



**OLYMPIA DESIGN REVIEW BOARD  
RECOMMENDATION**

**CONCEPTUAL DESIGN REVIEW**

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

DATE: January 28, 2015

TO:

BUILDING OFFICIAL  
 SITE PLAN REVIEW COMMITTEE

Meeting Date: January 22, 2015

Time: 7:20 p.m.

FROM: Cari Hornbein, Senior Planner

PROJECT NAME: Bayan Trails Multifamily PROJECT No.: 14-0139

PROJECT ADDRESS: 607 and 709 Sleater Kinney Road NE

PROJECT DESCRIPTION: Construction of multifamily development – four senior apartment buildings (168 units), ten townhome-style apartment buildings (70 units), community building, pool building, parking, pathways, raised garden beds, outdoor seating areas and viewing platform.

APPLICANT: Golden Alon Development Co., LLC

AUTHORIZED REPRESENTATIVE: Ross Jarvis, PE, SCJ Alliance

**ATTENDEES:** P = Present; A = Absent; X = Excused

**STAFF:**

|   |  |   |   |  |
|---|--|---|---|--|
| P | THOMAS CARVER, Chair<br>(Architect)              | X | DAVID GOULARTE<br>(Business Representative) | <input checked="" type="checkbox"/> CARI HORNBEIN (Senior Planner) |
| X | JANE LACLERGUE, Vice chair<br>(Citizen at Large) | X | JAMI HEINRICHER<br>(Citizen at Large)       | <input type="checkbox"/> STEVE FRIDDLE (Principal Planner)         |
| P | DUANE EDWARDS<br>(Landscape Architect)           | P | DARRELL HOPPE<br>(Planning Commission)      | <input type="checkbox"/> CATHERINE MCCOY (Associate Planner)       |
| P | ROBERT FINDLAY<br>(Architect)                    | P | JOSEPH LAVALLE<br>(Citizen at Large)        |  |
| P | ANGELA RUSH<br>(Citizen at Large)                |   |   |  |

**THIS REVIEW IS BASED ON PLANS AND MATERIALS INCLUDED IN THE PACKET:**

1. Staff Report and Recommendation
2. General Land Use Application and Land Use Supplement
3. Concept Design Review Application
4. Design Checklist, OMC 18.170 – Staff Response
5. Design Checklist, OMC 18.170 –Applicant Response
6. 11 x 17 Plan Set plus Full Size Landscape Plan
7. Context Exhibit
8. Building Separation Exhibit
9. Preliminary Land Use Review Comments
10. Public Comment

**CONTEXT PLAN, PRELIMINARY SITE AND LANDSCAPE, AND PRELIMINARY BUILDING DESIGN:**

The Design Review Board made a single motion for all three components:

*Move to approve the Context Plan, Preliminary Site and Landscape Plans, and Preliminary Building Design as recommended by staff, except that Condition #4 be modified to allow the fence on the south property line to be extended as far west as possible under the City's Critical Area Regulations (OMC 18.32).*

VOTE - Moved by: Tom Carver, Chair      Seconded by: Robert Findlay  
 Approved/Disapproved: Ayes: 6      Nays: 0      Abstain: 0

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**A. Context Plan: *Approve with condition.***

1. Based on staff's analysis of neighborhood scale and character under OMC 18.170.110, approve the context plan for the north, west and eastern portions of the site. For the southern portion of the site, require additional measures beyond those included in the proposal (larger setbacks, modulation) to improve neighborhood scale and character between the townhome buildings and single family homes in San Mar. These changes shall be reviewed either by the full Design Review Board or by a Subcommittee prior to the Site Plan Review Committee making a recommendation to the Hearing Examiner.

**B. Preliminary Site and Landscape Design: *Approve with conditions.***

1. Provide greater separation between walkways and buildings for greater privacy of the ground floor units. *18.170.020*
2. Increase the separation between the community and pool buildings and multifamily buildings for increased light, privacy of the end units, and sense of comfort for residents. *18.170.020*
3. Provide screening between parking areas and adjacent streets to reduce the visual impact on pedestrians and neighboring properties. Screening shall comply with landscape requirements in OMC 18.36. *18.170.030, 18.36*
4. Variation of the fence along the south property line shall be provided, with details to be submitted at the time of Detail Design Review. Allow the fence to be extended as far west as possible under the City's Critical Area Regulations, OMC 18.32. *18.170.050*
5. Revise the landscape plan per design standards in OMC 18.170.060 and OMC 18.36 and submit at the time of Detail Design Review. In addition to comments made in the January 8, 2015 preliminary land use review comments, the revised plan shall address the following:
  - a) Increase the width of planting beds along the building foundations for increased screening of blank walls (e.g., on the east and west elevations of the senior apartments where the depth of the bed is approximately three feet).
  - b) Select plants to minimize headlight glare into the ground floor units of the senior apartments.
  - c) Identify how the area between the community and pool buildings will be used, e.g., indicate whether outdoor seating will be provided?
  - d) Clarify vegetation within the townhome auto courts; indicate whether container plants/trellises are proposed.
  - e) Where evergreens are proposed, provide adequate separation from building walls.

**C. Preliminary Building Design: *Approve with conditions.***

- 1) Move windows or adjust floor plans as needed to minimize opportunities for residents from one unit to look directly into other units. *18.170.130*
- 2) Further study the use of materials and colors to better define the base, middle, and upper levels of the buildings. *18.170.140*
- 3) Provide variation of material/color schemes throughout the project. *18.170.140*
- 4) Modify the south elevations of the townhome buildings to improve neighborhood scale and character (see discussion above under Context Plan). *18.170.110*

Additional Notes:

Several members of the public commented on the proposal:

- The project will generate more traffic and worsen conditions along Sleater Kinney Road;
  - The street and/or pedestrian connection at San Mar will be detrimental to the San Mar neighborhood with increased traffic, easier access by high school students and transients;
  - The fence (along the south property line) should be extended all the way to the wetland to ensure privacy and security of San Mar. Fence design should be attractive;
  - Flooding at the south end of the site should be addressed to avoid impacts to San Mar; in general, ensure that groundwater, stormwater and drainage issues are addressed;
  - Loss of wetlands and attending impacts to stormwater and global warming;
  - The scale of the townhomes where they face San Mar should be reduced;
  - The roof lines appear commercial in nature and not in keeping with residential development;
  - Based on the context plan, the project doesn't fit into the existing neighborhood.
- 

cc:

- Site Plan Review Committee Members
- Jay Sueno, Golden Alon Development, LLC
- Ross Jarvis, PE; SCJ Alliance
- Ron Thomas, Architect; Thomas Architecture Studio
- DRB Record
- DRB Members

**CITY OF OLYMPIA  
Design Review Board**

**CONCEPT DESIGN REVIEW  
STAFF REPORT  
January 22, 2015**

**Case:** Bayan Trails Multifamily, Case No. 14-0139

**Owner** Golden Alon Development Co., LLC  
PO Box 1068  
Olympia, Washington 98507

**Representative:** Ross Jarvis, P.E.  
SCJ Alliance  
8730 Tallon Lane NE  
Lacey, Washington 98516

**Site Address:** 607 and 709 Sleater Kinney Road NE

**Project Description:** Construction of a multifamily development consisting of four senior apartment buildings (168 units), ten townhome-style apartment buildings (70 units), community building, pool building, parking, pathways, raised garden beds, outdoor seating areas and viewing platform. A Category II wetland is located on the western portion of the site.

**Zoning District/  
Comprehensive Plan  
Designation:** Residential Multifamily – 18 (RM-18)

**Design Review District:** N/A

**Scenic Vista:** N/A

**SEPA Determination:** A threshold determination has not yet been made.

**Public Notification:** Public meeting notice was mailed in accordance with OMC 18.78 on January 2, 2014.

**City Staff:** Cari Hornbein, AICP, Senior Planner  
Phone: 360-753-8048  
E-mail: chornbei@ci.olympia.wa.us

**I. BACKGROUND INFORMATION**

**Existing Conditions, Adjacent Development, and Project Context:**

The project site is located at 607 and 709 Sleater Kinney Road NE. The 20-acre site is relatively flat but slopes gently toward a large wetland on the western portion of the site. Except for the wetland, two home sites, and large asphalt parking area, the site is covered in mature trees and vegetation.

Surrounding land uses and zoning are as follows:

- North – single family residence; zoned Residential 4-8 units/acre (R 4-8)
- East – North Thurston High School located in the City of Lacey; zoned Open Space School
- South – single family residences in the San Mar neighborhood; zoned Residential 4-8 units/acre (R 4-8)
- West – Chehalis Western Trail, multifamily beyond, zoned Medical Services (MS)



**Description of Proposed Improvements:**

The proposal is for the phased construction of a multifamily development, including four senior apartment buildings (168 units), community building, pool building, ten townhome-style multifamily buildings (70 units), parking areas, internal street system, sidewalks and pathways, active and passive recreation areas, raised garden beds, stormwater improvements, and utilities. One of the project goals is to retain as many of the site’s mature trees as possible, as well as an existing koi pond and garden between the main house and street. To this end, larger setbacks are proposed along the east and south project boundaries.

**Land Use Review:**

The project is currently under review by the City’s Site Plan Review Committee (SPRC) but has been referred to the Olympia Hearing Examiner due to the complex nature of the project relating to critical areas, tree retention, stormwater drainage, street connections, neighborhood scale and character, and transitional requirements between new multifamily development and existing residential

neighborhoods. Preliminary land use review comments from city staff were sent to the applicant on January 8, 2015 (see Attachment 9). Key issues include street design and connectivity to San Mar Drive, grading and retaining walls within required yards and wetland buffer, tree retention, stormwater drainage, utilities, and transitional requirements for large multifamily projects.

### **Public Comment:**

The City received several written comments, primarily in opposition to a street connection between the project site and the San Mar neighborhood. One comment was received that addressed neighborhood compatibility (see Attachment 10).

## **II. DESIGN ANALYSIS:**

The purpose of design review is articulated in OMC 18.100.040:

- 1) To promote those qualities in the natural environment which bring value to the community;
- 2) To foster the attractiveness and functional utility of the community as a place to live and work;
- 3) To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;
- 4) To raise the level of community expectations for the quality of the built environment;
- 5) To encourage originality and creativity in site planning and architecture;
- 6) To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- 7) To preserve and enhance property value;
- 8) To ensure that new developments maintain or improve neighborhood character and livability; and
- 9) To consider the applicant's needs and goals and the broader public impact of any proposal.

### **Concept Design Review**

Please note that this is a **Concept Design Review**. Conceptual design 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 general Citywide design criteria and the specific design criteria of the design district.

The section called "How to Use Design Guidelines (OMC 18.100.100)" in the Olympia Municipal Code encourages creative solutions in meeting the Design Requirements as long as the solutions **are equal to, or better than**, the guidelines listed below the Requirement Sections.

Please note that for this project, Chapters OMC 18.170, Multifamily Residential applies. City staff has evaluated the project based on:

- 1) Design requirements and guidelines checklist for OMC 18.170, Multifamily Residential; and
- 2) Context plans and elevations, site plan, floor plans, building elevations, grading plan, perspective renderings, landscape plan, and applicant's response to multifamily residential design requirements and guidelines (see Attachment 6).

**Design Issues**

Key design issues are summarized below. For detailed discussion, see the attached multifamily design checklist with staff's analysis (Attachment 4). The applicant also analyzed the project's consistency with the design standards, which can be found in see Attachment 5.

- 1) Site grading, OMC 18.170.010 – Significant grading and tree removal is proposed within the wetland buffer. This has been identified as a site plan issue due to potential impacts to the wetland buffer, loss of mature trees, and impacts to existing drainage patterns.
- 2) Pedestrian circulation, OMC 18.170.020 – Pedestrian pathways come within a few feet of proposed buildings in several locations, impacting the privacy of ground floor units. In addition, pedestrian areas between the community and pool buildings and adjoining multifamily buildings are very narrow (15 - 27 feet between buildings). These spaces will offer less privacy to the end units, may be shadier, and may feel uncomfortable to residents.
- 3) Parking lot screening, OMC 18.170.030 – Parking areas dominate street frontages along 6<sup>th</sup> Avenue NE and the east/west street (north of the townhome buildings); no more than 30% is allowed under the guidelines. Revisions to the landscape plan are needed to address screening requirements.
- 4) Fences and walls, OMC 18.170.050 – The fence along the south property line lacks variation.
- 5) Landscaping, OMC 18.170.060 – A detailed landscape plan is needed to determine consistency with design standards, as well as landscape requirements in OMC 18.36.
- 6) Neighborhood scale and character, OMC 18.170.110 – This is the most significant issue for the project and involves consideration of the 18<sup>th</sup> Avenue Estates appeal in 2009/2010. In that case, which involved a multifamily project next to an existing single family neighborhood, the outcome involved increased modulation and stepped rooflines. In the case of Bayan Trails, staff generally supports efforts made by the applicant to address neighborhood scale and character, but recommends that measures be taken to further improve neighborhood scale and character between the townhome buildings and existing single family homes in San Mar.
- 7) Windows, OMC 18.170.130 – Windows generally meet the design standards except in some locations where residents will be able to see into nearby units. Further study of window placement and floor plans is recommended.
- 8) Materials/colors, OMC 18.170.140 – Use of materials generally meets this standard, but further study of both materials and colors is recommended to better differentiate between floors, define base/middle/upper levels, and provide variation between buildings.

**III. STAFF RECOMMENDATION**

That the Design Review Board recommend to the Olympia Hearing Examiner approval of concept plans for the Bayan Trails Multifamily project, File No. 14-0139 with the following conditions, as may be modified by the Board (relevant code sections in italics).

**A. Context Plan: *Approve with condition.***

1. Based on staff's analysis of neighborhood scale and character under OMC 18.170.110, approve the context plan for the north, west and eastern portions of the site. For the southern portion of the site, require additional measures beyond those included in the proposal (larger setbacks, modulation) to improve neighborhood scale and character between the townhome buildings and single family homes in San Mar. These changes shall be reviewed either by the full Design Review Board or by a Subcommittee prior to the Site Plan Review Committee making a recommendation to the Hearing Examiner.

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- d) Modify the south elevations of the townhome buildings to improve neighborhood scale and character (see discussion above under Context Plan). *18.170.110*

Submitted By: Cari Hornbein, Senior Planner  
Phone: (360) 753-8048

Attachments:

- 2. General Land Use Application and Land Use Supplement
- 3. Concept Design Review Application
- 4. Design Checklist, OMC 18.170 – Staff Response
- 5. Design Checklist, OMC 18.170 – Applicant Response
- 6. 11 x 17 Plan Set plus Full Size Landscape Plan
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- 8. Building Separation Exhibit
- 9. Preliminary Land Use Review Comments
- 10. Public Comment



## GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: 14-0139 Date: Nov 12, 2014  
 Received By: J. Colby / C. Hornbain Project Planner: C. Hornbain Related Cases: 14-0070

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Adjacent Property Owner List           | <input type="checkbox"/> Large Lot Subdivision   |
| <input type="checkbox"/> Annexation Notice of Intent                       | <input type="checkbox"/> Parking Variance  |
| <input type="checkbox"/> Annexation Petition (with BRB Form)               | <input type="checkbox"/> Preliminary Long Plat   |
| <input type="checkbox"/> Binding Site Plan                                 | <input type="checkbox"/> Preliminary PRD   |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation)      | <input type="checkbox"/> Reasonable Use Exception (Critical Areas)                               |
| <input type="checkbox"/> Conditional Use Permit                            | <input checked="" type="checkbox"/> SEPA Checklist   |
| <input checked="" type="checkbox"/> Design Review – Concept (Major)        | <input type="checkbox"/> Shoreline Development Permit (JARPA Form)                               |
| <input type="checkbox"/> Design Review – Detail                            | <input type="checkbox"/> Short Plat  |
| <input type="checkbox"/> Environmental Review (Critical Area)              | <input type="checkbox"/> Tree Plan   |
| <input type="checkbox"/> Final Long Plat                                   | <input type="checkbox"/> Variance or Unusual Use (Zoning)  |
| <input type="checkbox"/> Final PRD   | <input checked="" type="checkbox"/> Other <u>Engineering Application Completeness Checklist,</u> |
| <input checked="" type="checkbox"/> Land Use Review (Site Plan) Supplement | <u>EDDS Deviation Request</u>  |

Project Name: Bayan Trails

Project Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506

Applicant: Golden Alon Development Co, LLC

Mailing Address: PO Box 1068, Olympia WA 98507

Phone Number(s): (206) 383-4973

E-mail Address: info@goldenalon.com

Owner (if other than applicant): same as applicant

Mailing Address: \_\_\_\_\_

Phone Number(s): \_\_\_\_\_

Other Authorized Representative (if any): Ross Jarvis, PE, SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Lacey WA 98516

Phone Number(s): (360) 352-1465

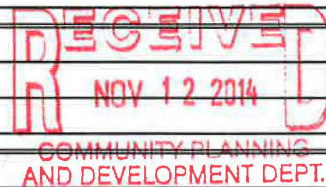
E-mail Address: rossj@scjalliance.com

Project Description: Construction of four senior housing apartment buildings (168 units) and ten townhome-style apartment buildings (70 units), along with a community building, pool building, and associated parking.

Size of Project Site: 19.52 acres

Assessor Tax Parcel Number(s): 11817210100, 11817210200

Section : 17 Township: 18N Range: 1W



Full Legal Description of Subject Property (attached ):  
Parcel 11817210100: Section 17, Township 18, Range 1W, Quarter NE NW, less .17A less .06A RW  
Parcel 11817210200: Section 17, Township 18, Range 1W, Quarter NE NW, BLA-5784, Tract A, Document  
014/297  
 Zoning: RM-18  
 Shoreline Designation (if applicable): n/a  
 Special Areas on or near Site (show areas on site plan):  
 Creek or Stream (name): \_\_\_\_\_  
 Lake or Pond (name): \_\_\_\_\_  
 Swamp/Bog/Wetland  Historic Site or Structure  
 Steep Slopes/Draw/Gully/Ravine  Flood Hazard Area (show on site plan)  
 Scenic Vistas  None

Water Supply (name of utility if applicable): City of Olympia  
 Existing: Well  
 Proposed: City  
 Sewage Disposal (name of utility if applicable): City of Olympia  
 Existing: Septic  
 Proposed: City  
 Access (name of street(s) from which access will be gained): Sleater-Kinney Rd NE and 6th Ave NE (future extension)

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature [Handwritten Signature] Date 11/12/14  
 I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

**Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.**

- Each complete General Land Use Application shall include each of the following:
1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
  2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
  3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
  4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
  5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



LAND USE REVIEW (SITE PLAN) SUPPLEMENT



COMMUNITY PLANNING AND DEVELOPMENT DEPT.

OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: 14-0139 Date: Nov 12, 2014  
 Received By: J. Colby Project Planner: C. Hambein Related Cases: 14-0070  
 Project Name: Bayan Trails  
 Project Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506  
 Name of Applicant: Golden Alon Development, LLC

|  | EXISTING                                | TO BE ADDED   | TOTAL           |
|--|---|---|-----------------|
| Parcel Area                            | 850,291 sq. ft.                         | 0 sq. ft.   | 850,291 sq. ft. |
| Number of Lots                         | 2                                       | 0   | 2               |
| IBC Building Type                      | -                                       | VB  |                 |
| Occupancy Type                         | R                                       | Townhouse Bldgs – R-2<br>Senior Housing Bldgs – R-2<br>Community Building – A-2<br>Pool Building – A-4<br>Maintenance Building – S-2  |                 |
| Number of Buildings                    | 2 Single Family Residences              | 10 Townhouse Bldgs (7 Units in each)<br>4 Senior Housing Bldgs (55 +)<br>1 Community Building<br>1 Pool Building, & 1 Maintenance Building  | 17              |
| Height                                 | 25 ft.                                  | 35 ft.  | 35 ft.          |
| Number of Stories (including basement) | 3                                       | Townhomes & Senior Housing = 3 stories<br>Community Building = 2 stories<br>Pool Building & Maintenance Building = 1 story  | 3 stories max.  |
| Basement                               | 983 sq. ft.                             | -   | -               |
| Ground Floor                           | 1,425 + 844 (2nd house) = 2,269 sq. ft. | Townhomes = 3,984 sf x 10 = 39,840 sf/bldg<br>Senior Housing = 15,567 sf x 4 = 62,268 sf/bldg<br>Community Building = 6,210 sf<br>Pool Building = 4,096 sf<br>Maintenance Building = 1,200 sf | 113,614 sq. ft. |
| Second Floor                           | 1,193 sq. ft.                           | Townhomes = 4,580 sf x 10 = 45,800 sf/bldg<br>Senior Housing = 15,472 sf x 4 = 61,888 sf/bldg<br>Community Building = 6,028 sf  | 113,716 sq. ft. |
| Remaining Floors (number 1)            | 0 sq. ft.                               | Townhomes = 4,580 sf x 10 = 45,800 sf/bldg<br>Senior Housing = 14,877 sf x 4 = 59,508 sf/bldg   | 105,308 sq. ft. |
| Gross Floor Area of Building           | 4,445 sq. ft.                           | Townhomes = 131,440 sf<br>Senior Housing = 183,664 sf<br>Community Building = 12,238 sf<br>Pool Building = 4,096 sf<br>Maintenance Building = 1,200 sf  | 332,638 sq. ft. |
| Landscape Area                         | 0 sq. ft. (area is forested)            | 53,580 sq. ft.  | 53,580 sq. ft.  |
| Paved Parking                          | 15,710 sq. ft.                          | 114,970 sq. ft.   | 130,680 sq. ft. |
| Number of Parking Spaces               | -                                       | 347   | 347             |
| Total Impervious Area                  | 19,660 sq. ft.                          | 283,082 sq. ft.   | 302,742 sq. ft. |
| Sewer (circle one)                     | City <u>Septic</u>                      | <u>City</u> / Septic  |                 |
| Water (circle one)                     | City <u>Well</u>                        | <u>City</u> / Well  |                 |

PROJECT DESCRIPTION *(please fill out the above table and provide a separate detailed description):*

The project site comprises a total area of 19.52 acres. A heavily treed property and beautiful wetlands are just a few features of this property, along with potential access to the Chehalis Western Trail. The site plan preserves many expansive areas of trees and incorporates the natural landscape into the grounds through meandering pathways and bio-retention gardens. A 100-foot wetland buffer has been established for the existing wetland within the western half of the project site, which allows for a total buildable area of 10.86 acres.

An existing single-family residence and groundskeeper's quarters will be demolished to allow for the development of the Bayan Trails project. The proposed project includes the phased construction of senior housing apartments and multi-family townhome-style apartments. Four senior housing apartment buildings (55 and over for active adults) along with a community building and pool building and associated parking lots are proposed on the northern half of the project site. Ten townhome-style apartment buildings with seven units per building and associated parking is proposed on the southern half of the project site. In all, construction will include 168 senior housing units and 70 townhome-style apartment units.

In addition to the proposed buildings, three public roads will be constructed through the project site. 6th Avenue NE will extend west through the project site along the northern property line. A second road will be located along the wetland buffer setback line and will be oriented in a north/south direction. The third road will be oriented in an east/west direction and will connect to Sleater-Kinney Road NE to the east.



# DESIGN REVIEW APPLICATION - CONCEPT

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: 14-0139 Date: Nov. 12, 2014  
 Received By: I Colby / C. Horabain Project Planner: C. Horabain Related Cases: \_\_\_\_\_

Project Name: Bayan Trails  
 Site Address: 607 and 709 Sleater-Kinney Road NE, Olympia WA 98506  
 Applicant Name: Golden Alon Development Co, LLC  
 Phone Number: (206) 383-4973  
 E-Mail Address: info@goldenalon.com  
 Description of Project: Construction of four senior housing apartment buildings (168 units) and ten townhome-style apartment buildings (70 units), along with a community building, pool building, and associated parking.

### Minimum Submittal Requirements:

1. General Land Use Application
2. Title-company certified list of mailing addresses of owners of real property within 300 feet of the project site
3. Two (2) full-size sets of plans and one reduced 11" X 17" set of each of the following plans:
4. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
  - Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
  - Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
5. Preliminary Site Plan illustrating:
  - Property lines with distances.
  - Adjacent public rights-of-way.
  - Existing and proposed grades at 2-foot contour intervals.
  - Existing and proposed site features, including stormwater facilities.
  - Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
  - Clearly delineated and labeled landscape and hardscape areas.
6. Preliminary Landscape Plan illustrating:
  - Location of existing (to remain) and proposed plants.
  - Type of existing and proposed plants (i.e., groundcover, shrub, tree).
  - Graphic depiction of the size of proposed tree canopies at maturity on plan.
  - Clearly delineated and labeled landscape, hardscape, and building areas.
7. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
  - Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
  - Location of building doors and windows.
  - Indicate finished floor elevations and location of exterior steps and stairways.
  - Area(s) on building where signs will be installed.

Project Name: Bayan Trails Multifamily

Master File: #14-0139

Concept Design Review

Date: January 22, 2015

Detail Design Review

**MULTI-FAMILY RESIDENTIAL DESIGN CHECKLIST – CHAPTER 18.170  
STAFF RESPONSE**

**Note:** *Staff remarks are in italics; question marks adjacent to guidelines denote that additional information needed.*

|                                       |                                     |  |
|---------------------------------------|-------------------------------------|--|
| 18.170.010 Grading and tree retention |                                     |  |
| <b>A. REQUIREMENT:</b>                |                                     | Incorporate existing topography and mature trees in the project design to the extent feasible. |
| Complies                              | Conflicts                           |  |
| <input checked="" type="checkbox"/>   | <input checked="" type="checkbox"/> |  |
| <i>Developed portion</i>              | <i>Grading in wetland buffer</i>    | <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. *See discussion below grading within the wetland buffer.*
- Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

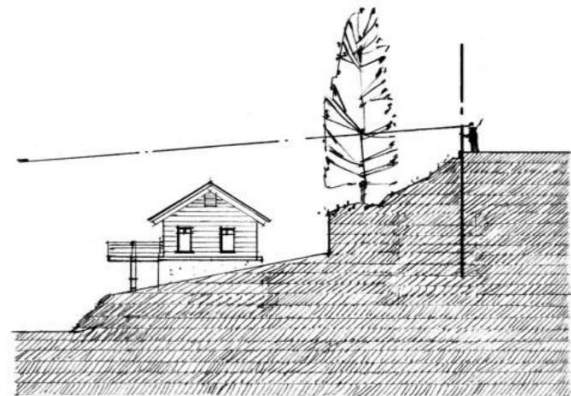


FIGURE 18.170.010

**Staff Response:**

*The site is relatively level with slight variations in terrain on the eastern portion of the site. The terrain drops approximately ten feet toward the wetland, which is located on the western portion of the site.*

*On the portion of the site to be developed, minimal grading is proposed and as many existing trees as possible will be retained. Adjustments to the site will be necessary to avoid impacts to root zones; this issue will be addressed during land use review.*

A significant amount of fill as well as a stormwater flow spreader is proposed within the wetland buffer with potential impacts to existing drainage patterns, trees, and overall buffer functions and values. These impacts will be addressed during land use review.

As a recommended condition of design review approval, the applicant will be required minimize site grading to the extent possible (and in doing so, minimize impacts to the wetland buffer and existing drainage).

| 18.170.020 – Pedestrian and vehicular circulation  |                                     |                          |   |
|--|-------------------------------------|--------------------------|---|
| <b>A. REQUIREMENT:</b>   |                                     |                          | 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. |
| Complies   | Conflicts                           | N/A                      |   |
| <input checked="" type="checkbox"/>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
| <p><i>Lacks street connection to San Mar Drive; narrow pedestrian areas between buildings.</i></p> |                                     |                          |   |

**B. GUIDELINES:**

- Mark pedestrian pathways with vertical plantings.
- Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers. *Hardscape details to be provided at Detail Design Review.*
- 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.

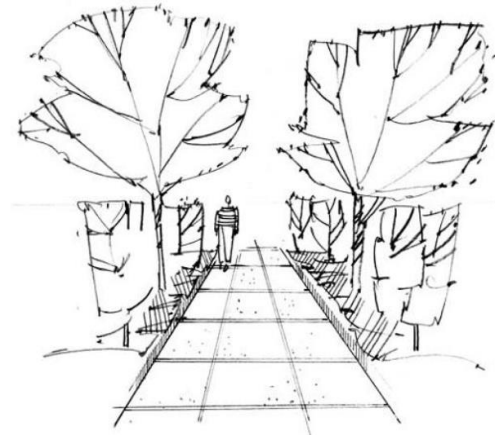


FIGURE 18.170.020

Staff Response:

The project includes an extensive network of pathways internal to the site as well as to the Chehalis Western Trail, Sleater Kinney Road, and the San Mar neighborhood to the south. The internal network provides access to site features including the community and pool buildings, outdoor gardens, fire pit, and overlook.

Pedestrian pathways come within a few feet of proposed buildings in several locations. Where this occurs, staff recommends increasing the separation for increased privacy of the ground floor units. In addition, pedestrian areas between the community and pool buildings and adjoining multifamily buildings are very narrow with only 15 - 27 feet between buildings. These spaces will be shadier, offer less privacy to the end units, and may feel uncomfortable to residents.



*As a recommended condition of approval, the applicant will be required to provide greater separation between walkways and buildings and address the design of pedestrian spaces between the community and pool buildings and multifamily buildings.*

*A street connection between the proposed development and San Mar will required to meet the City's Engineering Design and Development Standards (EDDS) for block sizing and connections to existing neighborhoods. This issue will be addressed in conjunction with land use review.*

| 18.170.030 – Parking location and design   |   |                                 |
|--|---|---------------------------------|
| <b>A. REQUIREMENT:</b>   |   |                                 |
| Complies<br><input checked="" type="checkbox"/>  | Conflicts<br><input checked="" type="checkbox"/>      | N/A<br><input type="checkbox"/> |
| <i>Along Sleater Kinney</i>  | <i>Along 6<sup>th</sup> Avenue and east/west road</i> |                                 |
| 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.

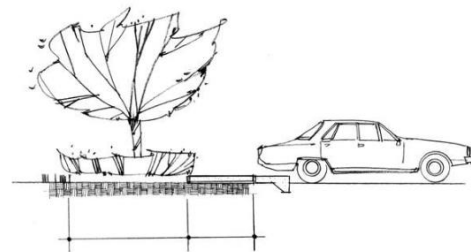


FIGURE 18.170.030-A

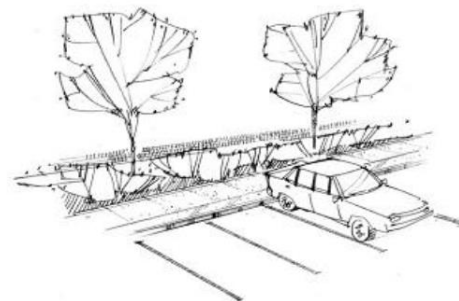


FIGURE 18.170.030-B

**Staff Response:**

*A minimum 50-foot buffer is proposed between the east property line (along Sleater Kinney Road) and parking areas. Within this area, existing and proposed vegetation will provide screening. Along 6<sup>th</sup> Avenue and the east/west street (north of the townhomes units), biofiltration swales are proposed. In staff's opinion, bioswale plantings are not well suited for screening and are not be consistent with OMC 18.36.180 which requires a ten-foot vegetative screen between parking areas and rights-of-way. This has been identified as an issue in staff's preliminary land use comments.*

As a recommended condition of approval, screening will be required. Creative solutions are encouraged, as long as they are equal to or better than the design guidelines and meet landscape requirements in 18.36.

|                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| 18.170.040 – Usable open space      |                          |                          |   |
| <b>A. REQUIREMENT:</b>              |                          |                          | 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"/> |   |

**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.

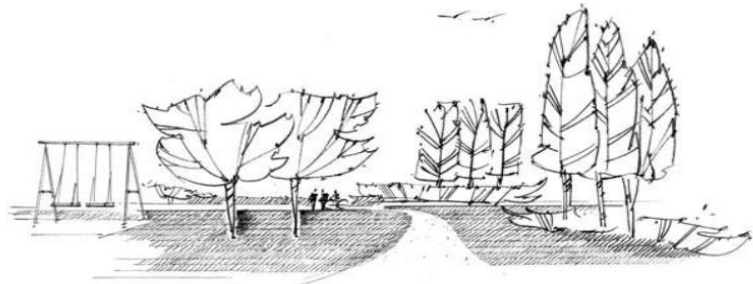


FIGURE 18.170.040

Staff Response:

The proposed project includes a variety of open spaces including the wetland buffer, courtyards, raised vegetable garden beds, and passive and active recreation facilities.

|   |                                     |                          |   |
|---|-------------------------------------|--------------------------|---|
| 18.170.050 – Fences and walls           |                                     |                          |   |
| <b>A. REQUIREMENT:</b>                  |                                     |                          | 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 checked="" type="checkbox"/> and | <input checked="" type="checkbox"/> | <input type="checkbox"/> |   |
| No variation of 6' fence                |                                     |                          |   |

**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. *Only on north side of fence, not south side.*
- Repeat use of building facade material on fence columns and/or stringers.
- Provide lighting, canopies, trellises, or other features to add visual interest.

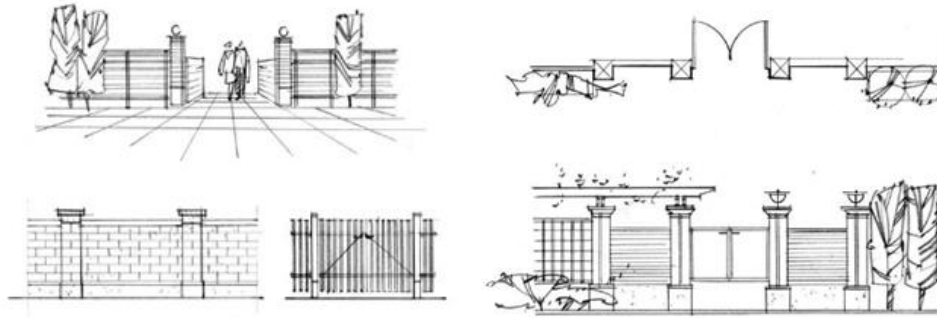


FIGURE 18.170.050

**Staff Response:**

A 6-foot solid fence is proposed along the south property line. Because of private property to the south, the only opportunity for an opening is at San Mar Drive. A 3-foot decorative fence is proposed along the front property line, allowing for visual connection to the street.

At this time, no variation of the 6-foot fence is proposed. As a recommended condition of approval, variation will be required and details provided at the time of Detail Design Review.

| 18.170.060 – Landscape plant selection   |                                       |                                 |
|--|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>   |                                       |                                 |
| Complies<br><input type="checkbox"/> ?<br><i>Unknown at this time</i>  | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| 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.

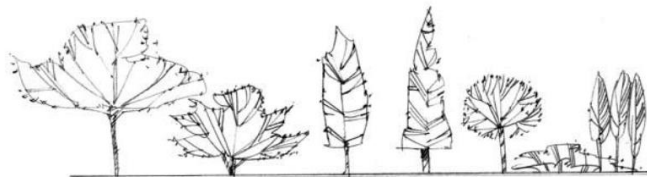


FIGURE 18.170.060

Staff Response:

At this time, the landscape plan provides general information. It shows the location of trees, shrubs, and ground cover, but does not specify individual species. As such, staff is unable to make a finding of consistency with this design standard. A detailed plan, prepared in accordance with OMC 18.36.080 has been requested by staff as part of land use review. Since issuance of preliminary land use review comments on January 8, staff has identified additional items to be addressed on the landscape plan:

- 1) Increase the width of planting beds along the building foundations for increased screening of blank walls (e.g., on the east and west elevations of the senior apartments where the depth of the bed is approximately three feet).
- 2) Select plants to minimize headlight glare into the ground floor units of the senior apartments.
- 3) Identify how the area between the community and pool buildings will be used, e.g., will there be outdoor seating?
- 4) Clarify vegetation within the townhome auto courts; are container plants/trellises proposed?
- 5) Where evergreens are proposed, make sure there is adequate separation from building walls.

These items have been included as a recommended condition of approval in the staff report.

| 18.170.070 – Screening mechanical equipment   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br><input type="checkbox"/> ?  | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| 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. |                                       |                                 |
| Unknown at this time  |                                       |                                 |

**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.

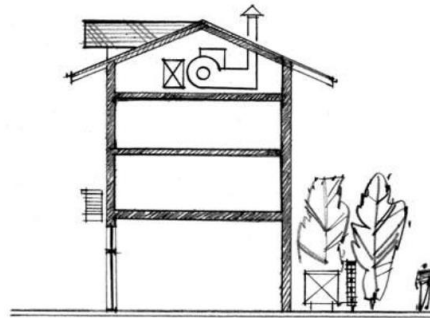


FIGURE 18.170.070

Staff Response:

The location of mechanical equipment and method of screening is not required at the time of Concept Design Review. Building-mounted equipment is referenced on the elevations, but the location of ground-mounted equipment has not yet been identified. This information will be provided at the time of Detail Design Review.

| 18.170.080 – Site lighting  |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br><input type="checkbox"/> ?<br><i>Unknown at this time.</i>  | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| 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.

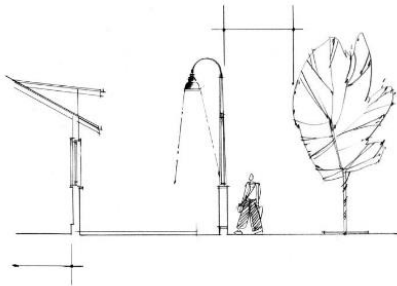


FIGURE 18.170.080-A

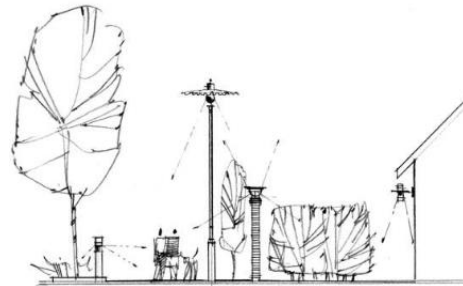


FIGURE 18.170.080-B

Staff Response:

*The location of lighting will be established once the site layout is finalized. A lighting plan and details will be provided at the time of Detail Design Review.*

| 18.170.090 – Screening blank walls and fences   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br><input checked="" type="checkbox"/>   | Conflicts<br><input type="checkbox"/> | N/A<br><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.

