

Project Name: **Woodbury Crossing**Master File: 19-2260

- ☐ Concept Design Review
☒ Detail Design Review
☐ Combined Design Review

Date: June 27, 2019

WOODBURY CROSSING MASTER PLAN AND ARCHITECTURAL DESIGN GUIDELINES

Notes:

- In some instances, multiple boxes are checked under the requirement section because some aspects of the project meet the design requirement, while others do not. Under the guidelines, boxes are checked where the project is compliant with that particular guideline.
- Updated comments have been added below the original ones based on staff's review of revised plans.

Section 1.02 – General Architectural Design Guidelines			
A. REQUIREMENT:			Architecture in Woodbury Crossing shall promoted a diverse pedestrian oriented community with an integrating traditional architectural theme. Emphasis is placed on building orientation, porches, strong entry features, walkways, and where applicable, alley loaded garages. 1. No more than two identical buildings may occur consecutively. 2. Each floor plan that is repeated in the development shall have more than one style of architectural elevation.
Complies	Conflicts	N/A	
?	<input checked="" type="checkbox"/>	?	

STAFF RESPONSE:

All buildings share similar floor plans, with similar proportions, building modulation, and wall plane articulation. Even though there are differences through the use of roof forms, materials, and color, the buildings are nearly identical to each other. In order to meet this requirement, additional floor plans and greater variation of building exteriors will be required. Variation must be achieved with building form in addition to architectural elements.

UPDATED RESPONSE:

As a condition of concept design review approval, the applicant was required to develop additional floor plans to provide greater variation in building design and proportions, and where floor plans are repeated, more than one style of architectural elevation be provided.

Revisions have been made to Building C which provides greater variation on a portion of the project, but all other buildings have the same floor plan and similar/identical elevations. In order to satisfy this design requirement, greater variation is required. This can either be accomplished with additional floor plans, additional exterior styles, or a combination of both.

Section 1.03.a – Residential Architecture: Types			
REQUIREMENT:			Residential development in Woodbury Crossing shall be limited to the following types: Multi-family: Triplexes and Duplexes
Complies	Conflicts	N/A	
?	??	<input checked="" type="checkbox"/>	

STAFF RESPONSE:

The applicant is seeking an amendment to the approved Master Plan to allow eight-plexes on Lot 105 instead of triplexes. Staff is generally supportive of this request, pending resolution of design issues noted herein in as well as issues regarding the design and location of open space. The approved open space plan shows a single open space areas, whereas the proposed site plan provides multiple areas, some of which are smaller in size or not convenient to residents.

Section 1.03.b – Residential Architecture: Design Continuity/Compatibility			
REQUIREMENT:			<p>To ensure design continuity and compatibility with the surrounding area:</p> <ol style="list-style-type: none"> 1. Each residential project shall be sited to front on neighborhood streets. Porches and entry elements shall be provided to emphasize the entrances. 2. Buildings that side or back onto any street or community open space shall be architecturally treated to enhance views from the public right-of-way, with additional buffer area landscaping. 3. For visual diversity, architectural elements such as chimneys, balconies, porches, pot shelves and window surrounds shall be provided. Porches, gables, eaves and other projections shall be used to break up simple architectural forms. 4. Living space, entry, windows, doors and architectural details shall dominate the presence of the house on the street.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
#1, 3, 4	#2		

STAFF RESPONSE:

The proposal complies with items 1, 3, and 4 as follows:

- Building are oriented toward the street and will have covered entries or patios.*
- Architectural elements such as window boxes, window trim, brackets, balconies, and projecting roofs create visual diversity. These elements are incorporated into elevations that face adjacent streets.*

Regarding item 2, Buildings A, B, E, and F are either adjacent to open space areas or are visible from nearby streets. These buildings contain blank walls that under this provision, would require architectural treatment and vegetative screening. Also see discussion under OMC 18.05A.225 in Attachment 3 regarding the use of windows for relief and variation of building facades.

UPDATED RESPONSE:

As a condition of concept design review approval, the applicant was required to provide variety, relief, and detail. This is to be achieved with variation of building elevations or the use of additional windows.

Revisions have been made to Building B addressing requirement #2. Further revisions will be needed to Buildings A, E and F to enhance building elevations that face open space or are visible from nearby streets. This can either be accomplished with additional architectural detailing or the addition of windows per OMC 18.05A.225. Specific locations include:

- East wall on north elevation of Building A*
- West wall on north elevation of Building E*
- East and west elevations of Building F*

Additional vegetative screening is needed on the north side of Building E, and may be needed on the north and west elevations of Building F to screen foundation walls. This will be evaluated at the time of engineering permit review.

