

Project Name: Martin Way ResidentialMaster File #: 15-0151☐ Concept Design Review☒ Detail Design ReviewDate: February 25, 2016, March 23, 2017

**CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170**

18.170.010 Grading and tree retention**A. REQUIREMENT:**

Complies

Conflicts

N/A



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

B. GUIDELINES:

- ☒ Minimize encroachment into areas of site containing steep slopes.
- ☒ When grading is necessary, minimize impacts to natural topography through use of contour grading.
- ☐ Locate buildings so that rooftops do not extend above the natural bluff.
- ☐ Minimize encroachment into areas of site containing mature tree stands.
- ☐ To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
- ☐ Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

According to the Preliminary Stormwater Plan (Professional Engineering Services, Inc., Jack A. Olson. 2012), and the Grading and Drainage Plan, Sheet C4.0, the site was graded into two flat plateaus that are approximately 20 feet in elevation. The high point is at the northeast corner of the site, dropping in elevation to the southwest corner nearest the wetland.

The site plan shows the picnic/barbeque community space, with pavers and/or other hardscape features, located at the base of a drop in slope.

It is unclear how the patio area will fully integrate with the change in elevation, or how the slope will affect use in this shared space. The space appears to have a distinct purpose and function as passive open space for site users, though treatment of the slope should be further defined and depicted in the plan set, with the goal of incorporating uses and activities such as sitting, gardening, or play activities into the design (i.e., by stepping down the hillside in the form of terraces or benches).

RECOMMENDATION:

- Provide additional details of the open space area to the Board at the detail design review stage of project consideration.

STAFF RESPONSE:

The community open space area and retaining wall are shown on the site plan, and in elevation in the Architectural Packet (Attachment 6). The steep slope has been graded and constructed with a “split face retaining wall” to facilitate the community area. A wrought iron railing including a “fall protection railing” sits on the retaining wall.

RECOMMENDATION:

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.

18.170.020 – Pedestrian and vehicular circulation				
A. REQUIREMENT:				
Complies	Conflicts	N/A		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.
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B. GUIDELINES:

- ☒ Mark pedestrian pathways with vertical plantings.
- ☒ Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.
- ☒ Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.
- ☐ Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.
- ☒ Provide parking and bicycle parking at shared facilities.

STAFF RESPONSE:

The applicant intends to install street frontage improvements along Martin Way as required by the Engineering Design and Development Standards (EDDS) that include widening the existing 4-lane section to 5 lanes in front of the site, adding a two-way left-turn lane, curb, 10 foot planter strip with street trees, and an 8 foot sidewalk and street lighting.

A two-way drive aisle is proposed for vehicle circulation. Parking at-grade for approximately 95 vehicles, covered area for short-term bicycle parking in the open space area, long-term bicycle parking provided in individual units and in an internal secured storage area.

Five foot wide sidewalks are provided around the building including striped walkways from parking to building entrances. Sidewalks should be separated from parking stalls with landscaping or wheel stops to prevent pedestrian safety and comfort issues/conflicts.

RECOMMENDATION:

- Provide wheel stops or a landscaping buffer between parking spaces and walkways.
- Provide the Board details of the bicycle parking structure at the detail design stage of review.

STAFF RESPONSE:

Wheel stops have been added for each vehicle parking space abutting a sidewalk. Eight short-term bicycle parking spaces are depicted at the main entrance to the building, under a gabled roof porch. The bike parking appears to be fully covered by the overhead, as shown in the first floor plan and in the west building elevation, but the dimensions of the roof of the entrance are yet unknown.

RECOMMENDATION:

Prior to building permit issuance the dimensions of the main entrance gable roof design shall be added to 1) the Roof Plan, Sheet A3.0, and 2) bicycle parking shall meet the design standards established in OMC 18.38.220.

18.170.030 – Parking location and design				
A. REQUIREMENT:				
Complies	Conflicts	N/A	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.	
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B. GUIDELINES:

- ☐ Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
- ☐ Share driveways with adjacent property owners.
- ☐ Minimize width of driveways linking the project to the public right-of-way.
- ☐ Landscape areas along all driveways and drive aisles that are visible from the street.
- ☐ Limit parking lots on street frontage to thirty (30) percent of the street frontage.
- ☒ Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.

