



# Detail Design Review Narrative

## **Olympia Crest III Apartments**

204 Lilly Rd NE, Olympia WA 95806

### **Project Narrative**

Olympia Crest III Apartments is the development of 28 units of multi-family affordable housing for the Housing Authority of Thurston County. This project is a continuation of Olympia Crest I, completed in 1978, and Olympia Crest II, completed in 2010, on the neighboring property.

Phase III will contain (20) one-bedroom units and (8) two-bedroom units in a total of three buildings on a 1.43-acre site bordering Lilly Rd. This property falls under the MS Zoning, but has been revised via text amendment to allow for the development of multi-family affordable housing.

The design provides 33 parking spaces, a 22 percent reduction from the 42 parking spaces required by code for 28 units of multi-family housing. 13 spaces have been provided in each of the two parking lots between buildings, and an additional seven head-in spaces are located near a play area. The project team submitted a Parking Modification Request that further addresses this change. The project will also include 28 long-term bike storage spaces in units and two short-term spaces in front of each building as required per Chapter 18.38 OMC.

The open space between Phase III and Phase II is being proposed as a nature play area that will be shared among all residents. Currently, they share a community building located at Phase I, but there is no designated play area on the property for families with children. This area will also contain a Level V Soil and Vegetation Protection Area (SVPA). Our project team has successfully coordinated with an urban forester to meet our necessary existing tree retainage in this area.

The project will adhere to the Chapter 18.170 OMC Multi-family Design Guidelines and match the character of existing buildings on the property. Based on feedback the project team received during Concept Design Review, the building plans have been adjusted to better



accommodate the 30' modulation requirement. Ground floor unit entries are recessed with a second floor overhang above, and bay windows have been added to the backs of all buildings. The entry stairs to second floor units will be fully covered by roof overhangs above for protection from the weather. Windows have been designed to match Phase II specifically. Shared laundry rooms have also been provided at each building. Each building will be clad in fiber cement lap siding, matching both Phases I and II. The color schemes match the red paint shared on OC-I & OC-II, and the blue and neutral colors are identical to the paint colors used on the recent OC-I renovation.

Though our project is located on Lilly Road, all three buildings have been oriented north towards the private drive that connects the Phase I, II, and III properties. This section of Lilly Road NE is a busy thoroughfare and designated as a major collector. The project will include street frontage improvements to the Lilly Road per Chapter 4B.080 OMC, and the existing center islands in the private drive will be removed as recommended during the project's Presubmission Conference.

We plan to replace and relocate the entry signage located at the private drive entrance. Per the City's Substantive Review comments, this signage will be moved out of the right-of-way. Building name and unit number signage will also be added to the north elevation of each building to match existing wayfinding on the site.

The fenced trash area proposed in the parking lot between buildings S & T has also been designed to match existing enclosures on site. After a study of existing trash and recycling areas, building U will have access to structures just across the private drive on the OC-I site. Trash will continue to be managed on site by the property manager and taken to a centralized trash compactor located at the far eastern end of the site (see Site Context Plan).

The short-term bike parking structures in front of each building have been designed to match the existing structures at the OC-II property. The project team believes it will help create a uniform look on the campus as pedestrians walk along the meandering path that connects Phase II and Phase III. All bike parking structures are located adjacent to this path for access.

This meandering path not only connects to the existing path at Phase II, but it also links residents to Lilly Road on the east and the Chehalis Western Trail on the west. Pedestrian striping will be added to provide safe walking connections to Phase I. Phase III will also provide a school bus waiting area for children who currently wait in the private drive, which can be dangerous to vehicles turning on and off Lilly Road.



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Mechanical, electrical, and plumbing systems will be design-build on this project, but based on consultant studies from the schematic design phase, the design team has located preliminary locations for light fixtures and mechanical systems. Mini splits have been located between building bays on the south elevations and screened with vegetation from neighbors. Preliminary locations are also noted for wall-mounted mechanical equipment that avoid primary building facades and can be further hidden by the laundry and fire riser room walls. This equipment will be painted to match the buildings.

Light fixtures have been selected to match Phases I & II and located in similar areas on the buildings. Lighting on the north façades will illuminate unit entries, lighting on the east and west facades will help illuminate parking areas, and lighting on the south facades will illuminate the back of the buildings for increased safety. Bollards will light the meandering path along the northern edge of the site to provide a safe walking experience for residents to and from Lilly Road.

The Housing Authority and our project team are grateful to work with the City on meeting the need for more quality affordable housing in Olympia, and we are eager to add to the Phase I & II developments that currently operate successfully on this site.