

**CITY OF OLYMPIA
Design Review Board**

**DETAIL DESIGN REVIEW
STAFF REPORT
JULY 27, 2017**

Case: Oso Berry Multifamily 6 plexes 17-2524; 17-2525 & 17-2527
Bayhill Lots 137, 139 and 140

Owner: C & E Development
901 Binghampton Street
Rainier WA

Authorized Representative: Revival Architecture, Josh Snodgrass
401 Central Street SE
Olympia WA 98501

Site Addresses: 4412 Oso Berry Way NW (Lot 137); 4326 Oso Berry Way NW (Lot 139) and
518 Oso Berry Street NW (Lot 140)

Project Description: Construction of multifamily housing with two (2) story, six (6) unit
multifamily buildings on three (3) parcels 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 June 28, 2017

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I. BACKGROUND INFORMATION

The project sites are located at 4412 and 4326 Oso Berry Way NW (Lots 137 and 139) and 518 Oso Berry Street NW (Lot 140). These three (3) undeveloped multifamily lots are located within the Plat of Bayhill, which was approved as a Planned Residential Development (PDR). At the time of approval, this area 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. These lots are vested to the MR 7-13 zoning district because the building permit applications were filed before the plat vesting period expired.

Site Conditions

These are the last remaining multifamily lots located in this plat. The sites were previously cleared in 2005 when the improvements for the plat were completed. On lot 137 and 139, there are some trees and natural vegetation that is noted to be retained.

History

The Olympia Design Review Board previously recommended approval of a multifamily development located on Lot 140 in 2006 but was never built and the approval expired.

The Design Review Board recommended approval with conditions, of a 6 plex with the similar architectural design at 4407 Oso Berry Way NW (Bayhill Lot 134) on May 25, 2017.

Surrounding land uses and zoning are as follows:

- North – Duplex housing accessing from 6th Avenue NW
- East – Tree Tract
- South – Multifamily housing of 4 and 6 unit buildings.
- West - Stormwater Tract



Description of Proposed

The multifamily developments consists of a 2 (two) story, 6 (six) unit multifamily building on 3 (three) parcels, associated landscaping and parking for vehicle and bicycles. The garages are located at the rear of the building and are accessed by a driveway.

Site Amenities

Include long term bicycle parking in each individual garage unit; short term bicycle parking is proposed on all parcels with a covered bike shelter. Mail boxes and individual garbage and recycling carts for each unit will be provided.

Building Design

- Rectangular building(s)
- Gable roof, continuous line that spans 114 feet
- Recessed covered entry doors; Some of the front door entries face the street and others are side entry.
- Windows- variety of styles
- Modulation- front facade only

Exterior Materials

Lap Siding

Board and Batten

Hardie Shingle Siding

Shake

Composition Roof

Color Schemes (Attachment 9)

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. No major key issues have been identified to date that affect the building location. Review of the landscape design includes the following:

- Perimeter landscaping on some of the parcel boundaries will need to incorporate shrubs and trees. The proposed use of river rock is not allowed as ground cover where perimeter landscaping is required.

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 10) 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 which include:
 - site plan (Attachment 5)
 - floor plans (Attachment 6)
 - architectural colored elevations (Attachment 7)
- Landscape plan (Attachments 8)
- Bicycle rack details, exterior lighting and entry door details and plant 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) **Landscape Plant Selection, 18.170.060**

Perimeter landscaping will need to be revised in order to provide a mixture of evergreen and deciduous trees interspersed with large shrubs and ground cover, the plants will need to meet this criteria.

The Urban Forester has requested that the Sweetgum tree on the landscape plan be replaced with a different type tree. It was noted that this type had too aggressive roots for the planting strip.

River rock is not suitable ground cover where perimeter landscaping is required.

2) **Building Modulation, 18.170.120**

There is no modulation being provided on the rear facades of the buildings.

III. STAFF RECOMMENDATION

That the Design Review Board recommend to the Director the approval of detail design review plans for the Oso Berry Multifamily projects on Lots 137, 139 and 140 with the following conditions, as may be modified by the Board.

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

Provide 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 and 18.170.060.

B. Building Design: *Approve with conditions.*

Revised building permit plans that provide modulation on the rear elevation(s).

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. Site Plan(s)
6. Building Floor Plan
7. Color Elevation(s)
8. Landscaping Plan

9. Cut Sheet Details (Bike racks, exterior door details, exterior lighting fixtures, color schemes and plant details)
10. Surrounding Development (Context Photos)