Project Name: South Sound Village Cooperative File #: 19-2860
Combined Review, 9/12/2019
Checklist filled out by Nicole Floyd, Senior Planner

CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170

18.170.010 Grading and tree retention	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☒	Incorporate existing topography and mature trees in the project design to the extent feasible.

B. GUIDELINES:

- ☒ Minimize encroachment into areas of site containing steep slopes.
- ☐ When grading is necessary, minimize impacts to natural topography through use of contour grading.
- ☒ Locate buildings so that rooftops do not extend above the natural bluff.
- ☒ Minimize encroachment into areas of site containing mature tree stands.
- ☐ To facilitate stormwater infiltration, minimize disturbance of natural open space areas.
- ☒ Design buildings with continuous perimeter foundations; avoid cantilevering large portions of the building over slopes.

Staff Analysis: The site encompasses two parcels of approximately five acres. The proposed development will occur on the northern portion of the site. The remaining portion is to be developed in the future. A protected soil and vegetation preservation area is identified and associated with the phase I development. It includes a stand of existing mature trees along the south western portion of the site adjacent to an existing residence. There is another large stand of trees on the phase II parcel, but this area is not currently being set aside for preservation because the development layout and use is unknown at this time. Tree preservation will be required with the future project.

The site is mostly flat. Plans show a partially undergrounded parking garage facing Yelm Highway that dominates the façade at the pedestrian level. It is unclear why the parking garage cannot be located underground, or modified in a way that reduces its impact along the Yelm Highway street frontage. Staff suggests the Board request the applicant make more effort to use site topography to more effectively mask the garage element along the Yelm Highway building frontage.

18.170.020 – Pedestrian and vehicular circulation	
A. REQUIREMENT: Complies ☒ Conflicts ☒ N/A ☐	Integrate the project with the existing neighborhood through pedestrian and vehicular connections. Provide attractively designed pedestrian and vehicular connections to adjacent public rights-of-way, including any existing or planned bus stops. Provide adequate pedestrian and vehicular access to site features such as mailboxes and other shared facilities.

B. GUIDELINES:

- ☐ Mark pedestrian pathways with vertical plantings.
- ☐ Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.
- ☐ Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.
- ☒ Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.
- ☒ Provide parking and bicycle parking at shared facilities.

Staff Analysis: The proposed design does not lend itself to pedestrian connection to the street frontage. The primary building entry faces the internal vehicular parking lot. Pedestrian pathways are provided that connect from the building entry to Yelm Highway, but it requires crossing of the garage entry. At a minimum, plans provided for detail design should include pedestrian crossing and safety features anticipated for the vehicle entry / exit of the garage. Ideally, additionally access points from the building to the street frontage would be provided to reduce the distance a person would need to travel to reach the street frontage from the inside of the building.

The project does not show any pedestrian access from the Henderson Boulevard to the building aside from the sidewalk along the street frontage. The site could enhance pedestrian access from the building directly to this frontage. Staff encourage the board to consider and recommend ways to incorporate pathways through the landscaping into the building as well as other pedestrian amenities within this area.

Staff Recommendation:

- Provide additional information about safety and traffic calming features anticipated surrounding the entry / exit of the parking garage.
- Plans shall be revised to include increased pedestrian access to the Yelm Highway Frontage of the project from inside the building. If such access is found infeasible, an analysis shall be submitted identifying the ways in which infeasibility was determined.
- Provide pedestrian pathways from the lobby / dining area, through the courtyard and to Henderson Boulevard.
- Show the alternative surface anticipated with the pedestrian walkways (not simply paint) where they are adjacent to vehicular circulation routes.

18.170.030 – Parking location and design	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	Reduce the visual impacts of driveways and parking lots on pedestrians and neighboring properties by constructing parking facilities with materials that match or complement the building materials.

B. GUIDELINES:

- ☐ Break-up large parking lots by designing significant landscape areas with walkways for pedestrian access.
- ☐ Share driveways with adjacent property owners.
- ☐ Minimize width of driveways linking the project to the public right-of-way.
- ☒ Landscape areas along all driveways and drive aisles that are visible from the street.

☒ Limit parking lots on street frontage to thirty (30) percent of the street frontage.
☒ Screen parking lots or structures adjacent to residential properties with a landscape area at least ten (10) feet wide.

Staff Analysis: The surface parking lot is tucked behind the building. Landscaping is provided that will generally meet code requirements for screening of the parking lot. The Soil and Vegetation Protection Area has been located in a way that will enhance screening between the nearest residential lot. Neighbors adjacent to the Phase II portion of the site have voiced concerns about potential impacts from the parking lot lighting onto their property. These residences are approximately 400' from the proposed parking lot; therefore limiting lighting exposure should be accomplishable. The parking structure on the ground floor of the building is wrapped in a brick façade, which does match and compliment the building materials.

