

CITY OF OLYMPIA
Olympia Design Review Board

DESIGN REVIEW
STAFF REPORT
March 14, 2019

Project Name/Number: Village at Mill Pond, Project No. 18-2776

Applicant: Amos Callender, Thomas Architecture studio
109 Capitol Way N., Olympia, WA 98501

Owner : 2400 Lilly Road, LLC
300 Deschutes Way SE, Suite 110
Tumwater, WA 98501

Location: 2400 Lilly Road NE

Project Description: Amendments to the Design Criteria for the Village at Mill Pond

Zoning District: Neighborhood Village (NV)

Comprehensive Plan Designations: Planned Development

City Staff: Tim Smith, Principal Planner and Cari Hornbein, Senior Planner
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Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification for the March 14, 2019 Design Review Board meeting and the April 8, 2019 Hearing Examiner public hearing was posted onsite, and mailed on February 5, 2019 to property owners within 300 feet of the site, parties of record, and recognized neighborhood associations.

BACKGROUND INFORMATION

The Village at Mill Pond Master Plan was approved by the City Council in 2011 (Ordinance 6773, Attachment 5). The master plan consists of a mix of housing types totaling 299 residential units, commercial and community buildings and open space. Design standards for the development were also approved under Ordinance 6773.

The Hearing Examiner approved the Preliminary Plat for the Village at Mill Pond in 2011. Phase 1 of the preliminary plat received final plat approval by the City Council in 2015 for forty-five single family detached lots and two townhome lots. Building permits have been issued for these lots over the past several years.

The City issued engineering permits for Phase 2 in 2018 for the construction of road and other site improvements. Once these improvements are completed, the Final Plat for Phase 2 will be submitted to the City for approval. Phase 2 will include 45 single family dwellings. Phase 2 is located directly east of Phase 1. The remainder of the master plan will be completed as Phase 3. The timeline for completing this final phase is not known at this time.

DESIGN REVIEW

Master Planned Developments are regulated in Chapter 18.57 of the Unified Development Code. OMC 18.57.080.F states that amendments which change the character, basic design, density, open space or any other requirements and conditions contained in the master plan shall not be permitted without prior review and recommendation by the Hearing Examiner and approval by the City Council. The Design Review Board is responsible for making a recommendation to the Hearing Examiner and City Council. The Board must determine that the master plan amendments comply with the applicable design guidelines contained in OMC Chapter 18.05A, Village and Centers Design Guidelines (Attachment 6).

STAFF RECOMMENDATION:

Staff reviewed the proposed changes for consistency with the adopted master plan and the requirements in Chapter 18.05A. Staff responses and recommendations to each of the proposed amendments are outlined in Attachment 2. In summary, staff supports and recommends approval of Amendments 6, 7, 8, 9, 13, 15, 15A, 17 and 21. Several of these amendments are supported with suggested revisions. Staff does not recommend approval of the other amendments as proposed.

Submitted By: Tim Smith, Principal Planner

Attachments:

- Attachment 2 – Applicant Proposal and Staff Responses
- Attachment 3 – Application with Illustrations and Examples (also listed as Attachments: 1-A, I-B, etc.)
- Attachment 4 – Staff Interpretations of Design Standards for Village at Mill Pond
- Attachment 5 – Ordinance 6773 and Mater Plan
- Attachment 6 – Chapter 18.05A – Urban Village, Neighborhood Village, Neighborhood Center