

Project Name: Cottage Apartments

Project Number #: 24-1554

Concept Design Review

Detail Design Review

Date: 6/7/24

**CITY OF OLYMPIA
COMMERCIAL DESIGN CRITERIA
HIGH DENSITY CORRIDOR (HDC)
Chapter 18.130**

18.130.020 Building Orientation

A. REQUIREMENT:

Complies

Conflicts

N/A

1. Primary building entries, storefront windows, and building facades shall face the street, create a continuous row of storefronts along the street frontage, and provide direct access from the street to the building. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.
2. In the case of buildings at corners of street intersections, this requirement applies to both street frontages. An entrance at the corner would meet this requirement.
3. HDC-4 exceptions: The following exceptions apply if excellent pedestrian connections to the HDC street are provided:
 - a. Building entries need not face the HDC street edge but may be located on the corner, off a publicly accessible pedestrian plaza or on the side of the building. All other applicable design guidelines apply.
 - b. Hotels and multifamily developments may be set back greater than 10 feet provided that the setback area does not include parking.
 - c. Setbacks may be increased where street improvements do not exist or where they do not provide the separation from vehicles as described in the Development Guidelines and Public Works Standards (Street Standards) to include the additional distance required by those standards for sidewalk and planter strips. The setback area may not include parking.

B. GUIDELINES:

Locate service and delivery entries in the rear whenever possible.

On transit routes, site design should accommodate transit.

Concept Applicant Response

The proposed design meets the building orientation section of code with its location in relation to the street, building entrances facing the street and with the parking located mostly in the rear of the site, and/or in structured parking. A pathway will be provided from the project site to the nearest bus stop, approximately 150 to 200 yards away. There will also be short-term bike parking located at the street frontages and a bike lane will be developed as part of the frontage improvements.

Concept City Response

The main entrances of the two buildings are oriented towards Franz Anderson Road. The entrances are enhanced with columns and roof overhangs.

Detail Applicant Response

None

Detail City Response

None

18.130.030 – Building design			
A. REQUIREMENT:			Where visible to pedestrians, walls over thirty (30) feet in length shall be modulated and building elements shall be articulated. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide vertical and horizontal modulation in the façade;
- Provide features that identify a clear base to the building;
- Provide recessed entries;
- Provide awnings, canopies, marquees, building overhangs, or similar forms of pedestrian weather protection. Such elements should be at least four and one half (4-1/2) feet wide and cover at least eighty percent (80%) of the length of buildings, including entries, which abut a pedestrian walkway, subject to Section 18.06.080, Commercial Development Standards.
- Use fenestration;
- Vary roof lines; use dormers;
- Provide porches or balconies.

Concept Applicant Response

The building design meets the specifications of building design by providing vertical and horizontal modulation a minimum of 30 feet apart, a strong bottom, middle and top articulation, recessed entries with canopies, varied roof lines and incorporating decks into the building design.

Concept City Response

Each building has significant modulation with only two areas exceeding 30 feet (Building B along the north and south façade & Building A along the south façade). The design employs articulation of the roofline using gables, covered entries, balconies and trellises to accentuate modulation intervals.

Detail Applicant Response

None

Detail City Response

None

18.130.040 – Surface parking			
A. REQUIREMENT:			Locate parking behind or on the side of buildings. On corner lots, parking shall not be located on the corner. Minimize curb cuts and provide landscaping, berms and/or low walls for screening.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Concept Applicant Response

The site design meets the intent of this code section by locating the majority of parking behind the building or within the building. Also, one driveway will serve both buildings.

Concept City Response

Parking is located behind the buildings with a combination of surface, structured and under building parking. The two buildings share one access, minimizing curb cuts.

Detail Applicant Response

None

Detail City Response

Surface parking was reduced to accommodate required landscaping screening of parking from adjacent residential uses.

