

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPTUAL DESIGN REVIEW
STAFF REPORT
May 8, 2025

Case Number/Name:	25-0916/Fieldstone Apartments
Applicant:	Devco, LLC
Representative:	CPH Consultants
Site Address:	3909 9 th Avenue SW
Project Description:	New affordable housing apartment development with 272 multi-family units, parking, open space and tree tract, landscaping and associated roadway, storm, sewer, water and improvements.
Zoning District:	Medical Services and Professional Office/Residential Multifamily
Design Review Criteria:	OMC Chapters 18.145 Freeway Corridor and 18.170 Multifamily Residential
Comprehensive Plan:	Medical Services and Professional Office/Residential Multifamily
Notification:	Notice of the Project Informational Meeting, Application, and Design Review Board Meeting was posted on the site and mailed to the adjacent property owners within 300 feet of the project and to the recognized neighborhood associations in the area on March 14, 2025 .
Board Responsibility:	The Board will make a recommendation to the Community Planning and Economic Development Department (CPED) Director regarding the adequacy of the projects design. This application is for conceptual design review and requires review of the applicable design criteria within the Olympia Municipal Code. In situations where explicit compliance is not feasible, the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.
Land Use Review:	The proposal has been initially reviewed by the Site Plan Review Committee and has requested revisions; None of these revisions are expected to alter the site in any major way. No decision will be made until after the final review of the requested revisions is complete.
Written Public Comments:	The Design Review Board does not take verbal public comment during the meeting. No written public comments were submitted that relate to the project design criteria of the code prior to the date of the Design Review Board packet distribution. Should comments be submitted post packet production, staff will provide them to the Board prior to the meeting.

BACKGROUND INFORMATION

Location/Existing Conditions

The project site is located on the west side of Olympia, bordered by 9th Avenue SW and Highway 101.

The parcel currently houses the Olympia Orthopedic medical clinic and is going through a short plat to subdivide the 17-acre site into 2 parcels, one of which will be the project site. Once the short plat is complete the project site will be just about 8.5 acres in size. The site is located within 2 zoning districts, Medical Services and Professional Office/Residential Multifamily. Apartments are permitted within each zoning district.

Surrounding Land Uses:

The surrounding land uses are as follows:

North:

Cooper Point Village, which is a retirement housing community consisting of single story duplex style housing development; A 3 story residential building housing an assisted living facility called Artesian Place and South Sound Care, which is a long term care, rehabilitation and therapy facility; to the northwest is a 3 story assisted living facility called Fieldstone Memory Care (no connection to this project, this project will be renamed).

Northeast and directly east: Two medical offices owned by is Olympia Orthopedic and further east is a large apartment complex.

South: Highway 101



City of Olympia Zoom Map

Project Details:

The proposed project consists of 15 residential multifamily structures, ranging from duplex units and 4 story walk up buildings for a total of 272 units. The proposal provides a recreation center and outdoor space with children's play equipment. (See Attachment 2 for the detailed project description).

DESIGN REVIEW

Conceptual Design Review:

Please note that this is a *Conceptual Design Review*. Conceptual review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the applicable design criteria of 18.145 Freeway Corridor and 18.170 Multifamily Residential.

Staff Analysis/Recommendation: In review of the applicant's design narrative (Attachment 3) and the conceptual design review plans (Attachment 5 and 6), staff found that the applicant has addressed the Freeway Corridor design criteria and most of the Multifamily Residential design criteria as found in the staff analysis (Attachment 4) and would like the board to pay specific attention to the following code sections and staff responses below:

18.170.050- Fences and walls. 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.

Fencing is provided around the entire site with minimal openings, restricting pedestrian movement to the west of the site and 9th Avenue.

18.170.100 Building orientation and entries. Provide a clearly defined building or courtyard entry to the building from the primary street.

No particular architectural features are noted on the plans that show elements that emphasize a courtyard entry into the site at either pedestrian entry from the primary street.

18.170.120- Building modulation. Use building modulation at least every 30 feet to reduce the appearance of large building masses.

Recreation building and apartment buildings D, E, G, M and Q have side walls over 30 feet in length and lack modulation.

Staff Recommendation:

Staff recommends that the Design Review Board provide a recommendation to approve the Conceptual Design proposal as follows:

- A. Context Plan:** Approve as proposed
- B. Site Plan and Landscape Plans:** Approve with the following conditions to be shown at time of Detail Design Review:
 - 1.** Provide additional fence openings to provide better pedestrian connections to 9th Avenue.
 - 2.** Provide additional architectural elements to at least one of the pedestrian connections providing for a clearly defined courtyard entry into the site.
- C. Building Design:** Approve with the following condition to be shown at time of Detail Design Review:
 - 1.** Provide building modulations on the side wall(s) of the recreation building and buildings labeled as D,E,G,M and Q.

Submitted By: Paula Smith, Associate Planner

- **Attachment 1** - Staff Report
- **Attachment 2** - Project Narrative
- **Attachment 3** - Design Narrative provided by applicant
- **Attachment 4** - Design Review Checklist-with Staff Analysis 18.145 Freeway Corridor and 18.170 Multifamily Residential
- **Attachment 5** - Design Review Packet
- **Attachment 6** - Building Floor Plans