STAFF RESPONSE:

Parking is provided on the west and south sides of the building, located away from the Martin Way arterial. Clearly marked walkways are provided for access from vehicles to building entries. The Landscape Plan includes perimeter landscaping that provides screening between surface parking and the critical area abutting the site. Perimeter landscaping should provide solid screening along the west side of the development, such that the wetland is fully protected from lighting, noises, and activities generated by the use.

RECOMMENDATION:

- Provide a solid screen at least ten (10) feet wide of vegetation and/or fencing between the wetland and parking lot.

STAFF RESPONSE:

The Landscape Plan, Sheet 1 of 4, depicts a landscaping buffer between the wetland and parking lot. The buffer meets the intent of this design requirement.

18.170.040 – Usable open space

A. 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).
Complies	Conflicts	N/A	
☒	☒	☐	

B. GUIDELINES:

- ☐ Situate playground areas in locations visible from residential buildings.
- ☐ Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.

STAFF RESPONSE:

The open space concept is located in the southeast corner of the building area and should benefit from south and east solar exposure. Detailed design of this area is needed to determine how the open space area will interact with the slope along the east property line.

RECOMMENDATION:

- Provide additional details of this corner open space area to the Board at the detail design review stage of project consideration.

STAFF RESPONSE:

The open space area is now designed as an active community area that includes playground equipment, a small basketball area, a picnic and grill area, walkways, and attractive landscaping. This design requirement is met.

18.170.050 – Fences and walls			
A. 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.
Complies	Conflicts	N/A	
☐	☐	☒	

B. GUIDELINES:

- ☐ Provide variation in fencing though use of setbacks, or stepped fence heights.
- ☐ Provide variation in texture, color or materials to add visual interest.
- ☐ Provide landscape screening to break up expanses of fencing.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises, or other features to add visual interest.

18.170.060 – Landscape plant selection			
A. 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.
Complies	Conflicts	N/A	
☒	☒	☐	

B. GUIDELINES:

- ☐ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☒ When choosing a tree species, consider the size of the tree at maturity in relation to: the dimensions of the planting area, the soil type and water holding capacity of the soil, and the depth of the planting bed.
- ☒ Create a natural appearance by using a limited number of plant species.
- ☐ Follow recommendations from the Thurston County Noxious Weed Control Program in regard to problem and noxious weeds.
- ☒ Choose native plant species for landscaping. When established in the appropriate location, native plants are drought tolerant and provide food and/or habitat for native birds and other wildlife.

STAFF RESPONSE:

A detention pond is shown on Sheet C4.0 between the parking lot and the wetland. This pond should be shown in the architectural plan set; including the site plan, landscape plan. The opportunity exists to integrate the pond (wet or dry detention pond) into the landscape plan using natural (native) landscaping and esthetics, while protecting the biological ecosystem abutting the development site. Given the sensitivity and significance of the abutting critical areas and habitat, the open space area located in the southeast corner of the building area should be designed using permeable hardscape materials and native vegetation, to the extent possible.

The City encourages using Low Impact Development (LID) approaches to support and manage stormwater basins and open space areas. Information, examples of LID projects in Olympia, and discussion papers are available to assist developers and project teams in designing site elements.

RECOMMENDATION:

- Depict the detention pond shown on the Grading and Drainage Plan (Sheet C4.0) on the Site Plan (Sheet SP1.0) and on the Landscape Plan, Sheet 1 of 1.
- Update the landscape plan to include the detention pond, and add associated planting information to the Plant List and Landscape Specifications section of the landscape plan.
- At the detail design stage of review, provide the Design Review Board photos of trees, shrubs, and ground chosen in the landscape plan.

STAFF RESPONSE:

The landscape plan has been revised and addresses the conditions from concept design review. Final review of the landscape plan for compliance with OMC 18.36 will occur at the time of engineering permit review.

