Project Name: South Sound Village Cooperative File #: 19-2860
Concept Review: 9/2019
Detail Review: 9/2020
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:

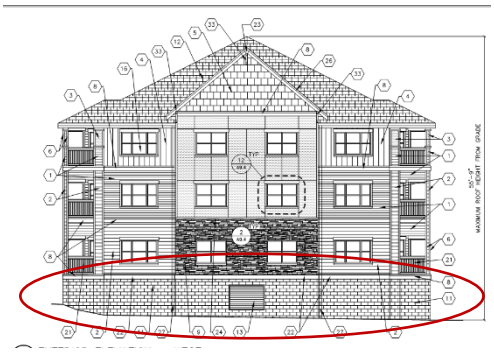
- ☒ Minimize encroachment into areas of site containing steep slopes.
- ☐ When grading is necessary, minimize impacts to natural topography through use of contour grading.
- ☒ Locate buildings so that rooftops do not extend above the natural bluff.
- ☒ Minimize encroachment into areas of site containing 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.

Concept 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.

Applicant Detail Review Response: At the time of our DRB Conceptual Design Review presentation, the exterior building elevations were not completely coordinated with the civil grading plan. So, the elevations were not an accurate representation showing approximately 10 feet of exposed concrete foundation wall along Yelm Hwy. The new revised elevations more accurately depict the foundation wall showing approximately 4 feet of exposure. Landscaping is provided as a screen at the building perimeter and is designed with varying height and color to emphasize the building modulation along Yelm Hwy.

Detail Staff Response: Plans provided show efforts to reduce the amount of blank concrete foundation wall facing Yelm Highway, and the bulk of Henderson Boulevard. The foundation wall height been significantly reduced since the last review. Most areas show less than five feet of concrete wall above grade which is a consistent with the Boards recommendations. The façade at the intersection of Henderson Boulevard and Palomino Drive has not been modified. Plans show the ground level façade (about 10' in height) as a blank Wall. The foundation wall, which emulates a CMU block wall, spans the length of the building along Palomino Drive. The Board should discuss options such as site grading that could reduce the amount of blank wall along the street frontages. This is particularly important along Henderson Boulevard as it is the buildings primary street façade.



Proposed Condition: Modify the final grade to reduce the amount of CMU wall exposed at the ground floor level. Plans should show no more than 6' of CMU Wall projecting above final grade. Landscaping should be added in these areas.

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.

Concept 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.

Detail Applicant Response: As encouraged by the DRB to provide better connection between the building and neighborhood amenities, (Starbucks, YMCA, community trails), we added a concrete walkway through the courtyard to provide a direct connection to Henderson Blvd. Additionally, to enhance pedestrian access from Yelm Hwy, we added small roofs over the two exterior doors to define the entrances and provide protection from the rain.
With the direct and enhanced access points to Henderson and Yelm, this will reduce the amount of foot traffic coming from the parking area, crossing the garage drive to the primary street frontages. To provide safety and traffic calming features, the parking lot is to be constructed with bituminous paving with wheels stops provided at each parking space to prevent cars from encroaching the sidewalk. The pedestrian walks are constructed with concrete paving. The sidewalk's natural concrete color will contrast with the dark bituminous paving and provide a clearly defined separation from the parking. As an additional enhanced safety calming feature, the crosswalk at the garage drive entrance is defined by an integrated colored concrete with a light broom finish.

Detail Staff Analysis: Applicant response appears to adequately address the requirement and previous direction from the Board.

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.

Concept 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.

Detail Applicant Response: For the parking lot lighting, refer to the Site Photometric plan on Sheet E1.11 and Light Fixture Cut Sheets on Sheet E1.12. The parking light fixtures are on a 25-foot pole. The fixture head directs the light downward and uses a shield to reduce light pollution. Path lighting is provided by 42-inch tall bollards that directs all lighting downward onto the walking path.

Detail Staff Analysis: A lighting plan has been submitted and is addressed in the lighting section.

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.

Concept 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.

Detail Applicant Response: Pedestrian access is provided to Henderson with a concrete walk having a light broom finish. This walk connects to the building's concrete patio that provides outdoor seating and a built-in stone fireplace with grilling stations. The large open grassy area between the building and Henderson provides passive and active recreational space that can accommodate multiple uses. A garden area is provided and is accessed via a compacted crushed gravel path. The garden plots are

raised planter beds built of wood timber. Landscaping is provided to screen the garden area from the Henderson Blvd. The large courtyard tree is located to provide shade for the patio.

Detail Staff Analysis: Open space areas provided exceed requirements. Open space amenities should be installed prior to occupancy of the building.

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.

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

Detail Applicant Response: Fencing is not being used.

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.

Concept 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.

Detail Applicant Response: Refer to Sheets AL3.0 through AL3.2 for Landscaping Plans and Plant Schedule.

