

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW
STAFF REPORT
January 28, 2021

Project Name/Number:	Hearthstone Place Apartments, File 20-4819
Applicant:	Glenn Wells, AIA
Location:	516 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:	Not applicable – The project site is not within a design review district.
Zoning District:	General Commercial (GC)
Comprehensive Plan Designation:	Urban Corridor
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 was mailed on December 8, 2020, 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, medical services, food stores and personal services. Single family development surrounds the subject site in all directions at this time. 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 Checklist (Attachment 3).

Neighborhood Meeting

A neighborhood meeting was held on December 23, 2020, in which three members of the public attended in addition to the project proponent (applicant) and City staff. The main thread of conversation and concern focused on potential negative impacts due to increased traffic and construction in the area – reasonable concerns that will be addressed during the land use and engineering reviews. There were no design-specific concerns raised at the meeting.

Land Use Review

Land use review is currently underway – no decision has been made regarding the proposal, and at this time there are no major land use issues with the site plan relative to design review of the project.

DESIGN REVIEW

Concept Design Review: Please note that this is a *Concept Design Review*. Conceptual review involves the early design considerations and elements of a project, such as site context 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.

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 testimony or comments are 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 applicant filled out the same checklist and included supplemental information, both of which are available in the Applicant Narrative and Checklist (Attachment 3).

The checklist identifies areas of compliance and deficiency, and staff recommended conditions for the Board's consideration. Staff has evaluated the project based the Multifamily Residential design requirements, the conceptual architectural plan set, the preliminary landscape plan and the applicant's narrative and project description, and staff have found that the concept design program generally addresses the criteria within the Code. There are a couple of items that staff suggests the Board pay specific attention to, such as:

1. New buildings should exhibit an identifiable pattern and proportionality around the building envelope. Façade modulation, building elements and intervals, window patterns and datum lines should 'speak the same language' around the entire building. Staff requests the Board discuss architectural expression and consistency relative to this multifamily building and recommends that the applicant fine-tune the form of the building – the building design elements, details and massing – so that the north and south facades, specifically, exhibit a well-proportioned and unified building form.
2. In order for the Board to make a final recommendation to the Site Plan Review Committee (SPRC) at the next stage of review, there are a number of features and elements that need to be shown in the detail design review packet and landscape plan. Staff has made several recommendations for the additional information to be shown in the detail architectural packet.

STAFF RECOMMENDATION:

Based on review and analysis of the Downtown Design Criteria, OMC 18.120, staff recommends the Design Review Board recommend approval of the conceptual design review proposal for the Hearthstone Place Apartments, subject to the following conditions:

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

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

1. Provide an alternative path and/or surface material associated with the pedestrian walkway to the sports court, not just paint. *OMC 18.170.020*
2. Provide design details of the "sports court" such as design and materials of any features, hardscape, structural components, etc. *OMC 18.170.040*
3. Install a single style of fencing around the development site. *OMC 18.170.050*
4. Provide a complete landscape plan that depicts all features included in the site plan (including the location of all utility lines and mechanical equipment – use lighter line weights if necessary), clearly delineated and labeled landscape, hardscape and building areas and photos of each plant at maturity. *OMC 18.170.060.*
5. Show the location of all mechanical equipment in the site plan, architectural plan set and in the landscape plan. *OMC 18.170.070*
6. Provide a lighting plan that shows the proposed lighting locations, lighting on buildings, lighting above entries. Provide fixture detail (photos) and cut sheets – use a legend with key and symbols if necessary. *OMC 18.170.080*
7. Provide a variety of plant types that are guaranteed to establish and thrive in narrow planting beds, such as along the north and east property lines for example. *OMC 18.170.090*

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

8. At the detail design review stage, the architectural plan set shall include the following:

- a. Colored elevations showing all sides of the buildings labeled as north, south, east and west elevation.
 - b. Colored rendering(s) of the building elevation visible from the public right-of-way – Franz Anderson Road – street-level perspective.
 - c. Exterior building details including lighting (fixtures and location on building), materials and color.
 - d. Window details, including materials and colors of framing and glazing.
 - e. Door details, including materials and color.
9. Arrange the mass of the building such that secondary architectural elements like modulation and articulation, and features such as decks and overhangs, combine to produce a common 'legibility', or single form and architectural style.
 10. The windows shall exhibit depth in the form of window elements that recede or protrude from the building wall.
 11. Provide details of the windows in the detail design architectural packet – type(s), design, and photos.
 12. Provide colors and materials details (true colors, cut sheets of materials, etc.) in the detail design review packet, including as outlined in the detail submittal checklist.

Submitted By: Catherine McCoy, Associate Planner

Attachments:

Attachment 1 – This Staff Report

Attachment 2 – Staff Review DR Checklist, OMC 18.170

Attachment 3 – Applicant Narrative and Checklist

Attachment 4 – Architectural Plan Set

Attachment 5 – Landscape Plan