

CITY OF OLYMPIA
MULTI-FAMILY RESIDENTIAL
Chapter 18.170

18.170.010 Grading and tree retention

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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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.

CONCEPT Applicant Response:

Developer will comply with the recommendations of Professional Forestry Services, Inc. Specifically, Project will retain 62 existing tree units on the Northerly slope of the property and which will be protected by the perimeter fence.

CONCEPT Staff Review:

The surrounding terrain is such that the lot and the building will sit on a slight bluff and ledge above Union Avenue and Plum Street to the east; part of the longer system of old railroad that ran from the southeast to the shoreline and Port of Olympia. There will be some grading and tree and brush removal for construction, however site elements including the retaining wall(s) and the surface parking lot will be constructed outside the slopes to the north and east (Figure 1). Several trees will be retained in a permanent soil and vegetation protection area in the north area of the lot.



Figure 1: Site Contours. ZOOM, City of Olympia. 2020.

18.170.020 – Pedestrian and vehicular circulation

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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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:

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Mark pedestrian pathways with vertical plantings.

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Distinguish pedestrian pathways through use of surface material such as colored concrete or special pavers.

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Provide internal pedestrian connections (apart from public rights-of-way) between project and adjacent properties.

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Provide barrier-free pedestrian access to all shared facilities such as mailboxes, recreation centers, and open space areas.

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Provide parking and bicycle parking at shared facilities.

CONCEPT Applicant Response:

A pedestrian walkway is provided across the front of the property, entrance to the property with a pedestrian gate, and access to stairwells at the rear of the property for the one-bedroom apartments on the 2nd floor. Pedestrian walkways will be differentiated from parking areas using concrete (walkways) and asphalt (parking). Where appropriate, landscaping bushes line the walkways.

Developer will incorporate long-term bicycle parking shown in the Northwest corner of the project on plan C-1. Parking area will be 5' x 7' enclosed chain link with a sloped roof and double hinged locking gates. Short term parking for no fewer than 4 bicycles will be located underneath the stairwells on the North and South ends of the property.

CONCEPT Staff Review:

The applicant mentions on-site circulation; however, the intent of the requirement is that a connection be provided from the site to surrounding infrastructure – the sidewalks and street network. As designed, access to the site for pedestrians and vehicles is designed around the private residents of the property and only to the 11th Street frontage. Staff encourages the Board to consider pedestrian connectivity to Union as it is now considered a pedestrian “B” street and will be increasingly enhanced with pedestrian amenities. It is likely to be the most efficient access route to downtown, bus routes, and other amenities. The board should consider conditioning approval to require pedestrian connections from the site to Union Avenue.

The design appears to show a large fence and gate, which indicates a desire to exclude public access to and through the site. Plans provided show a 26-foot-wide gated driveway and resident gate off 11th Avenue. This significantly limits the proposal's ability to integrate into the community. Fences and gates are not prohibited, but the design criteria point to ways in which the project should enhance inclusivity into the design, such as providing internal pedestrian connections between the project and adjacent properties, which does not appear to be provided. The Board may want to offer suggestions related to how the design might be modified to offer more connectivity without compromising security.

During the land use and site plan review stage of project review the City’s Public Works Transportation Department identified the need and requirement for a pedestrian connection through the site between 11th Avenue directly to Union Avenue (transportation block size requirements). This right of way connection through the site would be a public pedestrian roadway and seems to be in direct conflict with the proposed design. As an alternative, the applicant may request to relocate the public pedestrian pathway to the existing, but unimproved, right of way running between Chestnut Street to Union Avenue. If approved, this would allow the applicant to maintain the gated community. It is unclear at this time how committed the applicant is to the gate and fence. If committed to it, the Board will need to consider if a private pedestrian connection between the site and Union Avenue is warranted. This would likely require a gate in the fence and stairs to Union.

RECOMMENDATION:

- Request the project design include a pedestrian connection from the site to Union Avenue. The connection should provide a safe and comfortable connection and should tie into the pedestrian open space area.