Recommended Condition of Approval: Provide a more detailed lighting plan with the next packet for review that demonstrates how the lighting for the parking lot has been designed to minimize impacts to the adjacent residences.

18.170.040 – Usable open space	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	Provide usable open space for use by residents of the development that is not occupied by buildings, streets, driveways, or parking areas. Usable open space shall include a minimum dimension of ten (10) feet with an overall grade of less than ten percent (refer to each zoning district for specific open space requirement).

B. GUIDELINES:

☐ Situate playground areas in locations visible from residential buildings.
☐ Provide a mix of passive and active recreation areas. Active recreation areas may include facilities such as sport courts or swimming pools.

Staff Analysis: The proposal includes a community garden area as well as passive recreation in and around the garden area. It is unclear what types of pedestrian features are intended. Staff recommends the Board to request additional information regarding the design of open space features. The area between the proposed building and Henderson Boulevard would easily accommodate a variety of pedestrian amenities including pedestrian access to Henderson Boulevard, benches, and other pedestrian oriented features that could incorporate the anticipated garden space.

Recommended Condition of Approval: Provide the specific design of the open space features, such as the type of materials to be used and structural components proposed.

18.170.050 – Fences and walls	
A. REQUIREMENT: Complies ☐ Conflicts ☐ N/A ☒	Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood. Front yards shall be visually open to the street. Where fencing is used, provide gates or openings at frequent intervals. Provide variation in fencing to avoid blank walls.

B. GUIDELINES:

☐ Provide variation in fencing though use of setbacks, or stepped fence heights.

- ☐ Provide variation in texture, color or materials to add visual interest.
- ☐ Provide landscape screening to break up expanses of fencing.
- ☐ Repeat use of building facade material on fence columns and/or stringers.
- ☐ Provide lighting, canopies, trellises, or other features to add visual interest.

Staff Analysis: Plans do not indicate any use of fencing for the project.

18.170.060 – Landscape plant selection

A. REQUIREMENT:	
Complies ☒ Conflicts ☒ N/A ☐	Select plants that are compatible with available planting conditions. In particular, ensure that trees will be suited to the planting location at their natural mature size. Avoid use of species that have a high potential to invade or disrupt natural areas.

B. GUIDELINES:

- ☒ Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- ☐ When choosing a tree species, consider the size of the tree at maturity in relation to: the dimensions of the planting area, the soil type and water holding capacity of the soil, and the depth of the planting bed.
- ☐ Create a natural appearance by using a limited number of plant species.
- ☒ Follow recommendations from the Thurston County Noxious Weed Control Program in regard to problem and noxious weeds.
- ☒ Choose native plant species for landscaping. When established in the appropriate location, native plants are drought tolerant and provide food and/or habitat for native birds and other wildlife.

Staff Response: There are several code compliance deficiencies associated with the landscaping plan. The plan is appropriate for a concept level review as it provides a sense of the design and plant placement, but additional information is necessary for detail review. Generally, plant and tree density are not adequate as proposed. The project is also within the Allison Springs Wellhead Protection area and is therefore required to limit the use of grass and other plants that require heavy application of pesticides, fertilizer, and water usage. The Olympia Municipal Code limits the use of grass to no more than 25% of the project site. It is unclear if this requirement has been met, but compliance will be required and evaluated by the Site Plan Review Committee. Staff looks to the Board to evaluate the large expanses of areas encumbered by what appears to be grass on the western side of the building adjacent to Henderson Boulevard. There is another large expanses of grass are located by the main entry of the building. Staff encourage the Board to consider the type of plants that would be best suited for these areas. Consider if additional plantings and variety are appropriate. If a condition of approval is appropriate, one will need to be crafted at the meeting.

18.170.070 – Screening mechanical equipment

A. REQUIREMENT:	
Complies ☐ Conflicts ☐ N/A ☐	Screen mechanical equipment and utility vaults so that they are not visible from adjacent public rights-of-way, parks, or adjacent dwelling units. Screen roof-top mechanical equipment on all sides.

B. GUIDELINES:

- ☒ Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.

☐ Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses.

☐ Screen or paint wall-mounted mechanical equipment to match the building.

Staff Analysis: Plans do not show mechanical equipment, nor utility vaults. It is unclear if this requirement has been met.

Recommended Condition of Approval: Plans shall be provided that clearly demonstrate the location of mechanical equipment and utility vaults. Proposed screening measures for such features visible from the public right of way shall be provided.

18.170.080 – Site lighting

A. REQUIREMENT:	Provide adequate lighting along all pedestrian walkways and building entrances. Site lighting shall not unduly illuminate surrounding properties. Direct lighting away from windows of residential units. Locate all light posts away from tree canopies (at least half the width of canopy at maturity).
Complies ☐ Conflicts ☐ N/A ☐	

B. GUIDELINES:

☐ Use low-intensity landscape lighting along walkways.