Section 1.05 – Traditional Architectural Style			
REQUIREMENT: Complies Conflicts N/A <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>			Buildings constructed in the Traditional architectural style must meet the following requirements: 1. Massing shall be more horizontal than vertical; 2. Building shall have gable or hip roofs or a mix of both; 3. Pitch for primary roof elements shall be 4:12 to 7:12; 4. Roof overhangs shall be 12 inches to 24 inches; 5. Porch columns shall be square or round; 6. Building shall provide trim details on all windows and entry doors that face any street or public right-of-way.
<i>Buildings are designed in the American Farmhouse style.</i>			

B. GUIDELINES:

The Traditional architectural style can be accomplished with:

- ☐ Symmetrical composition of doors and windows.
- ☐ Simple volumes with one story wings and porch.
- ☐ Simple entry forms and columns.
- ☐ Vertical fluting and capitals on columns.
- ☐ Pointed, curved or broken pediments over windows and entry doors.
- ☐ Brick or stone veneer on elevations as an accent to lap siding.
- ☐ Siding colors ranging fro white, light beige, light blue, brown, gray, or other earth tone color compatible with the style.
- ☐ Contrasting color used on trim, fascia, posts and supporting exposed beams.

Section 1.06 – American Farmhouse Style			
REQUIREMENT: Complies Conflicts N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			Buildings constructed in the American Farmhouse style must meet the following requirements: 1) Buildings shall have single story roof forms used in conjunction with two-story gable roof volumes; 2) Pitch for primary roof elements shall be 4:12 to 7:12 with minimum 12 inch overhangs; 3) Windows shall be vertical or horizontal and shall be accented with shutters or trim details; 4) Front elevations shall provide wood siding, shingles or materials of similar appearance.

B. GUIDELINES:

- ☒ Additive massing to give the appearance that the building was constructed over time.
- ☐ Covered porches extending the full width of the building element and covered with a shed, hip or gable roof.
- ☐ Simple gable roof forms both perpendicular and parallel to the front elevation along with minor hip, shed or dormer roof elements.
- ☐ A main gable roof running parallel to the front or side lot frontage.
- ☐ Square kicker bracket beams, outriggers, corbels and rafter tails.
- ☐ Porches with a variety of sizes and shapes of wood columns and railings.
- ☐ Wooden pot shelves at the windows.

Buildings incorporate several elements of American Farmhouse style.

B. GUIDELINES:

- ☒ 2 Porch supports squared, slanting inward or double post, and providing stone or masonry bases.
- ☐ Low pitched gable roofs and an occasional hip or shed roof.
- ☒ 2 Decorative beams, knee braces, corbels or other decorative elements.
- ☐ Roof rafters exposed and/or cut in decorative shapes.
- ☒ 2 Porch supports squared, tapered or double post and providing stone or masonry bases.
- ☐ Porches or stoops covered at the entry door.
- ☐ Single, pair or triple configuration windows.
- ☐ Exposed wood beams, brackets, and rafter tails.
- ☐ Unique lighting fixtures.
- ☐ Siding colors composed of traditional northwest colors and/or earth tones.
- ☐ Lap siding, shingle siding, or board and batten siding with stone or brick accents.

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Pocket Parks

Pocket parks are small in nature for use by individuals and small groups. They are intended to be areas for informal play, relaxation and small get-togethers. The parks would be landscaped with ornamental, fragrant trees, shrubs, and groundcover with small plazas and seating areas.

Lighting

All exterior lighting fixtures shall be prevented from projecting light upward – either by placement beneath a building's eaves or by an integral shield of the fixtures' interior as recommended by the manufacturer. Lighting within the neighborhoods shall be low-intensity. The character of lighting shall be appropriate for the architecture.

Staff Response:

Plans do not provide required elements for open space areas. Staff recommends that landscaping be in keeping with the Master Plan and that small plazas and seating areas be provided. Lighting will be addressed at the time of detail design review.

UPDATED RESPONSE:

As a condition of concept design review approval, the applicant was required to redesign open space areas to be more useable by residents, to include plaza and seating areas and landscaping.

Outdoor tables with integrated seating are proposed, with one north of Building A and the other, north of Building E. The table north of Building A is poorly sited in a shady location and behind the trash enclosure. Staff recommends that this table be relocated to a more open area. One option would be west of Building A.

