JOHNSON BRAUND INC.

FSCSS Olympia, Phase I Narrative & Design Review Responses

Revision Key:
~~deleted text~~
added text

Project Narrative:

This project, located at 3524 7th Avenue SW, Olympia, WA 98502 proposes to add a 4-story building with a total of (62) affordable apartment units in the first Phase of a future two-Phase development*. The existing site is 184,186 SF (4.23 acres). In the development of Phase I, the project intends to add a Right-of-Way Extension to Fieldstone Avenue and (1) curb cut for on-site access off of the new extended Right-of-Way approximately halfway North along the East Property line of the site to serve the maximum proposed (62) surface stalls. Along 7th Avenue the project will make street-improvements consistent with the City of Olympia's "Major Collector" street and dedicate ~~4'-6"~~ 5'-6" of site for this R.O.W. improvement. Project utilities connections for both City Water and City Sewer will consist of (1) domestic water line, (1) irrigation service, (1) Fire Sprinkler Service line, and (1) side sewer line. Final sizing of utility lines will occur during subsequent design. A Soil and Vegetation Protection Area is being provided in the Southeast corner of the lot and encompasses the required Protection Area for the entire 4.23-acre lot. A ground-level amenity space for tenants is also being provided on-site. A Binding Site Plan application has been submitted to delineate the lots and tracts for the phased projects, rights-of-way, detention pond and SVPA area.

The design intent for this project is centered around two priorities, to (a) provide a home-like feel for future tenants and to (b) be respectful of the currently wooded site by creating nature-like aesthetics that represent the density of the local trees that both currently exist on the project site and the trees that will remain after construction. This project is a transitional project for the Kaiser Harrison area of Olympia, in that the area has been identified by the City of Olympia as a future higher-density more urban and pedestrian oriented zone, but to date the area has not seen significant development. This project looks to balance the current scale and potential future scale of the neighborhood. On-site amenities are included in the project for both private (tenant) use though ground level amenity spaces and public use through the inclusion of a pedestrian plaza along the 7th Avenue streetscape. Pedestrian scaled design elements are included to enhance the pedestrian experience at the street level and a natural color and material palette are used to create a comfortable home-like feel within a wooded nature setting.

**The future second Phase of development is currently intended to add (1) additional 4-story building with approximately (62) affordable apartment units and approximately (62) surface stalls.*

Summary of Changes:

As part of a pricing exercise, after the Detail Design Review packet submitted on 09/16/2021, it was found that a large change in cost had occurred since the previous pricing information, submitted with funding applications in the fall of 2020. Much of the change in pricing is, to our understanding, due to the COVID-19 pandemic and prevailing wage increases. As this is an affordable housing project, additional funding is, to a large degree not feasible. This has resulted in the project needing to go through an extensive Value Engineering exercise. Here is a summary of changes that impacted Design Review made between this set and the previous iteration.

- *Building Material Changes*
  - *Finish #2, changed from Woodtone Siding to Painted Hardie*
  - *Finish #11, changed from Metal Standing Seam to TPO with welded standing seams*
  - *The Color of the Trim and Gutters changed to better match the new color for Finish #2*
- *Site Changes*

- *Removal of the Concrete Pad @ the Amenity room. A usable turf grass field is provided for amenity space instead.*
- *Removal of all CMU in projects which has resulted in the following changes:*
  - *Solid Waste Enclosure is now Chain Link with Slats*
  - *Monument sign at Driveway Entry to be made of wood.*
- *Removal of the Generator and Pad*
- *Solar Panel Array not to be installed during initial construction.*

Changes from Concept Design Review:

As part of the conditional approval for Concept Design Review, The Board placed emphasis on conditions that largely covered the following categories: building modulation, and mechanical screening, requesting more information on architectural detailing, bicycle parking and lighting.

Building Modulation

At the time of Concept Design Review, the project had a number of segments of exterior wall that were longer than the 30-foot requirement. Most of the segments of wall were approximately 33-feet in length and the Board ultimately accepted this small deviation from the codified modulation requirement as we explained the necessity due to unit design/layout at the interior of the building. (2) of these wall segments, however, were approximately 45-feet and 46-feet in length. As part of the conditional approval, The Board requested that we reduce the extent of flat façade at these two longer locations of exterior wall. Each of these wall locations have been reduced down to 33'-6 ½" and 34'-10" with the gable roof modulation extending over the new bumped out façade. These dimensions are a direct result of unit layout at the interior of the building. Reducing them further would result in less usable units for tenant living. We feel this meets the intent of the conditions of approval for Concept Design Review.

