

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW STAFF
REPORT

December 9, 2021

Project Name/Number:	Family Support Center of South Sound (FSCSS), Phase I, File 21-2734 & 21-4420
Applicant:	Ayla Mull, Johnson Braund, Inc.
Location:	3524 7 th Avenue SW
Project Description:	Construct a 4-story building with 62 affordable apartments, surface parking for 62 vehicles, long- and short-term bicycle parking, an extension of Fieldstone Avenue and open space for residents. This proposal is the first phase in a two-phase development. In addition, the applicant has submitted a Binding Site Plan to create two lots, one for each phase of development.
Design Review District:	The project site is not within a design review district; however, is subject to the Multifamily Residential design requirements (OMC 18.170).
Zoning District:	PO/RM - Professional Office/Residential Multifamily
Comprehensive Plan Designation:	PO/RM – Professional Office/Residential Multifamily
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 November 24, 2021, to agencies, recognized neighborhood associations and property owners.
Board Responsibility:	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 Community Planning and Development Director will make the final decision.

BACKGROUND INFORMATION

Context and Existing Conditions

The vacant 4.23 acre site is located in west Olympia on the north side of 7th Avenue SW between Kaiser Road and Yauger Way. This area of Olympia is zoned Professional Office/Residential Multifamily and abuts General Commercial (GC) zoning to the south.

Background information, site context, project description and goals pertaining to the site and building design, pedestrian and vehicle connections and information related to changes in design materials since the concept

review are presented in the applicant's project narrative, Attachment 3.

Land Use Review

Land use review is currently underway; the Site Plan Review Committee (SPRC) has not completed its review and further analysis is being provided by the applicant for related to solid waste and storm water management.

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" in the Olympia Municipal Code provides instructions for meeting the City's design criteria (OMC 18.100.100). Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement.

Design Review Board meetings are public meetings open for public attendance; however, the meeting is not a public hearing and public testimony or comments are not taken at the meeting. Written comments related to project design may be submitted in advance of the meeting. Written comments should be forwarded to this Lead Planner by 4:00 PM prior to the meeting.

Design Analysis:

The project is not in a design review district, but because it is a new multifamily development with over 5 units the project is required to comply with the Multifamily Residential design criteria and is subject to design review by the Design Review Board (OMC 18.170.090).

Staff's analysis of the design proposal is incorporated in the Multifamily Residential checklist (Attachment 2). The checklist identifies areas of compliance and deficiency, and staff-recommended conditions for the Board's consideration. Staff has evaluated the project based on the appropriate design requirements, the detail architectural plan set, the landscape plan and the applicant's narrative and project description. Staff has found that the detail design program generally addresses the criteria within the Code. There are a few items that staff suggests the Board address, such as:

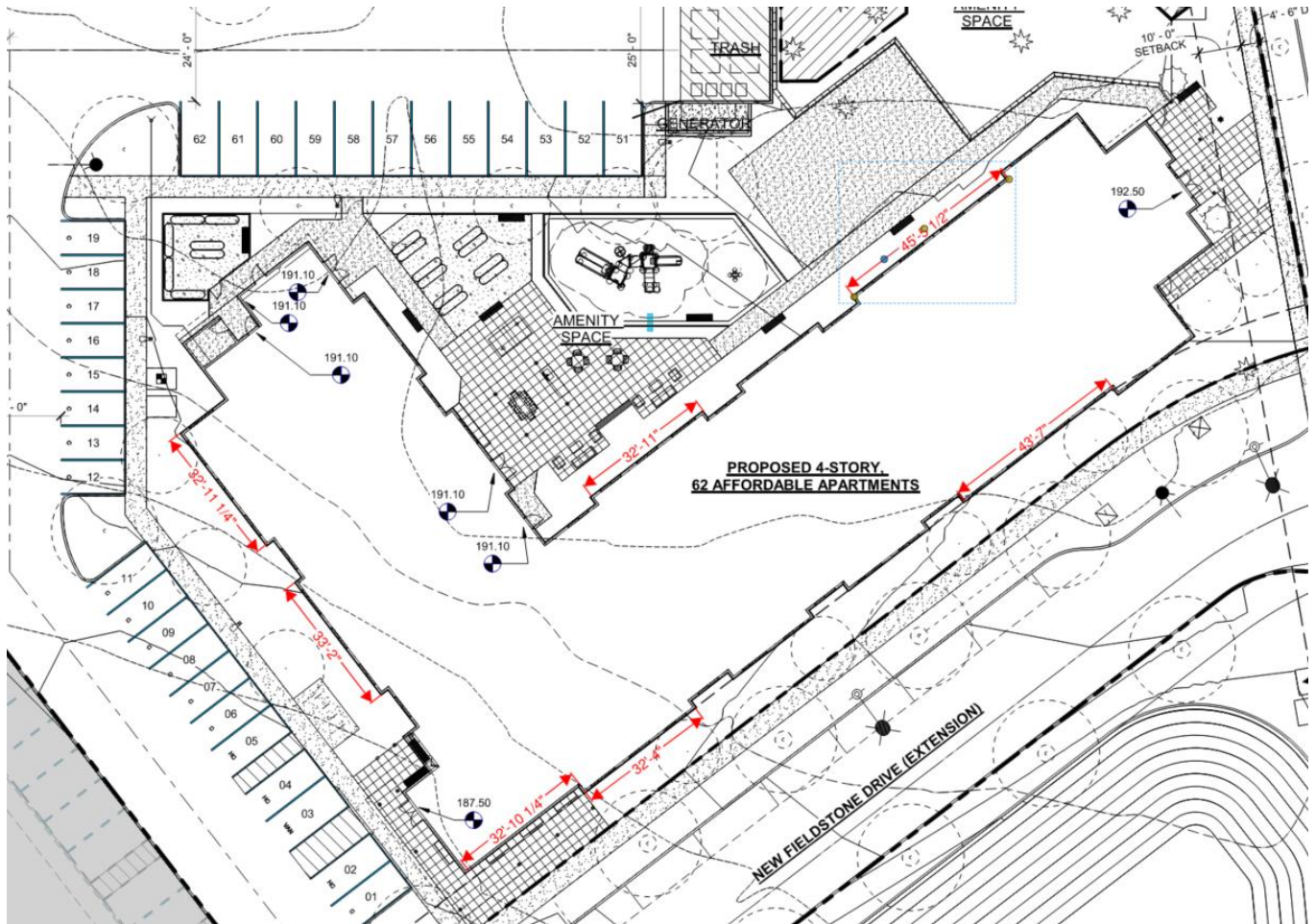
Key Issues for Board Consideration:

1. Building Modulation. At concept review the board accepted specific wall expanses of 33 feet, however two larger expanses were subject to the following condition:

Modify the larger wall lengths on the east and west facades to address lengths greater than 33' ft. in width. OMC 18.170.120.

The applicant has reduced the larger wall lengths (45' & 43') down to 33'- 6 ½" and 34'-10".