☐ Use fixtures with directive shields to prevent lighting spill-over.

☐ Use light posts of medium height to avoid spill-over lighting.

Staff Analysis: Site lighting for the building exterior are shown on sheet E-7.1 and for parking lot lighting on the site plan (Sheet C-2). Lighting fixtures are shown on sheet A 12.1. Locations of lighting are placed evenly throughout the site. Lighting is not shown on pedestrian pathways around the community garden. Enhanced lighting for the pedestrian pathways around the community garden and other anticipated amenities on the western side of the building should be provided. A condition of approval has been added to ensure compliance.

18.170.90 – Screening blank walls and fences

A. REQUIREMENT:	Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.
Complies ☐ Conflicts ☐ N/A ☒	

B. GUIDELINES:

☐ Screen walls or fences with a combination of trees, shrubs and vines.

☐ Use trees or shrubs planted in raised planter boxes that are irrigated.

☐ In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

18.170.100 – Building orientation and entries

A. REQUIREMENT:	Provide a clearly defined building or courtyard entry to the building from the primary street.
Complies ☐ Conflicts ☒ N/A ☐	

B. GUIDELINES:

☒ Use distinctive architectural elements and materials to indicate the entry.
☒ Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.
☐ Avoid the use of exterior stairways to second stories that are visible from the street.

Staff Analysis: The main entry is oriented towards the interior of the site, not towards either of the arterial streets abutting the property, nor towards the proposed neighborhood access street. While the proposed entry is clearly defined and includes the essential architectural elements, it does not do so in a way that orients towards the "primary street frontage". Since there are two arterial streets, the applicant can decided which of them (Henderson Boulevard or Yelm Highway) they want to use as the "primary frontage". Modification to the site design is necessary to meet this requirement.

Given the proposed design, it appears that using Henderson Boulevard as the frontage would require less modification to the existing site design than Yelm Highway if chosen as the primary frontage. Staff recommends looking at ways to use the large grassy area between the building and Henderson Boulevard as the primary frontage. Note – alternation to Yelm Highway to create the primary frontage is also an acceptable approach.

Proposed Condition: Plans shall be revised to provide a clearly defined building entry towards the primary street frontage. The entry shall include distinctive elements and materials to clearly indicate the building entry. Pedestrian access from the street frontage shall be included in the design.

18.170.110 – Neighborhood scale and character

A. REQUIREMENT:	The building scale identified for the district may be larger than the building scale that exists in the neighborhood. Minimize any appearance of scale differences between project building(s) and existing neighborhood buildings by stepping the height of the building mass, and dividing large building facades into smaller segments. Reflect the architectural character of the neighborhood (within 300' on the same street) through use of related building elements.
Complies ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

☐ Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.
☐ Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
☐ Use wall plane modulation to divide the building facade into house-size building segments.
☐ Use window patterns and proportions similar to those on existing residential structures in the neighborhood.
☐ Use building facade materials similar to those used on existing residential buildings in the neighborhood.
☒ Maintain a relationship to the street (i.e., building setbacks and entryways) similar to existing buildings.

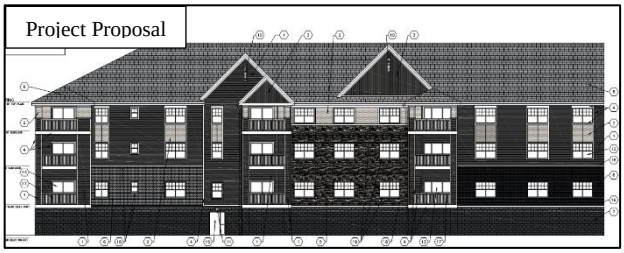
Staff Analysis: The project is located at the intersection of Henderson Boulevard and Yelm Highway, a prominent intersection at the edge of the City limits. Henderson Boulevard is within the Tumwater City

jurisdiction and Yelm Highway is in Olympia's jurisdiction. Both streets have distinct development patterns in which the project has attempted to conform to.

Yelm Highway Frontage: The project is similar in nature and size to the senior housing development directly across Yelm Highway. The adjacent Silver Leaf senior housing project places a strong emphasis on the pedestrian environment by locating buildings at the street edge and by providing a variety of architectural elements along the façade. The subject project proposal includes an approximate 10' building setback on this frontage, which is similar to that of Silver Leaf, but in contrast, the ground floor is occupied by a 10' tall brick wall associated with the partially underground parking garage. While the landscaping will probably screen the wall and parking garage, the pedestrian oriented nature of the adjacent development has not been provided. The level of façade articulation / modulation, building detailing, roof form modulation, etc. of the adjacent development should be more closely emulated.