18.170.030 – Parking location and design			
A. REQUIREMENT:			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.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

CONCEPT Applicant Response:

Parking is directly in front of the building. The five 2-bedroom units have additional garage parking. Landscaping and sidewalks separate the interior parking. Driveway entrance will be off of existing cul-de-sac, highlighted by decorative lampposts and have a gate set off of the road.

CONCEPT Staff Review:

The parking lot is small, designed for nine vehicles including garage parking for the five townhouse style units – located interior to the site and accessed through a driveway off 11th Avenue. The parking lot will be partially screened from view by an ornamental iron double gate. Modifications to the site design, such as shifting the building towards the street may allow for opportunities to revise the landscaping plan to enhance screening of the parking lot from view.

Bicycle parking is located at the north of the site, between the building and the Union Avenue frontage. While the location is somewhat unclear, the design of the structure will need to be shown in the detail

architectural packet. Details will need to include a pedestrian level view of the enclosed structure (depicted in elevation) and security plans for the bikes.

RECOMMENDATION:

- Provide design details of the short-term bicycle parking, including details of the enclosed structure and method of securing the bicycles.

18.170.040 – Usable open space			
A. REQUIREMENT:			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).
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

CONCEPT Applicant Response:

Project includes reserved green space as shown on the landscaping plan on the Northerly end of the property. Open space is 20 ft. wide at the widest point running in a diagonal direction (80 ft.) for an approximate area of 800 sf. Area will be leveled with less than 10% grade.

CONCEPT Staff Review:

In addition to this design review requirement, the Municipal Landscape Code requires multi-family housing developments in this zoning district provide at least 15% open space for site users. The landscape plan depicts usable open space in an area north of the building. Also shown are shallow ‘Juliet’ balconies above the entries of the townhouse unit bound by iron or steel railings.

The intent of this requirement is that open space areas are designed for the benefit of the residents – usable, inviting, comfortable and safe. Staff encourages the board to require additional detail regarding the amenities anticipated in the open space area. The north open space area could include seating with a bench and trash can or a grill – designed with a purpose and function. If the Board recommends a pedestrian pathway between the site and Union as discussed in 18.170.020 above, the open space concept should be designed in conjunction with the pathway to Union Avenue.

RECOMMENDATION:

- The landscape plan and site plan shall include site amenities in the open space area for the residents.
- If the Board recommends a pathway to Union from the site, it shall be integrated into the open space area and shown on plans with the detail design packet.

18.170.050 – Fences and walls

A. REQUIREMENT:			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.
Complies <input type="checkbox"/>	Conflicts <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>	

B. GUIDELINES:

- ☐ Provide variation in fencing through 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.

CONCEPT Applicant Response:

Developer has included a fence and gate around the perimeter for security purposes. The property is adjacent to vacant railroad property that is frequented by the homeless population and has been the site of at least two emergency fire calls. The project therefore includes a fence to screen the Northeast side of the property and provide security for tenants. A cedar fence was considered, but Developer believes that black vinyl chain link with privacy slats is the most aesthetically pleasing option for long term durability (see example cutout on page L1.1). There is existing chain link fence used for the adjacent property. Additionally, the fence will blend with wrought iron entrance and pedestrian gates, as well as wrought iron see-through fencing along the entrance pathway. It is the intent to leave the vehicle gate open during daylight hours and automatically close at night for security.

Note that retaining walls shown on the civil plans are for ground stability and will not be visible once construction is complete.

CONCEPT Staff Review:

The site and lot are on a bluff above Union Avenue and Plum Street to the east. The parcel to the east slopes down onto the current-day railroad along Plum Street. As mentioned in the applicant's response above, and in an effort to reduce site trespass, the perimeter of the site is surrounded with black vinyl chain link fencing with black privacy slats, including the front yard. At the detail stage of design review the site plan should depict a pedestrian connection to Union and is required to show the building closer to 11th Avenue. These two requirements will have an impact on fencing at the front (south) of the site, where the front of the building intersects with the sidewalk and right-of-way, and behind the building along the west property line.

Staff encourages the Board to evaluate the fencing related to the criteria for integrating building materials into the structure, providing variation in texture and color, and creating visual interest.