In addition to these tables, benches would provide additional seating options for residents, especially if grouped in an area where residents can gather. The area north of Building E lends itself to this use because of its size. This will be included in the recommended conditions of approval.

Lighting includes exterior building and site lighting; cut sheets are included in the packet, and locations are shown on building elevations and site plan. Additional lighting will be required along the pedestrian path and within open space areas for user safety. The style shall be compatible with other proposed fixtures; cut sheets will need to be submitted in conjunction with engineering and building permit applications.

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

Master File: 19-2260

- ☐ Concept Design Review
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☐ Combined Design Review

Date: June 27, 2019

**NEIGHBORHOOD VILLAGE
MULTIFAMILY DESIGN CRITERIA
Chapter 18.05A.**

Notes:

- In some instances, multiple boxes are checked under the requirement section because some aspects of the project meet the design requirement, while others do not. Under the guidelines, boxes are checked where the project is compliant with that particular guideline.
- Updated comments have been added below the original ones based on staff's review of revised plans.

OMC 18.05A.100 – Landscape Design for Villages, Commercial and Mixed Use Areas			
A. REQUIREMENT:			Treat plantings and other landscape elements as enhancements to the more dominant build environment. Street trees shall be planted along each side of all streets.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Employ any of the following planting techniques for landscape design:
- Small planting areas with flowering shrubs.
 - Trimmed hedges, window boxes, hanging flower baskets.
 - Use of shrubs or vine trained to grow upright on wires or trellises (espaliers) next to blank walls with narrow planting areas.
 - Isolated trees installed in pavement cutouts.
 - Trees should be massed at critical points such as at focal points along a curve in the roadway.
 - Low maintenance, low chemical dependent drought-tolerant plant materials should be used.
 - Repeat similar tree and shrub types to coordinate old and new phases of development and provide visual continuity.
 - Limit varieties of plant types, use shrubs in multiples of similar types, and avoid a haphazard mixtures of textures, colors and plant types.
 - Include a well landscape surface stormwater treatment area in the landscape design where surface stormwater treatment is provided.
 - Retain natural greenbelt vegetation that contributes to greenbelt preservation.
 - The owner should provide regular maintenance to ensure that plant materials are kept healthy and that dead or dying plant materials are replaced.
 - Landscape open areas create by building modulation.
 - Incorporate upper story planter boxes or roof plants into facades that can be seen by pedestrians.
 - Emphasize entries with special planting in conjunction with decorative paving and/or lighting.

STAFF RESPONSE:

The preliminary landscape plan provides for an extensive variety of trees, shrubs, and groundcover. At this stage of review, it generally addresses the above requirements and guidelines. More detailed review will be conducted once the plan has been finalized and submitted for detail design review. The landscape plan must also meet requirements in OMC 18.32.225 for drinking water wellhead protection areas (e.g., limitations on quantity of sod, irrigation design and use, use of fertilizers, preparation of an integrated pest management plan; landscape requirements in OMC 18.36; and tree, soil, and native vegetation protection requirements in OMC 16.60.

UPDATED RESPONSE:

A number of conditions were established during concept design review, summarized as follows: 1) increase the width of planting beds between buildings and parking lots, and select plant materials to provide screening, 2) comply with landscape requirements for properties within wellhead protection areas, 3) redesign open space areas and add landscaping; 4) reduce number of parking stalls between islands, 4) provide a vegetative screen on the south side of the trash enclosure, 5) comply with tree protection standards, 6) show location and method of screening of mechanical equipment, 7) ensure that proposed landscaping is compatible with existing, and 8) comply with landscape standards in OMC 18.36.

The landscape plan is similar to that submitted for concept design review, with the following changes:

- *Increased size of parking lot landscape islands with a net increase of approximately 330 square feet. These islands were increased to reduce the number of parking stalls between islands.*
- *Increased separation between buildings and parking stalls for privacy. In most cases the increase is acceptable, but Building A still provides minimal room space.*
- *Addition of hardscape surfaces for outdoor tables.*

Not all conditions of approval were addressed on the latest submittal and will be included as conditions of detail design review approval. Recommended conditions include:

- *A final landscape plan, prepared in compliance with OMC Chapters 18.36, 18.05.A, and 18.32 will required at the time of engineering permit review and at a minimum address perimeter landscaping, parking lot landscaping, plant suitability, coverage, soil amendments, maximum turf area, use of native/drought tolerant plants, irrigation rates, and fertilizer application.*
- *Further increase the separation between Building A and adjoining parking. Select plant materials for privacy.*
- *Add parking lot landscape island at end of row in front of Building A, size to be compliant with OMC 18.36.180. If properly sized and planted, this island can also provide required screening of the solid waste enclosure.*
- *Ensure that proposed landscaping is compatible with existing adjacent landscaping; show existing vegetation on final landscape plan.*
- *Include plants to be used in window boxes on the plant schedule.*
- *Avoid conflicts between proposed landscaping and utility lines, meters, vaults, etc.*

OMC 18.05A.110 – Landscape Design: Screening			
A. REQUIREMENT:			Use landscaping to help define, break up and screen parking areas. Landscaping shall provide a separation between incompatible uses or activities (such as parking lot next to the bedrooms of a residential structure). Landscaping shall provide a physical or visual barrier for service areas, mechanical equipment, loading docks or similar uses.
Complies <input checked="" type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- ☐ Canopy trees (able to spread and shade) should be added to parking areas – there should be no more than six parking spaces in a row without a landscape peninsula within the parking area having a two-inch caliper tree, shrubs, and groundcover.
- ☐ Wheel stops, curbs, or walkways should be used to protect landscaping from being run over by vehicles in the parking lot.
- ☐ Screening can be provided by hedges, densely planted shrubs, evergreen trees, or combinations of these.
- ☐ Screen parking from the street with low walls or fencing that maintain building facades, but also maintain vehicular sight lines at the corners and security for customers.
- ☐ If fencing is required, repeat the use of facade building materials on fence columns and/or stringers.
- ☐ Berms, walls and fences are encouraged in combination with trees, shrubs and vines to screen parking lots.
- ☐ Raised planter boxes of concrete, stone, wood, brick or other compatible materials can provide useful separation and screening.
- ☐ Locate appropriate landscape materials near building walls or service areas where screening is needed. Large planters may be used as alternative solutions.
- ☐ Planters may be placed at the end of bays, on the interior or between rows of parking stalls, providing linear strips for plantings. Use of compact parking spaces as allowed provides some flexibility in design.
- ☐ Unrelieved blank walls with narrow planting areas can be softened with espaliered shrubs or vines.

STAFF RESPONSE:

The preliminary landscape plan addresses some of the above requirements and guidelines, but revisions will be needed to address the following:

- *Enhance screening between ground level living spaces and the parking lot (also see discussion under OMC 18.05A.200 regarding privacy)*
- *Plans indicate one tree at the end of double parking rows. While this satisfies the first guideline, OMC 18.36.180.C.2, which requires two trees, supersedes this provision.*
- *Trees will be subject to approval by City's Urban Forester to ensure that trees selected are appropriate for the site and soil conditions.*
- *Reduce the number of parking stalls between landscape islands. While the preferred amount is six stalls, the applicant may propose an alternative as long as it is equal to or better in design than the minimum standard and meets the intent of this requirement.*
- *Provide wheel stops or curbs where parking abuts landscape areas and walkways.*

- Fully screen the solid waste area.
- Use fencing along the retaining wall that complements the buildings in place of chain link; the use of vinyl coated chain link in a dark color would be acceptable.

UPDATED RESPONSE:

All of the bulleted items were included as conditions of concept design review approval. Some have been addressed but those that have not will be included as conditions of detail design review:

- Enhance screening between ground level living spaces and parking lot.
- The number or consecutive stalls have been reduced, but do not achieve the preferred number of six stalls. An alternative approach can be approved as long as it is equal to or better in design than the minimum standards. The applicant proposed increasing the size of some landscape islands, with a net increase of approximately 300 square feet with typical plant materials.

In staff's opinion, this is an acceptable approach subject to the following provisions:

- Carports shall not extend over the planting islands so that larger trees can be used. There shall be at least one open parking stall between the island and the carport.*
 - Parking lot trees shall be selected to provide a canopy and shade; avoid use of small and columnar trees.*
 - Islands shall contain a mix of shrubs, groundcover, grasses, and or perennials that provide visual interest through texture, color, and bloom times.*
- *Wheel stops have been provided but will need to be moved so they are between the stall lines versus straddling them.*
 - *Use fencing along the retaining wall that complements the buildings in place of chain link, unless vinyl coated fencing is used.*

18.05A.120 – Landscape Design: Existing Trees			
A. REQUIREMENT:			Healthy existing trees that are appropriate to the site at their mature size shall be incorporated into the landscaping whenever possible where they are unique because of size, species, historical association or other factors and are appropriate to the site at their mature size.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Retain health mature trees where possible (see also the Olympia Tree Protection and Replacement Chapter, OMC 16.60).
- ☐ Design the site to preserve unique specimens.
- ☐ Minimize site alteration, soil disturbance, and compaction within the drip line of existing trees.
- ☐ Provide a tree well or other form of protection where the surround grades must be raised.
- ☐ Fence around drip line during construction.
- ☐ Incorporate the tree plan into the landscape plan.

