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## Design Review Narrative

### **Olympia Crest III Apartments**

204 Lilly Rd NE, Olympia WA 95806

#### **Project Narrative**

Olympia Crest III Apartments is the development of 28 units of multi-family affordable - housing for the Housing Authority of Thurston County. This project is a continuation of Olympia Crest I, completed in 1978, and Olympia Crest II, completed in 2010, on the neighboring property.

Phase III will contain (20) one-bedroom units and (8) two-bedroom units in a total of three buildings on a 1.43-acre site bordering Lilly Rd. This property falls under the MS Zoning, but has been revised via text amendment to allow for the development of multi-family affordable housing.

The design provides 38 parking spaces, a ten-percent reduction from the 42 spaces required by code for 28 units of multi-family housing. 15 spaces have been provided in each of the two parking lots between buildings, and an additional eight head-in spaces are located near a play area. The project will also include 28 long-term bike storage spaces in units or external storage rooms and two short-term spaces in front of each building as required per Chapter 18.38 OMC.

The open space between Phase III and Phase II is being proposed as a nature play area that will be shared among all residents. Currently, they share a community building located at Phase I, but there is no designated play area on the property for families with children. This area will also contain a Level V Soil and Vegetation Protection Area (SVPA). Our project team has successfully coordinated with an urban forester to meet our necessary existing tree retainage in this area.

The project will adhere to the Chapter 18.170 OMC Multi-family Design Guidelines and match the character of existing buildings on the property. The building massing is broken up by shared entry stairs, canopies over unit entries, and changes in the roof gables. Windows have also been designed to match Phase II specifically. Shared laundry rooms have been provided



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at each building, and external storage rooms were added for the two-bedroom units. Each building will be clad in fiber cement lap siding, matching both Phases I and II. We are eager to explore paint color options when our project pursues Detail Design Review.

Though our project is located on Lilly Road, all three buildings have been oriented north towards the private drive that connects the Phase I, II, and III properties. This section of Lilly Road NE is a busy thoroughfare and designated as a major collector. The project will include street frontage improvements to the Lilly Road per Chapter 4B.080 OMC, and the existing center islands in the private drive will be removed as recommended during the project's Presubmission Conference.

We plan to relocate and/or replace the existing signage that is located at the private drive entrance. The current signage location makes visibility difficult when turning on to Lilly Road. Signage will also be added to the north elevation of each building to match existing wayfinding on the site.

The project has been designed to connect with the meandering path that currently exists on Phase II, linking residents to Lilly Road on the east and the Chehalis Western Trail on the west. This path will be lit with bollard lighting similar to Phase II. Pedestrian striping will be added to provide safe walking connections to Phase I. Phase III will also provide a school bus waiting area for children who currently wait in the private drive, which can be dangerous to vehicles turning on and off Lilly Road.

The Housing Authority and our project team are grateful to work with the City on meeting the need for more quality affordable housing in Olympia, and we are eager to add to the Phase I & II developments that currently operate successfully on this site.