

**CITY OF OLYMPIA**  
**Olympia Design Review Board**

**CONCEPT DESIGN REVIEW**  
**STAFF REPORT**  
**January 10, 2019**

**Project Name:** Woodbury Crossing Lot 105 Multifamily

**Project Number:** 18-4509

**Applicant/Representative:** Brandon Smith, Milestone Wealth Management, represented by  
 Barghausen Consulting Engineers  
 18215 72<sup>nd</sup> Avenue SE  
 Kent, Washington 98032

**Project Location:** Northwest corner of 4<sup>th</sup> Way SE and Greenwood Drive SW

**Project Description:** Construction of 48 multifamily units in six eight-plex buildings and parking for 82 vehicles. Associated improvements include landscaping, carpools, solid waste facilities, and pedestrian trail.

**Zoning District:** Neighborhood Village (NV)

**Design Districts:** None

**Comprehensive Plan Designations:** Residential Mixed Use

**Scenic Vista:** None

**Critical Areas:** Wellhead Protection Area

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

**City Staff:** Cari Hornbein, Senior Planner  
 Phone: 360-753-8048  
 E-mail: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)

**Public Notification:** In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on November 9, 2018 to property owners within 300 feet of the site, as well those within the Woodbury Crossing Development.

**BACKGROUND INFORMATION**

Master Plan

Woodbury Crossing is a master-planned development of approximately 48 acres bounded by Highway 101, Kaiser Road, and Mud Bay Road. The project's history is succinctly summarized in a 2013 Hearing Examiner decision:

*Woodbury Crossing has a long and somewhat complicated history. The concept for the development was first introduced when the site was within Thurston County jurisdiction. As the application progressed, City staff began to assume responsibility for its review. County approval for the development was given in 2006. In 2007 the site was annexed into the City. In 2009 the City Council approved the Woodbury Crossing Master Plan, and Phase I (final plat) was approved at the same time. In 2012, the Master Plan was amended to allow for three phases instead of the original two. Along the way ownership of the development has changed hands many times.*

Woodbury Crossing is approaching build out. In addition to this project, remaining construction includes triplexes in the southeast portion of the development and mixed use buildings and village green in the Commons.