Mechanical Screening

In conjunction with our Design-Assist Mechanical consultant, the project team has schematically located mechanical equipment on the site. It is important to note that at this time, the project has Design-Assist MEP consultants and that the Engineers of Record for this project are yet to be determined and there is a possibility for the final location of equipment to change. We can commit to ensuring all mechanical equipment on the site will not be located along the new extension of Fieldstone Ave, with the exception of the Transformer located adjacent to the Detention Pond. The Landscape Architect has provided screening of all equipment via appropriately sized plantings or CMU block walls. There is no current plan for mechanical equipment to be mounted on walls or at the roof.

Architectural Detailing

The Board at the time of Concept Design Review, noted some concerns about some of the trim/siding transitions at the project. We have added several detail sheets to the Design Review packet to show how some of these transitions will be detailed. One of the areas The Board specifically noted was the belly band that died (horizontally) into the "Rookwood Dark Green" fiber cement siding which extended down to grade. In order to eliminate this trim board end condition, the "Rookwood Dark Green" siding has been altered to terminate at L2 and the "Winchester Brown" lap-siding is now continuous at the base of the building. This creates a continuous base at the whole of the project, which helps reduce the perceived height of the building creating a consistent pedestrian oriented experience.

The shed roof entries and trellis structures have been enhanced and detailed since the Concept Design Review, to show the final detailing more accurately. These spaces were designed to create a "front porch" feel to enhance the clients desire to provide a "at home" feel for tenants and visitors. Each main entry has usable covered space for tenant use allowing for weather protected outdoor area during all times of year.

Short-term Bicycle Parking

Short-term Bicycle Parking has been relocated to underneath both the 7th Avenue and Lobby shed-roof structures to provide adequate weather protection at each bicycle parking location.

Lighting

Additional sheets have been added to provide information on both Site (see Landscape sheets) and Building (see architectural sheets) Lighting. This includes proposed fixture cutsheets and lighting locations.

OMC Chapter 18.170 – Multi-Family Residential Design Guidelines & Responses:

18.170.010 Grading and tree retention

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

The project site slopes both N/S and E/W with the highest point of elevation generally at the SE corner of the lot and the lowest at the NW. The site layout has been designed to best accommodate the natural topography of the lot, placing Phase I of the project at the South end of the site and orienting the building to act as a buffer for some of the natural grade change at the middle of the site. This allows for the project to leave a large portion of mature trees in the SE corner of the site and to provide an accessible and level amenity area for tenants. Minimal grading is anticipated at this time.

18.170.020 Pedestrian and vehicular circulation

REQUIREMENT: 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.

As part of the development of the site, an extension to Fieldstone Drive is required approximately midway along the South Property line to provide both pedestrian and vehicle access consistent with the City of Olympia's Kaiser Harrison Opportunity Plan and Transportation 2030 Map. This extension will allow for a future N/S connection between 7th Avenue and Harrison Avenue to the North once adjacent undeveloped parcels are developed. Tenants of the development will also have access to ground-level amenity areas with several points of connection to Public R.O.W. streets. The public will have access to a pedestrian plaza off of a main building entry on 7th Avenue. This prominent site plan feature provides greater connectivity to the site from the public right-of-way.

18.170.030 Parking location and design

REQUIREMENT: 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.

The driveway to access the site will be shared with the potential future Phase II development which allows for the site to have one access point off of the new Fieldstone Drive extension at this time. The width of the driveway is the minimum width required for Fire Access to the site and has been reviewed and preliminarily accepted by the Olympia Fire Department. A landscape island has been provided at the driveway entry to provide a buffer between the parking lot and the street and parking adjacent to the street has been minimized. The parking lot for this site is primarily along the East edge of the property, which currently borders single-family residential houses. To be mindful of the adjacent current use, a fence will be installed and 10 ft. landscape buffer along the East property line will be maintained. The project has also identified existing trees to retain if feasible along the East property line to provide additional buffer to

the neighboring use. The location of the surface parking lot is significantly setback from 7th Avenue and mostly screened from view from this pedestrian oriented street.

18.170.040 Usable open space

REQUIREMENT: 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).

