

CITY OF OLYMPIA
Olympia Design Review Board

COMBINED DESIGN REVIEW
STAFF REPORT
June 25, 2020

Project Name/Number: The GOAT Apartments, File 20-1716

Applicant: Inland Washington, LLC
Representative: Hannah Mitchell, Inland Group
120 Cataldo AVE STE 100

Spokane WA 99201

Location: 3311 6th Avenue

Project Description: Construction of an 84-unit apartment complex on a vacant 2.62-acre site. The proposal consists of two four-story apartment buildings, five smaller scale amenity structures, parking for 116 vehicles, short- and long-term bicycle parking, and 38,200 sq.ft. landscaping. Access to the site is proposed from 6th Avenue SW.

Zoning District: Professional Office/Residential Multifamily (PO/RM)

Design Review District: The subject site is not within a design review district.

Comprehensive Plan Designation: Professional Office-Residential Multifamily

Critical Areas: Drinking Water Wellhead Protection Area, OMC 18.32.200

SEPA Determination: A SEPA threshold determination has not been made.

City Staff: Catherine McCoy, Associate Planner
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Public Notification: In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on May 18, 2020, to property owners within 300 feet of the site and recognized neighborhood associations.

BACKGROUND INFORMATION

Project Context/Existing Site Conditions: The project site is a vacant 2.6-acre parcel located in West Olympia on Capital Mall Dr SW, between Yaeger Park and the Capital Medical Center. The project consists of two lots; Lot A is a triangle shaped lot used as a tree tract, and the larger Lot B is the development site. The parcel is bounded on four sides by public roads: North - 6th Avenue, East - Alta Street, South - Capital Mall Drive, and West - Ketner Place.



Figure 1: Site and Surrounding Context. ZOOM 2020.

Surrounding development consists mostly of craftsman-style multi-family residential development constructed over the past 20-25 years, including several apartment complexes such as Apple Park, Hearth Stone and 8 Hundred West Apartments (formerly Copper Trail Apartments). Friendly Village Mobile Home Park, which is of smaller scale development than the buildings to the north, is a single-family single-story development south across Capital Mall Drive. The scale of development in the area is consistent with the underlying zoning district of Professional Office/Residential Multi-family (PO/RM).

Design Proposal: The GOAT Apartments is a new 84-unit apartment complex with 7 buildings, including two carriage-garage style buildings and an office/clubhouse building. The two apartment buildings are each 4 stories tall, approximately 48 feet in height and setback from each property line.

Surface parking consists of 116 spaces in the form of open surface parking, covered spaces, garage spaces and compact spaces.

The site design includes a number of amenities such as a clubhouse/recreational building, a covered picnic and grill activity area, an open play ground, optional open or enclosed vehicle parking spaces, street trees along street frontages, new landscaping, 9 short-term bicycle spaces and 84 long-term spaces, and a mail kiosk.

Retaining walls wrap around much of the site, ranging in height from 6-9 feet at the tallest points. There is a single point of access for pedestrians and vehicles to the site, off of 6th Avenue, via a two-way drive aisle through the interior of the complex. All trees on Lot B will be removed and replaced. Lot A, 0.73-acre parcel, is the Soil and Vegetation Protection Area (SVPA) for both lots, meeting City requirements for tree retention.

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). Members of the public that attended the neighborhood meeting held on May 27, had concerns about animal and plant habitat loss that would occur due to development of the housing complex; and a potential shortage of clean water for area residents, if the development occurs. For the purposes of this design review report, there have been no public comments related to the design of the buildings, site planning, or landscaping as established in OMC 18.170, Multi-family Residential Design Code.

DESIGN REVIEW

Combined Design Review: Please note that this is a *Combined Concept and Detail Design Review*.

Concept review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts as they relate to the general Citywide design criteria and the specific design criteria of the design district.