STAFF RESPONSE:

There are no trees on site, however there is an adjacent tree preservation tract with 57 trees. Staff's primary concern is the protection of these trees and their root zones during construction. This will be evaluated by the City's Urban Forester during land use review and if necessary, the site plan may need to be modified to reduce tree impacts.

UPDATED RESPONSE:

The applicant is having their forester assess existing trees within the tree tract and determine if the proposed retaining will impact critical root zones. Their findings will be submitted for review by the City's Urban Forester prior to land use approval. The site plan may need to be modified to pull the retaining wall away from critical root zones.

OMC 18.05A.150 – Site Design, Orientation			
A. REQUIREMENT:			Design multifamily projects to be oriented to the center park, green, or plaza or to other streets in the village or center.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Parking areas should be located behind or under buildings and accessed from alley-type driveways. If driveway access from streets is necessary, minimum width driveways meeting the Fire Access Standards shall be used.
- ☐ Each building should have direct pedestrian access from the street fronting the building and from the back where the parking is located.

STAFF RESPONSE:

The project site is in close proximity to Lot 107 which is designated as the village green and mixed use core for Woodbury Crossing. Proposed buildings are oriented toward 4th Avenue SW, Greenwood Drive SW, and Mud Bay Road with the majority of parking behind the buildings.

Buildings B, C, and D will have pedestrian access from the sidewalk along 4th Avenue SW to their front doors. Buildings E and F are grade-separated from adjacent streets, making pedestrian access more difficult; however, they have covered patios facing the street. All buildings will have pedestrian access from the parking lot.

UPDATED RESPONSE:

Pedestrian access is now proposed between buildings C and D, providing more direct access to the park to the south and village streets.

OMC 18.05A.160 – Site Design: Parking Location and Design			
A. REQUIREMENT:			Minimize the impact of driveways and parking lots on pedestrians and neighboring properties by designing and locating parking lots, carports, and garages in a way that creates few interruptions on the street, sidewalk, or building façade.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Locate surface parking at rear or side of lot.
- ☐ Break large parking lots into small ones.
- ☐ Minimize the number and width of driveways and curb cuts.
- ☐ Locate parking in areas that are less visible from the street.
- ☐ Locate driveways so they are visually less dominant.
- ☐ Berm and landscape parking lots when they are visible from the street.
- ☐ Screen parking lots abutting single family residences with landscaping and/or fencing.
- ☐ Limit parking lots on street frontages to 30 percent of the street frontage.

STAFF RESPONSE:

A single driveway into the parking lot is proposed at the west end of 4th Avenue SW. The majority of parking will be located behind buildings. Where it is not (between Buildings E and F) vegetative screening will be provided. Parking does not directly front on Mud Bay Road; it sits approximately 10 feet above and at least 19 feet back from the sidewalk.

OMC 18.05A.170 – Site Design: Mailboxes, Site Lighting, and Bus Stops			
A. REQUIREMENT:			Provide adequate lighting and pedestrian access to mailboxes and bus stops.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ If common mailboxes services are used, they should be located near the project entry or near any recreational facilities. The architectural character should be similar in form, materials, and colors to the surrounding buildings. Mail boxes should be well lighted and pedestrian accessible. Mailboxes and their locations must be approved by the U.S. Postal Service.
- ☐ Site lighting should be provided throughout and should be pedestrian scale low level lighting located at the walkways.
- ☐ Security lighting should be provided in the parking area, play areas, and at bus stops.
- ☐ Lighting should not shine into the dwelling units on the site.
- ☐ Lighting should be directed away from the neighboring development.

STAFF RESPONSE:

Street lighting has already been installed along 4th Avenue SW and Greenwood Drive SW. Site lighting will be addressed at the time of detail design review.

