

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
MAY 25, 2017**

Case: 17-1132 Oso Berry Multifamily 6 Plex

Owner: Dao Kang Wei
508 E Derfield Street
Ontario CA 91761

Applicant: Josh Snodgrass
401 Central Street SE
Olympia WA 98501

Site Address: 4407 Oso Berry Street NW

Project Description: Construction of a two (2) story, six (6) unit multifamily building located in the Plat of Bayhill with associate parking and landscaping.

Zoning District: Residential Low Impact (RLI), vested under the Mixed Residential (MR-7-13) zoning district

Comprehensive Plan Designation: Low-Density Neighborhoods

Design Review: Multifamily building with 5 or more units requires review by the Design Review Board

Scenic Vista: N/A

SEPA Determination: Exempt from SEPA

Public Notification: Public meeting notice required in accordance with OMC 18.78 was issued on May 9, 2017

City Staff: Paula Smith, Assistant Planner
Phone: 360-753-8596
E-mail: psmith@ci.olympia.wa.us

I. BACKGROUND INFORMATION

The project site is located at 4407 Oso Berry Street NW (Lot 134). This is an undeveloped multifamily lot located within the Plat of Bayhill, which was approved as a Planned Residential Development (PDR). At the time of approval, the property was zoned Mixed Residential 7-13 (MR 7-13) which allows for a mix of single family and multifamily housing. The area, which included the Bayhill Plat was rezoned to Residential Low Impact (RLI) in 2001. This project is vested to the MR 7-13 zoning district because the building permit application was filed before the plat vesting period expired.

Site Conditions

All of the lots within this plat have been developed except for 4 (four) remaining multifamily lots located in the same vicinity as the project site. The site is relatively flat with no trees. The site was cleared of vegetation and trees when the improvements for the plat were completed in 2005.

History

The Olympia Design Review Board previously recommended approval with conditions of 3 (three) multifamily developments located on lots 133, 134 and 140 in 2006. The only multifamily building that was built was on lot 133 and the other approvals expired.

Surrounding land uses and zoning are as follows:

- North – Stormwater Tract and two undeveloped multifamily residential lots; zoned Residential Low Impact (RLI)
- East – Multifamily residential 3 story building with 5 units (Lot 133); zoned RLI
- South – Single family residences; zoned RLI
- West- Multifamily residential 3 story building with 4 units, recently built; zoned RLI



Description of Proposed

The proposal is for a 2 (two) story, 6 (six) unit multifamily building, associated landscaping and parking. The garages are located at the rear of the building and are accessed by a driveway along the west side of the building.

Site Amenities

Include long term bicycle parking in each individual garage unit; short term bicycle parking is proposed at the southwest corner of the building with a barrier free and overhead roof. Mail boxes will be located in the right-of-way and individual garbage and recycling carts for each unit will be provided.

Building Design

- Rectangular building
- Gable roof, continuous line that spans 134 feet
- Recessed entry doors; do not face the street. Entries are covered with a variety of roof forms
- Windows- variety of styles
- Modulation- front facade only
- Rear and sides have uniform appearance

Exterior Materials and Colors

Lap Siding- Restful, Sherwin Williams (SW) 6458

Board and Batten- Colonnade Gray, SW 7641

Hardie Panels- Downy, SW 7002

Shakes- Natural stain

Roof- Architectural shingles, Slate Gray

Trim- Extra White, SW 7006

Samples of materials and colors will be available at the design review meeting.

Land Use Review

The proposal is exempt from the State Environmental Policy Act. For this reason, the Community Planning and Development Director waived land use review and delegated the review through the building permit process. When land use review is waived, only Detail Design Review is required.

The building permit application is currently being reviewed. Key issues identified to date that may affect building and landscape design includes the following:

- The project lacks perimeter landscaping on the west and south property boundaries. The proposed use of rock mulch is not allowed as ground cover.
- Landscape wall height is approximately 36 inches in areas. No single retaining wall, nor combination of walls within five horizontal feet shall exceed a height of 30 inches as measured from the lowest adjacent grade.
- The use of a retaining wall (at rear) in close proximity to the existing retaining wall will affect the ability to plant and maintain perimeter landscaping.

