

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW
STAFF REPORT
June 7, 2024

Project Name/Number:	The Cottage Apartments #24-1554
Applicant/ Representative:	Glenn Wells, Glen Wells Architects
Project Location:	414 & 422 Franz Anderson Road SE
Project Description:	Development of two multifamily buildings with a total of 58 residential units, 59 parking stalls, and associated site improvements.
Zoning District:	High Density Corridor 4 (HDC-4)
Design Districts:	High Density Corridor
Comprehensive Plan Designations:	Urban Corridor (UC)
Scenic Vista:	None
Critical Areas:	None
City Staff:	Lydia Moorehead, Associate Planner Phone: 360.570.3746 E-mail: lmoorehe@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on May 23, 2023, to property owners and residents within 300 feet of the site, parties of record and recognized neighborhood associations.

BACKGROUND INFORMATION

Context and Existing Conditions

The site is made up of two parcels with a total site area 1.13 acres. One parcel is vacant and has been used as construction staging. The second parcel is developed with a single-family home which will be removed. The site is located at 414 & 422 Franz Anderson Road SE. This area of Olympia is zoned High Density Corridor 4 (HDC-4) and abuts Mobile Home Park (MHP) zoning to the south and east.

Information related to changes/additions to design and materials since concept review are presented in the applicant's narrative and plan set, Attachments 3 & 4.

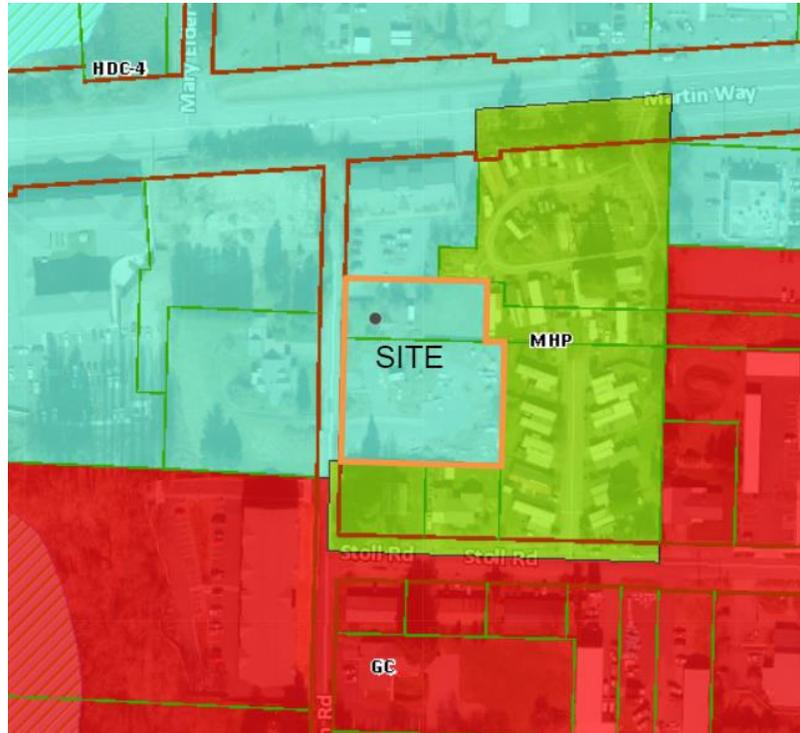
Land Use Review:

Land use approval was issued on May 3, 2024, with a condition that the applicant provide information and make revisions as recommended by the Design Review Board at the concept design review meeting on July 13, 2023, Attachment 5. Revisions to the site plan prior to land use approval include reduction of onsite parking from 71 to 59 stalls, the addition of outdoor open space and landscape screening, provisions for a temporary pathway connection from the site to Martin Way, and on street parking along the site's frontage.

Surrounding Land Uses:

The surrounding uses and zones are shown on the figure below.

The site is zoned HDC-4 and located within the High-Density Corridor. A variety of commercial and office uses abut the site to the north. Properties to the east, south and west are residential.



