

**CITY OF OLYMPIA
Olympia Design Review Board**

**DETAIL DESIGN REVIEW STAFF REPORT
June 27, 2019**

Project Name/Number:	Woodbury Crossing, Lot 105, Project No. 19-2260
Applicant:	Brandon Smith, Milestone Wealth Management
Representative:	Kent Smutny, Veer Architecture
Location:	Northwest corner of 4th Way SE and Greenwood Drive SW
Project Description:	Construction of 48 multifamily units in six eight-plex buildings and parking for 79 vehicles. Associated improvements include landscaping, carports, open space amenities, solid waste facilities, and pathways.
Zoning District:	Neighborhood Village (NV)
Design Districts:	None
Comprehensive Plan Designations:	Residential Mixed Use
Scenic Vista:	None
Critical Areas:	Wellhead Protection Area
City Staff:	Cari Hornbein, Senior Planner Phone: 360.753.8048 E-mail: chornbei@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was sent to recognized neighborhood associations and parties of record on June 11, 2019.

I. BACKGROUND INFORMATION

Board-level concept design review for the proposed project was held on January 10, 2019. For existing site conditions, surrounding context, detailed description of the proposal, and staff's analysis, see the concept design review staff report, associated design checklists, and concept design review packet (Attachment 6). The Board recommended approval of the preliminary design with a number of conditions related to site, building, and landscape design. These conditions can be found in the attached recommendation memo (Attachment 3).

City staff provided substantive review comments to the applicant on March 18, 2019 for the master plan amendment and land use application. Revisions were submitted on May 22, 2019 and are currently being reviewed by city staff. Decisions on these applications will be made after the June 27 DRB meeting. Conditions of detail design review will be incorporated into the land use decision.

For a description of changes made by the applicant, see Attachment 4. Key changes include:

- The addition of open space amenities.
- Reduced number of parking stalls between landscape islands.

- Increased separation between buildings and adjacent parking stalls.
- Reduction in size of Building C.
- Increased separation on portions of areas between Buildings B, C, and D; addition of riser rooms in these areas.
- Addition of pedestrian walkway between Buildings C and D.
- Change in color schemes.
- Addition of short term bicycle parking stalls.

II. DETAIL DESIGN REVIEW

Detail design review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, lighting plan, building and site details, materials and colors, and zoning, parking, and overlay district regulations within the Unified Development Code.

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 conflict 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:

For this project, OMC 18.15A, Neighborhood Village Multifamily Design Criteria, and the Woodbury Crossing Master Plan and Architectural Design Guidelines apply. Staff evaluated the project based on:

- Recommendations made by the Design Review Board at the time of Concept Design Review (Attachment 3);
- Site plan, landscape plan, building elevations, materials and color board, and building and site details submitted on June 17, 2019 (Attachment 5); and
- Narrative response prepared by the architect (Attachment 4).

Staff’s analysis can be found in the attached checklists (Attachment 2) with key issues noted below:

- Building Design, Condition 1 was to develop additional floor plans for greater variation in building design and proportions, and where floor plans are repeated, to provide more than one style of architectural

elevation. The applicant responded by reducing the size of Building C and making slight modifications to the elevations. No other significant changes were made to remaining buildings and the project lacks the required variation.