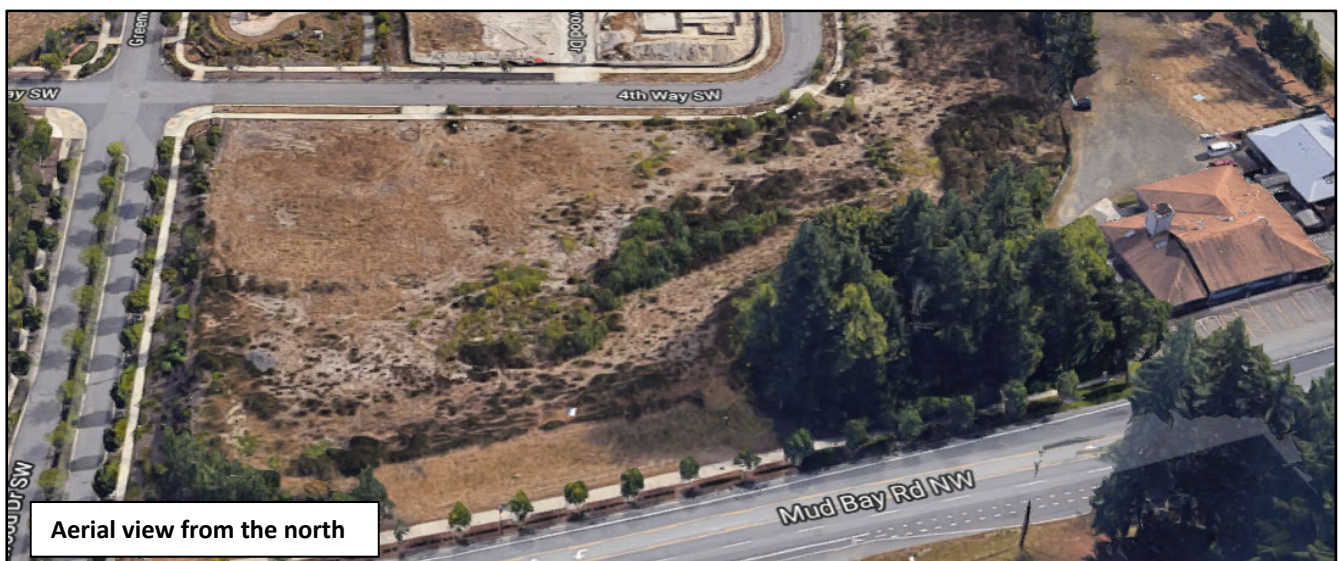
#### Master Plan Amendment

The approved Master Plan calls for the construction of 16 triplex units on Lot 105. The applicant has requested a master plan amendment to construct eight-plexes in place of triplexes. This is permissible under OMC 18.57.080.F as long as it does not “change the character, basic design, density, open space or any other conditions contained in the Master Plan.” Staff generally supports the request pending resolution of issues related to design and distribution of open space. Design issues are discussed in the attached design checklists and summarized later in this staff report.

Regarding open space, the approved open space map (see Attachment 4, Woodbury Crossing Master Plan and Architectural Design Guidelines) identifies a centrally located area on Lot 105. Under the proposed site plan, open space is spread throughout the site. Through the amendment process, the location of open space may change.

#### **Project Context/Existing Site Conditions:**

The project site is located at the corner of 4<sup>th</sup> Way SE and Greenwood Drive SE. Existing conditions are shown in the following images:







Surrounding land uses and zoning are shown below:



### Project Description:

The proposal is for the construction of six two-story eight-plexes with parking for 82 vehicles. Access to the site will be from a single driveway off of 4<sup>th</sup> Avenue SW. Associated improvements/amenities include short and long term bicycle parking, walkways, solid waste facilities, and landscaping.

### Site Layout:

Buildings are oriented along street frontages, with the majority of parking located behind them (see Sheet 03 of the plan set, Attachment 5). Walkways will provide access from 4<sup>th</sup> Avenue SW to covered entries on Buildings B, C, and D. Buildings E and F will have covered patios in lieu of entries (grade changes prohibit the use of walkways from adjacent streets).

The buildable portion of the site is fairly level but slopes to the north and west along the perimeter of the building site. A retaining wall is proposed along the northwest property line, with heights up to 13 feet. A chain link fence is proposed on top of the wall. For more detailed information on grading, see sheet 4 of 9 of the civil plans (following the landscape plans in the plan set).

### Building Design:

The project architect is utilizing American Farmhouse style architecture in the design of the buildings. Elements include covered porches, simple gable roof forms combined with minor hip and shed roof elements, kicker bracket beams, window boxes, window trim, and shutters. Elements are arranged to create variation and relief on building facades. The street elevations of all buildings incorporate second level bump-outs and/or balconies.

The elevations and perspective drawings indicate the use of horizontal siding, board and batten, and stone column bases. Much greater detail and specifications will be provided at the time of detail design review.

### Landscape Design:

The preliminary landscape plan is included in the plan set and proposes a variety of plant materials. The original landscape plan is also included to show adjacent landscaping. The following images illustrate current conditions at the main entrance to Woodbury Crossing and along Greenwood Drive.



### Land Use Review/Master Plan Amendment:

The project is currently under review by the City's Site Plan Review Committee (SPRC); substantive review comments have not yet been completed. Preliminary review of the master plan amendment identified an issue pertaining to the design and layout of open space. The approved Master Plan shows a single open space area, whereas the proposed site plan shows open space dispersed throughout the

site. The Master Plan refers to neighborhood oriented open space areas as pocket parks, with ornamental landscaping, plaza areas and seating. Compliance with the Master Plan is addressed in Attachment 2.

## **DESIGN REVIEW**

Please note that this is a *Concept Design Review*.

Concept review involves the major design elements of a project which includes site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the Woodbury Master Plan and Architectural Design Guidelines and the specific design criteria for neighborhood villages in OMC 18.05A.

### **Use of Neighborhood Village Design Criteria:**

The section called “How to Use Design Criteria” in OMC 18.05A.010 provides instructions for meeting the City’s design criteria. Compliance with each requirement is necessary; the Guidelines which follow each Requirement Statement are suggested ways to achieve the design intent. Each guideline is meant to indicate the preferred conditions, but other equal or better design solutions will be considered acceptable by the Board and/or staff, so long as these solutions meet the intent of these sections. Where the provisions of OMC 18.05A conflicts with the provisions of the zoning district, the provisions of the zoning district shall apply.

### **Use of the Master Plan and Design Guidelines:**

The Woodbury Master Plan and Architectural Design Guidelines is a guide to new development, renovation and maintenance. They are intended to supplement the City’s development codes.