18.130.050 – Historic building types – HDC 1 and HDC 2			
A. REQUIREMENT:			In HDC 1 and 2 districts, buildings shall include similar details to one of the historic building types as found on the corridor and in the adjacent neighborhoods. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

- Craftsman design may include:
 - Wide pitched roofs with broad overhangs;
 - Visible structural detail such as rafter tails and knee brackets;
 - Heavy porch columns;

- Deep covered porches;
- Broad, horizontal lines.
- Vernacular design may include:
 - Gable roof;
 - Horizontal clapboard exterior material;
 - Vertical windows;
 - Minimal detailing.
- Tudor design may include:
 - Steeply pitched gabled or hipped roofs and cross-gables;
 - Stone, stucco or brick (sometimes with decorative patterns);
 - Arched doorways;
 - Tall, vertical proportions.

18.130.060 – HDC 4-Capital Mall

A. REQUIREMENT:

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

A. Pedestrian Streets - 4th Avenue West and Kenyon Street. (Pedestrian Street Requirement does not apply to existing mall vehicular circulation.)

1. **Building Frontages.** Buildings are required to front the sidewalk and be a minimum of 20 feet in height. The building facades shall convey an urban character and include significant retail office storefronts at the ground level. (Building frontage requirement does not apply to below grade structures.) No less than 60% of the street-level building facade, between 2 feet and 8 feet above grade, shall be transparent storefront. Mixed-Use development, including residential and office uses, is encouraged on upper levels. Variations from the setback are allowed in order to encourage unique storefront building design features, and to create plazas. Canopies, arcades and/or colonnades shall be provided as overhead weather protection.
2. **Interim Surface Parking Allowance.** Interim surface parking is allowed along 4th Avenue W and Kenyon Street as long as minimum 20 foot sidewalk / landscape area (see required sidewalks below) is provided. The area within 60 feet of the sidewalk/landscape link should be planned for future infill development. The planning of this area shall be reviewed by the Design Review Board for consistency with Pedestrian Street requirements, other design standards and street slope conditions along 4th Avenue W. and Kenyon Street.
3. **Required Sidewalks.** 15 foot sidewalk with street trees when building faces street; (Staff note: Current major commercial collector street standards include a 10 foot sidewalk. Urban designers suggest that a wider sidewalk is necessary where a retail/commercial storefront is combined with a canopy and street tree.) 20 foot linkage when parking lot faces the street. The linkage will include a 10 foot sidewalk and a 10 foot landscaped planter. See street cross section illustrations. (This allows for development of full street improvements when

buildings are developed that face the street edge.)

- B. **Building Focal Points.** A focal point, including tower elements and entryway features shall enhance street intersections, plaza areas and mall entry points. (Renovation of existing mall entries shall not be required when minor renovations - such as a new coat of paint or new signage - or interior remodeling by tenant or anchor store are constructed within existing building envelope.) Renovated exterior entry and new mall entries shall include significant entry features, retail facades, display windows and streetscape elements to enhance the pedestrian experience, improve safety, and encourage walking between uses in the area.
- C. **Transit Facility.** A Transit stop or facility shall be integrated into the Capital Mall Area. It shall be located to provide a direct link to the shopping mall while supporting transit plans for the area. Transit stop or facility location can change as mall area expansion occurs over time. Transit stops will: a) be a short walking distance to the significant building entrance, b) be located at a safe and attractive location, c) be weather protected, d) have adequate space to accommodate transit arrivals and departures and, e) be efficiently integrated into a transit route.
- D. **Significant Building Entry.** At the north side of the mall a significant entry shall be provided. (Development of this site feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area). It is recommended that the Significant Building Entry be oriented toward Kenyon Street. The design of this entry shall include a tower element that is visible from intersection of Black Lake Blvd. and Capital Mall Drive. This element is allowed to extend up to 30 feet beyond the height limit. The feature tower shall be subject to Design Review Board approval based on design appropriateness and compatibility with overall shopping center renovation design.
- E. **Urban Plaza.** An urban plaza shall be located in the general area shown on the attached diagram. (Development of this site feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area.) The plaza shall be integrated with a Significant Building Entry.
- F. **Pedestrian Linkages.** Increments of new development, including parking lot expansion, shall include landscaped illuminated walkways or paths that link the new mall development to surrounding commercial development, allowing people to walk or bike through parking areas safely and conveniently. (Pedestrian linkages shall be added and integrated into any parking lot expansion consistent with UDC Chapter 18.36 Landscaping and Screening regulations.) The intent is that pedestrian linkages and parking lot improvements be made incrementally as building improvements are made--not to require the entire mall parking lot to be improved at once but in proportion to the amount of mall area being developed.