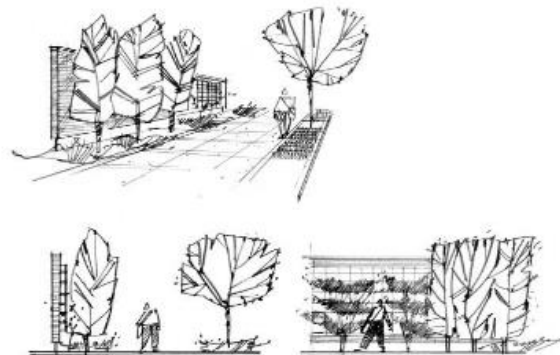


FIGURE 18.170.090

Staff Response:

In general, buildings have been designed to avoid blank walls. The east and west ends of the senior apartments have been identified as needing additional vegetative screening of blank walls (see discussion under 18.170.060).

| 18.170.100 – Building orientation and entries |                          |                          |  |
|---|--------------------------|--------------------------|--|
| <b>A. REQUIREMENT:</b>                        |                          |                          | Provide a clearly defined building or courtyard entry to the building from the primary street. |
| Complies                                      | Conflicts                | N/A                      |  |
| <input checked="" type="checkbox"/>           | <input type="checkbox"/> | <input type="checkbox"/> |  |

**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.

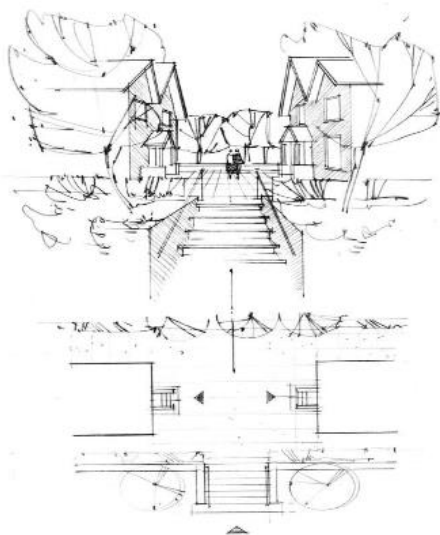


FIGURE 18.170.100-A

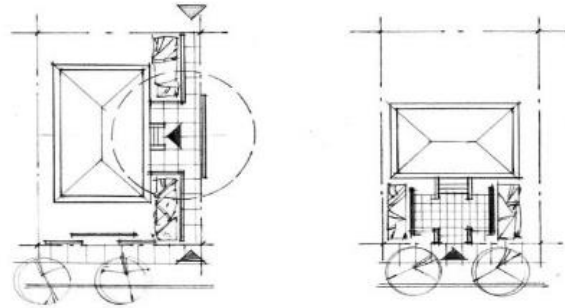


FIGURE 18.170.100-B

Staff Response:

For purposes of this analysis, the primary street is considered to be Sleater Kinney Road NE. Multifamily buildings are not oriented toward Sleater Kinney Road because of the applicant’s desire to preserve an existing pond and garden, and several mature trees. Clearly defined entries from the parking lot are proposed for each of the four multifamily buildings, and community and pool buildings as shown on the plans.

The eastern-most townhome building is oriented toward Sleater Kinney Road, but like the multifamily buildings, has a large set back from the street to preserve existing mature trees.

**18.170.110 – Neighborhood scale and character**

**A. REQUIREMENT:**

| Complies  | Conflicts                           | N/A                      |
|---|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/>             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>Townhome buildings are not stepped down.</i> |                                     |                          |

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.

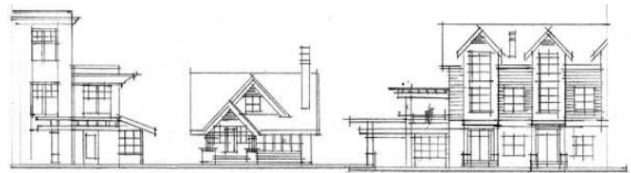


FIGURE 18.170.110-A

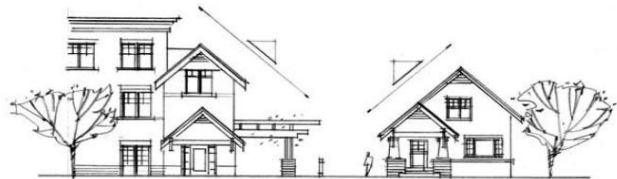


FIGURE 18.170.110-B



FIGURE 18.170.110-C

Staff Response:

*Application of this design standard has been an issue on many projects in Olympia. An example relevant to the current proposal is 18<sup>th</sup> Avenue Estates, a multifamily project adjacent to an established single family residential neighborhood (located at the corner of 18<sup>th</sup> Avenue and Kempton Street).*

*In this case (2009/2010), Land Use Approval was appealed. The Hearing Examiner remanded the application to the Design Review Board for consideration of scale and massing under OMC 18.170.110 and 120. The Board considered these issues, and found that while some of the buildings met these standards, others did not. Increased modulation and stepped building heights were required.*

*Turning to Bayan Trails, this discussion of neighbor scale and character will focus on existing homes north and south of the site. North Thurston High School to the east/southeast is similar in scale; multifamily buildings to the west are over 600 feet away from the developed portion of the site and buffered by existing vegetation and the wetland.*

*The relationship between existing and proposed buildings is shown on the site plan, context plans and context elevations (also see Attachment 7, which provides a clear image of existing buildings). Immediately to the north of the project site are two single family homes and vacant land. Further north is the North Thurston Estates subdivision. The San Mar subdivision is located to the south.*

*Neighborhood Scale and Character – North:* *As noted on the context plans and elevations, homes to the north are at least 145 feet from proposed buildings and separated by 6<sup>th</sup> Avenue street improvements, street trees, and perimeter landscaping (see discussion under OMC 18.170.060). Buildings A and B are approximately 100 feet away from the north property line. A substantial vegetated buffer is situated between Building A and the home immediately to the north.*

*Homes to the north are predominantly single story ramblers and bungalows with gabled roofs. The senior apartments are proposed to be contemporary in design, but employ similar elements such as lap siding and gabled roof. Modulation, secondary roof forms, and balconies reduce overall massing. In staff's opinion, these measures – along with substantial setbacks and vegetative screening – will offset differences in scale and character between the proposed project and residential homes to the north. This assumes that ten feet of perimeter landscaping will be provided between the parking lot and 6<sup>th</sup> Avenue East and that trees east of Building A can be saved.*

*Neighborhood Scale and Character – South:* *Homes in the San Mar neighborhood include a mix of one and two story ramblers with gabled roofs. Those immediately to the south are set back 10 – 25 feet from the property line.*

*The townhome buildings are proposed to be three stories and 32 feet in height to the midpoint of the roof. Buildings are set back between 30 - 42 feet from the south property line to preserve existing trees; the minimum required per code is 20 feet. The townhomes buildings are contemporary in design, but use similar elements such as lap siding and gabled roofs. The south elevation of each building is modulated above the garage level to pick up additional floor area for kitchens and bathrooms. Proposed design elements and building setbacks help to alleviate issues relating to neighborhood scale and character. When viewed in elevation however, there is little variation in building elements or materials. Colors can achieve variation, and color schemes will be provided at Detail Design Review. While consistency between buildings is desired, there should also be some variation to create visual interest, avoid repetition, and reflect existing neighborhood context.*

*Neighborhood scale is also affected by building placement and density. Most of the homes immediately to the south are separated from each other by at least 50 feet (see Attachment 8). In contrast, the townhome buildings are separated by 23 feet at the auto courts, and 29 feet at the pedestrian courtyards. There are five single family buildings in contrast to ten multifamily buildings. Recognizing*



that the project site is zoned for a higher density (RM-18 compared with R 4-8 to the north and south), differences in scale must still be addressed.

The City has received several comments about the proposed project, one of which expressed concern over scale and character. This comment is attached (Attachment 10) for the Board’s consideration.

In summary, staff generally supports the applicant’s efforts to address neighborhood scale and character. However, in consideration of the 18<sup>th</sup> Avenue Estates decision, staff recommends that measures be taken to further improve neighborhood scale and character between the townhome buildings and existing single family homes in San Mar. This has been included as a recommended condition of approval in the staff report.

| <b>18.170.120 – Building modulation</b> |                          |                          |   |
|---|--------------------------|--------------------------|---|
| <b>A. REQUIREMENT:</b>                  |                          |                          | Use building modulation at least every 30 feet to reduce the appearance of large building masses. |
| Complies                                | Conflicts                | N/A                      |   |
| <input checked="" type="checkbox"/>     | <input type="checkbox"/> | <input type="checkbox"/> |   |

**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. *(Window details typically not provided at concept design review.)*
- Provide light fixtures, trellises or architectural detailing to accentuate modulation intervals.



**FIGURE 18.170.120**

Staff Response:

Modulation is provided through changes in building footprints, building planes, decks, and varying roof forms.

| 18.170.130 – Building windows   |  |                                 |
|---|--|---------------------------------|
| <b>A. REQUIREMENT:</b>  |  |                                 |
| Complies<br><input checked="" type="checkbox"/>   | Conflicts<br><input checked="" type="checkbox"/> | N/A<br><input type="checkbox"/> |
| <p><i>Windows directly across from each other.</i></p>  |  |                                 |
| <p>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.</p> |  |                                 |

**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).

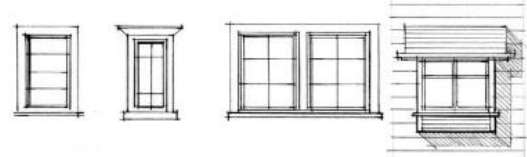


FIGURE 18.170.130-A



FIGURE 18.170.130-B

Staff Response:

*As designed, windows provide relief, detail, and rhythm. Greater attention should be given to window placement and privacy within units. For example, kitchen and bedroom windows on the townhome units are directly across from each other. This has been included as a recommended condition of approval in the staff report. Additional detail will be required at the time of Detail Design Review for frame dimensions, sill depth, trim width, etc.*

| 18.170.140 – Materials and colors   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br><input checked="" type="checkbox"/>   | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| <p><b>Materials – no color schemes proposed at this time.</b></p>   |                                       |                                 |
| <p>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.</p> |                                       |                                 |

**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. *(Met in part; additional differentiation between floors recommended).*

- ❑ 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.



FIGURE 18.170.140

Staff Response:

*Color schemes were not provided for this stage of design review, but will be required at Detail Design Review. Use of materials generally meets standards; however, staff recommends further study of materials and colors to better define the base, middle, and upper levels, for example: 1) on the east and west elevations of the multifamily buildings where masonry is used on the first two levels with no other detailing or windows, 2) on the north and south elevations of the same buildings where lap siding is used on all three levels, and 3) on the north and south elevations of the townhome buildings where lap siding is used on the upper levels. Staff also recommends that material/color schemes be varied between buildings. This has been included as a recommended condition of approval in the staff report.*

Project Name: Bayan Trails  
 X Concept Design Review  
 Detail Design Review

Master File #: 14-0139  
 Date: 12-31-14

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

**18.170.010 Grading and tree retention**

**A. REQUIREMENT:**

|          |                          |                          |
|----------|--------------------------|--------------------------|
| Complies | Conflicts                | N/A                      |
| Y        | <input type="checkbox"/> | <input type="checkbox"/> |

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

*Response: The design team has done extensive pre-development research with the intent of minimizing the amount of grading required and saving as many trees as possible once the site is fully built out.*

- *Before any design work was undertaken, a complete topographical survey, tree survey (noting location, size and tree type), wetland delineation and report were completed. The master plan reflects an integrated design approach wherein the owner, architect, civil engineer, wetland biologist, landscape architect and urban forester worked collaboratively to incorporate Low Impact Development (LID) techniques throughout the development.*
- *Leaving large areas of forested land untouched within larger than required setbacks (in many cases; double the width required) along the east and south property lines creates a forested buffer (saving many trees) between the single family housing development to the south and Sleater Kinney Rd. and North Thurston High School to the east.*
- *Nearly all of the trees within the wetland buffer along the west side of the development are also retained.*
- *The master plan also incorporates many pedestrian courtyards separating the apartment buildings and the townhomes. Within these pedestrian courtyards, many existing trees are retained, including a cluster of 6+ conifer trees that range in size from 36" to 54" in diameter.*
- *There is a natural topographical crown running east-west through the middle of the site. The design team has incorporated this feature into the site grading, minimizing the amount of cut & fill required to help keep the grade surrounding the many trees to be saved at, or close to, the existing elevation.*

**B. GUIDELINES:**

Y Minimize encroachment into areas of site containing steep slopes.

- Y When grading is necessary, minimize impacts to natural topography through use of contour grading.
- N/A Locate buildings so that rooftops do not extend above the natural bluff.
- Y Minimize encroachment into areas of site containing mature tree stands.
- Y To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
- Y Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

| <b>18.170.020 – Pedestrian and vehicular circulation</b>  |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br>Y   | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| 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:**

- Y Mark pedestrian pathways with vertical plantings.
  - See Sheets A1.1 and L1.0.
  - The design team has shown multiple stone/wood vertical trellis structures at primary pedestrian entries. In addition, these pedestrian pathways are further enhanced with both plantings and stone seat walls.
- Y Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.
  - See Sheets A1.1 and L1.0.
  - At many circulation nodes throughout the apartment and townhome courtyards, the design team is utilizing flagstone pavers at points of pedestrian entry and both passive and active recreational features.
  - There is a 10' wide north-south pedestrian pathway that is roughly at mid-block between the new 6<sup>th</sup> Ave extended along the northern edge of the property and the new east-west road right-of-way between the apartments and the townhomes. This pathway is identified through vertical tree plantings; however, no further delineation of the surface material, beyond concrete, is currently shown.
- Y Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.
  - The design team shows a roughly 10' wide pedestrian/bike pathway at the southwest corner of the site that connects the Bayan Trails development to the San Mar development to the south.
  - A pathway connection is shown through the wetland buffer to the property line at the northwest corner. It's the developer's hope that an agreement can be worked out, in time, with the property owners to the north that will provide pedestrian & bicycle access to the Chehalis Western trail directly adjacent to the western property line. Note: the wetland cuts off direct access to/from the trail on this development site.
  - Two connection points, at entry/exit roads/sidewalks, are shown to connect the sidewalk along Sleater Kinney to the balance of the development.

- *No pedestrian connections to the single family property to the north are currently shown.*
- Y Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.
- *See Sheets A1.1, A1.3, A1.4, CG-01, and L1.0.*
  - *Barrier-free pedestrian access is provided to all mailboxes (apartment mailboxes are in the apartment lobbies and mailboxes for the townhomes are shown on A1.1).*
  - *Barrier-free pedestrian access is provided to all common facilities (community building and pool building).*
  - *Barrier-free pedestrian access is provided to all open space areas throughout the site. Further study will be needed at pedestrian/bicycle pathway in wetland buffer that's intended to access the Chehalis Western Trail.*
- Y Provide parking and bicycle parking at shared facilities.
- *See A1.1, A2.1 (apartment building A, B, C, & D), A2.1 (community building), A3.2 (pool building), A2.1 & A3.1 (townhome buildings), CG-01, and L1.0.*
  - *On the above sheets, both auto parking and bicycle parking is shown for all shared facilities.*

| <b>18.170.030 – Parking location and design</b> |                          |                          |  |
|---|--------------------------|--------------------------|--|
| <b>A. REQUIREMENT:</b>                          |                          |                          | 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                      |  |
| Y   | <input type="checkbox"/> | <input type="checkbox"/> |  |

**B. GUIDELINES:**

- Y Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
- *See Sheets A1.1, CG-01, L1.0.*
  - *On both the north and south parking lots accessing the apartments, three landscaped pedestrian access points have been provided to break down the length of each of these parking lots.*
- Y Share driveways with adjacent property owners.
- *6<sup>th</sup> Ave extension provides for the potential for access from any future development on the property directly to the north of 6<sup>th</sup> Ave.*
- Y Minimize width of driveways linking the project to the public right-of-way.
- *See Sheets A1.1 and CG-01.*
  - *The site plans reflect the road/right of way widths called for in the City of Olympia Engineering Design & Development Standards (EDDS).*
- Y Landscape areas along all driveways and drive aisles that are visible from the street.
- *See Sheets A1.1 and L1.0.*
- Y Limit parking lots on street frontage to thirty (30) percent of the street frontage.
- *See Sheets A1.1, L1.0 and CG-01.*
  - *Along Sleater Kinney Rd., there is a 30' – 50' buffer of existing trees being retained along the entire length of the east property line. Behind this buffer, the parking lots are limited to 18% of the street frontage along Sleater Kinney.*

- *The parking lots that serve the apartments do parallel the new street right of ways; however, these new streets are for the primary/sole purpose of accessing this development and the view of parking from these streets is of very minor importance relative to the general public’s primary view from Sleater Kinney Rd.*

- Y Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.
- *See Sheets A1.1, L1.0 and CG-01.*

| <b>18.170.040 – Usable open space</b> |                          |                          |   |
|---------------------------------------|--------------------------|--------------------------|---|
| <b>A. REQUIREMENT:</b>                |                          |                          | 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                      |   |
| Y                                     | <input type="checkbox"/> | <input type="checkbox"/> |   |

**B. GUIDELINES:**

- Y Situate playground areas in locations visible from residential buildings.
- *See A1.1 and L1.0.*
  - *Large common courtyards (240’ long x 50’ – 80’ wide) have been provided directly adjacent to each of the four apartment buildings. Each courtyard has a variety of active and passive landscape areas including community gardens, exercise stations, oriental gardens/ponds, fire pit, and community barbeque & gathering area.*
  - *The townhome buildings all have a common pedestrian courtyard (150’ long x 30’ wide) directly adjacent to each building.*
- Y Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.
- *See A1.1 and L1.0.*
  - *Each apartment courtyard has a variety of active and passive landscape areas including community gardens, exercise stations, oriental gardens/ponds, fire pit, and community barbeque & gathering area.*
  - *There is a community building and pool building that is a central feature of the master plan, centered amongst the apartment buildings and accessible from the common courtyards as well.*
  - *There are numerous paved pathways throughout the developed portion of the master plan and through the tree buffers. There are also some existing trails through the wetland buffer that are proposed to be maintained.*

| 18.170.050 – Fences and walls   |                                       |                                 |
|---|---------------------------------------|---------------------------------|
| <b>A. REQUIREMENT:</b>  |                                       |                                 |
| Complies<br>Y   | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |
| <p>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.</p> <ul style="list-style-type: none"> <li>• <i>Fencing along the south property line is proposed to be 6' high, sight obscuring, wood fence.</i></li> <li>• <i>Fencing along the east property line adjacent to Sleater Kinney Rd. is proposed to be a 3' high decorative metal picket fence. This fencing will allow for controlled access at the two new street/sidewalk right of way intersections with Sleater Kinney Rd. The purpose of this fencing is to funnel pedestrian and auto access to these two control points and to allow unimpeded views of the continuous wooded buffer.</i></li> <li>• <i>There is no fence proposed on the north or west property edges.</i></li> <li>• <i>Visual interest is enhanced through the use of numerous pedestrian scale lights, canopies over building entrances and common spaces and the use of trellises and seat walls.</i></li> </ul> |                                       |                                 |

**B. GUIDELINES:**

- Y Provide variation in fencing through use of setbacks, or stepped fence heights.
- Y 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.
- Y Provide lighting, canopies, trellises, or other features to add visual interest.



**18.170.060 – Landscape plant selection**

**A. REQUIREMENT:**

Complies      Conflicts      N/A  
 Y                                       

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.

