

**CITY OF OLYMPIA**  
**Olympia Design Review Board**

**DETAIL DESIGN REVIEW STAFF**  
**REPORT**  
**July 11, 2024**

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|--------------------------------|--|
| <b>Project Name/Number:</b>    | 13th and Cherry Townhomes, File 24-2894  |
| <b>Applicant:</b>              | Ryan Clintworth<br>C13 Townhomes, LLC  |
| <b>Location:</b>               | 526 13 <sup>th</sup> Ave SE  |
| <b>Project Description:</b>    | Construction of 12 townhouse-style apartments in two six-unit structures. The units will be approximately 35 feet in height at three stories. Parking for each unit will be provided below the units at-grade, accessed from a drive aisle off the 13 <sup>th</sup> Avenue frontage. Long- and short-term bicycle parking will be provided; frontage improvements will be provided along Cherry St including curb, streetlight, sidewalk repairs and street trees. |
| <b>Design Review District:</b> | Downtown Design District, Residential Sub-District   |
| <b>Zoning District:</b>        | Urban Residential (UR)   |
| <b>City Staff:</b>             | Jackson Ewing, Associate Planner<br>E-mail: <a href="mailto:jewing@ci.olympia.wa.us">jewing@ci.olympia.wa.us</a>   |
| <b>Public Notification:</b>    | In accordance with the Olympia Municipal Code (OMC) 18.70 public notification was emailed July 2 <sup>nd</sup> , 2024, to recognized neighborhood associations and party of record.  |
| <b>Board Responsibility:</b>   | The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the project design. The Building Official will review the recommendation and make the final decision.  |

## **BACKGROUND INFORMATION**

### **Context and Existing Conditions**

The development site is located in the southeast area of Olympia's downtown core. This area of the downtown consists of a mix of single family and multifamily residential development and commercial office buildings.

The lots are located in a small urban residential neighborhood east of the Capital Campus and west of the Plum Street and I-5 interchange. This area of downtown Olympia has been designated a residential downtown design review sub-district. Both Cherry St and 13<sup>th</sup> Ave are Type C streets.

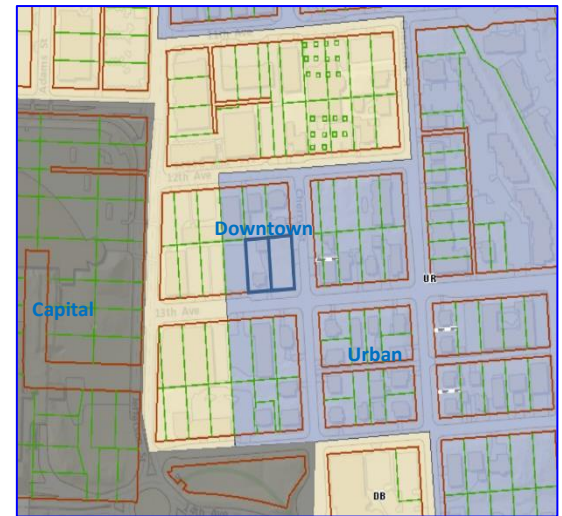
The development site consists of two abutting lots located at the northwest corner of 13<sup>th</sup> Avenue and Cherry Street. The west lot is a mid-block site developed with a single-family residential house oriented to 13<sup>th</sup> Ave, while the east lot is vacant and has two street frontages – Cherry St and 13<sup>th</sup> Ave.

Building development in vicinity of the site consists of a mix of varying architectural styles and age (including an individually listed historic property east of the development site). Housing types include single family and mostly multifamily residential development. The commercial buildings north and west of the lots are primarily office buildings. Newer residential development is occurring, an example of which is a similarly designed ground related townhouse style apartment building located at 512 Jefferson St, Campus Lofts.

- North – commercial office and single family residential
- East – single family and multifamily residential
- South – single family and multifamily residential
- West – commercial office and the Capital Campus

**Detail Design Review:** A complete Detail Design Review application was submitted on May 7<sup>th</sup>, 2024. Detail design review involves review of the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, materials and colors with the applicable design criteria. The Design Review Board's recommendation will be presented to the Director of Community Planning & Development before building permit issuance.

**Staff Analysis/Recommendation:** In review of the detail design review plans provided, staff found that the applicant has made appropriate modifications to the project design to address downtown residential design requirements that were called out at the time of concept design review. The applicant provided a detailed response narrative to the concerns and conditions applied at time of concept design review. Staff would like the board to pay specific attention to the following elements related to detail design review:



- Materials.
- Open space, the open space requirement is being met by a combination of in unit balconies and a community BBQ space in the north part of the project.

Staff requests the board pay specific attention to these project elements and discuss during the board meeting.

**Detail Design Review Recommendation:**

1. : *Approve with condition for revision to building permit prior to issuance.*
  - a. *Provide details on bike parking location and how residents will access this area. Bike parking has not been represented on the provided elevations but is shown on the site plans. These details should be reviewed by staff to ensure compliance.*

**Submitted By:** Jackson Ewing, Associate Planner

- **Attachment 1** - Staff Report.
- **Attachment 2** - Design Review Packet.
- **Attachment 3** - Response to concept design review conditions.
- **Attachment 4** - Product specifications.