Silver Leaf

Project Proposal



Henderson Boulevard Frontage: The existing development along this frontage includes the recently renovated grange building which is now a coffee shop. This building is placed at the street corner and incorporates the agricultural and historic elements of the past. It is highly oriented towards the pedestrian environment. The remainder of development on the frontage is not visible from the site, but is predominately single family in nature. The project proposal along this frontage is primarily occupied by landscaping and a community garden. The building is significantly setback from the street, does not provide pedestrian connections to the street, and does not appear to take queues from the adjacent development.

New Starbucks

Staff encourage the applicant to more clearly articulate how the existing development pattern has been reflected in the design of this building. Plans provided appear to be nearly identical to those submitted to the City of Puyallup, where a similar project is currently under review. Rather than replicating the same design in numerous communities, modify the design to more closely align to elements of the existing development pattern of this location.

In terms of minimizing conflicts with the adjacent single family residential development, the soil and vegetation protection area provides a good buffer between this project and the adjacent home. There is significant community concern regarding the vehicular entry and potential impacts of the Phase II development, which is not part of this project.

Proposed Conditions of Approval:

- Revise plans to reflect the architectural character of the neighborhood through replication of roof forms, window patterns, building materials etc.
- With the detail design analysis, address how the project reflects / takes queues from the character of the existing development pattern within 300' of the site.

18.170.120 – Building modulation

A. REQUIREMENT:	Use building modulation at least every 30 feet to reduce the appearance of large building masses.
Complies ☐ Conflicts ☒ N/A ☐	

B. GUIDELINES:

- ☒ Modulate the building facade at regular intervals.
- ☐ Articulate roofline by stepping the roof and by using dormers and gables.
- ☐ Incorporate prominent cornice, fascia or soffit details that emphasize the top of the building.
- ☐ Use prominent roof overhangs.
- ☒ Provide porches, balconies, and covered entries.
- ☐ Provide deeply recessed or protruding windows.
- ☒ Provide light fixtures, trellises or architectural to accentuate modulation intervals.

Staff Analysis: The building uses a variety of features to break up the building, however several sections exceed the 30' minimum for modulation. Most stretches of façade are 40' in lengthy and some are in excess of 50' without modulation. Where modulation occurs through use of recessed or protruding building facades, the depth of the modulation is minimal measuring at approximately 1.5'. In most cases, the building is broken up through use of balconies and material changes. At the ground floor along Yelm Highway, a 10 tall brick façade appears to run the length of the building providing little to no modulation at the pedestrian level. Staff recommends additional measures to modulate the building.

Proposed Condition:

- Revise plans to include building modulation at intervals of no less than 30' on all portions of the building.
- Incorporate consistent façade treatments to the base of the building along the primary street facades, such as Yelm Highway and Henderson Boulevard to ensure the ground level ties into the building façade.

18.170.130 – Building windows

A. REQUIREMENT:	Provide relief, detail, and visual rhythm on the facade with well-proportioned windows. Minimize window locations where residents from one unit may look directly into another unit.
Complies ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

- ☐ Use vertically proportioned windows (i.e., windows that have a height of at least one and one-half times their width).
- ☒ Use multiple-pane windows.
- ☐ Provide windows that are designed to create shadows (either recessed or protruding).

☒ Use visually significant window elements (i.e., frame dimensions, lintels, sills, casings, and trim).

Staff Analysis: Windows are consistent with the existing neighborhood. Additional detail regarding the anticipated window design is anticipated with the detail design review packet.

18.170.140 – Materials and colors

A. REQUIREMENT:	Use building materials with texture and pattern and a high level of visual and constructed quality and detailing. Reserve brightly saturated colors for trim features.
Complies ☒ Conflicts ☐ N/A ☐	

B. GUIDELINES:

- ☒ Use natural appearing materials such as painted or natural finish horizontal lap siding, brick, stone, stucco, ceramic or terra cotta tile.
- ☒ Coordinate change in materials and color with building modulation.
- ☐ Use changes in colors or building materials to differentiate the ground floor from upper floors of the building.
- ☐ When remodeling or adding to an existing building, use materials and colors that preserve or enhance the character of the original building.
- ☐ In multi-building projects, vary building colors and/or materials on different buildings.

Staff Analysis: Elevation plans show a mix of exterior building materials that are appropriate for the area. Elevations provided make the building appear very dark, however the material sheets are probably a better reflection of the anticipated color pallet. Staff recommends using materials in a way that helps to unify the garage with the rest of the building. The revised plans will need to address the new main entry to the building. This entry should include similar features as the currently proposed entry facing the parking lot.

Proposed Condition:

- Incorporate similar materials in all primary building entries.