*Response: Plant selection throughout this master plan has many layers of complexity. Following, are just some of the guiding principles that the design team has incorporated into the master plan:*

- *With an integrated design approach to Low Impact Development as a primary guiding principal, our highest priority was to preserve as many trees as possible and as much forest floor as possible.*
- *Many plants have been selected for their effectiveness in many bioretention gardens that have been incorporated along the perimeter of the two main parking lots adjacent to the apartments.*
- *Many new street trees and parking lot trees have been provided throughout.*
- *Many native restoration plantings are being proposed throughout the site plan.*
- *Many drought tolerant low growing grasses and groundcovers are being proposed throughout the site plan.*
- *Accent deciduous trees are also utilized in many locations throughout the common courtyards.*
- *Many wetland buffer restoration plantings are also being proposed.*

**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**

|                        |                                       |                                 |  |
|------------------------|---------------------------------------|---------------------------------|--|
| <b>A. REQUIREMENT:</b> |                                       |                                 | <p>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.</p> <ul style="list-style-type: none"> <li>• <i>There will be a few pieces of mechanical equipment on the roofs of the senior housing apartments which will be screened from public and resident view.</i></li> <li>• <i>There will be small condensing units on the outside of the building for both apartment and townhome units. These will be screened from public and resident views via the use of wood screening elements and/or deck railings (units will be behind deck railings).</i></li> <li>• <i>It is also the intent to screen, via parapet or screen fence, any outdoor mechanical units at the Community and Pool Buildings.</i></li> <li>• <i>Outdoor electrical transformers will be screened with landscaping (to the extent allowable by the utility).</i></li> <li>• <i>Water service “hot boxes” will be screened with landscaping (to the extent allowable by the utility).</i></li> <li>• <i>For the Senior Housing Apartments, Community and Pool Buildings, the electrical meters will not be visible to the public. They’ll be located within an interior electrical room.</i></li> <li>• <i>For the Townhomes, the electrical meters will be located on the south façade of each Townhome building, away from public view.</i></li> <li>• <i>If there are any gas meters (to be determined), we will be mindful of both location and screening.</i></li> </ul> |
| Complies<br>Y          | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |  |

**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**

|                        |                                       |                                 |  |
|------------------------|---------------------------------------|---------------------------------|--|
| <b>A. REQUIREMENT:</b> |                                       |                                 | <p>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).</p> <ul style="list-style-type: none"> <li>• <i>Details on site lighting will be incorporated into the detailed design review application.</i></li> </ul> |
| Complies<br>Y          | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |  |

**B. GUIDELINES:**

- Y Use low-intensity landscape lighting along walkways.
- Y Use fixtures with directive shields to prevent lighting spill-over.
- Y Use light posts of medium height to avoid spill-over lighting.

| 18.170.90 – Screening blank walls and fences |                          |                          |   |
|--|--------------------------|--------------------------|---|
| <b>A. REQUIREMENT:</b>                       |                          |                          | Use vertical landscaping to screen or break-up long expanses of blank building walls or fences. <ul style="list-style-type: none"> <li>• <i>Very few, if any, blank walls of any length throughout all building types.</i></li> <li>• <i>All fenced areas will have a significant amount of landscaping, both existing and new, that will break up long expanses of fencing.</i></li> </ul> |
| Complies                                     | Conflicts                | N/A                      |   |
| Y  | <input type="checkbox"/> | <input type="checkbox"/> |   |

**B. GUIDELINES:**

- Y Screen walls or fences with a combination of trees, shrubs and vines.
- N/A Use trees or shrubs planted in raised planter boxes that are irrigated.
- Y In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

| 18.170.100 – Building orientation and entries |                          |                          |  |
|---|--------------------------|--------------------------|--|
| <b>A. REQUIREMENT:</b>                        |                          |                          | Provide a clearly defined building or courtyard entry to the building from the primary street. <ul style="list-style-type: none"> <li>• <i>Senior Housing Apartments, Community Building and Pool Building will have prominent entries that are clearly visible from the adjacent new public right-of-ways.</i></li> <li>• <i>At the Townhomes; entry to the pedestrian courtyards will have prominent landscape features (stone columns, trellis and bridge/pathway over LID bioretention ponds that will clearly define the entry to each of these buildings.</i></li> </ul> |
| Complies                                      | Conflicts                | N/A                      |  |
| Y   | <input type="checkbox"/> | <input type="checkbox"/> |  |

**B. GUIDELINES:**

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

**18.170.110 – Neighborhood scale and character**

**A. REQUIREMENT:**

|          |                          |                          |
|----------|--------------------------|--------------------------|
| Complies | Conflicts                | N/A                      |
| Y        | <input type="checkbox"/> | <input type="checkbox"/> |

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.

- *The allowable height (35’) for the buildings throughout Bayan Trails is the same as the heights allowed in the adjacent residential areas to the north and south; however, we do recognize that the actual height of the proposed buildings (three stories) is at least one story more than adjacent one and two story residences.*
- *To address this issue, we have left significant stands of existing trees (where they exist), supplemented with new landscaping and fencing, as buffers between the Bayan Trails residences and the existing neighbors. Where no existing trees exist (southwest end of site), new landscaping buffers will be provided.*
- *A significant amount of building modulation (both horizontal and vertical) and articulation (windows, doors, decks, roof overhangs, etc.) are incorporated to break down the larger massing of the newer buildings.*
- *Many of the proposed building materials (vener stone, bevel siding, wood trim, composition shingle roofs, natural wood accents) can be found throughout the residential homes to the north and south.*
- *The scale of all of the new buildings will be significantly screened from the most prominent public street (Sleater Kinney Rd) due to the 40 – 50’ deep buffer of existing mature evergreen trees that are being saved along the east property line.*
- *Many gable roof forms, replicating the adjacent existing residences) are used throughout the new buildings.*
- *The residential nature of the new buildings allows for window patterns and proportions that are quite similar to the existing surrounding residences.*

**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**

|                        |                                       |                                 |  |
|------------------------|---------------------------------------|---------------------------------|--|
| <b>A. REQUIREMENT:</b> |                                       |                                 | Use building modulation at least every 30 feet to reduce the appearance of large building masses. <ul style="list-style-type: none"> <li>• <i>This applies throughout all building types.</i></li> </ul> |
| Complies<br>Y          | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |  |

**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.

**18.170.130 – Building windows**

|                        |                                       |                                 |   |
|------------------------|---------------------------------------|---------------------------------|---|
| <b>A. REQUIREMENT:</b> |                                       |                                 | 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. <ul style="list-style-type: none"> <li>• <i>This applies throughout all building types. More detail will be provided during detail design review.</i></li> </ul> |
| Complies<br>Y          | Conflicts<br><input type="checkbox"/> | N/A<br><input type="checkbox"/> |   |

**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 |                          |                          |  |
|-----------------------------------|--------------------------|--------------------------|--|
| <b>A. REQUIREMENT:</b>            |                          |                          | 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. <ul style="list-style-type: none"> <li><i>The proposed building materials will provide a high degree of variation in both texture and pattern. More detail on colors, etc. will be provided at Detailed Design Review.</i></li> </ul> |
| Complies                          | Conflicts                | N/A                      |  |
| Y                                 | <input type="checkbox"/> | <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.



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360.914.8775 | thomasstudio.com



SUENO PROPERTY  
**BAYAN TRAILS**  
 SLEATER KINNEY RD - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
 SCHEMATIC DESIGN  
 11.20.2014

SITE PLAN

**A1.1**

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SUENO PROPERTY  
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SLEATER KINNEY RD - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

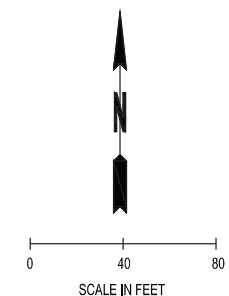
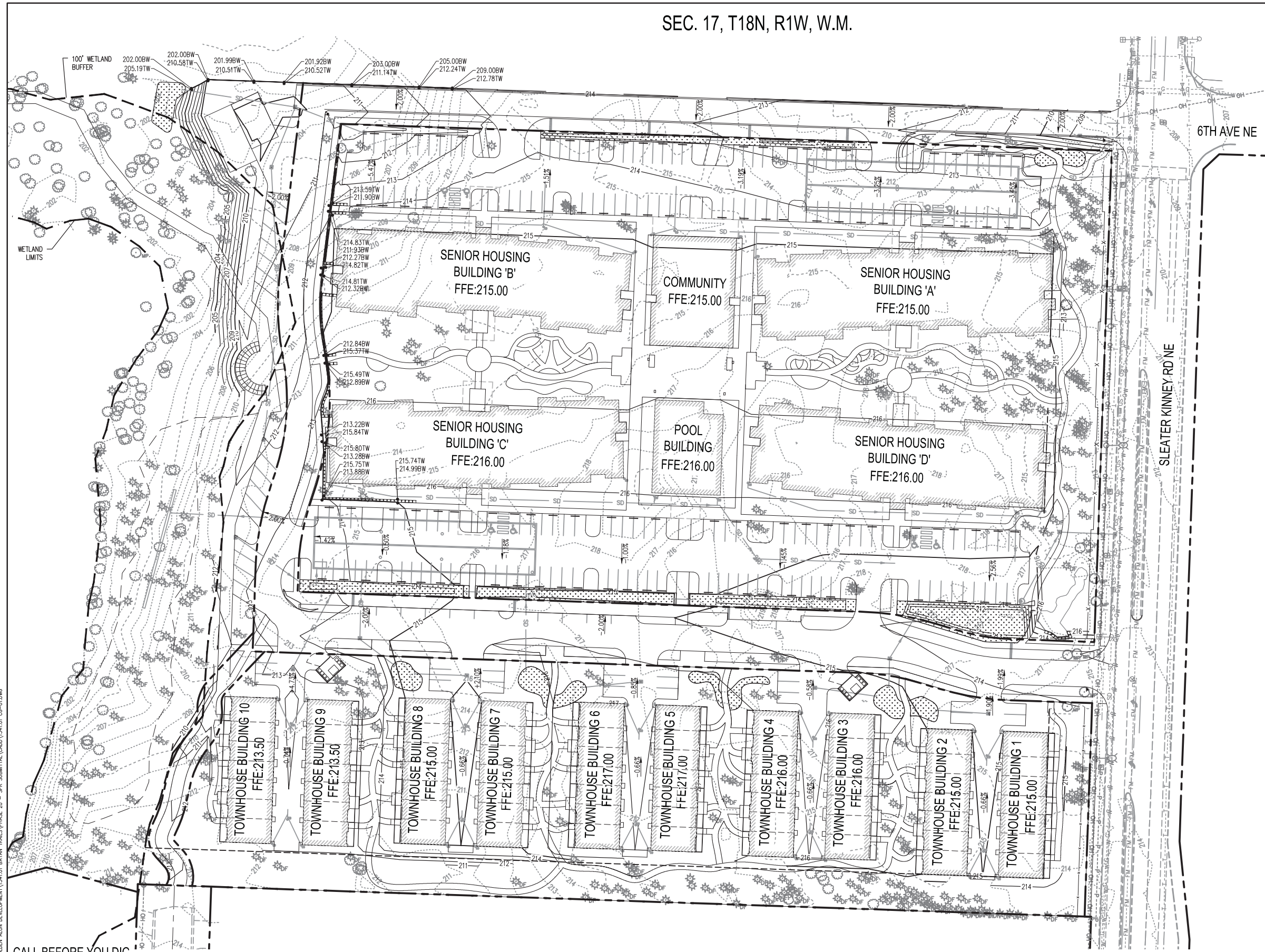
SITE CONTEXT

**A1.2**

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SEC. 17, T18N, R1W, W.M.



- LEGEND**
- EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - GRADE BREAK
  - XXX.XX SPOT ELEVATION
  - X% SLOPE LABEL
  - RETAINING WALL
  - BIO RETENTION CELL/SWALE SEE DETAIL ON SHEET SD.02

Nov 11, 2014, 4:52:46pm - User: jinch  
N:\PROJECTS\1541 GOLDEN ALON DEVELOPMENT\1541.01 BAYAN TRAILS PHASE 20 - SPR SUBMITTAL\CADD\1541.01 CG-01.DWG

**CALL BEFORE YOU DIG**  
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

|   |                |
|---|----------------|
| DATE  |                |
| BY  |                |
| REVISIONS   |                |
| <br><b>SCJ ALLIANCE CONSULTING SERVICES</b><br>8730 TALON LANE NE, SUITE 200, LACEY, WASHINGTON 98516<br>P: 360-352-1465 F: 360-352-1509<br>SCJALLIANCE.COM |                |
| <b>GRADING PLAN</b><br>BAYAN TRAILS<br>OLYMPIA, WASHINGTON  |                |
| SHEET TITLE   |                |
| PROJECT NAME  |                |
| SEAL  |                |
| DESIGNER  | R. JARVIS      |
| DRAWN BY  | L. HURTADO     |
| APPROVED BY   | R. JARVIS      |
| DATE  | NOVEMBER, 2014 |
| JOB No:   | 1541.01        |
| DRAWING FILE No:  | 1541.01 CG-01  |
| DRAWING No:   | CG-01          |
| SHEET No:   | 5 OF 13        |



3 WEST STREET ELEVATION - WEST ROAD



2 NORTH STREET ELEVATION - 6TH AVE NE



1 EAST STREET ELEVATION - SLEATER-KINNEY ROAD

SUENO PROPERTY  
**BAYAN TRAILS**  
SLEATER KINNEY RD. - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

STREET  
ELEVATIONS

**A1.3**

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2 SOUTH STREET ELEVATION - SOUTH ROAD



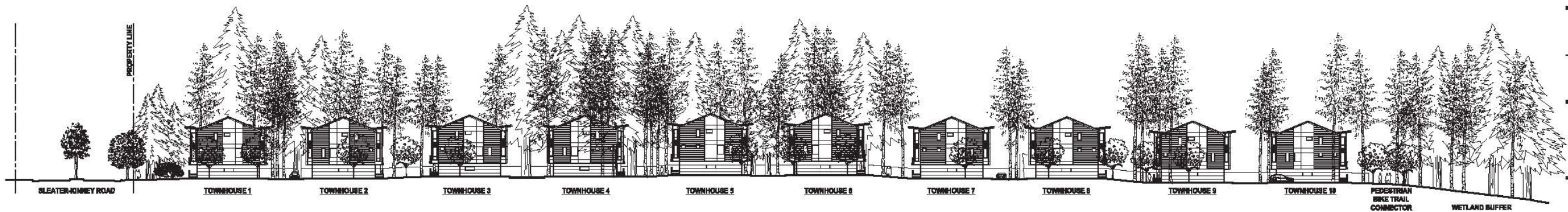
SUENO PROPERTY  
**BAYAN TRAILS**  
SLEATER KINNEY RD. - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

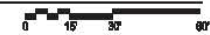
STREET  
ELEVATIONS

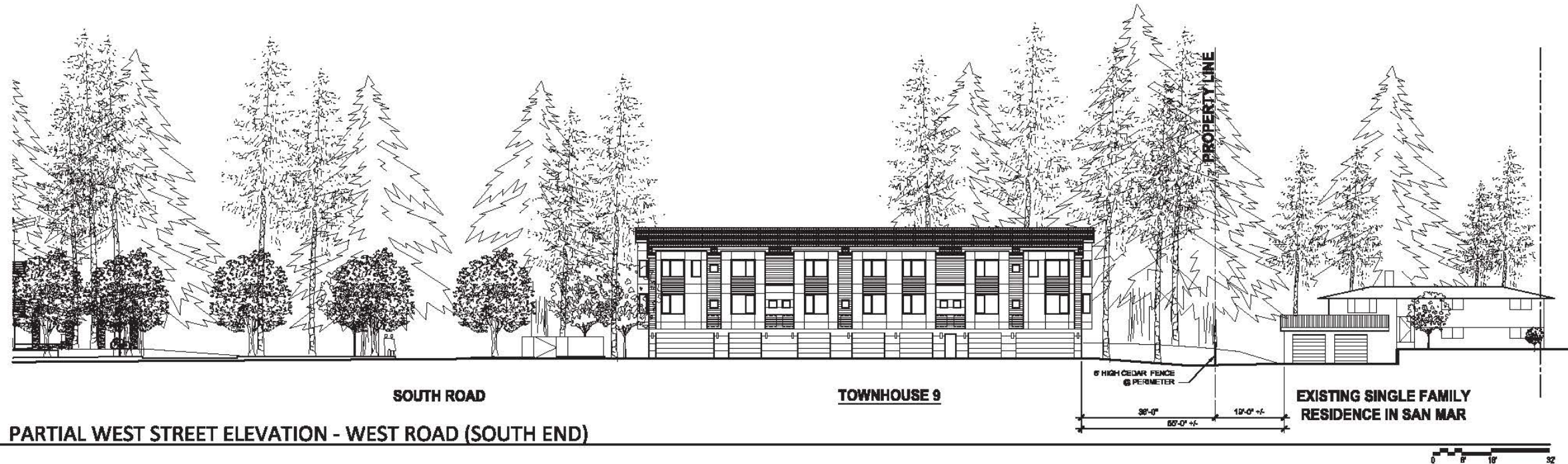
**A1.4**

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1 NORTH STREET ELEVATION - SOUTH ROAD





2  
A1.5 PARTIAL WEST STREET ELEVATION - WEST ROAD (SOUTH END)



1  
A1.5 PARTIAL EAST STREET ELEVATION - SLEATER-KINNEY ROAD (SOUTH END)



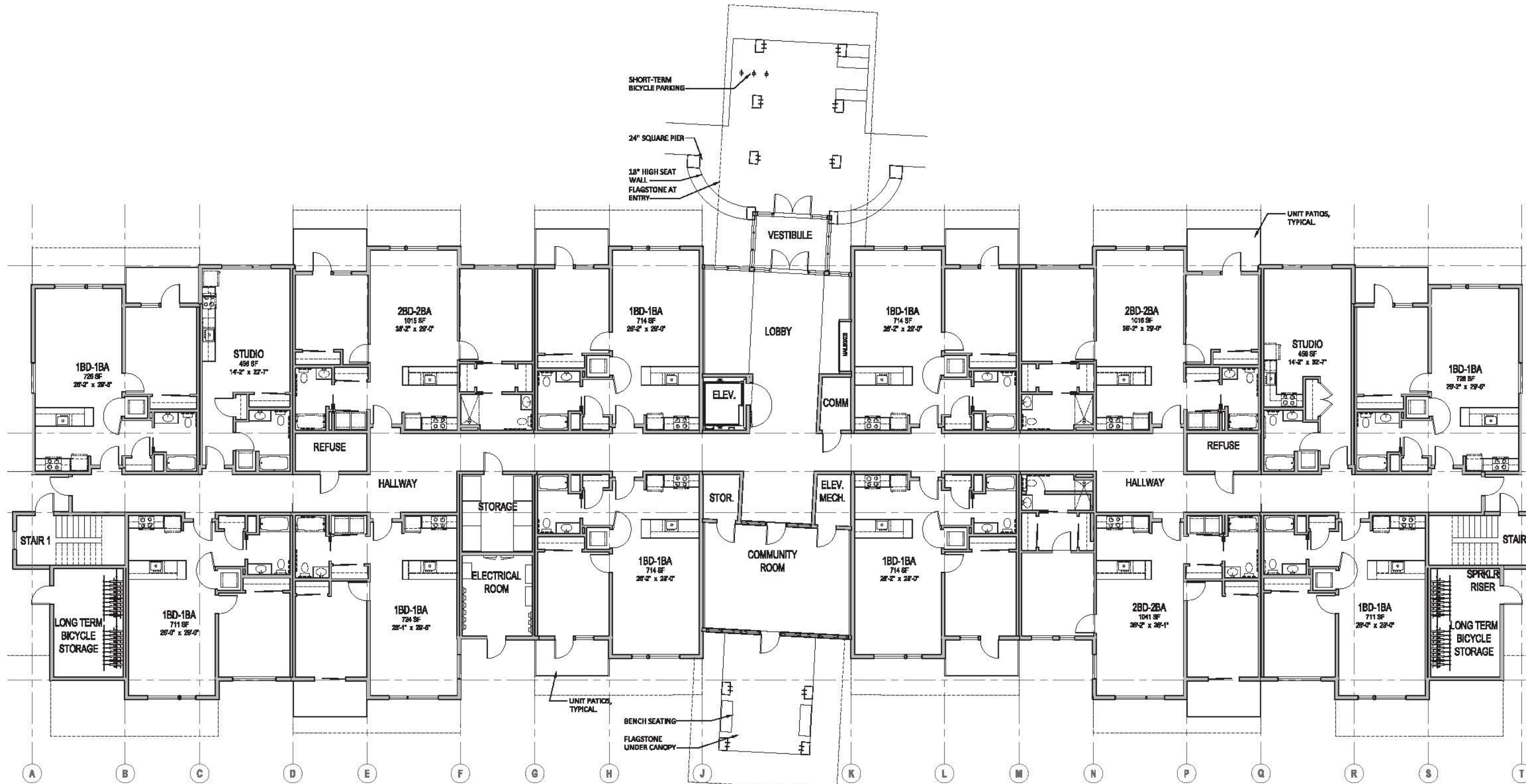
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SLEATER KINNEY RD - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