RECOMMENDATION:

- The fencing design submitted for detail review must be revised to ensure the front yard is visually open to the street and includes gates or openings at frequent intervals.
- Revise plans to repeat building façade material into the fence design and add trellises or other landscaping features surrounding the fence to provide variation.

18.170.060 – Landscape plant selection**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

CONCEPT Applicant Response:

Developer will plant in accordance with the landscaping plan prepared by Lyon Landscape Architects included in the review packet.

CONCEPT Staff Review:

The landscape Plan is conceptual at this stage of design review and land use review. A final detailed landscape plan will be required with the construction permits and at the detail stage of design review. Conceptually, staff is concerned that the choice of plantings in some areas will not provide adequate space for plant establishment and survival. For example,

- Plants density will need to be increased and/or larger shrubs will be needed along the north parking lot and in beds adjacent to parking spaces in front of the townhouse apartment units.
- Plant selection will need to consider the amount of sun or shade in the selected area.
- Native plants will need to replace non-native selections for at least 60% of the plantings.

RECOMMENDATION:

- At the next stage of design review a detailed landscaping plan must be submitted that meets municipal code requirements as well as addresses how the proposed plantings are being designed to be well suited to the climate and location.

18.170.070 – Screening mechanical equipment**A. REQUIREMENT:**

Complies

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Conflicts

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N/A

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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.

CONCEPT Applicant Response:

Developer has reserved an area on the South end of the property for meters or utility vaults. Mechanical area to be landscaped with decorative rock and screened with trees and bushes. No mechanical equipment will be included on the roof. Heating/conditioning units will be utilized along backside of property. Bushes to be planted in between units.

CONCEPT Staff Review:

Utility service meters and equipment are located in the front yard between the building and 11th Avenue in a decorative rock bed. The landuse code does not view decorative rocks as providing adequate screening of the mechanical equipment, and in fact requires that the mechanical equipment be screened by landscaping. Site services should be located in the least visible side of the building and/or site. Since the building must be shifted to within 10 feet of the property line, and the fence cannot be taller than 4 feet in the front yard (OMC 18.36), the fence will need to be parallel to the building or removed altogether. Current designs show the utility service meter in a location that will likely need to be revised.

RECOMMENDATION:

- Show proposed site obscuring screening and fencing (if applicable) around utility service equipment.
- Revise the plans to ensure site utilities do not dominate the front yard area. Locate site services to a less visible side of the building and/or site.

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

CONCEPT Applicant Response:

Two large light poles, in keeping with the design are posted at the entrance to the property. Similar, smaller light posts will light each tenant driveway (see landscape plan, L1.1). Additional lighting includes decorative barn lights on each end of the building (A-2), porch lights (A-2), signage illumination, and low level landscape lights for greenspace area and walkways.

CONCEPT Staff Review:

Sheet A-2 depicts lighting in the stairwells, above entries and in the parking lot. The site will be well lit for on-site residents. A more thorough review of lighting will occur with the detail design review.

18.170.90 – Screening blank walls and fences

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Use vertical landscaping to screen or break-up long expanses of blank building walls or fences.

B. GUIDELINES:

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

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

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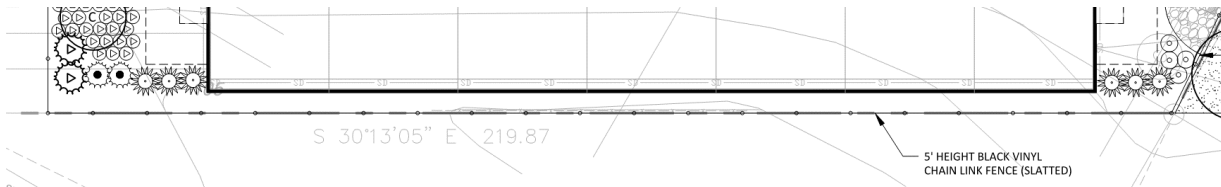
In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

CONCEPT Applicant Response:

The attraction of this piece of property is the ample established trees and greenery on the North and East sides of the property. The proposed fencing will serve to screen the unattractive elements (Union St. and homeless encampment) while allowing tenants to enjoy the tree canopy. We believe additional plantings along the fence line are unnecessary. Landscaping is included along the West and South fence line.

