

**CITY OF OLYMPIA  
Design Review Board**

**DETAIL DESIGN REVIEW STAFF REPORT  
Meeting Date – March 23, 2017**

**Case:** Martin Way Residential  
Case No. 15-0151

**Applicant:** Fortis Development, LLC  
2200 6<sup>th</sup> Ave STE 520  
Seattle WA 98121

**Authorized Representative:** Glenn Wells, Architect  
324 West Bay Dr. STE 102  
Olympia WA 98502

**Site Address:** 3335 Martin Way

**Project Description:** Detail Design Review of the Martin Way Residential development project – a multifamily housing development consisting of 79 apartment units and parking for 107 vehicles.

**Zoning District:** High Density Corridor 4 (HDC-4)

**Design Review District:** High Density Corridor Design District

**Scenic Vistas:** A scenic vista of the Black Hills, looking west on Martin Way, extends from Lilly Road to approximately Mary Elder Road. The development project will not impact this view corridor.

**Critical Areas:** Flood Hazard, OMC 16.70  
Stream, OMC 18.32.400  
Wetland, OMC 18.32.500

**SEPA Determination:** A SEPA threshold determination has not yet been issued.

**Public Notification:** Public notification was mailed on March 16, 2017, to Parties of Record.

## I. BACKGROUND INFORMATION

Board-level Concept Design Review for the proposed project was held on February 25, 2016. For existing site conditions and a detailed description of the proposal, see the Concept Design Review staff report (Attachment 3). The Board recommended approval of the preliminary design with several conditions which can be found in DRB Recommendation Memo (Attachment 4). Key recommendations included:

1. Provide additional details and information relative to the open space area in the southeast corner of the building.
2. Provide a solid screen buffer (Type I), at least ten (10) feet wide, of vegetation and/or fencing between the wetland and parking lot.
3. Provide additional depth in building modulation along all facades.

Other recommendations addressed landscaping, mechanical equipment, and site lighting. Staff's analysis of how the current design addresses the Board's recommendations and design requirements can be found in the Multifamily design checklist (Attachment 5). Land use review is currently underway by the City's Site Plan Review Committee (SPRC). A decision of approval, approval with conditions, or denial of the project has not been made.

## II. DETAIL DESIGN REVIEW

Please note that this is a *Detail Design Review*. The Board reviewed the project at the concept design review stage of review in February, 2016, as mentioned above. The applicant revised plans and elevations in response to conditions of approval outlined in the DRB Recommendation Memo and shown in the architectural design packet (Attachments 4 and 6).

The site plan and building massing were modified from the conceptual stage of review. Changes in the site plan include removal of the detention pond between the building and the wetland, replaced with 11 vehicle parking spaces. The building footprint now extends 90 additional feet east and encloses 4 floors of residential units. The building layout was changed to a single-loaded corridor approach, rather than double-loaded. A fourth floor was added to the building massing; the upper floor along the Martin Way façade is stepped back 8 feet and includes a balcony area for the fourth floor units.

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, lighting plan, building and site details, materials and colors, and zoning, parking, landscaping, and overlay district regulations within the Unified Development Code.

The section called "How to Use Design Guidelines (OMC 18.100.100)" in the Olympia Municipal Code encourages creative solutions in meeting the Design Requirements as long as the solutions **are equal to, or better than**, the guidelines listed below the Requirement Sections.

Please note that for this project, OMC Chapter 18.170, Multifamily Residential Design Criteria applies to the proposal. City staff has evaluated the project based on:

- Recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 4);
- The design requirements and guidelines checklist for Multifamily Residential, OMC 18.170 (Attachment 5); and
- Site plan, landscape plan, building elevations, materials and color board, and building and site details submitted on March 3, 2017 (Attachments 6, 7, 8).

The design review packet, including the revisions and other supporting materials, is available for review at the Community Planning and Development Department, Olympia City Hall, Monday through Friday, 8:00 a.m. to 5:00 p.m.

### **Detail Design Analysis**

Staff's analysis of the proposed changes are incorporated into the Multifamily design checklist. Staff found that the revisions are consistent with the design requirements. The recommended conditions of approval in Section III are intended to address final details that will be reviewed at engineering and building permit review.

### **III. STAFF RECOMMENDATION**

That the Design Review Board recommend approval to the Olympia Building Official, of the site plan, landscape plan, building elevations, materials, colors, lighting, and secondary details for the Martin Way Residential Project, File No. 15-0151, subject the following conditions to be addressed at the time of engineering and building permit review. Code references are provided in italics to establish a basis for the recommended conditions.

#### **A. Context Plan: *Approve as proposed.***

#### **B. Site and Landscape Design:**

1. Prior to building permit issuance, include color/material choices and design details for the retaining wall, the fencing along the top of the wall, and access gates. Depict the height of the fence above the wall, and provide spot-elevations of the retaining wall on Sheet A1.3, Elevations. OMC 18.170.010.
2. Prior to building permit issuance, the dimensions of the main entrance gable roof design shall be 1) added to the Roof Plan, Sheet A3.0, and 2) bicycle parking shall meet the design standards established in OMC 18.38.220.

#### **C. Building Design:**

3. Provide pedestrian scale lighting along balconies and at apartment entrances.

#### **D. Materials and Color Board: *Approve as proposed.***

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Attachments:

2. Detail Design Review Application
3. Concept Design Review Staff Report
4. Concept Design Review Memo
5. Multifamily Design Checklist
6. Project Architectural Design Packet
7. Applicant Narrative
8. Plant Choices