



June 17, 2019

City of Olympia  
Community Planning & Development  
601 4<sup>th</sup> Avenue E., 2<sup>nd</sup> Floor  
Olympia, WA 98501

**Re: Woodbury Lot 105 Detail Design Review Narrative**

**Concept Design Review Meeting – January 10, 2019**

Conditions of approval of the design review board and our solutions to address those conditions are as follows here and as illustrated in our Detail Design Review Submittal.

**A. 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.

Architect Response – The separation between parking and the buildings has been increased in all locations and by the greatest amount at Buildings B, C and D. Landscape has been added adjacent the buildings to block vehicle headlights from shining into unit windows.

- b. The plan shall comply with requirement 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

Architect Response – Parking has been reduced to the quantity allowed outright and changed so there are not more than 8 stalls in a row. Previously there were several areas where there were 9 stalls in a row. As part of this new arrangement additional landscape has been added to the parking area.

- 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.

Architect Response - A landscape strip has been added between the south wall of the solid waste area and the adjacent parking. Screening of the solid waste area will be provided by a CMU wall and metal gate as illustrated in the example detail provided.

- e. Use fencing along the retaining wall that complements the buildings. The use of vinyl coated chain link in a dark color is acceptable.

Architect Response – Notation of a 42" high black vinyl coated chain link fence has been added to the Civil Engineering drawings provided in a separate submittal.

- 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

Architect Response – Documentation of existing landscaping will be provided at the time of building permit submittal.

- 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.

Architect Response – The only mechanical equipment external of the base building footprints are the sprinkler riser rooms which are now shown as part of the building footprint and are enclosed and sided to match the buildings.

- 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.

Architect Response – Hardscape with picnic tables and benches have been added to two of the open space areas, north of Building A and north of Building E. Table and benches are per the detail provided.

4. Adjust unit mix or size and or building height to relieve physical crowding of structures, and provide a second vehicular access to parking.

Architect Response – This comment was made as a result of the tight spacing at Buildings B, C and D. To relieve this condition we changed the unit mix at Building C to have smaller units. This allowed us to create greater spacing between the buildings such that you can see between them. The single vehicle access point into the site was previously approved and thus not something that can be modified.

**B. 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

Architect Response – With the change in unit sizes in Building C, the center building of the three in a row facing 4<sup>th</sup> Avenue South, we no longer have two similar appearing buildings in succession anywhere on the site and thus the need for multiple elevations for the same building plan are no longer necessary. Note however we are differentiating the same building plan with different color schemes depending on position on the site to add more variety.

- b. Increase the separation between Buildings B, C and D to 10'

Architect Response – As described in added condition 4 we changed the unit mix at Building C to have smaller units. This allowed us to create greater spacing between the buildings such that you can see between them. The average spacing, due to jogs in the side elevations between buildings B and C is now approximately 12' with 14'-6" between buildings B and C at the south elevation along the street. The average spacing due to jogs in the side elevations between buildings C and D is now approximately 11' with 14'-6" between buildings C and D at the south elevation along the street.

2. Provide greater variety and articulation of primary rooflines, in particular on Buildings B, C and D. OMC 18.05A.190.

Architect Response – As mentioned in item 1a. above, with the change in unit sizes in Building C, the center building of the three in a row facing 4th Avenue South, we no longer have two similar appearing buildings in succession anywhere on the site and thus the need for multiple different rooflines for the same building plan is no longer necessary.

3. Indicate how corridors and stairwells will be lit on plans submitted for detail design review. OMC 18.05A.220

Architect Response – We have provided a detail of the light fixtures selected for the entries to the breezeways and have also shown in the architectural plans the positions of light fixtures within the breezeways.

4. Provide additional windows on the side elevations of all buildings for greater relief, detail, and variation. Adjust window placement for privacy. OMC 18.05A.200 and 225.

Architect Response – We have revised the exterior elevations so that we have windows on all sides of all buildings. Even the sides of the buildings that are not directly visible from the right of ways still have windows. Where two buildings are in close proximity to each other windows on opposing elevations have been positioned so they are not directly across from each other or we have used transom windows so that the window is located above a person's line of sight.

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Smutny", with a long horizontal flourish extending to the right.

Veer Architecture, PLLC  
Kent Smutny, Manager



# DESIGN REVIEW APPLICATION - DETAIL

*Application may precede or accompany a building permit application.*

## OFFICIAL USE ONLY

Case #: \_\_\_\_\_ Master File #: \_\_\_\_\_ Date: \_\_\_\_\_

Received By: \_\_\_\_\_ Project Planner: \_\_\_\_\_ Related Cases: \_\_\_\_\_

Project Name: Woodbury Crossing Lot 105

Site Address: 5002 4th Way S.W.