A ground floor amenity space will be proved inside the 'L' shape of the building. The program of the space includes both active play areas for children and passive recreational spaces for adults. Active play includes a playground with play structure and safety surfacing with benches for adults while supervising their children. A flexible paved area is also provided for games for children and adults. Passive recreation includes hardscape areas for gatherings, outdoor dining, and casual seating, and raised planters for gardening. There are several large existing trees to be retained adjacent to the amenity area as part of the SVPA to help bring nature into the space.

At the south end of the building facing 7th Ave. SW is a small public plaza partially covered with building canopy that includes enhanced paving (special scoring pattern and/or color), seating, ornamental plantings, building signage, bicycle parking and a decorative light column, all to provide an attractive and pedestrian friendly space with curb appeal to passing pedestrian and vehicular traffic.

Outside the main building entry at the northeast corner of the building is a building canopy-covered porch area with enhanced paving, raised planters with ornamental plantings, benches, pergola, and ~~adjacent~~ short term bicycle parking (bicycle racks).

Linking these outdoor spaces is an accessible paved perimeter sidewalk forming a loop around the building allowing residents to take walks in the outdoors and access the site's outdoor amenities.

All remaining areas are landscaped to provide a safe, attractive, and welcoming site character. All usable open spaces are at least 10 feet wide.

18.170.050 Fences and walls

REQUIREMENT: Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood. Front yards shall be visually open to the street. Where fencing is used, provide gates or openings at frequent intervals. Provide variation in fencing to avoid blank walls.

Fencing is limited to where required for safety or other code requirements and to delineate space as appropriate in order to present an attractive and welcoming appearance to the community and not unnecessarily inhibit pedestrian circulation. Proposed fencing includes:

- 6' high chain link fencing with locking vehicular maintenance access gate around the stormwater pond perimeter to inhibit unauthorized pond access. This is especially critical when the pond is full of water and a potential hazard, especially for children.
- 6' high solid wood fencing along east property line as part of a Type II Visual Screen to screen the parking lot from the neighboring residential property to the east, and to enclose the SVPA at the southeast corner of the site as required along its eastern boundary.
- 6' high solid wood fencing to enclose the SVPA as required along its southern boundary; for safety to prevent children from wandering off the property into the 7th Ave. SW R.O.W.; and to prevent unauthorized access onto the property from 7th Ave SW. The fence would have a locking gate with card key system to allow access for residents, staff, and other authorized persons such as maintenance workers.

- 4’ high wood post and rail fencing along the northern and western sides of the SVPA. This fence serves as more of a boundary marker and less for strict access control. Signage would identify the SVPA and notify residents that access is not permitted.
- 4’ high chain link fencing along east side of the L-shape amenity area and the playground to prevent children from wandering into the parking area, protect gardening areas, and to visually mark the boundary of the amenity space. A self-latching gate is provided to keep small children from wandering out into the parking lot.

18.170.060 Landscape plant selection

REQUIREMENT: 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.

Plants are selected for adaptability to typical Puget Sound area environmental conditions, anticipated level of sun and heat exposure, drought tolerance, anticipated soil and drainage conditions, visibility for safety, and avoidance of high maintenance requirements. Trees are selected to avoid conflicts between canopies and building; conflicts between canopies and pedestrian/vehicular traffic; and tolerance for confined rooting area, soil compaction, and reflected heat in parking areas. Trees and shrubs around the pond perimeter are mostly native and arranged in irregular groupings to help create a more natural looking and sustainable environment as a visual amenity. Landscape in the 7th Ave. SW R.O.W. is designed to be similar to the existing streetscape long the south side of the street for continuity and cohesion.

18.170.070 Screening mechanical equipment

REQUIREMENT: 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.

The project’s proposed transformer (located on the stormwater parcel) will be screened with tall shrubs and/or trees except to allow for access as required. The trash dumpster area and generator area east of the building will be enclosed with solid masonry walls and buffered by the SVPA to the south. The design intent is to locate rooftop mechanical equipment to minimize the visual impact to the project and public streets. Screening will be provided to further limit views of mechanical equipment as needed.

Additional mechanical equipment will be located per Engineers of Record requirements (TBD) and will be screen with appropriately sized shrubs and/or trees. Schematically, the project is showing these located adj. to the drive aisle along the North Façade of the building. Project EORs will be Design-Build and hired once the General Contractor received the Bid Set of documents.

18.170.080 Site lighting

REQUIREMENT: 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).