G. Site Access Points. These would create an urban block pattern along 4th Avenue by locating intersecting streets or pedestrian paths between buildings. (The Site Access Point may be connected to parking or internal circulation in the mall, but not impose block pattern to the mall as long as adequate vehicle and illuminated pedestrian connections are maintained to the surrounding High Density Corridor street network.) These shall be developed incrementally when buildings are added in the Capital Mall area and when 4th Avenue street improvements are made.

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**CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170**

18.170.010 Grading and tree retention

A. REQUIREMENT:			Incorporate existing topography and mature trees in the project design to the extent feasible.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

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.

Concept Applicant Response

The site is relatively flat and has very few existing trees. The SVPA is proposed to be located on the NE corner of the site and will be screened by the building and the 6' perimeter fence.

Concept City Response

Topography of the site is relatively flat with very little vegetation except associated with the existing residence on the northern parcel. Existing vegetation is located on the interior of the northern lot where the proposed building footprints are located. A soil and vegetation report will be reviewed and approved for minimum required tree units.

Detail Applicant Response None

Detail City Response None

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.

Concept Applicant Response

There are distinct pedestrian paths from the city sidewalk to the parking areas and the buildings within the project. The parking is well defined and landscaped with several crosswalks traversing it. Pedestrian pathways would not be appropriate to the office building to the north, the single-family to the south or to the manufactured home park to the east. ADA access has been achieved to all shared facilities, including bicycle parking.

Concept City Response

Pedestrian & vehicle connections are provided through the site to Franz Anderson Road which will be improved with half street improvements, including sidewalks. Pedestrian pathways through the parking lot and parking structures to building entrances are provided and striped. Pathways connect the southern portion of the site to the common solid waste facility, however a connection to the solid waste facility for the northern portion of the site is not shown. A stamped concrete detail is shown on page SP1.2, however the location of stamped concrete is not indicated on the site plan.

Detail Applicant Response

None

Detail City Response

A pedestrian connection from the north building to the solid waste facility is now shown on the site plan. A temporary pedestrian pathway will be provided to Martin Way to be used until a permanent road connection (with sidewalks) is provided north to Martin Way which will be required with future construction on the Bailey's Inn Phase II project.

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.
- 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.

Concept Applicant Response

The parking is primarily covered and in the rear of the site, with a significant amount of parking lot landscaping. The driveway is shared between the two buildings. The parking lot visible from the street is less than 30% of the frontage. There is a 5' minimum landscape buffer and a 6' wood fence around the perimeter.

Concept City Response

The two parcels share one driveway entrance with parking located behind, enclosed within and/or under a portion of the buildings. Landscaping and pedestrian pathways break up parking areas. Two parking islands at the driveway entrance are visible from the street. The parking area does not exceed 30 percent of the site's frontage on Franz Anderson. The parking lot adjacent to residential properties on the east and south sides of the southern parcel do not include 10 feet of landscaping and should be revised.

Detail Applicant Response

None

Detail City Response

A 10-foot landscape screen is now provided along the east property line and adjacent residential development.

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.

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

Concept Applicant Response

The usable active open space consists of the fitness center and lounge within the building. The passive open space is along the building consisting of a bench.

Concept City Response

The applicant provides active usable open space within the buildings. A lounge and fitness center is located on the first floor in each building. Bench, picnic table, trellis and grill details are shown on sheet SP1.1 & SP1.2, however the locations of each are not clear on the site plan. Benches situated on the site would satisfy the passive open space requirement and the locations of benches shall be shown on the site plan.

Detail Applicant Response The usable active open space consists of a fitness center and lounge within the building. The passive open space is along the building consisting of a BBQ & Picnic area.

