

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW STAFF
REPORT
December 9, 2021

Project Name/Number:	Olympia Crest Apartments, Phase III, File 21-1161
Applicant:	Olivia Snell, Architect, MWA Architects for Housing Authority of Thurston County
Location:	204 Lilly Rd NE
Project Description:	New construction of three two-story buildings with 28 affordable multifamily housing units. Parking for 33 vehicles, 6 short term bicycle parking spaces, and 28 long term bicycle spaces. The project will also include common laundry facilities and an outdoor community open space area.
Design Review District:	The project site is not within a design review district, however it is subject to the Multifamily Residential design requirements (OMC 18.170).
Zoning District:	Medical Services (MS)
Comprehensive Plan Designation:	Urban Corridor
City Staff:	Catherine McCoy, Associate Planner Phone: 360.570.3776 E-mail: cmccoy@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was not required; there are no parties of record and the project is not within a recognized neighborhood association.
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 1.43 vacant acre parcel site is located in northeast Olympia adjacent to and east of Lilly Road NE. Martin Way, a major arterial, is south of the development site. This area of Olympia is zoned Medical Services (MS) and abuts the High Density Corridor 4 (HDC 4) to the south. Development is consistent with both of the higher-intensity zoning districts, consisting of two- to three-story multifamily residential and commercial office buildings.

Background information, site context, project description and goals pertaining to the site and building design,

pedestrian and vehicle connections, and more, are presented in the applicant's project narrative, Attachment 5.

Land Use Review

The project is currently under land use review which includes staff reviews of engineering, fire, building, urban forestry, public works, and environmental review in addition to design review of the project proposal. Items related to stormwater management and solid waste have been identified as needing further attention. Staff and the applicant will work through issues as part of the land use review and any site revisions will be reflected in engineering and construction plan sets.

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 comment is not taken at the meeting. Written comments related to project design may be submitted in advance of the meeting.

Design Analysis

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 final landscape plan and the applicant's detail narrative and project updates. Staff finds that the detail design program generally meets the criteria within the Design Review Code, Chapter 18.170.

STAFF RECOMMENDATION

Based on review and analysis of OMC 18.170, Multifamily Residential Design requirements, staff recommends the Design Review Board recommend to the Director approval of the detail design review proposal for the Olympia Crest III Apartments, File 21-1161, subject to the conditions below. The recommended conditions of approval are intended to address final details that will be reviewed at engineering and building permit review.

A. Site and Landscape Design: Approve as proposed.

B. Building Design: Approve subject to the following conditions to be addressed at the time of building permit review:

1. Replace non-shielded light fixtures, such as forward flood wall packs, with shielded downward-directed fixtures. OMC 18.170.080.
2. Vents, downspouts and other external building elements as part of final design-build shall be painted to match building colors. OMC 18.170.140.

C. Materials and Colors: Approve as proposed.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

Attachment 1 – (This) Detail Design Review Staff Report

Attachment 2 – Design Review Checklist, OMC 18.170

Attachment 3 – Concept Design Review Memo/Minutes

Attachment 4 – Detail Design Review Plan Set

Attachment 5 – Detail Applicant Narrative