Applicant Name: Milestone Investment Properties, LLC

Phone No.: 253-891-5440

E-Mail Address: \_\_\_\_\_

Project Narrative: Construction of (6) eight unit 2 story apartment buildings along with associated surface parking and other site features such as walkways, open space with picnic tables, refuse enclosure and carports.

## **Submittal Requirements:**

1. General Land Use Application
2. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one square mile, and not more than forty square miles.
3. Two (2) full-sized (24"X36") and one reduced (11"X17") set of each of the following plans, **plus** digital files of (entire) architectural design packet (memory disc, via ftp, CD, other). **Items below shall be submitted as one individual architectural plan set/packet** (separate from engineering plan set).
4. Detailed Site Plan, illustrating:
  - ☐ Property lines with distances.
  - ☐ Adjacent public rights-of-way.
  - ☐ Existing and proposed grades at 2-foot contour intervals.
  - ☐ Existing and proposed site features, including stormwater facilities.
  - ☐ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
  - ☐ Location of above ground mechanical or utility equipment and screening option(s).
  - ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
  - ☐ Parking area layout including loading areas, and short and long-term bicycle parking with space dimensions, and loading area dimensions.
  - ☐ Solid waste collection location and enclosure/screening option(s).
  - ☐ Existing or proposed retaining walls or fences with spot elevations at top and bottom.
  - ☐ Lighting plan including light post locations, lighting on buildings, lighting along walkways, and all other lighting throughout the site.
  - ☐ Location of site features not listed above, including pedestrian amenities, short and long-term bicycle parking, bus stop(s), monument or free-standing signs, mail kiosks, etc.
5. Detailed Landscape Plan consistent with OMC 18.36 – Landscaping and Screening, illustrating:
  - ☐ All features included on the detailed site plan.
  - ☐ Location of existing (to remain) and proposed plants.
  - ☐ Type of existing and proposed plants (i.e., groundcover, shrub, tree).
  - ☐ Graphic depiction of the size of proposed tree canopies at maturity on plan (photos, sketches, other).

- ☐ Clearly delineated and labeled landscape, hardscape, and building areas.
  - ☐ Location and spacing of proposed plantings.
  - ☐ Common and botanical names of each species, include native (N) or non-native (NN).
  - ☐ Container or caliper size of plants at installation.
  - ☐ Quantities of plant material by species and size at installation.
6. Detailed Building Elevations (fully scale and dimension each elevation), illustrating:
- ☐ Building elevations of all sides of the building(s) labeled as north, south, east and west elevation.
  - ☐ Finished floor elevation(s).
  - ☐ Location of building doors and windows.
  - ☐ Proposed building and roof materials.
  - ☐ Location of exterior steps and stairways.
  - ☐ Color rendering of any building elevation visible from a public right-of-way.
  - ☐ Exterior building details, including all materials and colors.
  - ☐ Window details, including materials and colors of framing and glazing materials.
  - ☐ Door details, including materials and colors.
  - ☐ Roof details, including materials and colors.
  - ☐ Location of exterior light fixture(s).
  - ☐ Location and type of major sign(s).
7. Detail Sheet (fully dimension and scale each detail):
- ☐ Detail of hardscape material (i.e. size, type, and color of pavers, etc.)
  - ☐ Exterior light fixture detail and cut sheets.
  - ☐ Solid waste collection enclosure and screen details.
  - ☐ Each type of pedestrian amenity with cut sheets (i.e., trash cans, benches, planter boxes).
  - ☐ Detail of short and long-term bicycle parking, including shelter, structure frame, cut sheets.
  - ☐ Recreation areas including any proposed equipment or swimming pools.
  - ☐ Mail kiosks (if any).
8. Colors and Materials Board (attach sample of each):
- ☐ Building and roof materials.
  - ☐ Window materials.
  - ☐ Building trim colors.
  - ☐ Colors of major signs.



# WOODBURY CROSSING LOT 105

5002 4<sup>TH</sup> WAY SOUTHWEST, OLYMPIA, WA



## DESCRIPTION

WE HAVE UTILIZED AMERICAN FARMHOUSE STYLE ARCHITECTURE IN THE DESIGN OF OUR BUILDINGS PER THE WOODBURY CROSSING DESIGN CRITERIA. WE'VE APPLIED RELATED STYLE ELEMENTS IN DIFFERENT WAYS ON THE SIX BUILDINGS THAT MAKE UP THIS PROJECT SUCH THAT NO BUILDINGS WITH THE EXACT SAME DESIGN ELEMENTS OCCUR NEXT TO EACH OTHER. ELEMENTS UTILIZED TO MEET THE AMERICAN FARMHOUSE CRITERIA INCLUDE COVERED PORCHES, SIMPLE GABLE ROOF FORMS COMBINED WITH MINOR HIP AND SHED ROOF ELEMENTS, AND KICKER BRACKET BEAMS.

## VICINITY MAP



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