Also, the DRB committee was concerned about the amount of open space provided to the tenants. In response to this, a larger picnic area and BBQ area was provided. It was suggested that a courtyard be provided on the roof of the structured parking garage of building B, however the unit design of this building didn't lend itself to a public access at this point. Since this building is tight in every direction, the change would have negatively affected the unit count.

From a 30,000-foot view, providing an outdoor BBQ and picnic area + a fitness area and a lounge/party room in the building, all counting towards the open space requirement, is typical for this size project. The solid waste container, tree tract, tenant amenities and parking stalls will be common elements, enjoyed by both buildings.

Detail City Response The applicant has provided a picnic/BBQ area along the east property line. While the location of the open space area is next to the solid waste enclosure, technically it meets the dimensional and grade requirements for usable open space.

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

B. GUIDELINES:

- Provide variation in fencing through 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.

Concept Applicant Response

The proposed perimeter fence will be modulated with varying heights. See site detail sheet. There will also be a variety of textures, materials and colors. The landscaping will act as a screen to break up the expanse of the fence. The materials used on the fence will be similar in style, color and texture to the exterior building materials.

Concept City Response

The site plan shows a continuous fence on the north, east, and south property lines. A note indicates that the fence will be 6 feet, site obscuring. A fence detail located on page SP1.1 includes a cedar fence detail that varies height from 5'6" to 4'6" with variation in the plank spacing on the top versus the bottom which provides variety and interest. Perimeter landscaping will further break up the expanse. The fence detail more clearly meets the intent of the design standards. Fence placement along the property lines adjacent to other residential uses is appropriate. The front yard is visually open to the street.

Detail Applicant Response

None

Detail City Response

None

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.
- 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.

Concept Applicant Response

The plants selected are a mix between NW native drought resistant and accent plant materials. The species, spacing and size have been considered for their location and the space allotted. The Thurston Co Noxious weed control Program recommendations will be followed.

Concept City Response

A variety of native landscaping is proposed for a soil & vegetation protection area, perimeter landscaping and interior parking lot landscaping/parking islands. Due to the site's proximity to residential zones and uses on the east and south sides, Type I or Type II landscaping shall be incorporated into the perimeter landscaping in these areas. Currently, the east and south perimeter landscaping areas on the south parcel are undersized and do not include the use of trees at regular intervals. The northern parcel is required to have a minimum of 5 feet of landscaping along the north property line. The landscape plan shall be revised to meet these standards during land use review.

Detail Applicant Response

None

Detail City Response

Adequate perimeter landscaping is now shown, with additional trees planted along the east and south property lines. Landscaping along the north has been averaged to accommodate a pathway.

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.
- 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.

Concept Applicant Response

The only exterior equipment will be small ductless split outdoor units, which can be mounted on the building. They will be located on common area locations in the rear of the building, or along the perimeter adjacent to the perimeter fence.

Concept City Response

Additional details for mechanical equipment and utility vault locations and screening methods should be provided at detail design review.

Detail Applicant Response

None

Detail City Response

Four HVAC outdoor units are shown on the north elevation of Building B and on the east elevation of Building A. The units are painted to match the exterior siding of the building. A PSE transformer located in a parking island near the driveway entrance appears to be adequately screened with landscaping. It is unlikely that the proposed tree will be located so closely and may need to be relocated further from the transformer.

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

Concept Applicant Response

All site lighting will be shielded to prevent light spill-over. 15' high parking lot poles will be used. Some wall sconces will be used along the front and side of the buildings.

Concept City Response

Site lighting locations and details should be provided at detail design review. Details should include clear locations for each type of lighting with corresponding light details.

Detail Applicant Response

None

Detail City Response

Can lights are provided at the entrances and downlights are shown at regular intervals on the building facades. Poles will provide parking lot landscaping. Lighting details are provided in the plan set.

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

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.

Concept Applicant Response

The project has very few blank walls proposed. The use of trellises and structured parking lot screens have been employed to mitigate these walls.

Concept City Response

Perimeter landscaping will be used to help break up and screen long expanses of fencing, which surround the site. Where building walls modulate, landscaping is used to accentuate these areas. Trellis features are shown on the elevations of the building at varying levels, however it is unclear if corresponding landscaping is proposed for these areas on the ground level. The landscape plan should be revised to show ground level trellis locations and corresponding vegetation at detail design review.