STREET  
ELEVATIONS  
ENLARGED

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11.20.2014

| UNIT COUNT |     |
|------------|-----|
| Type       | QTY |
| STUDIO     | 2   |
| 2BD-2BA    | 3   |
| 1BD-1BA    | 9   |
|            | 14  |



**SENIOR HOUSING | BUILDING A - FIRST FLOOR PLAN (BUILDINGS B, C & D SIMILAR)**

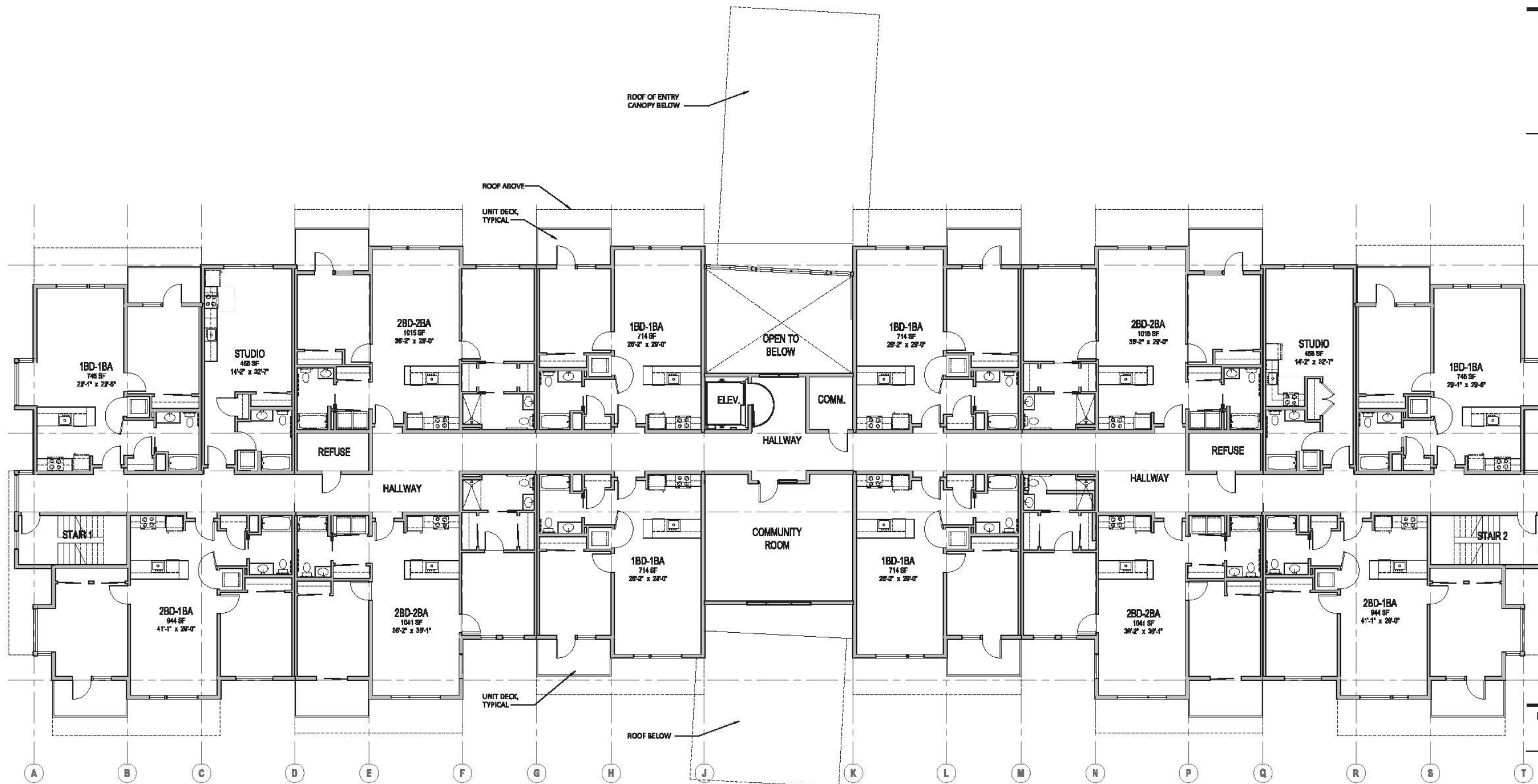
15,564 SF



**SH - FIRST FLOOR PLAN**

**A2.1**

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11.10.2014

| UNIT COUNT |     |
|------------|-----|
| Type       | QTY |
| STUDIO     | 2   |
| 2BD-2BA    | 4   |
| 2BD-1BA    | 2   |
| 1BD-1BA    | 6   |
|            | 14  |



**SENIOR HOUSING | BUILDING A - SECOND FLOOR PLAN (BUILDINGS B, C & D SIMILAR)**

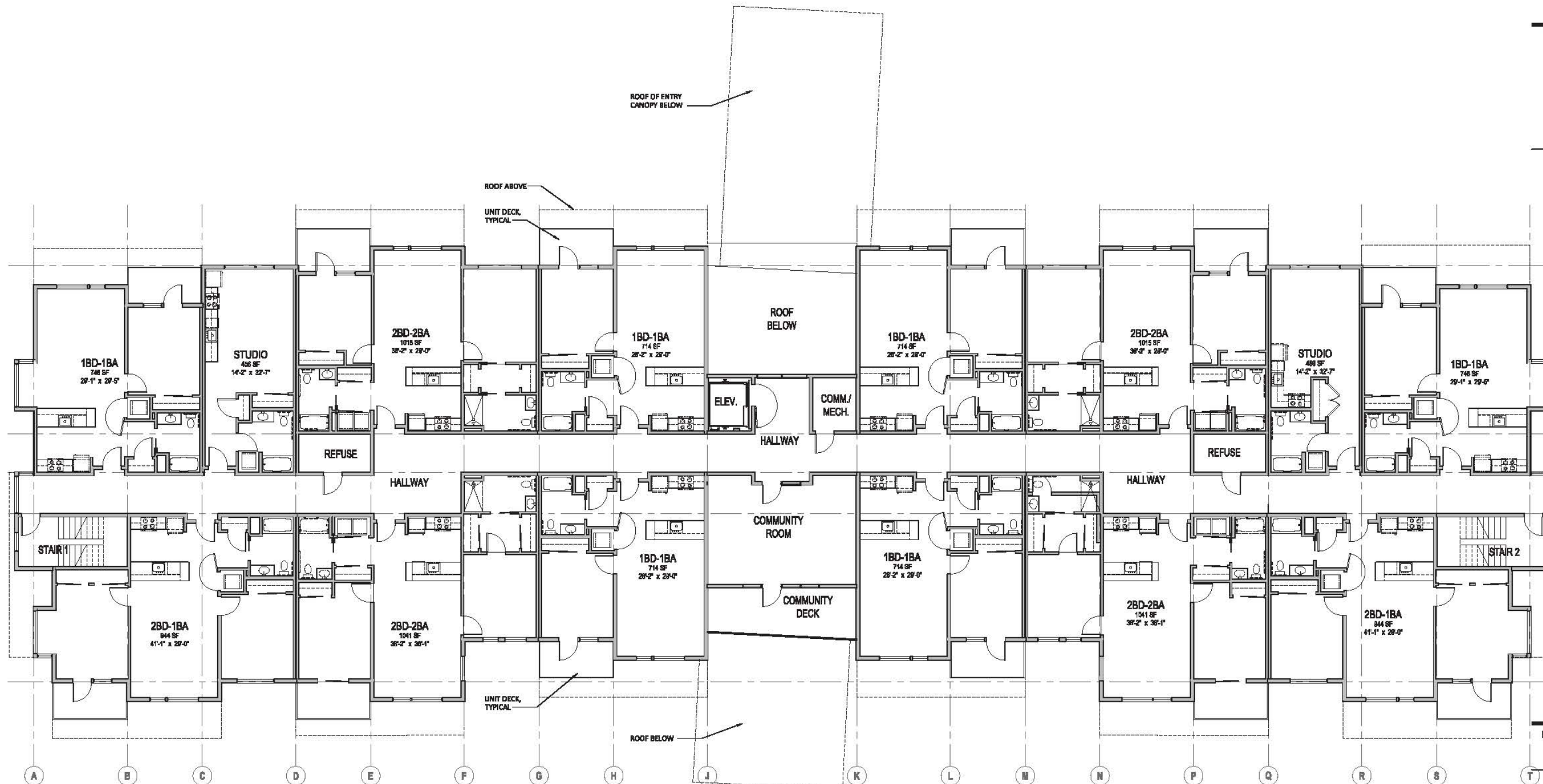
13,472 SF



**SH - SECOND FLOOR PLAN**

**A2.2**

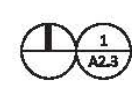
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| UNIT COUNT |     |
|------------|-----|
| Type       | QTY |
| STUDIO     | 2   |
| 2BD-2BA    | 4   |
| 2BD-1BA    | 2   |
| 1BD-1BA    | 8   |
|            | 14  |

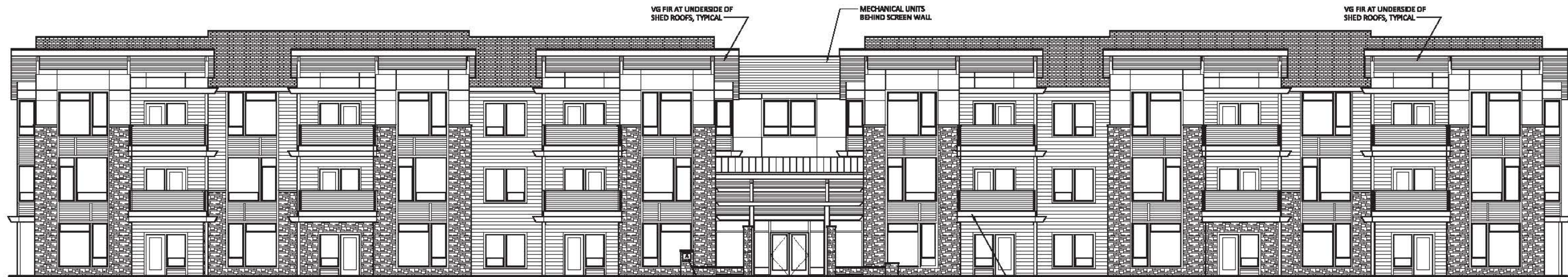


**1 A2.3** SENIOR HOUSING | BUILDING A - THIRD FLOOR PLAN (BUILDINGS B, C & D SIMILAR)

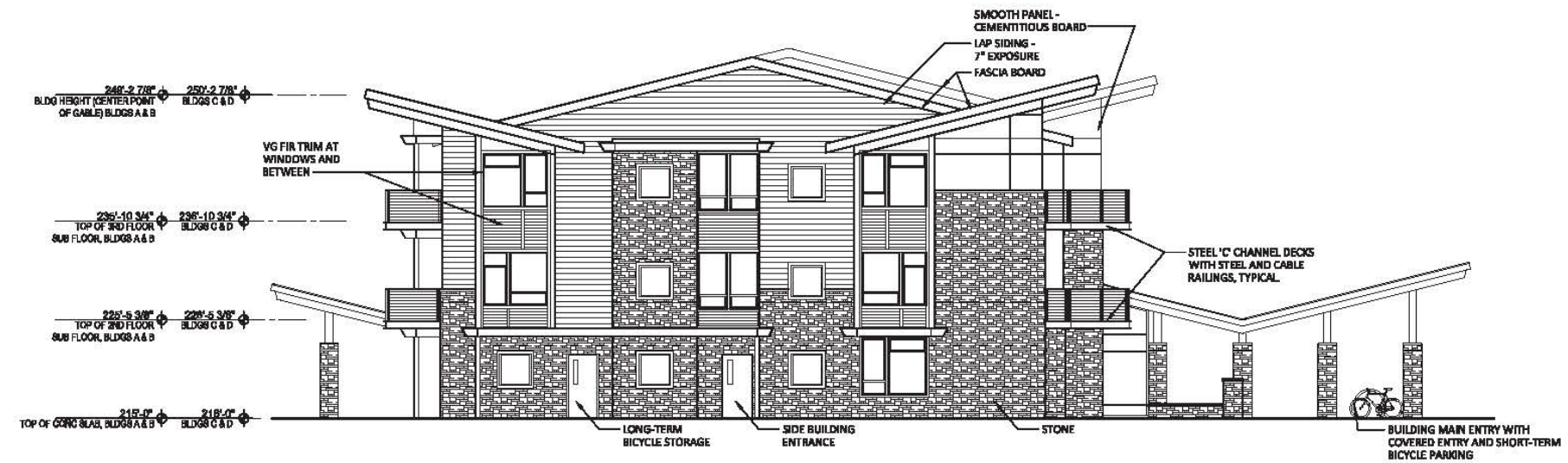
**SH - THIRD FLOOR PLAN**

**A2.3**

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2  
A3.1 SENIOR HOUSING | BUILDING A - NORTH ELEVATION (BUILDINGS B, C & D SIMILAR)



1  
A3.1 SENIOR HOUSING | BUILDING A - EAST ELEVATION (BUILDINGS B, C & D SIMILAR)



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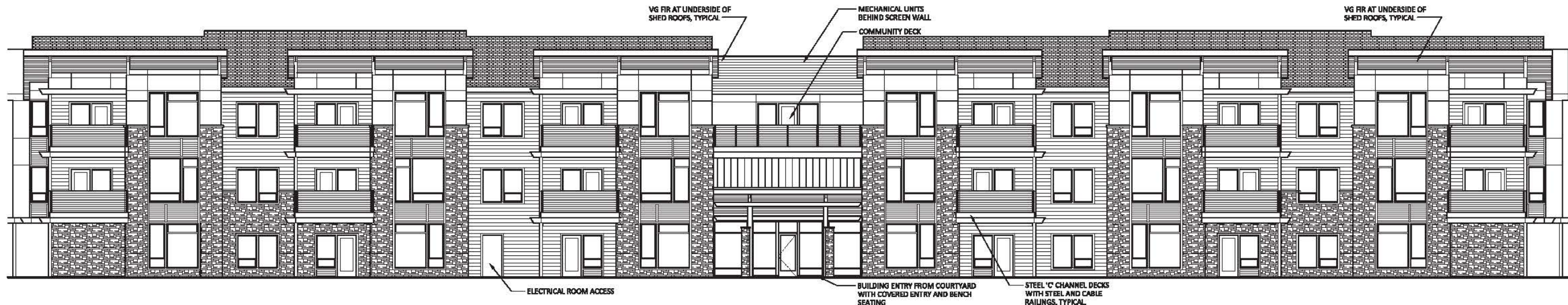
PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

SH - ELEVATIONS

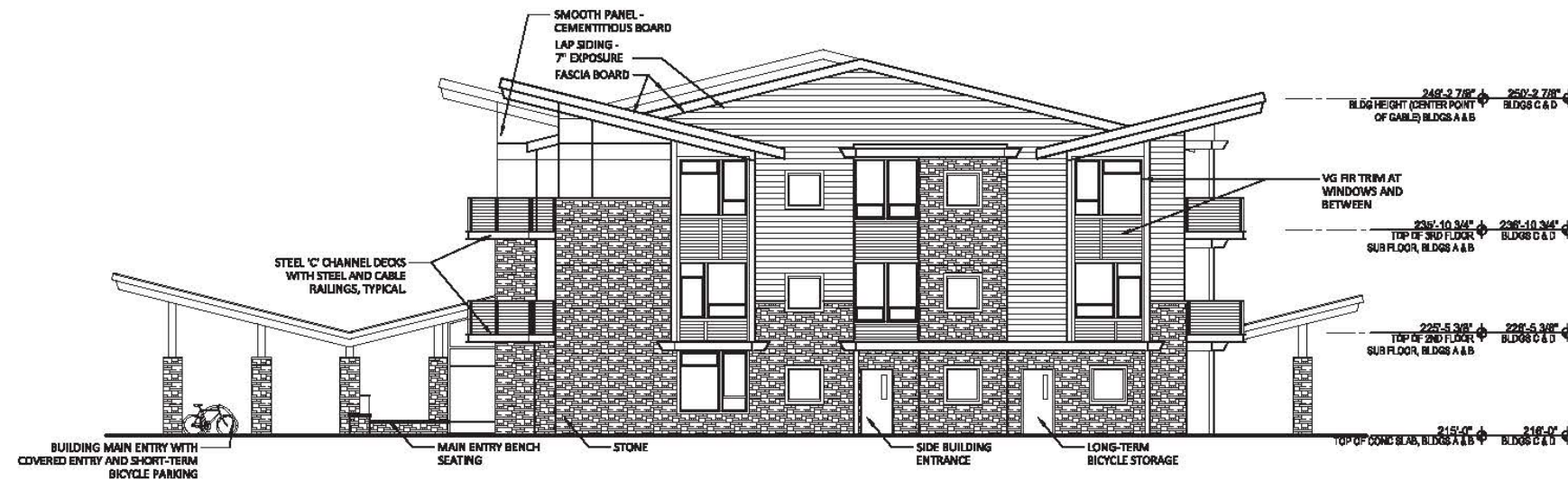
**A3.1**

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2 SENIOR HOUSING | BUILDING A - SOUTH ELEVATION (BUILDINGS B, C & D SIMILAR)



1 SENIOR HOUSING | BUILDING A - WEST ELEVATION (BUILDINGS B, C & D SIMILAR)



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SH - ELEVATIONS

**A3.2**

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6 SENIOR HOUSING | REAR ENTRANCE  
A4.1 N.T.S.