18.170.070 – Screening mechanical equipment				
A. REQUIREMENT:			Complies	Conflicts
		N/A		
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				☐
			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.	

B. GUIDELINES:

- ☒ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.

- ☒ Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.
- ☒ Screen or paint wall-mounted mechanical equipment to match the building.

STAFF RESPONSE:

All types of mechanical and utility equipment, above-ground or on the building, necessary for on-site systems should be depicted on the site plan and integrated into the landscaping design. The Utility Plan (Sheet C5.0) shows a fire hydrant, among other items, located in-combination with a flush landscape area as shown on the Landscape Plan (Sheet 1 of 1). It appears that the vegetation may conflict with the apparatus, or that the landscape island may not comply with the standards for size and plantings pursuant to OMC 18.36, Landscaping and Screening.

RECOMMENDATION:

- Show all above-grade mechanical and utility equipment, including vaults, cabinets, building mounted meters, etc., on the site plan and in the landscape plan. Depict this information in the plan sheet for the Board's consideration at the detail design review stage of review.

STAFF RESPONSE:

Above ground mechanical equipment include the PSE utility vault, the elevator generator and the outdoor HVAC unit for the lounge/fitness area. The equipment is depicted in the plan set, and meets the intent of this requirement. Final review of screening of the equipment and solid waste facilities will occur at the time of engineering permit review.

18.170.080 – Site lighting				
A. REQUIREMENT:				
Complies	Conflicts	N/A		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).
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B. GUIDELINES:

- ☒ Use low-intensity landscape lighting along walkways.
- ☒ Use fixtures with directive shields to prevent lighting spill-over.
- ☒ Use light posts of medium height to avoid spill-over lighting.

STAFF RESPONSE:

Site lighting should increase pedestrian and vehicular safety and use, and highlight architectural features such building entries and open space areas. In the case of this project, it is particularly important that lighting be directed away from the wetland area, to the fullest extent possible, and should avoid off-site night glare and light pollution.

RECOMMENDATION:

- Provide a full lighting plan to the Board at the detail design stage of consideration that depicts lighting along walkways, site perimeter, parking areas, wall-mounted lighting, entryway lighting, and lighting in open space areas. Include the types of light fixtures proposed, and the location of fixtures on the building and throughout the site.

STAFF RESPONSE:

Lighting standards and fixtures are included in the architectural packet. Pedestrian scale lighting should be incorporated into the building design along balconies and at apartment entrances.

18.170.90 – Screening blank walls and fences**A. REQUIREMENT:**

Complies
☐

Conflicts
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N/A
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Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.

B. GUIDELINES:

- ☐ Screen walls or fences with a combination of trees, shrubs and vines.
- ☐ Use trees or shrubs planted in raised planter boxes that are irrigated.
- ☐ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

18.170.100 – Building orientation and entries**A. REQUIREMENT:**

Complies
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Conflicts
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N/A
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Provide a clearly defined building or courtyard entry to the building from the primary street.

B. GUIDELINES:

- ☒ Use distinctive architectural elements and materials to indicate the entry.
- ☒ Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.
- ☐ Avoid the use of exterior stairways to second stories that are visible from the street.

STAFF RESPONSE:

A building entry is shown in the northwest corner of the building, labeled “1st Floor Office”. Additional entries are provided along each elevation of the building. While a loading area and walkways are provided along the west side of the building, an entry along this side is not shown in the plans.

RECOMMENDATION:

- Provide an entry along the west side of the building for site users.

STAFF RESPONSE:

A clearly defined building entry has been provided on the west side of the building. Several other building entries are provided around the building accessible from sidewalks and from the community area. The intent of this design requirement is met.

18.170.110 – Neighborhood scale and character

A. 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.
Complies ☒	Conflicts ☒	N/A ☐	

B. GUIDELINES:

- ☐ Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.
- ☐ Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
- ☐ Use wall plane modulation to divide the building facade into house-size building segments.
- ☐ Use window patterns and proportions similar to those on existing residential structures in the neighborhood.
- ☐ Use building facade materials similar to those used on existing residential buildings in the neighborhood.
- ☐ Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.