CONCEPT Staff Review:

The west wall of the building is located three feet from the west property line. At present the landscape plan and site plan do not show how this space will be treated either with landscaping or other materials (though the applicant states landscaping is provided along this west façade). The expanse of the wall along this property line is approximately 130 feet in length. The neighbor to the west will be looking at a lengthy (green) wall with windows located on both first and second stories. Staff recommends the Board request revisions to the landscape plan and site plan to show how this space will be treated such that the privacy of the neighboring residence is maintained, and such that the landscaping integrates into and around the proposed fencing.



RECOMMENDATION:

- Provide details regarding the break up the long expanses of fencing and walls, particular attention should be paid to the western building façade and fence.

18.170.100 – Building orientation and entries

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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Provide a clearly defined building or courtyard entry to the building from the primary street.

B. GUIDELINES:

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Use distinctive architectural elements and materials to indicate the entry.

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Define the transition space from the sidewalk to the entry with a terrace, plaza, or landscaped area.

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Avoid the use of exterior stairways to second stories that are visible from the street.

CONCEPT Applicant Response:

See landscape plan with pedestrian walkway and pedestrian gate.

CONCEPT Staff Review:

The building must shift closer to 11th Avenue as required in the underlying zoning district standards. Currently the building's southwest corner is approximately 14 feet from the front property line. This will affect the area between the building and the sidewalk, landscaping between the sidewalk and the building, and design of the open space in the north area of the site.

The building is not oriented towards 11th Avenue, instead the building side (south façade) faces the street. The guidelines ask for a variety of features that intend to enhance the frontage such as providing architectural elements and materials to indicate the entry, inclusion of a terrace or plaza, and a desire to avoid exterior stairways to second stories that are visible from the street. The proposed design does not appear to have addressed these criteria. Staff encourages the Board to make recommendations to enhance the frontage to make it feel more like the front, rather than side of the building.

RECOMMENDATION:

- Revise plans to show a clearly defined building/courtyard entry. Use distinctive architectural elements and materials to enhance the building frontage.
- Revise the pedestrian gate and surrounding landscaping to enhance the pedestrian approach from 11th Avenue.
- Relocate the stairway to the second floor from the building frontage, or if not feasible, demonstrate how the stairway has been designed to integrate into the front façade of the building.

18.170.110 – Neighborhood scale and character

A. REQUIREMENT:

Complies

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Conflicts

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N/A

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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.

B. GUIDELINES:

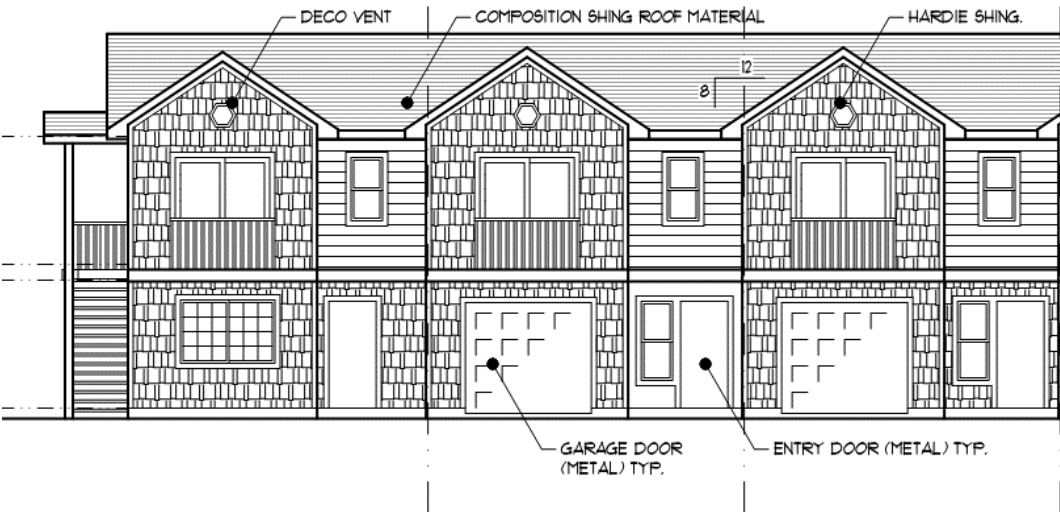
- ☐ Step the roof on the building perimeter segments to transition between a proposed taller building and an existing residential structure.
- ☒ Replicate or approximate roof forms and pitch found on existing residential structures in the neighborhood.
- ☒ Use wall plane modulation to divide the building 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.