Detailed review involves all the detailed design elements of a project. This includes the architectural details of materials, colors, and final architectural elevations, the final landscape design, and the required lighting plan as they relate to the applicable design requirements, zoning classification, parking and landscaping chapters, and overlay districts contained within the Unified Development Code.

The section called "How to Use Design Criteria (OMC 18.100.100)" in the Olympia Municipal Code provides instructions for meeting the City's design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Design Review Board meetings are public meetings and anyone is welcome to attend, however the meeting is not a public hearing and public testimony or comments are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4:00 p.m. on the day of the meeting.

Design Analysis: The project is subject to the Multi-family Residential Design Code, OMC 18.170.

City staff evaluated the project based on the following items:

- Site plan, architectural plan set, landscape plan, building elevations, and building and site details (Attachments 3 and 4);
- Multi-family Residential Design Review Requirements and Guidelines, OMC 18.170, (Attachment 2); and
- Applicant's response to the Multi-family Residential Design Requirements (Attachment 6).

Key Issues: One purpose of the Multi-family Design Code, OMC 18.170, is to ensure that projects provide a relationship to the neighborhood and benefit new and existing members of the community. Staff requests the Board discuss how the project could provide more direct, safe, and functional pedestrian **connections** both within the site and externally to the surrounding streets and community. Additionally, the **design** of the retaining walls that surround the housing units should be more fully addressed in order to avoid negative impacts on the street environment for pedestrians, bicyclists, and vehicles.

Staff's analysis of the design proposal is incorporated into the Multi-family Residential checklist (Attachment 2). The recommended conditions of approval below are intended to address final details that will be reviewed at engineering and building permit review.

STAFF RECOMMENDATION:

Based on review and analysis of the applicable Multi-family Residential Design Review Code, staff recommends the Design Review Board recommend approval of the combined design review plans for the GOAT Apartments, File 20-1716, with the following conditions:

A. **Context Plan:** Approve as proposed.

B. **Site and Landscape Design:** Approve with the following conditions to be addressed at the time of engineering permit review:

1. Provide highly visible, safe on-site walkways through the parking lot to site structures and amenity areas. The pathways shall include alternate materials, colors, and shall be raised when crossing drive aisles to ensure high visibility. Such routes shall be provided to all site structures and amenity areas including the playground, clubhouse and bicycle parking. OMC 18.170.020.
2. Relocate short term bicycle parking closer to building entries for shelter and convenience. OMC 18.170.030.
3. Provide adequate signage that informs site users of the location of the long-term bicycle storage structure. OMC 18.170.030.
4. Include in the planting schedule hanging or draping plants, vertical climbing plants or other plants that establish well along walls. OMC 18.170.060.
5. Show all above-grade utility vaults and mechanical equipment on the Site Plan(s) and in the Landscape Plan. OMC 18.170.070.
6. Depict the above-grade vaults and mechanical equipment as appropriately screened in the Landscape Plan. OMC 18.170.070.

C. **Building Design:** Approve with the following conditions to be addressed at the time of building permit review:

7. Provide openings in the retaining walls that allow direct accessible connections to the street frontage, sidewalks, and transit stop. OMC 18.170.020, OMC 18.170.050.
8. Provide designs of the retaining walls and columns including materials, colors, and finish details. OMC 18.170.050, OMC 18.170.140.
9. Add depth to the facades of the carriage garage buildings. Incorporate elements of design used on the larger buildings. OMC 18.170.120.
10. Provide details of all window and door types around the site, specifications and cut sheets. OMC 18.170.130.

D. **Materials and Colors:** Approve as proposed.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

Attachment 1 – Staff Report (This)

Attachment 2 – Multi-family Design Review Checklist, OMC 18.170

Attachment 3 – Architectural Plan Set, dated 05.29.2020

Attachment 4 – Landscape Plan, dated 05.06.2020

Attachment 5 – Project Narrative

Attachment 6 – Applicant Response to Multi-family Residential Design Requirements