II. DESIGN REVIEW

The purpose of design review is articulated in OMC 18.100.040:

- 1) To promote those qualities in the natural environment which bring value to the community;
- 2) To foster the attractiveness and functional utility of the community as a place to live and work;
- 3) To preserve the special character and quality of Olympia by maintaining the integrity of those areas which have a discernible character or are of special historic significance;
- 4) To raise the level of community expectations for the quality of the built environment;
- 5) To encourage originality and creativity in site planning and architecture;
- 6) To communicate these purposes to the applicant and to assist the applicant in achieving these purposes;
- 7) To preserve and enhance property value;
- 8) To ensure that new developments maintain or improve neighborhood character and livability; and
- 9) To consider the applicant's needs and goals and the broader public impact of any proposal.

Detail Design Review

Detail Design Review involves all the detailed design elements of a project, which include architectural details of materials, colors and architectural elevations, landscaping plans as it relates to the applicable Design Requirements (Criteria) and Guidelines, zoning classifications, parking and landscaping chapters contained in the Unified Development Code.

Even though context review is not required, staff included photos (Attachment 8) showing surrounding development within the neighborhood. The project is required to fit within the neighborhood scale and character.

The section called "How to Use Design Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines, and meet the intent of the requirement.

The project is subject to Design Review, Chapter 18.170, Multifamily Residential.

City staff evaluated the detailed design, based on the following items:

- Design checklists for OMC 18.170, Multifamily Residential (Attachment 4, for staff responses to each code section); and
- Plan set (Attachment 5) which include:
 - site plan
 - floor plans
 - architectural colored elevations
- Landscape plan (Attachment 6)
- Bicycle rack details (Attachment 7) and
- Windows, doors and lighting details (Attachment 9)

Design Issues

The proposal meets many of the design criteria required in OMC 18.170, but staff has determined that the project was lacking in the following requirements:

1) **Landscaping Plant Selection, 18.170.060**

Perimeter landscaping at the rear and side is required and the proposed river rock cannot be used as ground cover. Additional plant selections will need to meet this requirement.

2) **Site Lighting, 18.170.080**

Lighting is not being provided along pedestrian pathways.

3) **Building Orientation and Entries, 18.170.100**

Front doors to each unit do not face the street. A pathway and covered stoops are two options provided on the north facade. Staff looks forward to Board input on this requirement.

4) **Building Modulation, 18.170.120**

There is no modulation being provided on the south facade.

5) **18.170.140 Materials and Colors**

Only the north elevation has met this requirement.

III. STAFF RECOMMENDATION

That the Design Review Board recommend to the Director the approval of detail design review plans for the Oso Berry Multifamily 6 (six) plex project with the following conditions, as may be modified by the Board.

A. Site and Landscape Design: *Approve with conditions.*

1. Provide low intensity landscaping lighting along pathways that lead up to each unit entry. Revise the site plan to show the location and provide details of the light fixtures proposed.
2. Provides rear and side perimeter landscaping, using a combination of trees and shrubs and change the proposed river rock to a suitable ground cover. Submit the revised Landscaping Plan that meets OMC 18.36.

B. Building Design: *Approve with conditions.*

1. Revised building permit plans that provide modulation and architectural detailing on the south elevation.
2. Revise the building permit elevation plan and the colored elevation plan that provide exterior material and color changes to the side and rear elevations.

Submitted By: Paula Smith, Assistant Planner

Attachments:

2. General Land Use Application
3. Detail Design Review Application
4. Design Checklist, OMC 18.170 – Staff Response
5. Plan Set (Site Plan and Building Permit Plan Set with colored elevations plan)
6. Landscaping Plan w/ photo details
7. Short term bicycle rack details
8. Surrounding Development (Context Photos)
9. Exterior Lighting, Mailbox, Window and Door Details