The proposal includes a 6-foot cedar fence bordering the majority of the site perimeter, except along Burr Road. The fence is internally screened with perimeter landscaping but has no screening or variation along the exterior. Staff did not include a recommended condition related to fencing as the fence appears to fit with the character of the surrounding neighborhood.

Screening mechanical equipment (OMC 18.170.070): Mechanical and utility equipment shall be screened so that they are not visible for adjacent public rights-of-way, parks, or adjacent dwelling units. It is unclear how above-ground mechanical, or utility equipment will be screened. Staff suggest requiring a Type II landscaping screen around any above ground mechanical or utility equipment that is visible to the ROW. Compliance with this condition could be assessed at the time of building and engineering permits by staff.

Site lighting (OMC 18.170.080): Adequate lighting shall be provided along all pedestrian walkways and building entrances, without unduly illuminating surround properties. The building renderings and lighting plan show different fixtures and it is unclear where exactly lighting will be located. Staff suggest requiring a lighting plan

that shows adequate lighting along pedestrian walkways, near building entrances and in balcony areas. Compliance with this condition could be assessed at the time of building permit by staff.

Building modulation (OMC 18.170.120): Building modulation shall be used at least every 30 feet to reduce the appearance of large building masses. The primary building facades meet this provision, but some building endcaps do not. Staff did not include a recommended condition related to building modulation as this provision applies to building facades that are visible from the ROW.

STAFF RECOMMENDATION

Staff recommends that the Design Review Board recommend to the Director approval of the detail design review plans for the Lansdale Pointe Apartments project (23-5076 & 22-5941), subject to the following conditions:

A. Site and Landscape Design: Approve subject to the following conditions:

1. Show decorative pavers in pedestrian pathways and areas near building entries on building permit plans.
2. Show a Type II landscaping screen around any above ground mechanical equipment and utility vaults that are visible from the ROW (Buildings A, B, D) on building permit plans and engineering plans. Adequate space should be provided between the landscaping and equipment for equipment maintenance.
3. Provide a lighting plan with fixtures along pedestrian walkways, near building entrances and in balcony areas in building permit plans.

B. Building Design: Approve as proposed.

C. Materials and Color Board: Approve as proposed.

Submitted By: Casey Mauck, Assistant Planner

- **Attachment 1** - Detail Design Staff Report
- **Attachment 2** - Concept Board Recommendation Memo
- **Attachment 3** - Multifamily and Freeway Checklist – CM Markup
- **Attachment 4** – Project Narrative and Changes
- **Attachment 5** – Architectural and Site Plans – CM Markup