- Building Design, Condition 2 required a 10-foot separation between Buildings B, C, and D to address scale issues and create “house-size” massing. The 10-foot separation would also allow for additional windows on the side elevations. The applicant responded by increasing the width to greater than 10 feet in some places but less than 10 feet in other places. On the wider portions, riser rooms were added which negate the benefit of the increased separation. Additionally, the riser rooms create sightline issues along the new pathway between Buildings C and D (this is not a design issue per se; will be addressed as part of land use review).
- Building Design, Condition 3 required greater variety and articulation of primary roof lines, particularly on Buildings B, C, and D. Changes to Building C did not alter the primary roof form, nor were other roof forms of other buildings modified.
- Building Design, Condition 4 required additional windows on side elevations of all buildings for greater relief, detail, and variation, and to adjust window placement for greater privacy. Some windows were added, but additional are needed to reduce blank walls. Details regarding trim, sills, and recesses were not provided.
- Site and Landscape Design, Condition 1a required increased separation between buildings and adjacent parking. The applicant responded by providing adequate separation on all buildings except for Building A. The architect has indicated that this building can be shifted further west, allowing for additional room.
- Site and Landscape Design, Condition 1c required that the number of parking stalls between islands be reduced to six stalls. Alternately, the applicant had the option of proposing another solution as long as it is equal or better in design. The number of stalls were reduced to a range of four to eight between islands with and approximately 330 additional square feet of landscaping. Staff considers this to be a positive change with the condition that there be at least one stall between landscape islands and carports to avoid conflicts with trees as they mature. In addition, a landscape island is required between the solid waste enclosure and parking to the south.

See attached design checklists for additional items considered by staff.

III. STAFF RECOMMENDATION:

That the Design Review Board recommend to the Director approval of the detail design review plans for Woodbury Crossing, Lot 105, Project No. 19-2260 with the following conditions.

A. Site and Landscape Design: Approve with the following conditions, to be addressed at the time of engineering and/or building permit review:

1. Submit a final landscape plan prepared in accordance with OMC Chapters 18.05A, 18.32, and 18.36, and at a minimum address the following items:
 - a) Ensure that perimeter landscape requirements in OMC 18.36.060 are met.
 - b) Add a minimum 8-foot wide landscape island between the solid waste enclosure and parking to the south.
 - c) To create greater privacy at Building A, provide greater separation between the building and adjacent parking. Also increase the separation between the building and the pathway located on the west side.
 - d) For all buildings, select plant material that will enhance privacy to ground floor units.
 - e) Provide at least one open stall between landscape islands and carports to avoid conflicts with trees as they mature.

- f) Provide vegetative screening on the south side of the solid waste enclosure.
 - g) Ensure that proposed landscaping is compatible with existing landscaping; show existing vegetation.
 - h) Show the location and method of screening of mechanical equipment, utility vaults, and meters.
2. Include in the engineering and building permit plans the location and design of lighting in the parking lot, along pedestrian walkways, and in outdoor seating areas. Also show the location of mailboxes. *OMC 18.05A.170*
3. Use fencing along the retaining wall that complements the buildings. The use of vinyl coated chain link is a dark color is acceptable. *OMC 18.05A.230*

B. Building Design: Approve with the following condition, to be addressed at the time of building permit review:

- 1. 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. *Section 1.02, Architectural Design Guidelines, OMC 18.05A.190*
- 2. Provide a minimum 10-foot separation between Buildings B, C, and D; relocate riser rooms to maintain separation at front of these buildings. *OMC 18.05A.190*
- 3. To comply with OMC 18.05A.225, provide additional windows on the following elevations:
 - a) North elevations of Buildings A and E.
 - b) East elevation of Building B.
 - c) West elevation of Building D.
 - d) East and west elevations of Building C and F.

Note that on Buildings B, C, and D, buildings must be separated at least 10 feet per the building code so windows can be installed.
- 4. Use sills, substantial trim, or other methods to create relief and detail on all windows. *OMC 18.05A.225*
- 5. Provide greater variety and articulation of primary rooflines. *OMC 18.05A.190*

C. Materials and Color Board: Approve as proposed.

Submitted By: Cari Hornbein, Senior Planner

Attachments:

Attachment 2 – Detail Design Review Checklists

Attachment 3 – Concept Design Review Recommendation Memo

Attachment 4 - Applicant Response to Concept Design Review Conditions

Attachment 5 – Detail Design Review Packet, date-stamped June 17, 2019

Attachment 6 – Concept Design Review Staff Report, Design Checklists, Plans

Attachment 7 – Woodbury Crossing Master Plan and Architectural Design Guidelines