Detail Staff Analysis: The proposal includes a new landscaping plan that includes far greater detail than what was previously reviewed. The landscaping plan will need further refinement detail to show compliance with the various municipal code related requirements such as the wellhead protection area limitations on grass / sod. Other sections of the code also establish prohibitions and limitations on grass/sod because it often requires increased irrigation and chemical application. Plans show approximately 24,000sf of grass /sod in the drainage swale, yards, and parking areas. Reduction of grass is likely to be required through other City code requirements. The Board may want to take this opportunity to provide feedback as to what areas could be modified to a more natural planting pallet and how that might benefit the proposals exterior aesthetic.

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.

Concept 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.

Detail Applicant Response: Refer to the Architectural Site Plan Sheet AS1.0 for location of electrical transformers and condensing units. The Landscape Plan, Sheet L3.0, provides screening of the electrical transformer. The condensing units are located within the building perimeter landscaping and will be screened with plantings. Trash dumpsters and recycling bins are stored in trash rooms located in the garage. These are temporarily brought out on the day of trash pickup to the parking lot staging area and returned to the garage once trash has been removed. No built screen enclosure will be provided.

Detail Staff Analysis: Plans show a series of electrical panels along the CMU block wall along the street frontage of Palomino Drive. This street frontage is encumbered by a 10' tall blank wall of approximately 150' in length. This is the third street frontage on the site and is far less prominent than the other two frontages. Nevertheless, this frontage appears to be being treated more like the side or rear of the building than the side that faces the interior parking area. Staff encourage the board to consider alternative locations for the electrical equipment such as orienting these features towards the internal surface parking lot. If not feasible, at a minimum enhanced landscape screening should be provided.

Recommended Condition of Approval: Building permit plans shall show electrical equipment on walls that do not face a street frontage such as those adjacent to the internal surface parking lot.

18.170.080 – Site lighting	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	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).

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 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.

Detail Applicant Response: Refer to lighting information on Sheets E1.01 through E5.04. Path lighting has been added at all walkways. Feature lighting is provided to display the American flag and monument sign. Each resident balcony will be provided with a wall mounted residential light located adjacent to their patio door.

Detail Staff Analysis: Pedestrian scale site lighting has been added to the western side of the project around the pathway and garden as requested. Plans show appropriate scale lighting within the parking lot and around the building. Light poles are proposed at 25' in height. The adjacent Briggs Village limits pole height to 15' but those standards are not applicable on this project. One of the criteria above encourage medium height posts to avoid spill over of lighting. Staff encourages the Board to consider the proposed height of lighting poles especially where potential for spill over onto existing residences could occur. Should the Board find it appropriate to limit pole height, a condition of approval would need to be crafted by the Board.

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

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.

Detail Staff Analysis: The building façade along Palomino Drive encompasses nearly 150' of blank concrete foundation wall. It has been designed to mimic a CMU block wall and wraps around the corner extending along Henderson Boulevard. This blank façade is not well screened, although landscaping is provided in these locations. Staff encourage the Board to make recommendations related to elimination or reduction of large expanses of blank walls. If the walls are determined necessary and appropriate, screening should be provided. Staff encourage the Board to consider conditions of approval related to ensuring code compliance.

18.170.100 – Building orientation and entries	
A. REQUIREMENT: Complies ☐ Conflicts ☒ N/A ☐	Provide a clearly defined building or courtyard entry to the building from the primary street.

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.

Concept 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.

Detail Applicant Response: Henderson has been selected as the primary frontage. Pedestrian access is provided via a concrete paved walkway starting near the Henderson/Yelm intersection leading up to the

building entrance at the patio. The large tree located in the courtyard was moved south to enhance the sightline between the Henderson crosswalk and entry door. The larger massing defined by the higher roof and stone façade with the prefinished white aluminum pergola structure provide visual cues to identify the building entrance location. Additional note, roof canopies have been added to the exterior doors on Yelm to enhance the pedestrian access along this frontage as well.

Detail Staff Analysis: The Henderson Boulevard street frontage has been significantly enhanced to better emphasize this side of the building as a building frontage. A clearly defined walkway and courtyard area has been defined. The design does not specify how this will be used as the primary building entry. It appears to be a private entry rather than main building entry. Staff encourage the board to consider how the applicant intends to use this area.

18.170.110 – Neighborhood scale and character	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	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 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.

Detail Applicant Response: The exterior building details and materials have been revamped to incorporate the design language used in the northwest territory and specifically to closely reflect the architectural character of the adjacent properties Silver Leaf, Parkview Apartments and Briggs development.