Source: City of Olympia- Zoom mapping

Current Uses:

- North – Commercial/Office
- West – Residential
- East – Residential
- South – Residential

The purpose of the high density corridor is intended to provide for a compatible mix of high-intensity commercial, offices and high-density multifamily residential uses, to transform these areas to commercial and residential activity centers, over time, to ensure that access to transit is a part of new projects, to establish a street edge that is as continuous as possible with buildings which are close to the street and which have multiple floors, distinctive windows facing the street and entrances that are visible from the street and create a safe, convenient and attractive environment for pedestrians, transit riders and bicyclists and which includes parking and access for vehicles.

The Comprehensive Plan identifies the Pacific Avenue & Lily Road Focus area, of which this site is a part of, and notes its proximity to a regional trail, access to two shopping centers, and retail services with excellent transit services along Martin & Pacific. This area is expected to transform into a corridor with high density residential uses and a mix of retail and service uses that will transition away from cars being the primary transportation mode to a more walkable environment, where bicycling and transit are encouraged (Comprehensive Plan - Land Use & Urban Design: Goal 13, PL13.7).

DESIGN REVIEW

Detail Design Review: Please note that this is a *Detail Design Review*. Detail design review involves all 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, the lighting plan, building and site details, materials and colors, and zoning, parking, and overlay district regulations within the Unified Development Code.

The section called “How to Use Design Criteria (OMC 18.100.100)” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines and meet the intent of the requirement.

Design Analysis: City staff evaluated the proposal based on the Multifamily Residential design criteria, OMC 18.170, and the High-Density Corridor design criteria, OMC 18.130. Staff’s analysis can be found in the attached checklists (Attachment 2). The proposal meets most of the applicable design criteria, however there are a few issues that were brought up at concept review that staff suggests the Board pay specific attention to, as follows:

1. Pedestrian & Vehicle Circulation (OMC 18.170.020). Parking Location & Design (OMC 18.170.030) Landscape Plant Selection (OMC 18.170.060).

The first condition of the DRB’s concept review related to pedestrian circulation and landscaping. This condition has been satisfied with changes made to the site plan. The applicant has provided a pedestrian pathway that connects the north building to the solid waste facility and 10 feet of parking lot landscape screening is provided along the east property line.

2. Neighborhood Scale & Character (OMC 18.170.110)

Due to the scale difference between the proposed Building A and the adjacent single-family home to the south, the Board requested that the applicant provide additional methods to step down massing on the south end of the west elevation of Building A. In response, the applicant has changed the proposed roof form along the southern portion of the west façade so that a hip roof is carried around the corner of the south side, reducing the height of the southern wall by eleven feet. In addition, a two story bump out was added to the southern elevation and a trellis was lowered to provide additional variety and human scale. The addition of structured parking screening also helps to reduce the visual impact to neighboring properties.

Concept Design -



Detail Design -



Concept Design -



Detail Design -



2. Usable Open Space (OMC 18.170.040)

The last condition of concept design review related to the provision of usable open space. While the applicant provides usable active open space within each building (lounge & fitness center), the Board requested additional outdoor open space and discussed potential options, such as the use of the garage roof on Building B and/or placing an open space area near the Soil & Vegetation Protection Area, Attachment 5. The applicant has provided a picnic area along the east property line near the solid waste enclosure. While the location is not ideal, the space meets the stated requirements of the open space design standards (dimensions and grade). Difficulty providing access to a rooftop terrace due to the unit design of Building B precluded the use of the parking garage roof for outdoor open space.

STAFF RECOMMENDATION:

Staff recommends that the Design Review Board approve the Detail Design as proposed.

Submitted By: Lydia Moorehead, Associate Planner
Community Planning and Development

Attachments:

Attachment 1 - Staff Report
Attachment 2 - Design Checklists
Attachment 3 - Design Review Plan Set
Attachment 4 - Design Narrative
Attachment 5 - DRB Concept Memo