STAFF RESPONSE:

The proposed multi-family residential use will be a positive and appropriate use at this location, given the context of the surrounding environment. Medical services are less than a mile away, retail stores, services, and restaurants are within walking distance from the site. Additional details of specific building elements and features will be required at the next stage of design review.

RECOMMENDATION:

- Provide the Board with a colors and materials board at the detail design stage of review.
- Building elevations shall show details of window patterns and proportions (recessed or protruding) at the next stage of review.

STAFF RESPONSE:

Gable roofs with knee braces, bay window elements, balcony railings, and building material changes have been made that support a residential craftsman style building. The intent of this requirement has been met.

18.170.120 – Building modulation			
A. REQUIREMENT:			Use building modulation at least every 30 feet to reduce the appearance of large building masses.
Complies ☒	Conflicts ☒	N/A ☐	

B. GUIDELINES:

- ☒ Modulate the building facade at regular intervals.
- ☐ Articulate roofline by stepping the roof and by using dormers and gables.

- ☐ Incorporate prominent cornice, fascia or soffit details that emphasize the top of the building.
- ☐ Use prominent roof overhangs.
- ☒ Provide porches, balconies, and covered entries.
- ☒ Provide deeply recessed or protruding windows.
- ☒ Provide light fixtures, trellises or architectural to accentuate modulation intervals.

STAFF RESPONSE:

The building wall along Martin Way should provide elements to reduce the mass of the building along the street frontage. While modulation in the building is provided, and the building is set back from the street frontage, additional depth is recommended to further reduce the height and mass of the building, and thus meet this requirement. The design should exhibit a well-proportioned base, middle and top to the building.

RECOMMENDATION:

- Provide additional depth in building modulation along all facades.

STAFF RESPONSE:

The building design includes modulation around the building envelope, windows with trim details at the base level of the building, and frames, sills, and slight overhangs on upper windows. An 8 foot setback exists on the fourth floor that includes a balcony for fourth floor units. Trellis features have been placed around the building that adds depth and interest to the building. The base, middle, and top of the building are distinctly established, and include consistent gable roofs with knee brace details. The intent of this requirement is met.

18.170.130 – Building windows			
A. 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.
Complies	Conflicts	N/A	
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B. GUIDELINES:

- ☒ Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).
- ☒ Use multiple-pane windows.
- ☒ Provide windows that are designed to create shadows (either recessed or protruding).
- ☒ Use visually significant window elements (i.e., frame dimensions, lintels, sills, casings, and trim).

STAFF RESPONSE:

Details of window treatment will be necessary at the next stage of design consideration to determine the extent to which this requirement is being met.

RECOMMENDATION:

- Provide detailed black and white and colored renderings of the window treatment at the detail design review stage of consideration.

STAFF RESPONSE:

Window details are included in the attached plan set. The intent of this design requirement is met.

18.170.140 – Materials and colors

A. REQUIREMENT:

Complies



Conflicts



N/A



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.

B. GUIDELINES:

- ☒ Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.
- ☒ Coordinate change in materials and color with building modulation.
- ☒ Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
- ☐ When remodeling or adding to an existing building, use materials and colors that preserve or enhance the character of the original building.
- ☐ In multi-building projects, vary building colors and/or materials on different buildings.

STAFF RESPONSE:

Details of the building materials, and all outdoor structures including the covered bicycle storage area and solid waste area, will be necessary at the next stage of design consideration to determine the extent to which this requirement is being met. Building materials should be durable, appropriate to the local climate, and attractive.

RECOMMENDATION:

- Provide detailed black and white and colored renderings of the building elevations, the bicycle storage area, and the solid waste storage area, at the detail design review stage of consideration.

STAFF RESPONSE:

Exterior building materials include durable hardi-plank and shingle plank siding. Culture stone is added to accentuate the building entrance. Heavy trim is added to windows at the base of the building. The color palette is inviting and attractive. A material and color board will be available at the detail design meeting.