3 SENIOR HOUSING | NW SIDE VIEW OF BUILDING ENTRANCE  
A4.1 N.T.S.



5 SENIOR HOUSING | NE SIDE VIEW OF BUILDING  
A4.1 N.T.S.



2 SENIOR HOUSING | MAIN ENTRANCE  
A4.1 N.T.S.



4 SENIOR HOUSING | NE SIDE VIEW OF BUILDING  
A4.1 N.T.S.



1 SENIOR HOUSING | NW SIDE VIEW OF BUILDING  
A4.1 N.T.S.

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SLEATER KINNEY RD - OLYMPIA, WASHINGTON

PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
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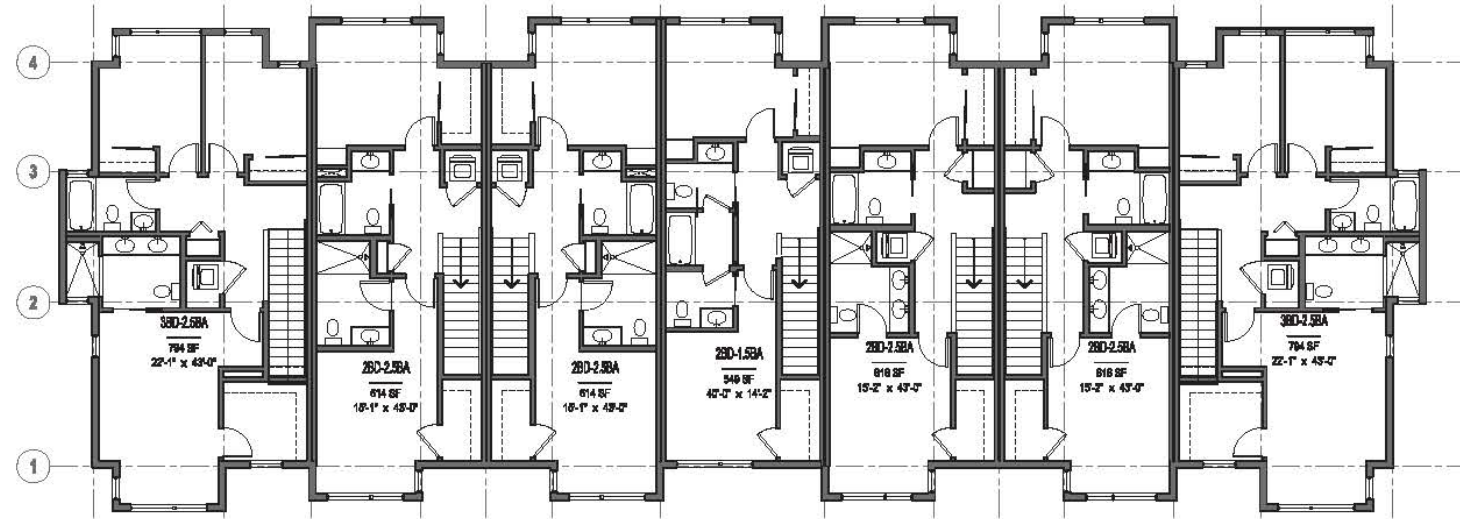
SENIOR HOUSING  
RENDERINGS

**A4.1**

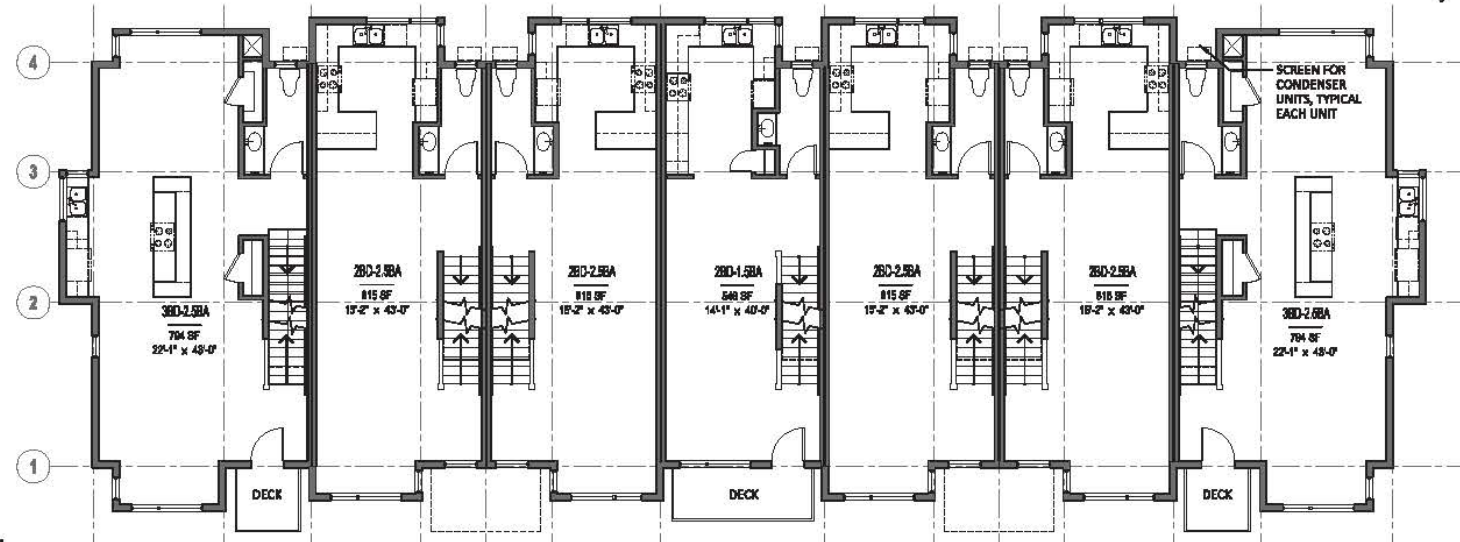
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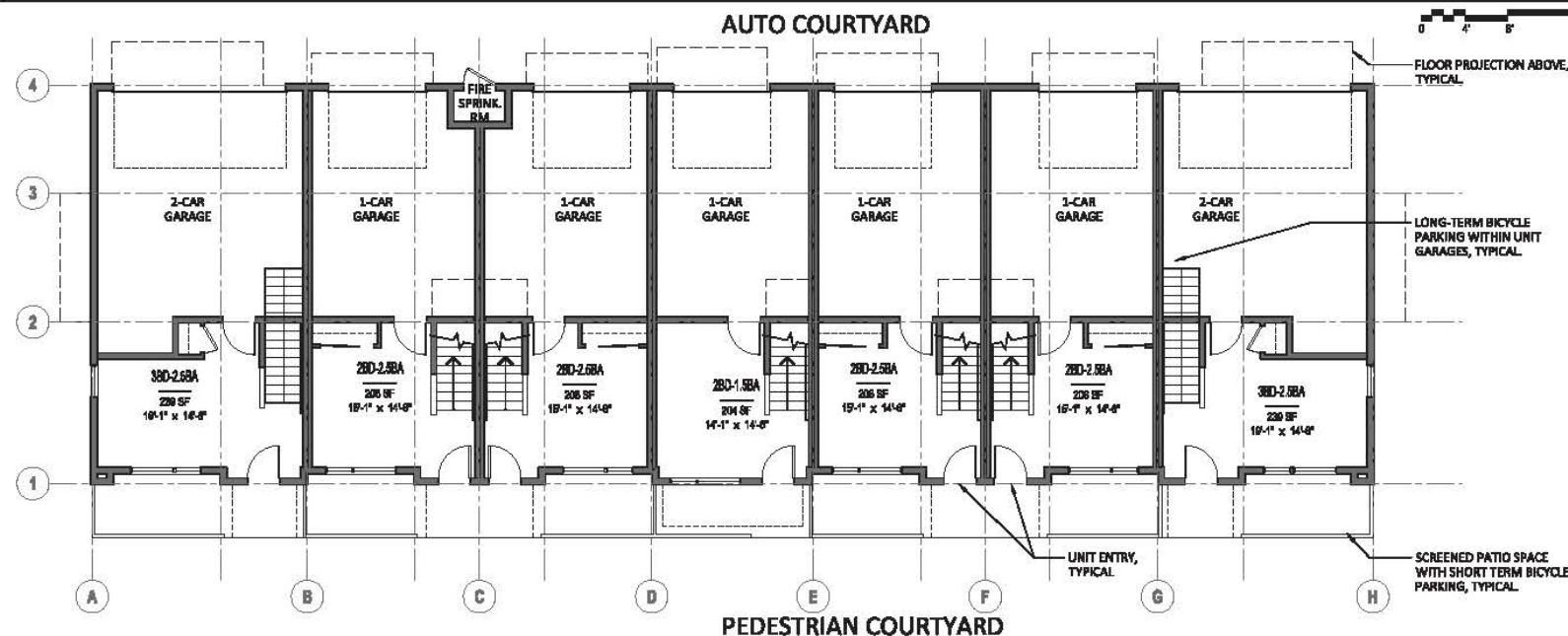
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**3 THIRD FLOOR PLAN**  
4,580 SF



**2 SECOND FLOOR PLAN**  
4,580 SF



**1 FIRST FLOOR PLAN (ALL TEN TOWNHOME BUILDINGS ARE SIMILAR)**  
3,994 SF



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PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
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**TOWNHOME**  
**FLOOR PLANS**

**A2.1**

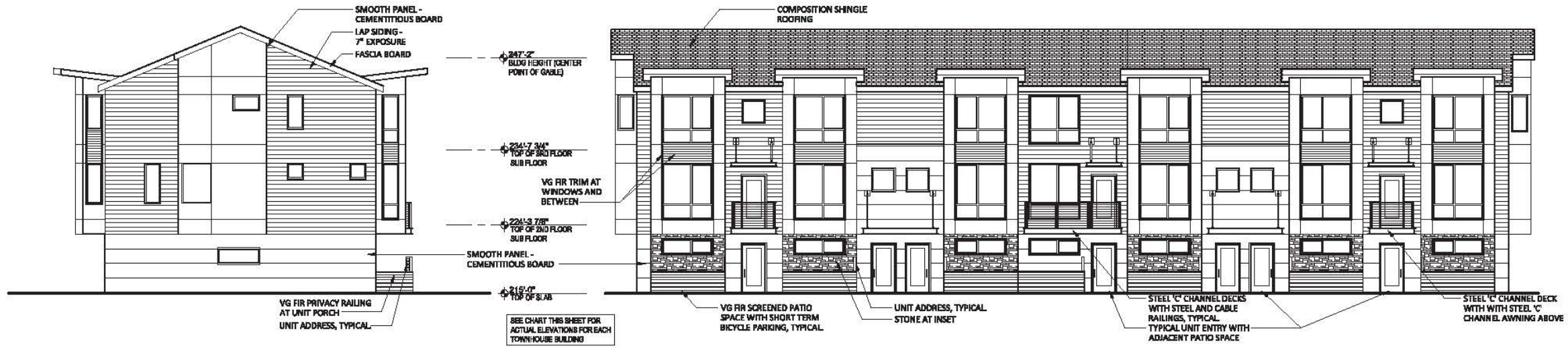
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| BUILDINGS | TOP OF SLAB | TDP OF 2ND FLOOR | TDP OF 3RD FLOOR | BLDG HT (MID POINT OF ROOF) |
|-----------|-------------|------------------|------------------|-----------------------------|
| 2, 7 & 8  | 215'-0"     | 224'-3 3/8"      | 234'-7 3/4"      | 247'-2"                     |
| 3 & 4     | 215'-0"     | 225'-3 7/8"      | 235'-7 3/4"      | 248'-2"                     |
| 5 & 6     | 217'-0"     | 228'-3 7/8"      | 238'-7 3/4"      | 249'-2"                     |
| 9 & 10    | 215'-0"     | 222'-3 7/8"      | 233'-1 3/4"      | 245'-8"                     |



4 NORTH ELEVATION | BUILDING 1  
A3.1

2 WEST ELEVATION | BUILDING 1 (BUILDINGS 2-10 SIMILAR)  
A3.1



3 SOUTH ELEVATION | BUILDING 1  
A3.1

1 EAST ELEVATION | BUILDING 1 (BUILDINGS 2-10 SIMILAR)  
A3.1

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PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

TOWNHOME  
ELEVATIONS  
**A3.1**

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3 TOWNHOUSE | SIDE VIEW OF BUILDING  
A4.1 N.T.S.



2 TOWNHOUSE | PEDESTRIAN COURTYARD - BUILDING ENTRANCES  
A4.1 N.T.S.



1 TOWNHOUSE | AUTO COURTYARD  
A4.1 N.T.S.

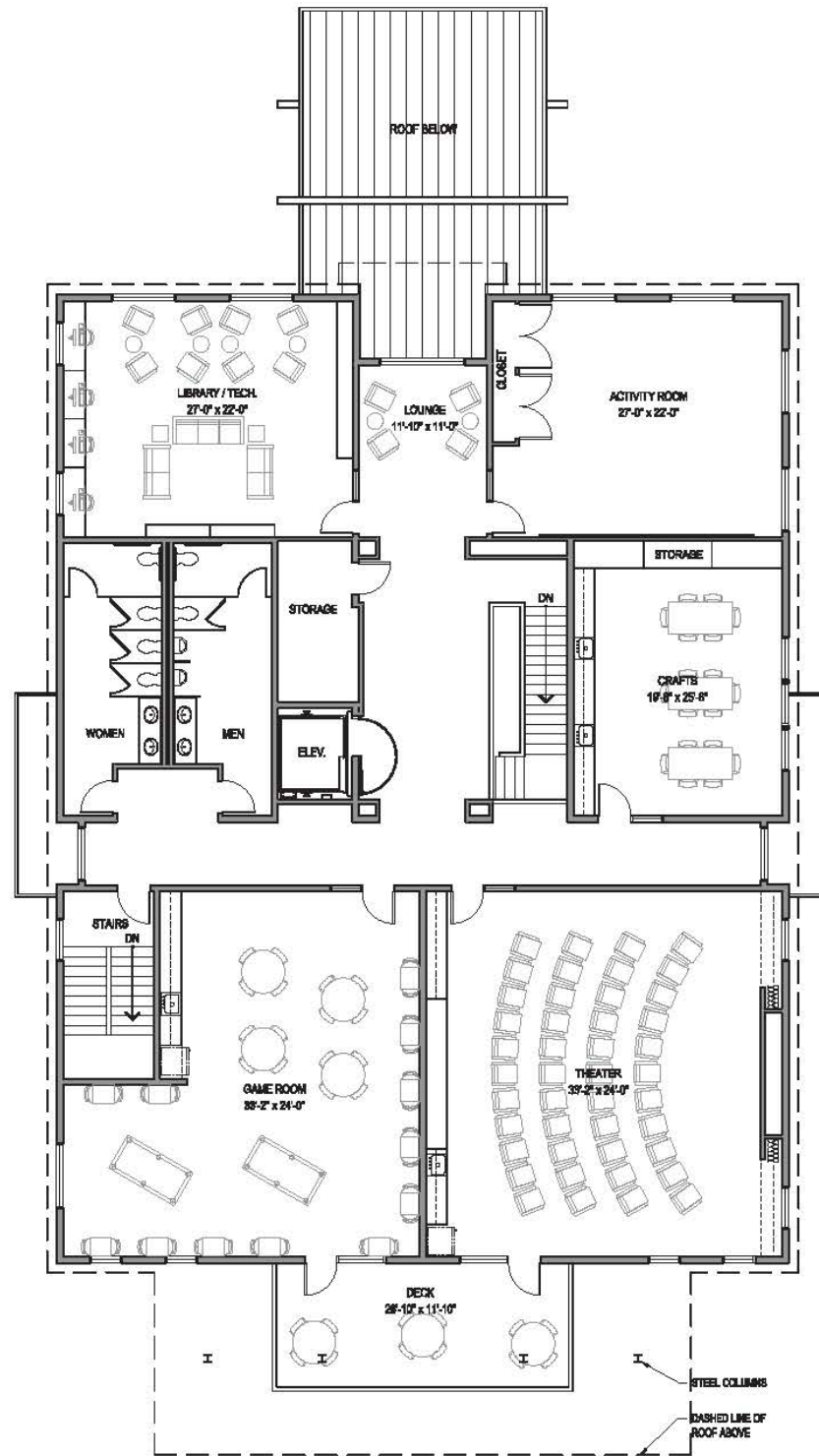
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PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

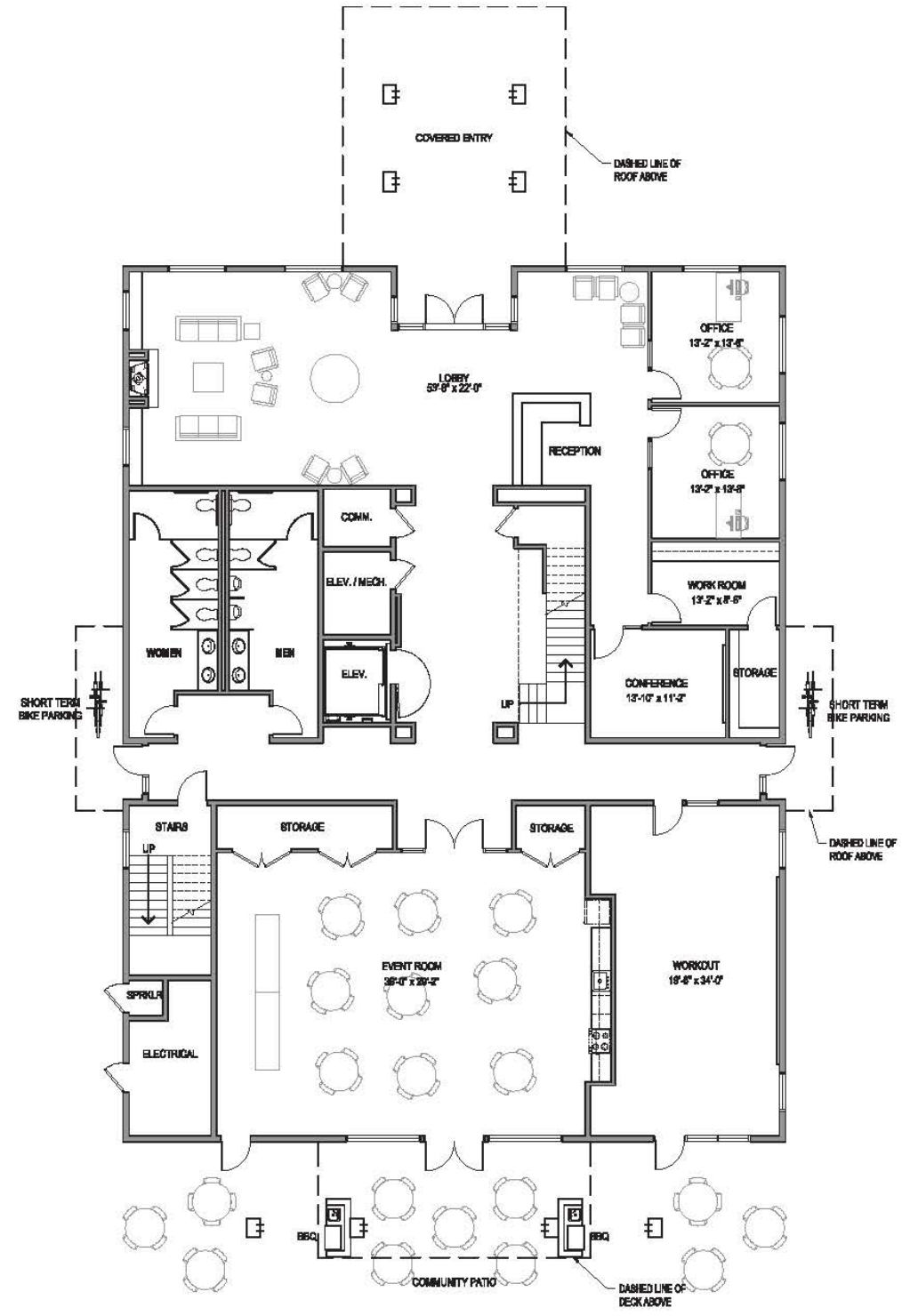
TOWNHOME  
RENDERINGS

**A4.1**

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**2 COMMUNITY BUILDING - SECOND FLOOR PLAN** 8,210 SQUARE FEET



**1 COMMUNITY BUILDING - FIRST FLOOR PLAN** 8,023 SQUARE FEET

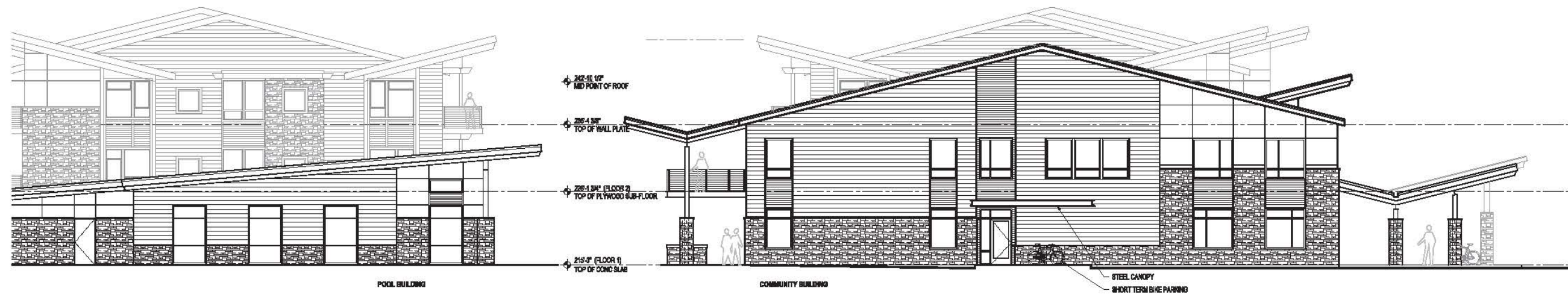
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PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

**COMMUNITY BLDG**  
**FLOOR PLANS**

**A2.1**

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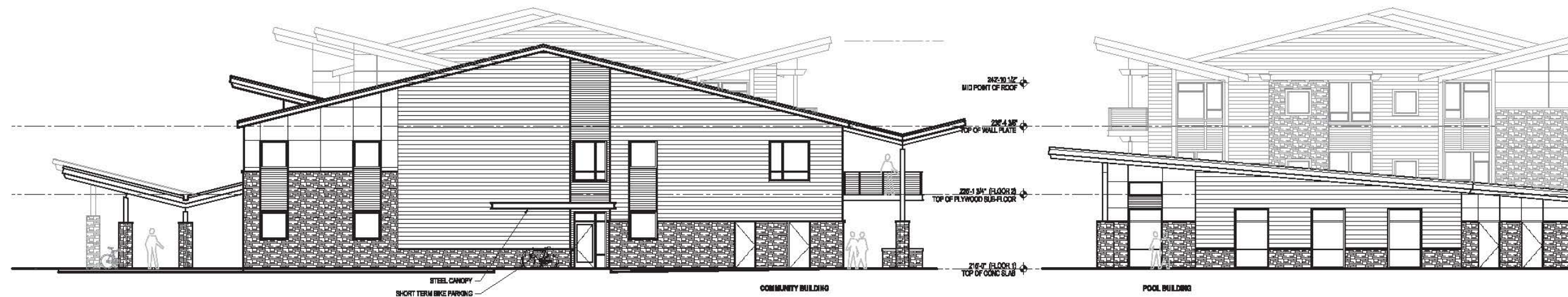
**4** COMMUNITY BUILDING - EAST ELEVATION (PARTIAL POOL BUILDING)  
A3.1



**3** COMMUNITY BUILDING - SOUTH ELEVATION  
A3.1



**1** COMMUNITY BUILDING - NORTH ELEVATION  
A3.1



**2** COMMUNITY BUILDING - WEST ELEVATION (PARTIAL POOL BUILDING)  
A3.1

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**BAYAN TRAILS**  
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SCHEMATIC DESIGN  
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COMMUNITY BLDG  
ELEVATIONS  
**A3.1**

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4 COMMUNITY BUILDING | SW SIDE VIEW OF BUILDING  
A4.1 N.T.S.