UPDATED RESPONSE:

A site lighting plan has not been provided, and will be required at the time of engineering permit submittal. Lighting shall be provided in parking areas, outdoor seating areas, and along pedestrian walkways.

OMC 18.05A.180 – Site Design: Screening			
A. REQUIREMENT:			Provide adequate screening for support facility needs associated with multifamily development (e.g., mechanical equipment, trash rooms, dumpsters, etc.).
Complies ?	Conflicts ✓	N/A ?	

B. GUIDELINES:

- ☐ Support areas should be located adjacent to parking areas and should be fully screened with a minimum six-foot high fence. The screening material should match the main buildings and the perimeters be planted with shrubs and ornamental trees (see OMC 18.36, Landscaping and Screening).

STAFF RESPONSE:

Solid waste facilities are proposed near Building A. The landscape plan indicates the use of vegetative screening on the north and west sides, but not the south. Landscaping must be installed to meet this requirement, as well as screening requirements in OMC 18.36. In addition, a solid enclosure is required to meet the City's engineering standards.

Mechanical equipment is not shown on the site or landscape plans; their location and method of screening will be required at the time of detail design review.

UPDATED RESPONSE:

As a condition of concept design review, the applicant was required to show the location and method of screening of mechanical equipment. This includes items such as electrical and phone vaults, gas meters, water meters, HVAC units, etc. These items are not shown on the plans. As a condition of approval, this information will be required at the time of engineering permit review and shall be shown on site and landscape plans.

OMC 18.05A.190 – Building Design: Neighborhood Scale			
A. REQUIREMENT:			Architectural scale of those portions of a multifamily building facing a neighborhood with a different scale shall use design techniques that minimize the difference in scale.
Complies ✓	Conflicts ✓	N/A ?	

B. GUIDELINES:

- ☒ Place one and two story units adjacent to existing one story houses, and two and three story units adjacent to existing two-story houses.
- ☒ Use wall plane articulation/modulation to break a multifamily building into house size building elements, especially where there is a building height transition.
- ☐ Design the exterior of the multifamily buildings to appear as a single building, such as a large singly family detached dwelling.

STAFF RESPONSE:

The applicant has provided context plans and elevations showing how proposed buildings relate to existing development. To the east are two-story single-family residences and to the south, two-story duplexes. Because the eight-plexes will be two-story, differences in height will be minimized.

Wall plane articulation and building modulation are being utilized but in staff's opinion, are so similar in proportion that they do not create "house-size" building elements (except for Building F which has greater modulation). In particular, Buildings B, C, and D read as a single long building because: 1) they are very close together, 2) use similar building setbacks, and 3) use identical floor plans which results in a uniform appearance on exterior facades. The use of different roof forms, materials, and color offers some variation but not enough to satisfy this requirement.

Staff recommends that additional measures be utilized to improve neighborhood scale, including but not limited to:

- *Develop additional floor plans with different dimensions/proportions for building modulation and wall plane articulation.*
- *Increase the separation between buildings and step corners back.*
- *Increase the depth of building modulations.*
- *Increase the variety of secondary roof forms, building materials, and exterior detailing.*

UPDATED RESPONSE:

Conditions were approved at the time of concept design review addressing these items minus corner step backs and additional building modulation. These items are discussed elsewhere in this checklist and the Master Plan and Architectural Design Guidelines checklist.

OMC 18.05A.200 – Building Design: Privacy				
A. REQUIREMENT:			Orient buildings to provide for privacy, to the extent practical, both within the multifamily project and for the neighborhood.	
Complies	Conflicts	N/A		
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

B. GUIDELINES:

- ☐ Locate windows so that residents from one unit cannot look directly into another unit.
- ☐ Locate parking lots so that they do not impose on the ground floor units' privacy. If this is not feasible, located buildings so that adequate landscaping can be planting to provide privacy.

STAFF RESPONSE:

Building proximity and window placement reduces privacy between units. In some cases, windows are directly across from one another. The narrow space between Buildings B, C, and D does not create optimal conditions for vegetative screening.

Buildings are generally located within 7 – 11 feet of parking spaces (except for Building F which sits further back). Within this area, there are five-foot walkways and planting beds that vary from three to six feet in depth. Proposed

landscaping includes ground cover and shrubs. In staff's opinion, neither the depth of planting beds or proposed landscaping provides sufficient privacy and headlights will shine into the units.