Detail Applicant Response

None

Detail City Response

A structured parking lot screen has been added to elevations for Building A as well as additional trees and plantings along the south property line. It is unclear if trellises will be planted with vines.

18.170.100 – Building orientation and entries

A. REQUIREMENT:

Complies

Conflicts

N/A

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.

Concept Applicant Response

Both buildings have a well-defined building entrance from the street frontage, employing canopies with stone accented columns and gable roofs.

Concept City Response

Each building has a clearly defined entrance from the primary street. The use of landscaping, stone columns, and a specific roof material make these areas clear.

Detail Applicant Response

None

Detail City Response

None

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.

Concept Applicant Response

The project site was recently rezoned to HDC-4 and the properties to the south of this HDC-4 line are zoned General Commercial. This means the single-family neighborhood is in transition to a higher density of residential and commercial activities. Within the past few years, two medium-sized residential projects were completed, Hearthstone Apartments (3-story, 58 residential units) and Mulberry Apartments (3-story, 48 units).

The Cottage Apartments will also be 3 story and limited to 35 feet, even though the HDC-4 zone has a much higher height limit. This will better blend to the existing neighborhood during this transition. The proposed craftsman style will also relate well to the two new existing apartment buildings as well as the smaller, single-family houses. The proposed design has incorporated many vertical and horizontal modulations, gable roofs, similar window patterns, and craftsman elements such as, knee-braces and trellises.

Concept City Response

This surrounding area was initially developed with detached and attached single family homes, however the zoning allows multifamily residential at a higher density which is reflected in the surrounding neighborhood's character. This area has transitioned to include several higher density residential complexes. The proposed buildings divide larger facades into smaller segments which helps the building feel less imposing. Residential roof forms and exterior materials echo the residential uses nearby. Scale differences between the proposed building and adjacent buildings are most apparent with the property to the south, which contains a one-story single-family home. Design standards suggest stepping the height of the building mass in these areas. Gabled roof forms at different heights are used in this area. Additional treatment may be desired by the board to further treat the scale difference along the south side of the site.

Detail Applicant Response

The design review committee was concerned about the height of building A adjacent to the single-story residence to the south and recommended that this high wall be softened. The applicant revised the roofline so that a hip roof was carried around the corner to the south side. This reduced the height of the south wall by about eleven feet (from the gable peak). In addition, one of the three story bump outs was reduced to two-stories to provide variety and create more of a human scale on that elevation.

Detail City Response

With the changes described above, an effort has been made to reduce the visual impact of the proposed western/southern roof form near an adjacent existing single-family home.

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

Concept Applicant Response

The proposed design has incorporated modulations at regular intervals, the use of gables, prominent overhangs and canopies at entrances, significant window depth and accent down lighting along the street frontage and other key locations.

Concept City Response

Each building has significant modulation with two areas exceeding 30 feet (Building B along the north and south façade & Building A along the south façade). The design employs articulation of the roofline using gables, covered entries, balconies and trellises to accentuate modulation intervals.

Detail Applicant Response

None

Detail City Response

None

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).

Concept Applicant Response

The project design proposes heavy trim to create deeper shadow lines at windows and multi-pane windows. Windows are located so that residents from one unit can't look directly into other units. The windows will have a natural rhythm to their organization and will have a craftsman appearance.

Concept City Response

The design includes multi-paned windows of different sizes which provide visual rhythm. Windows also include trim.

Detail Applicant Response

None

Detail City Response

None

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

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.

Concept Applicant Response

The project design will have a natural wood appearance, utilizing earth-tone colors. The change in materials and colors will enhance the bottom, middle, top presentation of the building. The materials and colors will be complementary from building to building but will also appear different.

Concept City Response

Details related to materials and colors were not provided at the concept stage. Additional information about colors and materials are required at detail design review.

Detail Applicant Response

None

Detail City Response

A increased variety of materials from the concept design are used to accentuate modulation and to add visual interest. Colors are differentiated between ground floor and upper units and include neutral and earth tones.