2 COMMUNITY BUILDING | COURTYARD ENTRANCE  
A4.1 N.T.S.



3 COMMUNITY BUILDING | NE SIDE VIEW OF BUILDING  
A4.1 N.T.S.



1 COMMUNITY BUILDING | MAIN ENTRANCE  
A4.1 N.T.S.

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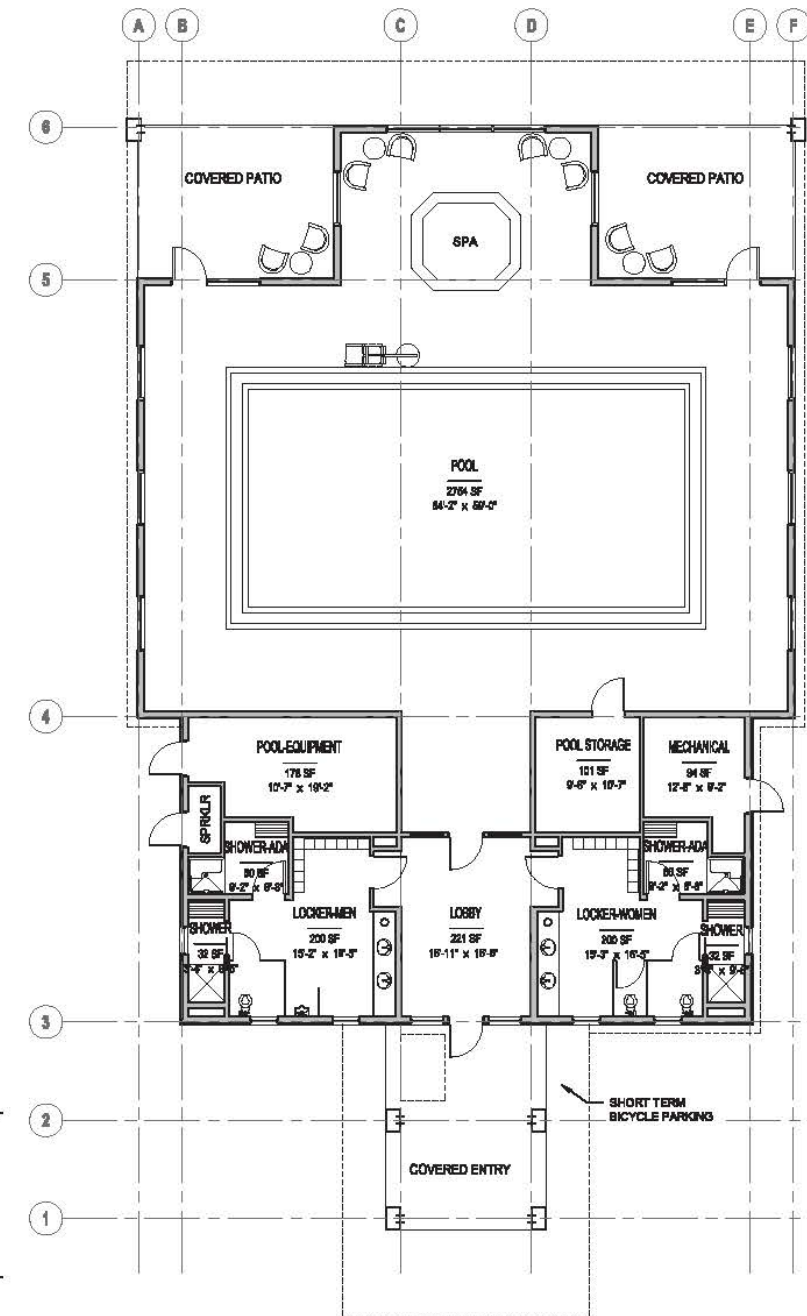
PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

COMMUNITY  
BUILDING  
RENDERINGS

**A4.1**

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**POOL BLDG PLAN**  
**ELEVATIONS**

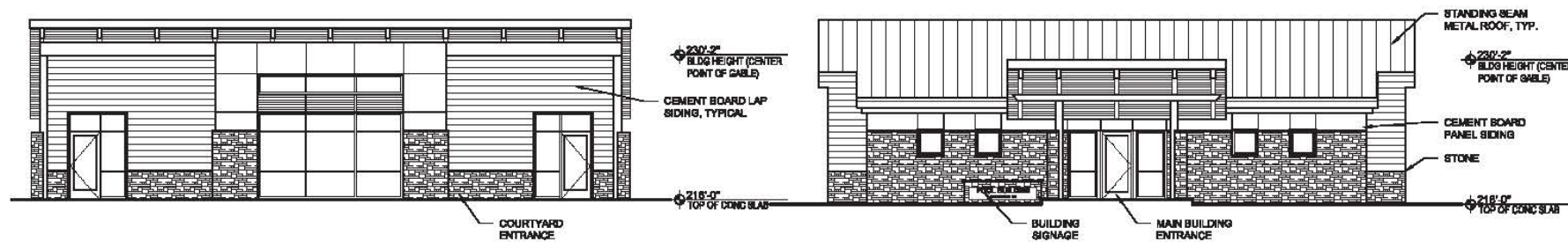
**A3.2**

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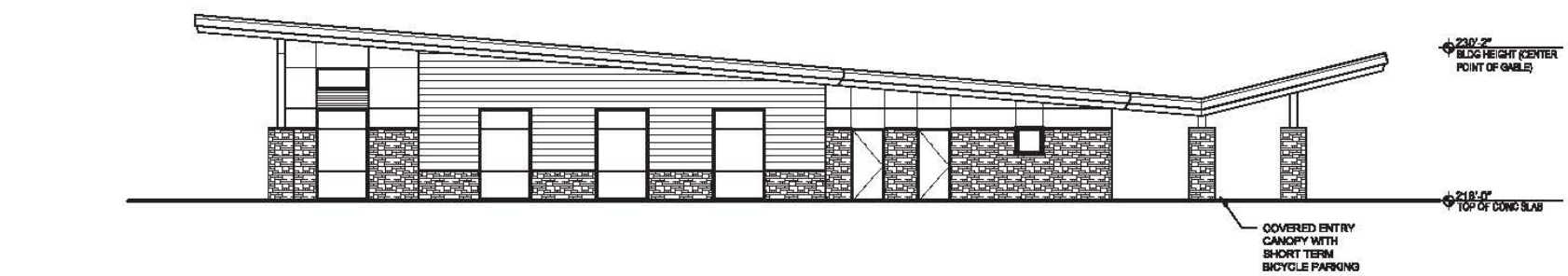
**1** **FLOOR PLAN**  
A3.2 1/8" = 1'-0" 4,192 SF



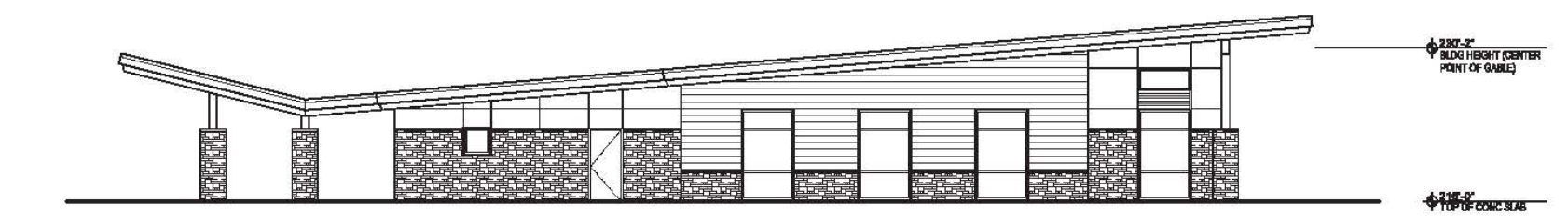
**2** **ELEVATION - NORTH**  
A3.2 1/8" = 1'-0"



**3** **ELEVATION - SOUTH**  
A3.2 1/8" = 1'-0"



**4** **ELEVATION - WEST**  
A3.2 1/8" = 1'-0"



**5** **ELEVATION - EAST**  
A3.2 1/8" = 1'-0"



4 POOL BUILDING | NW SIDE VIEW OF BUILDING  
A4.1 N.T.S.



2 POOL BUILDING | COURTYARD ENTRANCE  
A4.1 N.T.S.



3 POOL BUILDING | SE SIDE VIEW OF BUILDING  
A4.1 N.T.S.



1 POOL BUILDING | MAIN ENTRANCE  
A4.1 N.T.S.

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PROJECT NUMBER: 1405  
SCHEMATIC DESIGN  
11.20.2014

POOL BUILDING  
RENDERINGS

**A4.1**

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Bayan Trails Multifamily  
Building Separation Exhibit



| <b>PRELIMINARY REVIEW COMMENTS</b><br><b>BAYAN TRAILS, FILE NO. 14-0139</b>  |   |
|--|---|
| <p>Note regarding the format of this table: The comments in this table represent City staff’s preliminary comments. Please type your responses into the column title <i>Applicant Response</i> and include as much information needed to clearly respond to each comment. Please do not say “comment noted or acknowledged” without providing an explanation; doing so may delay resubmittal. Likewise, please avoid referring to the plans without a sheet number or explanation of how the plans were revised.</p> |   |
| <b>STAFF COMMENTS</b><br><b>January 8, 2015</b>  | <b>APPLICANT RESPONSE</b><br><b>Provide detailed description of how staff comments are addressed and sheet/page numbers of plans and reports.</b> |
| <b>PLANNING - Comments prepared by Cari Hornbein, Senior Planner</b>   |   |
| 1. There appears to be a discrepancy between the various plans with respect to grading, tree retention, stormwater, and other site improvements. Please cross-check all plans and revise as needed to establish consistency.   |   |
| <b>Residential Development Standards</b>   |   |
| 2. Provide the following site data on the site plan: density calculations (per OMC 18.04.080.A and B), number of units, building and impervious coverages, vehicle and bike parking, setbacks, building heights, number of stories, open space (per OMC 18.04.080, Table 4.04), etc. Please show this information in table format with required standards in one column and proposed in another.   |   |
| 3. In case of future subdivision for sale or financing purposes, each lot must meet the development standards of the RM-18 zone district. To avoid issues down the road, staff suggests identifying potential lot lines now and adjusting the site plan as needed to meet the development standards.   |   |
| 4. The townhome units appear to conform to building height standard, but it’s not as clear for the multifamily building (hard to tell which roof is being used as the basis for height calculations). Please clarify this information on the elevations.   |   |
| <b>Large Multifamily Housing Projects, OMC 18.04.060.N</b>   |   |
| 5. No more than 70% of the total housing units can be of a single dwelling type. The multifamily count is over by one unit and will need to be adjusted accordingly.   |   |

|   |  |
|---|--|
| <p>6. The proposal calls for multifamily units directly across from existing single family houses instead of the required single family or duplex units. The Hearing Examiner may allow such an exception where existing or proposed landscaping, screening, or buffers provide an effective transition of uses. In staff’s opinion, an “effective transition” will be provided with the 6<sup>th</sup> Avenue NE half street improvements and vegetative buffer so long as none of the existing trees are removed and vegetation provides adequate screening. Please provide a more detailed planting plan of this area demonstrating how the Building A will be screened.</p> <p>The townhome units appear to be consistent with transitional housing in OMC 18.04.060.N, however, staff has identified building massing on the south end of the units as a design issue under OMC 18.170.110, Neighborhood Scale and Character. This issue will be addressed as part of Concept Design Review and taken under consideration by the Design Review Board at the January 22, 2015 meeting.</p> <p>Neighborhood scale and character has been an issue on other projects in the City, and in a similar situation (18<sup>th</sup> Avenue Estates) was addressed on appeal by the Hearing Examiner, who remanded the issue back to the Design Review Board. Ultimately, the applicant developed a design that was acceptable to the DRB (buildings were stepped down on the side facing the single family neighborhood). A copy of the decision was provided to the project architect earlier.</p> |  |
| <p><b>Critical Area Regulations – OMC 18.32</b></p>   |  |
| <p>7. Buffer widths were confirmed after the 1/5/15 site visit with City and Ecology staff; based on the number of wetland vegetative species, the habitat score increased from 21 to 22 with a corresponding increase in buffer width from 100’ to 120’. This change will need to be reflected on the plans, or if conditions warrant, the Hearing Examiner may authorize an increased buffer reduction per OMC 18.32.535.H.</p>   |  |
| <p>8. Include a discussion in the wetland report demonstrating how mitigation priorities in OMC 18.32.635 are being met.</p>  |  |
| <p><b>Landscape Standards – OMC 18.36</b></p>   |  |
| <p>9. Where existing trees are being used, the City’s Urban Forester will need to determine that they are healthy and do not pose a hazard per OMC 18.36.060.2.</p>   |  |

|   |  |
|---|--|
| <p>10. Without all of the information required in OMC 18.36.080, staff is unable to determine if tree plan and landscape standards are being met. Examples of missing items include a detailed plant schedule of proposed species, offsite trees that may be impacted by the proposed project, existing soil type and required amendments, planting details, clear site triangles at site entrances, and mechanical equipment/screening. When revising the plans, please make sure they address all landscape requirements, in particular the items just noted and the following:</p> <ul style="list-style-type: none"> <li>a) 18.32.060 - including but not limited to, perimeter landscaping, soil types and required amendments, stormwater ponds/swales;</li> <li>b) 18.32.140 – Type I or Type II screening required along perimeter adjacent to R 4-8 zone districts depending on density/intensity of use. Screening that would otherwise be required along the north lot line can be planted between the right-of-way and parking lot due to the extension of 6<sup>th</sup> Avenue NE. Perimeter landscaping must be equivalent to the width of required yards.</li> <li>c) 18.36.180.B – minimum 10’ screening strips required between streets and parking areas. Staff supports the use of biofiltration as long as screening requirements can be met.</li> <li>d) 18.36.180.C.1 – include parking lot landscape calculations on landscape plan.</li> <li>e) 18.36.180.C.2 and 3 – existing trees are proposed to be used in place of new trees within parking areas. Staff will need to evaluate the health of these trees, in particular those where a large portion of the root zone will be impacted by grading or impervious surfaces. Where they can be retained, the landscape islands will need to be increased in size to minimize impacts to root zones. Landscape islands that do not meet minimum width/area requirements, or where there are more than 9 stalls between islands will need to be addressed under an alternative landscape plan (discussed under item 13 below).</li> <li>f) OMC 18.36.180.C.3 - Include tree calculations for parking lot trees on landscape plan and ensure all provisions under this subsection are addressed.</li> </ul> |  |
| <p>11. Several departures from the landscape standards are proposed. Under OMC 18.36.100, a formal written request to modify the standards is required. Such modification will need to address criteria spelled out in subsection B.</p>  |  |
| <p>12. Relocate detention vaults to avoid conflicts with trees in parking lot landscape islands.</p>  |  |
| <p><b>Parking Standards – OMC 18.38</b></p>   |  |
| <p>13. Revise the land use supplement to indicate proposed quantity of parking stalls (indicates 347, not 323 as noted on site plan).</p>   |  |



|  |  |
|--|--|
| <p>14. OMC 18.38.100 – Include bike parking calculations on site plan. A minimum of one long term space is required per unit, and one per ten units for short term parking. It appears that the senior housing units are shy by 4 long term spaces.</p>  |  |
| <p>15. OMC 18.38.220.C – clearly indicate on plans the location of short term bike parking, and provided enlarged detail for staff to evaluate consistency with dimensional standards.</p>   |  |
| <p>16. OMC 18.38.220 – Minimum stall depth is 17.5’ instead, not 17’. Add typical stall width of 9’ to site plan. Increase width of auto courts between townhome units from 20’ to 26’ for adequate maneuvering out of garages.</p>  |  |
| <p><b>Property Protection Standards – OMC 18.40</b></p>  |  |
| <p>17. OMC 18.40. The retaining wall along the north property line exceeds allowed wall heights under OMC 18.40.060.C.6 with associated impacts to the wetland buffer and existing drainage patterns. See related stormwater comments.</p>   |  |
| <p><b>Environmental Checklist</b></p>  |  |
| <p>18. Update checklist to reflect changes to the project. Also address the following:</p> <ul style="list-style-type: none"> <li>a) <b>4.e</b> – Include lilies on list of invasive plants.</li> <li>b) <b>7.b.1</b> – Include noise generated at North Thurston High, e.g., during football games (noise has been an issue near Olympia High School).</li> <li>c) <b>7.b.2</b> – Include noise impacts from garbage and recycling trucks; if possible, find out what time pick up occurs.</li> <li>d) <b>5.c</b> – While the site may not be a common stopover for migratory birds, the state of Washington is within the Pacific Flyway. Was WDFW consulted in responding to this question?</li> <li>e) <b>11.a and b</b> – Also reference exterior building lighting and any impacts to nearby residences.</li> </ul> <p><b>The following comments were provided by Michelle Sadlier, the City’s Historic Preservation Officer:</b></p> <ul style="list-style-type: none"> <li>f) 13.a – While the checklist addresses the two buildings on the site, there is no reference to any buildings near the site that are 45 years or older. Considering the scale of this proposed development, the significance of buildings over 45 years of age located immediately north, south, and east of the site must be considered (based on a cursory review of construction dates, there are building north and south of the site that are 45 years or older). The age of the school was not checked, but schools often have cultural and historical significance so should be accounted for if in the date range.</li> </ul> <p>Also, the reference to architectural uniqueness is irrelevant. The checklist needs to make clear that none of the buildings on or near the site are listed</p> |  |