Staff recommends that the project be modified to improve privacy between units as well as from the parking lot. Potential measures include:

- Increase the width of planting beds between buildings and the parking lot and install more substantial landscaping in these areas.
- Raise the finished floor to create vertical separation.
- Modify the location of windows so they are not directly across from each other. Also consider OMC 18.05A.225 regarding window placement and design.

UPDATED RESPONSE:

Conditions were approved at the time of concept design review addressing width of planting beds between buildings and parking, and window placement. Except for Building A, planting beds have been increased in width whereby more substantial landscaping can be planted. Increasing the separation between Building A and adjacent parking will be included as a condition of approval in the staff report.

The applicant has addressed privacy by replacing full size windows on the east elevations of Building B and C with two clerestory windows. While this may provide increased privacy, it does not address OMC 18.05A.225 regarding the use of windows for relief, detail, and variation. The use of additional windows will be included as a condition of approval in the staff report.

OMC 18.05A.210 – Building Design: Façade, footprint, and roof articulation			
A. REQUIREMENT:			Avoid the barracks-like quality of flat walls and roofs by separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Buildings should be divided and given human scale by using articulation and/or modulation at least every 30 feet.
 - a. Façade modulation – stepping back or extending forward a portion of the façade at least six feet (measured perpendicular to the front façade), for each interval.
 - b. Articulating each interval with architectural elements like porches, balconies, bay windows and/or covered entries.
 - c. Articulating the roof line by stepping the roof and by emphasizing dormers, chimneys, gables.
 - d. Providing a ground or wall mounted light fixture, a trellis, a tree, or other site feature within each interval.
- ☐ Reduce the apparent size of multifamily buildings by using:
 - a. Roof design that employs:

- Gable, gambrel, or hipped roof.
 - Broken or articulated roof line.
 - Prominent cornice or fascia that emphasizes the top of the building.
 - Other roof element that emphasizes a building’s concept and helps it to fit in with neighboring structures with prominent roofs.
- b. Using architectural details that are well proportioned to achieve human scale such as:
- Entry details like covered porches and recesses.
 - Occupiable spaces like bay windows and balconies.
 - Window details like vertically proportioned window openings which are recessed into the face of the building and broken up with smaller panes of glass.
 - Roof details like brackets, chimneys, roof overhangs of at least 16 inches (measured horizontally), or roof cornice elements at least 12 inches in width (measured vertically).
 - Windows which are trimmed to create relief in the facade by being detailed to appear to recede into the building face.

STAFF RESPONSE:

The project incorporates several elements noted above such as covered porches, roof overhangs, brackets, cross beams, window boxes, upper level balconies, and secondary roof forms. Based on the elevations, modulation/wall plane articulation occurs at least every 30 feet. The depth of these modulations is approximately three feet with roof projections up to six feet.

The primary roof form is the same for all buildings; except for Building B, C, and D, their orientation will vary based on building placement. Staff recommends that additional roof forms be introduced to provide the required articulation/variation. Also see discussion under OMC 18.05A.190 regarding neighborhood scale.

UPDATED RESPONSE:

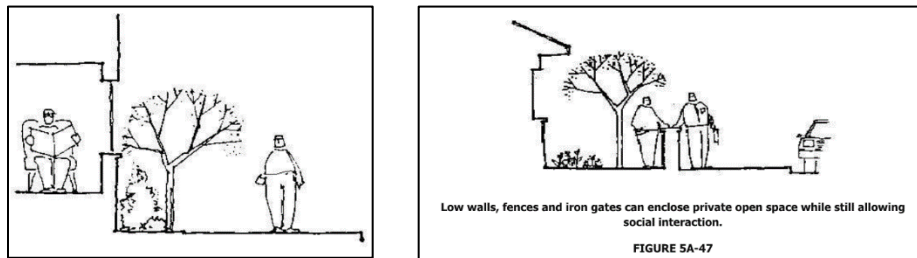
One of the conditions of concept design review required greater variety and articulation of primary roof lines, in particular on Building B, C, and D. Revisions to Building C create greater variety of secondary roof lines but not the primary roof lines forms. Nor were changes made to other buildings. This will be included as a condition of approval in the staff report.

OMC 18.05A.220 – Building Design: Entries			
A. REQUIREMENT:			Provide clearly defined building or courtyard entries which face the street, are well lighted, easily accessible, and satisfy the Washington State Barrier Free Regulations.
Complies <input checked="" type="checkbox"/>	Conflicts <input type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- ☐ The entrances should be plainly visible from the fronting street and walkway. The use of distinctive architectural elements and materials to denote prominent entrances will be encouraged. The entries should include a transition space from the sidewalks such as steps, a terrace, or a landscaped area.
- ☐ Dark, hidden corridors or stairways and long entry balconies are discouraged.