CONCEPT Applicant Response:

The building scale and façade is consistent with the existing neighborhood. Building design and paint scheme will also break up the units, giving the illusion of individual homes.

CONCEPT Staff Review:

The architectural style of the building is what could be called ‘northwest craftsman’, residential with gable and cross-gable roof elements that distinguish sections and units of the building. The townhouse apartment garages add to the residential character. Surrounding multifamily buildings have similar roof pitch, style, height, and use of materials. The proposed apartment building will be 25 feet in height which corresponds with the house immediately west of the site at approximately 20 feet in height, and the two-story multi-family buildings south across 11th Avenue.



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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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.

CONCEPT Applicant Response:

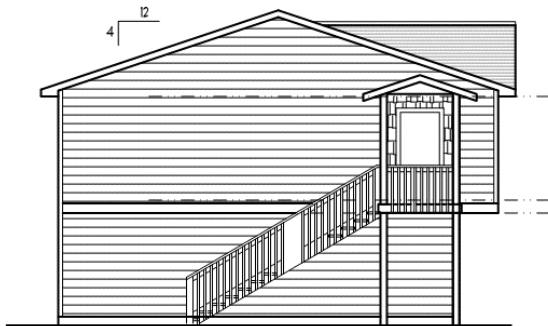
Project will include a variety of siding types (hardi-plank, shingle, board and bat). The second story overlaps the lower half, providing visual interest and cover for the entryway. Additional visual interest will be provided with the use of decorative trusses in the upper level peaks and Juliet balconies with wrought iron fencing on the 2nd story main living sliding glass doors. Further, as discussed, a variety of paint colors are used to separate the units.

CONCEPT Staff Review:

The building is visually modulated in the design of the individual units – the east facade. The gabled roof overhang of each unit, Juliet balconies, and the second story overhang add to the depth and variation in the front façade plane. The south façade, that facing 11th Avenue appears to be a flat plane. As this is the building's frontage, significant efforts should be made to enhance the design on this façade.

RECOMMENDATION:

- Add modulation or architectural elements that add depth to the building's south façade, the wall facing 11th Avenue to ensure it is clearly the buildings frontage.



LEFT ELEVATION



RIGHT ELEVATION

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	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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).

CONCEPT Applicant Response:

Developer intends to utilize white vinyl windows throughout the project. Each main living space will have a sliding glass door with the exception of the first floor one-bedroom apartments which will have a large front picture window. For further reference, see window/door cutout sheet (A-3)

CONCEPT Staff Review: The elevation drawings identify well-proportioned windows, on the east and west facades, that are appropriate for the character and style of the building, located horizontally and vertically consistently on all sides of the building. However, the north and south facades, particularly the south facing wall closest to the 11th Avenue frontage has no windows, save for the entrance to the building in the stairwells. Since the south facing façade is an important facet of the design facing the sidewalk and right-of-way, the Board should make recommendations to help modify the building frontage to look more like a frontage. Safety and aesthetics should be major considerations in window placement – including in internal stairways.

- Add windows to the south side of the building to enhance the building frontage.

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	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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.

CONCEPT Applicant Response:

The protruding upper level units will have alternating siding materials, utilizing hardi-shingle and board and bat. The remaining siding will be lap siding. Each vertical building unit is differentiated by color,

utilizing a variety of five earth tones. The rear of the property is a solid green, as requested by the adjoining property owner.

CONCEPT Staff Review:

Building materials and colors are typically fleshed out at the detail stage of review, however the applicant has proposed hardi panel lap siding and shingles, and a color palette of neutral tones – typical materials and colors for multi-family housing development in the vicinity. Staff looks forward to reviewing the revised building frontage and associated building materials with the next review.