

NARRATIVE

The Cottage Apartments

414 and 422 Franz Anderson
March 8, 2024

The project intent is that these two properties will be developed at the same time under one ownership. 414 Franz Anderson (building B) will have 21 residential units and 22 parking stalls with an overall area of 25,723 SF, including the structured parking and canopies. 422 Franz Anderson (building A) will have 37 residential units and 37 parking stalls + 8 motorcycle stalls with an overall area of 39,008 SF, including the structured parking and canopies. The two buildings combined have 58 residential units and 59 parking stalls + 5 street stalls, which do not count towards the parking code requirement.

19 feet of dedication is proposed to accommodate the street section, which now includes street parking in front of building A, specified by the City of Olympia engineering department. A temporary 5-foot sidewalk will be constructed to Martin Way. The Bailey's Inn Phase II project is located across the Franz Anderson and will be required to extend the Franz Anderson roadway to Martin Way as part of a developer's agreement when that project is developed.

The Cottage Apartments will be a craftsman style design, with many vertical and horizontal modulations, window articulation, slopes roofs, earth tone colors and the use of trellises and knee braces. A pedestrian access has been provided from building B to the solid waste container. Also, a 10-foot minimum parking lot screening has been provided.

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

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

From a 30,000-foot view, providing an outdoor BBQ and picnic area + a fitness area and a lounge/party room in the building, all counting towards the open space requirement, is typical for this size project.

The solid waste container, tree tract, tenant amenities and parking stalls will be common elements, enjoyed by both buildings.