To highlight some of the modifications on the revised exterior elevations, the brick veneer was omitted, and amount of stone was reduced and replaced with more siding material that uses additional patterns and layout. Roof gables are provided with extended rakes at the eves with added keystones at the peak. Rake brackets are incorporated and detailed similarly to Silvers Leaf's brackets. The roof eve detail omitted the flat Midwest style soffit and exposes the extended sloped roof trusses that is typical to the NW. Window head trim boards are wider and extend past the jamb trim similarly as provide at Briggs. The exterior elevation along Yelm Hwy has drastically changed to create a character more closely matching Silver Leaf across the street. The grade has been located to reduce the foundation exposure and provide a more pedestrian frontage. Additional raised roof elements have been added and siding materials were modified to create a more pleasing rhythmic visual modulation of the building façade.

Detail Staff Analysis: The proposal has been modified to more accurately reflect the character of the adjacent structures and the Pacific Northwest. The gazebo proposed at the entry along Henderson Boulevard should be revised to include a fully covered porch / entry. As the main pedestrian entry into the building and with the various pedestrian amenities the area would be better suited to the climate if weather protections were provided. This would also enable the area to be used for bicycle parking, as it is required to include weather protections as well.

Condition of approval: Revise building permit plans to include weather protection/roofing over the patio / entry on Henderson Boulevard.

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.

Concept 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.

Response: The grade has been located to reduce the foundation exposure along Yelm providing a more pedestrian frontage. Landscaping will provide screening of the foundation wall as well and is designed with varying height and color to emphasize the building modulation. Additional raised roof elements have been added and siding materials were modified to create a more pleasing rhythmic visual modulation at intervals less than 30 feet.

Detail Staff Analysis: Modulation of the residential floor walls at intervals of 30' or less has not been provided in that the walls of the building do not necessarily protrude in or out at 30' intervals. Plans have been revised to show modulating elements such as balconies, material changes, and roof forms as an alternative. Staff finds these alternatives adequate but looks to the Board for confirmation.

The ground floor level along the southwest portion of Henderson Boulevard and the entire length of the ground floor facing Palomino Drive lack modulation. The 10' tall concrete foundation wall spans the entire length of the building along Palomino Drive, which is approximately 150' in length. Given the height and prominent location of this wall, modulation requirements are applicable. The Board previously requested reduction in height of the above grade concrete walls, however the Boards focus was towards the two more prominent frontages of Yelm Highway and Henderson Boulevard and did not specifically discuss the Palomino Drive frontage. While the Board was more focused on the two other frontages, staff do not believe their intent was to exclude this frontage from review, nor does the Boards review authority allow exemption from compliance.

The Board can, and often does, recognize site constraints and allows the applicant to provide façade treatments that are equal to the requirement rather than requiring strict compliance. The site is clearly burdened by being located on three street frontages and emphasis was previously placed on the other two frontages. Nevertheless, plans seem to treat the Palomino façade more as a rear or side yard rather than a street frontage. The only side of the building that is fully at grade is the side facing the internal parking lot. The Board must find that the project design either meets the strict application of the requirement or the design alternatives are equal or better at achieving the intent of the requirement. As presented in the plans, it is unclear how the Board will make this finding for the southwest portion of façade along Henderson Boulevard and the full length of façade along Palomino Drive. Staff encourage the board and applicant to discuss and evaluate alternatives related to modifying site grade adjacent to the building, potential for ground floor treatments, enhanced vegetation and screening etc.

Proposed Condition of Approval: Revise construction permit plans to reduce the amount of concrete foundation wall extending above grade to no more than 6' in height and provide sight obscuring landscaping to

obscure the visibility of the walls so that no expanse of foundation wall of more than 30' is exposed along any street frontage.

18.170.130 – Building windows	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	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.

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

Detail Applicant Response: Window detailing provided on Sheet A9.4. Window trim is detailed similar with the existing neighborhood.

Detail Design Review: Window design is appropriate.

18.170.140 – Materials and colors	
A. REQUIREMENT: Complies ☒ Conflicts ☐ N/A ☐	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.

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 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.

Detail Applicant Response: Similar to the entrance located at the parking lot, the primary entrance at Henderson is defined by creating a larger building mass to provide a visual cue identifying the building entrance. The larger mass is defined by providing a roof that stands taller than the adjacent roofs and by increasing the use of stone on the façade.

The exposed garage foundation wall has been greatly reduced along Yelm. This wall is constructed from poured concrete and will utilize a form liner to provide a rockface CMU look, like the actual CMU used at the nearby YMCA building. The exposed wall will be painted a color complimenting the lap siding, but slightly darker to imply a base to a tripartite façade.

Detail Staff Analysis: Efforts have clearly been made to enhance the Henderson Boulevard frontage so that it reads more as a building frontage but it falls short of appearing like one of two primary building entry points. The entry found on the site interior facing the surface parking lot includes several features that emphasize its prominence that are not found on the Henderson Boulevard frontage. At a minimum a fully covered entry should be provided.

Proposed Condition of Approval: Add a more prominent covered building entry to the Henderson Boulevard Façade.