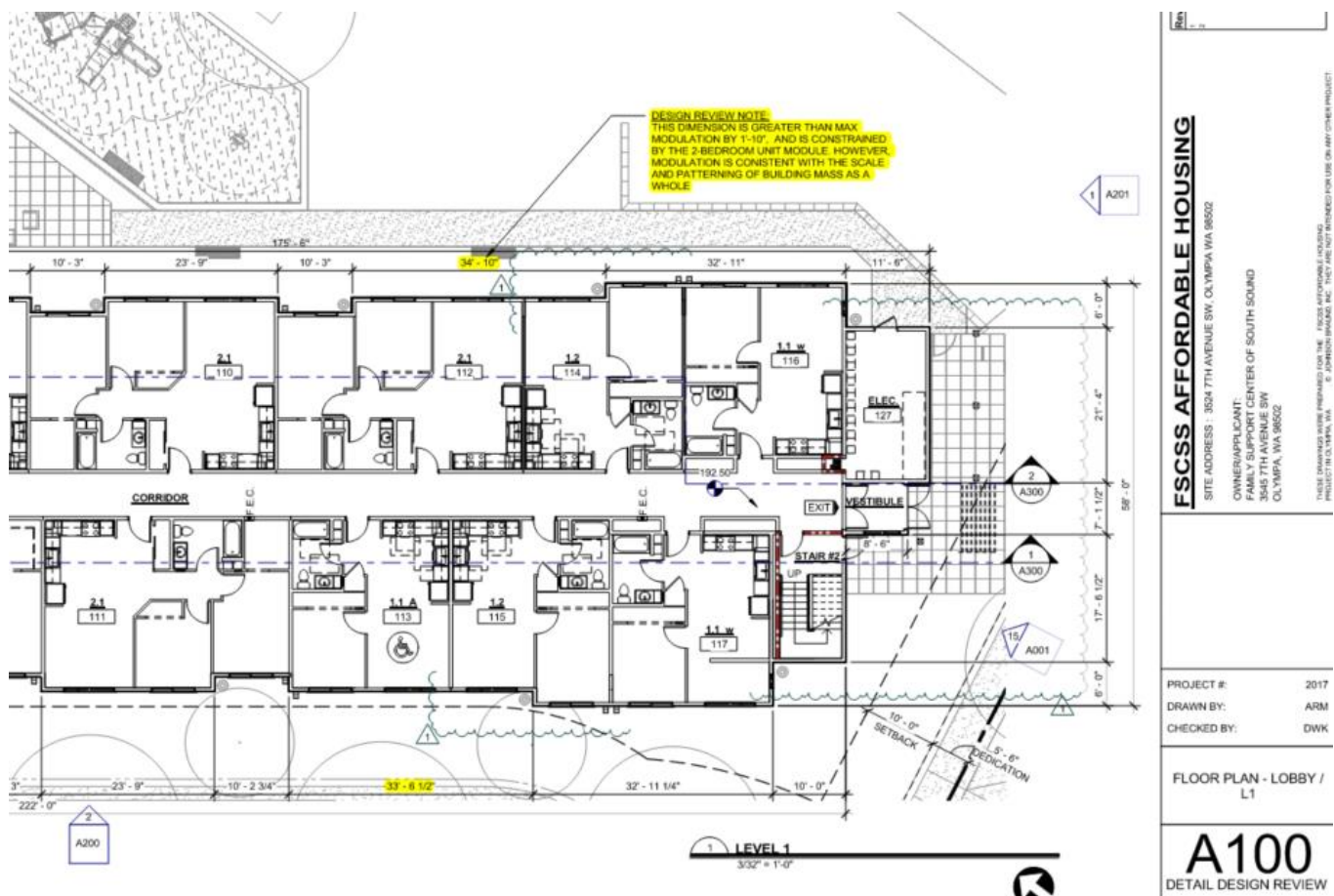
Proposed at concept design review



3D VIEW - FROM 7TH AVE - OUTDOOR AMENITY



Revised wall lengths for detail design review





The applicant proposes variation in roof forms and variation (vertical & horizontal) in materials, colors, and window styles to reduce the appearance of larger building masses. The design guidelines specify methods to help break up building masses, some of which are employed. Those not used include porches, balconies and deeply recessed or protruding windows and/or light fixtures, or trellises to accentuate modulation intervals along the areas exceeding 30 feet in length.

The proposed wall lengths now more closely resemble what the board accepted at concept review for other wall lengths greater than 30 feet in length. Staff recommends approval.

STAFF RECOMMENDATION:

Based on review and analysis of OMC 18.170, Multifamily Residential Design requirements, staff recommends the Design Review Board recommend approval of the conceptual design review proposal subject to the conditions below. The conditions shall be reflected in the detail design review submittal.

- A. **Context Plan:** Approved at concept review.
- B. **Site and Landscape Design:** Approve subject to the following conditions:
 - 1. Pedestrian pathway striping shall be added across drive aisle A to connect sidewalks on either side of the drive aisle and provide defined pedestrian connections to phase II.
- C. **Building Design:** Approve subject to the following conditions:
 - 1. If wall and/or roof mounted equipment is proposed, it shall be screened or painted to match the

building. OMC 18.170.070

Submitted By: Lydia Moorehead, Associate Planner

Attachments:

Attachment 1 – This Staff Report (This)

Attachment 2 – Design Review Checklist, OMC 18.170

Attachment 3 – Applicant Narrative

Attachment 4 – Plan Set

Attachment 5 – Concept DRB Staff Report

Attachment 6 – Concept DRB Meeting Memo