Street lights and parking lot lights are located to avoid conflicts with tree canopies and help light sidewalks in addition to vehicular areas. Lighting on the site perimeter will have house-side shielding to prevent unwanted light spillage onto neighboring properties. Sidewalks around the building will be illuminated using building-mounted area lights. Entry areas at the northeast corner and south end that have building canopies will have recessed downlights along with sconces at doors. Bollard lights and light columns may be used as supplemental lighting where needed and to provide aesthetic enhancement.

18.170.090 Screening blank walls and fences

REQUIREMENT: Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.

The blank walls at the south end of the building are screened with small ornamental deciduous and evergreen trees as well as understory shrubs.

18.170.100 Building orientation and entries

REQUIREMENT: Provide a clearly defined building or courtyard entry to the building from the primary street.

7th Avenue is designated a 'Class B' Pedestrian Street which requires a main building entry to be located off of this ROW. The project signifies the prominence of this entry in several ways and at several scales. At a distance, this portion of the project can be identified as unique as the roofline design varies from the roof of the main portions of the building. Unique materials that span the buildings, 4-stories also helps to signify the prominence of this space. The 4-story vertical element above the entrance has large windows to a corridor alcove space that will be illuminated at all times, further enhancing the significance of this entry point both day and night. These can be easily identified as users approach the project via vehicle or pedestrian access. At a pedestrian scale, a lower shed roof is provided to provide weather protection for the main building entry. Building project signage will be located on this frontage. A pedestrian plaza is also to be provided at this entry location to further enhance the pedestrian experience.

18.170.110 Neighborhood scale and character

REQUIREMENT: 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. (This requirement does not change the number of stories allowed by the zoning district. See OMC 18.04 for building height limitations).

The proposed development will be one of the larger structures in the neighboring area and as one of the early developments in the Kaiser Harrison area, the project seeks to find a balance between allowable building height and mass and the current existing structures nearby. To reduce the impact on adjacent smaller structures, the building footprint has been located towards the middle of the site, giving ample room to the adjacent single-family homes to the East. The project utilizes a sloped roof form to better fit into the more residential character of the surrounding neighborhood. This includes a variety of roof profiles (gabled, hipped and shed roofs), which adds to the transitional design scheme of the project for this neighborhood that has been identified for higher density, more urban development, but has not yet seen significant development in that direction.

18.170.120 Building modulation

REQUIREMENT: Use building modulation at least every 30 feet to reduce the appearance of large building masses.

The majority of the project generally complies with the ~~30~~ 33 (per Design Review Board) ft. maximum modulation requirement. There are several areas that exceed ~~30~~ 33 ft.~~, however the uses of materials at the exterior provide a visual break in lieu of the physical change of plane~~ by at worst case, 1'-10". This is due entirely to unit design at the interior of the building and changes at the exterior to strictly meet the 33 ft. module requirement would result in significantly damaged usability for tenants. Modulation in the building is often paired with a change in roof line, as the roof changes between gables, hips and shed style

roofs. Prominent locations at the grade of the building have been enhanced through the use of lower shed roofs and trellis-style elements to provide pedestrian scale to entry ways.

18.170.130 Building windows

REQUIREMENT: 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.

The project's windows are proportioned to the residential scale of the units and rooms within the building. Window mullions are provided for both operability and aesthetics, with both 2-pane and 4-pane windows located on the project. All windows on the project are to receive 3.5" ~~Hardie~~Trim Board painted a contrasting color from the adjacent façade to provide visual prominence. Large corner windows paired with accent color siding are provided to add visual interest and avoid blank walls.

18.170.140 Materials and colors

REQUIREMENT: Use building materials with texture and pattern and a high level of visual and constructed quality and detailing. Reserve brightly saturated colors for trim features.

The project utilizes a mix of HardiePlank lap siding materials in both 7" and 11" exposures, HardiePanel and ~~Hardie~~ Board and Batten siding. These materials, though similar in medium will result in a variety of textures around the building façade. Lap siding (11") is used to create a base for the project along the ground floor, interrupted at choice locations to provide variety and interest at the pedestrian level. Lap siding is also used at key building entry locations (7") to provide additional interest at high traffic areas of the project. The lap siding is a stained "woodtone" product that enhances the woodgrain texture of the material. At the upper floors, use of HardiePanel is mixed with ~~Hardie~~ Board and Batten to provide visual interest and texture, and each material is paired with a color scheme to inform the patterning on the building façade. The colors chosen for this project are intended to create a comfortable home-like feel for the tenants of the project and to provide a natural-like look through the use of greens and browns. The main elements of the façade are offset with darker trim boards, window trim and fascia boards to provide visual contrast and detailing at smaller scale elements.