

CITY OF OLYMPIA
Olympia Design Review Board

DETAIL DESIGN REVIEW STAFF
REPORT
JUNE 24, 2021

Project Name/Number:	Hearthstone Place Apartments, File 21-2674
Applicant:	Glenn Wells, Architect, AIA
Location:	512 Franz Anderson Road
Project Description:	Demolition of the existing single family residence to construct one 58-unit residential building, surface parking for 73 vehicles, long- and short-term bicycle parking, right-of-way improvements and dedication and internal open space areas for the residents.
Design Review District:	The project site is not within a design review district, but due to the number of units it is subject to Residential Multifamily design requirements (OMC 18.170).
Zoning District:	General Commercial (GC)
Comprehensive Plan Designation:	High Density Residential (HDR) Urban Corridor (UC)
City Staff:	Catherine McCoy, Associate Planner Phone: 360.570.3776 E-mail: cmccoy@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification of the detail design review meeting was mailed on June 11, 2021, to agencies, recognized neighborhood associations and property owners.
Board Responsibility:	The Design Review Board will review the project to determine compliance with the applicable design criteria and make a recommendation to the Site Plan Review Committee regarding the adequacy of the project design. The Community Planning and Development Director will make the final decision.

BACKGROUND INFORMATION

Context and Existing Conditions

The subject site is in east Olympia just north of Interstate 5 (I-5) and west of Lilly Rd in an area of town that is quickly redeveloping, at this time mostly with multifamily development. Northwest of the site along Martin Way East is the new Merit Manor multifamily residential housing development; immediately south of Merit Manor is a new multifamily residential development under construction; and further east at the intersection of Stoll Road and Lilly Road is a new commercial self-storage building.

This section of town has a good mix of retail, office and residential uses in close proximity to transit routes and is ideally located near medical services, food stores and personal services businesses. Single family development abuts the subject site on the north and south. Much of the new multifamily development that has occurred in this part of town and in the immediate vicinity is by the applicant of this project proposal – in nearly the same style of architecture and site planning.

For a detailed description of the project and proposal, please refer to the Applicant Narrative and the Concept Design Review Staff Report (Attachments 4 and 5).

Land Use Review:

The Director approved the land use development application on June 9, 2021, subject to a number of conditions, including Board-recommended conditions of approval of the conceptual design review proposal.

DESIGN REVIEW

Detail Design Review: Please note that this is a *Detail Design Review*. Detail design review involves all the final plans and detailed design elements of a project including the site plan, building design and architectural elevations, landscape design, mechanical equipment and screening, the lighting plan, building and site details, materials and colors, and zoning, parking, and overlay district regulations within the Unified Development Code.

The section called “How to Use Design Criteria” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria (OMC 18.100.100). Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement.

Design Review Board meetings are public meetings open for public attendance; however, the meeting is not a public hearing and public comment is not taken at the meeting. Written comments related to project design may be submitted in advance of the meeting.

Design Analysis:

The project is not in a design review district, but because it is a new multifamily building with over 5 units the project is required to comply with the Multifamily Residential design criteria and is subject to design review by the Design Review Board (OMC 18.170.090).

Staff’s analysis of the design proposal is incorporated in the Multifamily Residential checklist (Attachment 2). The checklist identifies areas of compliance and deficiency, and staff-recommended conditions for the Board’s consideration. Staff evaluated the project based the Multifamily Residential design requirements, the detail architectural plan set, the landscape plan, and the applicant’s narrative and project description. Staff has found that the detail design program generally addresses the criteria within the Code. There are a few items that staff suggests the Board address, such as:

Landscape Plant Selection, Screening Mechanical Equipment, Screening Blank Walls and Fences. At a minimum, all mechanical equipment shall be identified in the plan set, and mechanical equipment visible from adjacent public rights-of-way and by residents shall be screened from view. Additionally, plant choices should be appropriate for the location and site conditions. For example, taller plants should be placed around above-grade vaults and heating/cooling units; plants that will require extra space should not be planted in narrow planting beds. The Board approved the concept design review packet with the condition that at the detail stage of review the landscape plan depict mechanical equipment and show landscaping appropriate to the location. Staff believes these requirements are due more attention and fine-tuning prior to final recommendation.

Building Modulation. The Code requires building modulation at least every 30 feet to reduce the appearance of building masses. There are wall sections in the south building wall that do not meet this requirement and will need additional attention and modulation to break the flat plane in these areas. Options include building bump-outs similar to those on the south building wall – the smaller, single window bump-outs, balconies or other.

Building Windows. The Board required window details, including materials and colors of framing, be provided at the detail stage of design review. However, window and door details are not shown in the architectural plan set, and the extent to which windows exhibit depth, as in recessed or protruding, is consequently unknown. The black and white elevations and colored perspectives appear to show framing around the windows that may protrude beyond the wall plane, but it's not clear whether this is the case or not. Since windows may not be flat against the wall, options to add depth and scale to the windows include adding window frames of at least 2" in depth or adding sills or other window features.

STAFF RECOMMENDATION:

Based on review and analysis of the Multifamily Design Review requirements, OMC 18.100.170, staff recommends the Design Review Board recommend approval of the detail design review proposal for the Hearthstone Place Apartments project, File 21-2674, subject to the following conditions that shall be met prior to engineering and/or building permit issuance:

A. Context Plan: Approved on January 28, 2021

B. Site and Landscape Design: Approve subject to the following conditions:

1. Revise the landscaping plan associated with the engineering construction permit by replacing the plants around the PSE vault and along the north and south fence lines with shrub species more suitable for the type of screening warranted and the conditions of the planting area. OMC 18.170.060
2. Mechanical equipment shall be clearly depicted in the Landscape Plan and screened with sight-obscuring vegetation so as to not be visible from the public-right-of-way or by residents and guests in the building. OMC 18.170.070
3. Construction permit plans shall be revised to show wall-mounted equipment as screened or painted to match the building. OMC 18.170.070

C. Building Design: Approve subject to the following conditions:

1. Building permit plans shall be revised to show building modulation at intervals of no less than 30' around the building envelope.
2. Building permit plans shall be revised to show all windows (on all sides of the building) recessed or protruding to create shadows and add depth to the wall plane.

D. Materials and Colors: Approve as proposed.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

Attachment 1 – Staff Report (This)
Attachment 2 – Multifamily Design Review Checklist, OMC 18.170
Attachment 3 – Detail Architectural Plan Set
Attachment 4 – Applicant Narrative
Attachment 5 – Concept DRB Staff Report
Attachment 6 – Concept DRB Meeting Memo