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| <p>on or <i>eligible for</i> listing on national, state, or local preservation registers. There's no indication that the potential significance of these buildings against national, state, or local criteria for listing was considered.</p> <p>g) <b>13.b</b> - The preparer concluded that there are no recorded cultural resources or surveys on a review of DAHP's online database (WISAARD). However, this database provides no information on recorded cultural resources so is not an indication of whether there are any recorded sites there or that any surveys have been done. If the preparer hasn't done so, they should contact DAHP to ask how to access the records but DAHP is likely to require that a professional archaeologist do the research because of the laws on protection of archaeological data.</p> <p>h) <b>13.c</b> - See response to 13.b. The search of WISAARD is not adequate to make any determinations on cultural resources. Regarding 13.a., there is no mention of what methodology was used to assess the buildings 45 years or older for eligibility to the Olympia, Washington, or National Registers.</p> <p>i) <b>13.d</b> - Pending further investigation of known cultural or historic resources on or near the site, other mitigation may be needed. Based on a discussion with the local government archaeologist at DAHP (to get a better sense of potential mitigation options relative to this site), areas near wetlands have a higher probability for cultural resources. An archaeological survey would identify such resources.</p> <p>j) Considering the scale of the project, a formal unanticipated discovery plan is recommended, rather than assuming a contractor will stop work if cultural resources are encountered. Examples can be provided as the project gets closer to construction.</p> |  |
| <p><b>Other Comments</b></p>   |  |
| <p>19. The project is intended to be built in phases. Please bear in mind that land use approval is granted for two years with the possibility of being extended another two years (see OMC 18.72.140.D). Any portion for which permits are not issued, or land use approval expires would require a new land use application under the standards in place at that time. A longer duration for the land use approval could be considered through a Development Agreement. Staff recommends a meeting in the near future to discuss this</p>  |  |
| <p>20. Relocate the solid waste enclosures at the townhome units so they are not situated so close to the sidewalk. Can the enclosures be incorporated into the building footprint?</p>  |  |
| <p>21. Transportation, parks, and school impact fees will be required at the time of building permit application.</p>  |  |

**ENGINEERING - Comments prepared by Alan Murley, Engineering Plans Examiner; Eric Christensen, Stormwater Engineer; Dave Smith, Transportation Engineer; Ron Jones, Solid Waste**

**Water Main Plan**

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| <p>1. Water facilities shall be installed in accordance with the provisions of Chapter 6 of the Engineering Design and Development Standards (EDDS), Section 2.050.B. The water system shall be designed to provide adequate domestic plus fire flow at the required residual pressure. The following changes to the water system plan must be shown on the next set of plans submitted for land use review:</p> <ul style="list-style-type: none"> <li>a) Extend an 8-inch water main south along the required street stub from the southwest corner of the project site (west of the Townhouse Building 10) to the San Mar development along with required easements if not within the public right-of-way.</li> <li>b) Provide the required water main loop extending from 6<sup>th</sup> Avenue west, then south to the proposed southerly east-west street, then back to Sleater-Kinney Road.</li> </ul>  |  |
| <p>2. Though not required as part of land use approval, staff would like to bring to your attention items that will be required at the time of engineering permit submittal.</p> <ul style="list-style-type: none"> <li>a) The two water main tie-in points where new roads intersect with Sleater-Kinney must be cut-in tees with three valves per the standards.</li> <li>b) Prior to the time of demolition and removal of the existing home on the property the existing water service must be abandoned at the main to city standards (add this note to utility plan).</li> <li>c) A temporary blow-off assembly is required at the terminus of each phase, not an end cap as proposed on 6<sup>th</sup> Avenue.</li> <li>d) Indicate on all the plans that the pipe type on all mains is to be to be Class 50, not Class 52.</li> <li>e) The average main pressure in the general site area exceeds 80 PSI Pressure Reducing Valves (RPBA) for the buildings. This will be further reviewed at building permit plan review for determination.</li> <li>f) Fire protection backflow devices are to be located outside of buildings per City Standard Plan 6-24, unless otherwise permitted by the City of Olympia Cross Control Specialist.</li> <li>g) All proposed water services and meters, including irrigation, fire department connections and domestic servicing, must have the required back flow prevention devises included per the EDDS.</li> <li>h) Provide the required 20' wide easements on water mains servicing the project from the property line up to and including all meters and hydrants, including bearings and distances on each run of the water mains.</li> </ul> |  |

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| <b>Sewer Main Plan</b>   |  |
| <p>1. Sewer facilities shall be installed in accordance with the provisions of Chapter 7 of the EDDS, Section 2.050.A. The following changes to the sewer system plan must be shown on the next set of plans submitted for land use review:</p> <ul style="list-style-type: none"> <li>a) Extend an 8-inch water main south along the required stub street from the southwest corner of the project site (west of the Townhouse Building 10) to the San Mar development along with required easements, if not within the public right-of-way.</li> </ul>   |  |
| <b>Site Improvement Plan</b>   |  |
| <p>1. Per the EDDS, streets within the project must be built to Local Access street standards. In order to build to Neighborhood Collector standards as shown on the plans, a deviation request must be submitted for consideration by the City Engineer.</p>  |  |
| <p>2. Revise the proposed radius at the west end of 6th Avenue to meet City standards, not a 90 degree turn or intersection.</p>   |  |
| <b>Clearing/Grading/Erosion Control Plan</b>   |  |
| <p>1. The Demolition and Temporary Erosion Control Plan is acceptable at this stage of project review. Additional details will be required with engineering permit application following land use approval.</p>  |  |
| <p>2. See grading-related comments under Planning and Urban Forestry.</p>  |  |
| <b>Stormwater System and Drainage Report</b>   |  |
| <p>1. The stormwater system shall comply with the Drainage Design and Erosion Control Manual for Olympia, October 2009 (DDECM). The following comments must be addressed on the next set of plans submitted for land use review:</p> <ul style="list-style-type: none"> <li>a) The project proposes to fill the low area that currently allows for overland flow to the storm drainage system in Balsam Avenue. Modifying this drainage pattern may significantly impact the wetland.</li> <li>b) Per Minimum Requirement #8, the project shall comply with Guide Sheets #1 through #3 in Appendix I-D. The hydrologic analysis shall use the existing land cover condition to determine the existing hydrologic conditions. However, it is recommended that the guidelines from the 2012 Stormwater Management Manual for Western Washington and WWHM 2012 be used for wetland protection analysis.</li> <li>c) The number of bioretention facilities depicted does not match the number modeled. Provide greater detail of actual dimensions for Bioretention Cell #5 and a design for the bioretention cell in the northeast corner of the site.</li> <li>d) It appears Bioretention Cell #4 is also proposed for flow control storage</li> </ul> |  |

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| <p>without infiltration. Provide details and describe how it will also function for water quality. Will the outlet structure be connected to the underdrain?</p> <ul style="list-style-type: none"> <li>e) Provide electronic copies of the WWHM runs (.wh2, .WDM and .whm files) used to size all facilities.</li> <li>f) Standing water has been observed on the subject property north of the adjacent San Mar parcels. Further review and analysis is required to determine the impact of re-grading the subject property to ensure the adjacent properties do not flood as a result.</li> </ul>   |  |
| <p>2. Though not required as part of land use approval, staff would like to bring to your attention items that will be required at the time of engineering permit submittal:</p> <ul style="list-style-type: none"> <li>a) Provide standard erosion control notes consistent with DDECM Appendix II-A; must be added to the erosion control plan.</li> <li>b) Temporary sediment ponds rather than sediment traps may be necessary for the final design. In the final report provide sizing for sediment ponds and traps.</li> <li>c) Provide design details and calculations for the flow spreader.</li> <li>d) Roof drain infiltration systems will require sediment/debris sumps upstream of the infiltration trenches (Sheet SD-02).</li> <li>e) Provide, in the stormwater site plan, a figure depicting safe surface overflow routes from each facility into the natural downstream conveyance.</li> <li>f) Provide electronic copies of the WWHM runs (.wh2, .WDM and .whm files) used to size all facilities.</li> <li>g) Provide a draft agreement to maintain stormwater facilities and to implement pollution source control plan (corporate version).</li> </ul> |  |
| <p><b>Street Lighting</b></p>  |  |
| <ul style="list-style-type: none"> <li>1. A street lighting plan must be submitted at the time of Engineering and installed by the applicant for all street light installations facilities in accordance with the provisions of Chapter 4 Transportation of the EDDS, transportation, (4F) Illumination.</li> <li>2. The proposed street lighting represented on the civil plans is acceptable at this stage of review. Further details will be required with engineering permit application following Land Use Approval to address the following:             <ul style="list-style-type: none"> <li>a) Provide an illumination study of the existing street lights on Sleater-Kinney Road to determine if the existing lighting is adequate for safe vehicle and pedestrian movements and provide solutions for any deficiencies found.</li> <li>b) Provide an onsite street lighting design that meets the EDDS, Chapter 4 complete with metered service(s).</li> </ul> </li> </ul>   |  |

**Transportation**

The City has reviewed the Traffic Impact Analysis (TIA), date-stamped November 18, 2014 and comments are as follows:

1. At full build out, this development will generate 95 (56 inbound, 39 outbound) p.m. peak hour trips and is not expected to have a significant impact on the City of Olympia street system. All intersections will operate at an acceptable level of service and no off-site mitigation is required. Although several improvements will be needed to provide adequate and required access to the development and are outlined below:
  - a) Per Engineering Design and Development Standards 2.040(B)3A "Street connections will be provided to any existing public street or right-of-way "stub" abutting the proposed development." Provide a local access street connection south to San Mar Drive on the south property line. The attached street connectivity analyses provide justification for the street connection.
  - b) The TIA does not quantify specific traffic volume that would use the required San Mar Drive street connection. Public Works Transportation has estimated that approximately 50 daily trips and 5 P.M. peak hour trips would use the connection to travel between the Bayan Trails and San Mar Villas neighborhood. All trips would be internal to the two neighborhoods and the connection would not attract non-neighborhood "cut-through" traffic. Traffic volume will not exceed a standard local access trip threshold of 500 daily trips. Consultant needs to verify City's estimate or provide alternative estimate for traffic using the street connection.
  - c) All Sleater-Kinney Road access points will need left-turn channelization.
  - d) The internal Neighborhood collector streets need standard corner radius design.
  - e) The TIA does not include traffic analysis for the intersections of Sleater-Kinney Road/San Mar Drive and Sleater-Kinney Road/Alonna Drive. Verify that at full project build-out these intersections will operate at an acceptable level of service.
  - f) The City conducted a Street Connectivity Analysis to demonstrate the need for a street connection to San Mar Drive – see attached.

**Solid Waste**

1. The apartment buildings on the north portion of the site require a compactor for garbage. Roll-off trucks need 70' of clear space in front of the compactor. If compactor is to be under cover, the roof must be 14' high and the lifting bale within 2' of the threshold. 25' of clearance is required for loading the box. This site must also accommodate an adequate level of cardboard and mixed recycling. Enclosure area must be 20'-22' wide at a minimum.

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| <ol style="list-style-type: none"> <li>2. If proposed easterly and westerly enclosures for the townhomes are to house garbage there must also be space for recycling – 50%garbage / 50% recycle per the EDDS. This enclosure must be 20' minimum for garbage and recycle.</li> <li>3. Ensure front load garbage truck has adequate access. Truck profile: overall length of 36', 16' wheelbase, 8' front overhang, 12.5' rear overhang and width of 9.75'. Steer angle is 31 degrees and 11.7 seconds lock to lock. Computer aided turning movements may not be exact to actual truck abilities, but provide a good estimate.</li> <li>4. Cardboard containers, if used, are front load. Recycle carts are collected with a side loading truck at the curb.</li> <li>5. Also see comments under Planning.</li> </ol>   |  |
| <p><b>FIRE DEPARTMENT – Comments prepared by Rob Bradley, Fire Marshall</b></p>  |  |
| <ol style="list-style-type: none"> <li>1. No comments at this time.</li> </ol>   |  |
| <p><b>ADDRESSING - Comments prepared by Julie Mongey, Permit Specialist</b></p>  |  |
| <ol style="list-style-type: none"> <li>1. See attached addresses.</li> </ol>   |  |
| <p><b>URBAN FORESTRY - Comments prepared by Michelle Bentley, Urban Forester</b></p>   |  |
| <ol style="list-style-type: none"> <li>1. The tree plan is acceptable and minimum tree densities will be met by “preserved trees” shown on the plans. The following comments must be addressed on the next set of plans submitted for land use review:             <ol style="list-style-type: none"> <li>a) Revise the grading plan to include tree protection notes regarding construction sequence for tree protection and removal and tree protection fencing detail.</li> <li>b) Trees to be protected are inconsistent between the site, landscape, and drainage plans (vaults located under existing trees). Examples of conflicts include the vaults located within parking lots, paving/hardscape within root zones, fill within the wetland and overflow path, dispersion trench within the wetland buffer, and storm sewer at the southwest edge of the property.</li> <li>c) There are a number of trees proposed to be protected where there are grade changes and hardscape/paving within their critical root zones. Staff would like to arrange a site visit with your Urban Forester to confirm whether these trees can truly be saved.</li> <li>d) Add language from Chapter Two from the Urban Forestry Manual regarding tree protection standards to the grading plan.</li> </ol> </li> </ol> |  |

**Cari Hornbein**

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**From:** BRENDA HOOD <bbinoly@comcast.net>  
**Sent:** Wednesday, December 03, 2014 3:49 PM  
**To:** cpdinfo; Cari Hornbein  
**Cc:** Sam Hunt-home; Jeannine Roe  
**Subject:** Bayan Trails proposal--14-0139

To: City of Olympia, Cari Hornbein, Senior Planner  
Re: Public Comment on Bayan Trails Multifamily Housing, File 14-0139  
Fr: Brad Judson and Dr. Brenda Hood, 415 San Mar Dr NE, Olympia, WA 98506

We write in strong opposition to the planned ten townhome-style apartment buildings (70 units) location and connecting the proposed development to San Mar, either by road or trail. The logical connection for any trail should be to the adjoining Chehalis-Western Trail and not to San Mar Villas and any road connections should be to Sleater-Kinney.

In reviewing Olympia city policy T3.2 as referenced by city senior planner Cari Hornbein, we argue that the details on the proposed Bayan Trails development adjacent to San Mar Villas at 607 & 709 Sleater-Kinney is not a "neighborhood" but a commercial development – a senior development and an apartment complex that was never envisioned when devising a policy of connecting "neighborhoods". Adding 168 units of senior housing and 70 units of apartments has the potential to add 238-500+ motor vehicles into the San Mar neighborhood from residents alone, plus an additional several hundred cars daily from employees working at the senior center, visitors, commercial service vehicles, medical vehicles, etc. This is not a neighborhood development, with single family homes – no such housing is even considered - it is a commercial operation for the purpose of profit. This does nothing to facilitate and distribute traffic, but to divert traffic from where it should be – on the main street to get to the intersection and beyond – into our neighborhood.

Sleater-Kinney backs up from the north to south direction every day due to traffic into and out of North Thurston High School (NTHS). The proposed development is just north of NTHS, therefore an abundance of vehicle traffic would be motivated to come through San Mar in order to avoid the NTHS area and more quickly get to the intersection of Sleater-Kinney and Martin Way. Similarly, northbound traffic into the proposed development would be motivated to go through San Mar neighborhood to avoid the NTHS ingress and egress.

This is not in any neighborhood's best interest in terms of safety, traffic load, pollution, noise pollution, etc. We have mixed families with many small children – recently, a house two homes down from the proposal had two deaf children. They were so concerned about the potential situation that they had the military base move them back onto the base. This is how much this situation frightens families of San Mar Villas.

The proposal is in no way benefiting the connectivity of neighborhoods, as there is no reason for San Mar residents to ever travel into the proposed commercial/residential development. This proposal does not create a disconnected neighborhood "pod." To reiterate, it is a commercial senior living business and multiple stacked apartments. We already have apartment complexes across from the Chehalis-Western trail. Children and young adults use a path between the apartments, similar to the ones in the proposal, into San Mar which has resulted in excessive safety concerns. Numerous individuals use the convenience of the "path" which is out of sight of their parents to do drugs, drink, loiter, litter, and leave bottles and hypodermic needles strewn everywhere. They come onto adjacent single family homes in San Mar Villas and destroy property, harass pets, and cause other safety and health concerns. This is not what public official envisioned when creating the policy, and the policy should not apply to this situation as it does not carry out that intent.



As residents of San Mar, the proposal to connect the proposed development directly to San Mar Drive would have a negative impact on all residents of our small neighborhood.

In addition, with respect to the citing of the 70 townhomes, we note that the survey work was done in the driest time of the year, and no effort has been made to determine the flood issues, standing water issues, and wetland issues with the land adjacent to and at the location of these townhomes. This information was brought to light in the public meeting held recently, where a neighbor directly adjacent to the proposal is a professional in this field and asked about these concerns, only to be told that there was no documentation from the applicant or representatives of the applicant (including the surveyors and the SCJ Alliance firm) of these issues. We were told these would be "looked into," and yet the proposal has moved forward without any consideration, documentation, or response to our neighborhood about them. The only response we received personally from Cari Hornbein is that a few trees would be left as a buffer between the large, 3-story development and our neighborhood, as if that was in any way sufficient.

Finally, we object to the manner in which the developers have gained the wholehearted and enthusiastic support of staffperson Cari Hornbein. She stood up at the so-called neighborhood meeting, in which our neighborhood as a whole had not been notified, and stated how excited she was about this development. She showed absolutely no concern nor interest in hearing from San Mar Villas residents, and defended the applicants/developers in a manner unprofessional of her role and position. We watched as the applicants and their representative smiled at her defending their proposal. The applicants discussed this was "their dream", and when we brought to their attention that "their dream" was potentially going to have a terribly negative affect on hundreds of others, there was no concern nor interest in working with us to mitigate these concerns.

A final note is that the notice of land use application did not arrive until the Thanksgiving Holidays, when a good number of people are visiting family, extended relatives, and friends or hosting others, and were given an extremely limited time to response in the first comment period. This timing again reflects a "ramming it through" approach that is not conducive to working constructively nor positively with this neighborhood.

Our home is on the corner of the new proposal, and the impact to us will be substantial, both in terms of economic loss of value in our home/property, as well as the quality of life if there is a road or trail connecting our neighborhood to this commercial/multi-family residential proposal. The project should be set further to the north, should be limited in height to fit into the existing community, and should include multiple single-family residences, not 70 crammed townhomes. This project should have a substantial fence that runs the entirety of the San Mar neighborhood east to west on the boundary of the neighborhood and the proposed for-profit commercial/multi-family residential proposal. And a traffic pattern and load study should be conducted, along with a 12-month land study that considers the abundance of water that accumulates on the proposed site.

Sincerely,  
Brad Judson and Brenda Hood

T 3.20\* Establish residential local access street patterns which will:

- a. Facilitate and distribute local access through a dense pattern of interconnected local streets and collectors so that local traffic does not have to use arterial streets to circulate within the neighborhood.
- b. Provide multiple streets to and from residential developments for purposes of safety.
- c. Avoid creating disconnected "pods" of residential development.
- d. Undertake traffic calming strategies, where necessary, and especially when new streets are connected to existing streets. Special emphasis should be given at the point of connection with existing neighborhood streets.