There is a clear distinction between “standards” and “guidelines” – standards are mandatory requirements that are enforced by terms such as “shall” or “will”. The guidelines include a variety of examples to illustrate how architectural intent may be achieved. The purpose of the guidelines is to encourage creativity and variety in meeting the architectural requirements either as shown in the illustrations or through a substantial equivalent. City standards for a particular area will supersede any of the design guidelines.

### **Design Analysis:**

City staff evaluated the proposal based on the Neighborhood Village Design Criteria in OMC 18.05A and the Woodbury Master Plan and Architectural Design Guidelines. Staff’s analysis can be found in the attached checklists (Attachments 2 and 3, respectively). The proposal meets many of the design criteria and guidelines, but further refinement is needed for full compliance. The primary issue that emerged from staff’s analysis is the strong similarity between buildings. All buildings share similar floor plans and proportions, modulation, and wall-plane articulation. Even though there are differences through the use of secondary roof forms, material, and color, buildings appear very similar to each other. In addition, the narrow spacing between buildings along 4<sup>th</sup> Avenue SE creates the appearance of a single building, which is further emphasized by identical primary roof forms.

Other issues identified in staff’s analysis relate to the use of windows, privacy, landscaping, screening, and open space.

**STAFF RECOMMENDATION:**

That the Design Review Board recommend to the Director approval of the concept design review plans for Woodbury Crossing Lot 105 Multifamily, File No. 18-4509 with the following conditions:

**A. Context Plan: Approve as proposed.****B. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of detail design review:**

1. Submit a final landscape plan at the time of detail design review addressing the following conditions:
  - a. To create greater privacy for ground floor living spaces, increase the width of planting beds between buildings and the parking lot and select plant material that will provide screening.
  - b. The plan shall comply with requirements in OMC 18.32.225 for landscaping within Wellhead Protection Areas.
  - c. Reduce the number of parking stalls between landscape islands. The guidelines in OMC 18.05A.100 encourage no more than six stalls between islands. While this is the preferred number of stalls, the applicant can propose another solution as long as it is equal or better in design and meets the intent of OMC 18.05A.100.
  - d. Provide vegetative screening on the south side of the solid waste area. In addition, a solid screen such as CMU wall or fence will be required per the City's engineering standards.
  - e. Use fencing along the retaining wall that complements the buildings. The use of vinyl coated chain link in a dark color is acceptable.
  - f. Comply with OMC 16.60 regarding tree, soil, and native vegetation protection.
  - g. Comply with OMC 18.36 regarding perimeter landscaping, parking lot landscaping, plant suitability, coverages, etc.
  - h. Ensure that proposed landscaping is compatible with existing adjacent landscaping; show existing adjacent plants on the landscape plan.
2. Show the location and method of screening for mechanical equipment on plans submitted at the time of detail design review. *OMC 18.05A.100*
3. Redesign open space areas to be more useable by residents; include plaza and seating areas, and provide required landscaping, e.g., ornamental/fragrant trees, shrubs, and groundcover. *Woodbury Crossing Master Plan and Architectural Design Guidelines*

**C. Building Design: Approve with the following conditions, to be addressed at the time of detail design review.**

1. Building design shall be modified to meet architectural requirements in Section 1.02 of the Architectural Design Guidelines and the neighborhood scale provisions in OMC 18.05A.190, including but not limited to:

- a) Develop additional floor plans to provide greater variation in building design and proportions. Each floor plan that is repeated shall have more than one style of architectural elevation.
  - b) Increase the separation between Buildings B, C, and D and step back corners for greater wall plane articulation.
  - c) Increase the depth of building modulations.
  - d) Increase the variety of secondary roof forms, building materials, and exterior detailing.
2. Provide greater variety and articulation of primary rooflines, in particular on Buildings B, C, and D. *OMC 18.05A.190*
  3. Indicate how corridors and stairwells will be lit on plans submitted for detail design review. *OMC 18.05A.220*
  4. Provide additional windows on the side elevations of all buildings for greater relief, detail, and variation. *OMC 18.05A.225*

**Submitted By:** Cari Hornbein, Senior Planner

**Attachments:**

2. Design Checklist – Woodbury Crossing Master Plan and Architectural Design Guidelines
3. Design Checklist - OMC 18.05A, Neighborhood Village Multifamily Design Criteria
4. Woodbury Crossing Master Plan and Architectural Design Guidelines
5. Plan Set, including application forms, context plans and elevations, floor plans, building elevations, landscape plans, plant photos, civil plans, and the original approved landscape plans.