- ☐☐ Avoid the use of exterior stairways when porches and front doors can be used as a primary building entry. If exterior stairways are used, they should be simple, clean, bold projections of stairways to fit with the architectural massing and form of the multifamily structure. Thin-looking, open metal, prefabricated stairs are discouraged.



Where the setback from the sidewalk is small, raising the floor level up above the sidewalk and/or providing a planting bed can provide a transition.

STAFF RESPONSE:

Stairways will be used for access to upper-story units. They will be located in central corridors that are open to the parking lot. Lighting will be addressed at the time of detail design review.

UPDATED RESPONSE:

Lighting information in the central corridors is shown on the floor plans in the packet.

OMC 18.05A.225 – Building Design: Windows			
A. REQUIREMENT:			Provide relief, detail, and variation on the façade by employing well-proportioned openings (as defined in Guideline #1 below) that are designed to create shade and shadow detail. Use high-quality window products that contribute to the richness and detail of the façade.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ Provide horizontal and vertical variation in windows. Bay and projecting windows are encouraged.
 - Use vertically proportioned windows. Vertically proportioned windows will generally have a height one and one-half times their width.
 - Use multiple planed windows.
 - Build windows either recessed or protruding (such as bay windows).
 - Use significant trim (drip cap, sill, trim).
 - Provide ground floor windows that have a greater vertical height than upper story windows.

STAFF RESPONSE:

Window locations are shown on building elevations and perspective drawings – most are on front and rear elevations with fewer windows on the side elevations. Both vertical and horizontal windows are used, providing

relief, detail, and variation. Windows shown are multi-paned and surrounded by trim. Details such as trim dimensions, sills, recesses, color, and materials will be addressed during detail design review.

This requirement does not waive the use of windows based on visibility to the public realm. As such, windows will need to be added to side elevations. Alternately, the applicant may propose an alternative that is equal to or better than this requirement for staff's consideration.

UPDATED RESPONSE:

One of the conditions of concept design review required additional windows. Some have been added, but additional windows are needed to more fully comply with this requirement in the following locations. This will be included as a condition of approval in the staff report.

- North elevation of Building A, east end.
- East elevation of Building B, north end.
- East elevation of Building C, north and south ends.
- West elevation of Building D, north end.
- North elevation of Building E, west end.
- East and west elevations of Building F, north and south ends.

OMC 18.05A.230 – Building Design: Materials and Colors			
A. REQUIREMENT:			Use exterior building materials that have texture or pattern, which are of human scale, or lend themselves to a high level of quality and detailing. Use subdued colors, especially on large walls or buildings.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- ☐ The selection and use of exterior materials and colors are key ingredients in determining how a building will look. Some materials, by their nature, can give a sense of permanence or can provide texture or human scale that helps new buildings fit better in their surroundings. Provide exterior materials which are durable, easily maintainable and that are attractive even when viewed up close.
- ☐ Preferred materials in Olympia include:
 - a. Clear/painted horizontal or lap siding
 - b. Shingles
 - c. Brick
 - d. Stone
 - e. Stucco
 - f. Stucco-like exterior insulation finish systems, used in small modules
 - g. Ceramic or terra cotta tile

- ② Bright or intense colors should be reserved for accent or trim. Colors should be chosen to visually reduce the size of buildings that are larger than others in the neighborhood. Changes in wall colors should differentiate the ground floor from the upper floors
- ② Changes in materials on larger buildings should be coordinated with articulation and modulation within the building's architecture. Changes in the building materials should also be used to differentiate the ground floor from upper floors of the building and should vary from building to building in multi-building projects.

STAFF RESPONSE:

Materials and colors are reviewed at the time of detail design review; however, based on information provided in the plan set, it appears that horizontal and board/batten will be used for siding, and stone used for column bases. Staff recommends that additional materials be included in the palette for greater variety and definition of building elements. Colors shown on the perspective drawings may not reflect actual colors, but help to reinforce building modulation and wall plane articulation.

UPDATED RESPONSE:

The color scheme has changed since concept design review. The original scheme included blue, green, tan, and brown for the body of the buildings with a lighter color for trim and band color. These colors were found to reinforce building modulations and wall plane articulation. The color scheme has been modified to be more neutral, but still appears reinforce modulations and wall planes.