

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPT DESIGN REVIEW STAFF
REPORT
July 22, 2021

Project Name/Number:	Family Support Center of South Sound (FSCSS), Phase I, File 21-2734
Applicant:	Ayla Mull, Johnson Braund, Inc.
Location:	3524 7 th Avenue SW
Project Description:	Construct a 4-story building with 62 affordable apartments, surface parking for 62 vehicles, long- and short-term bicycle parking, an extension of Fieldstone Avenue and open space for residents. This proposal is the first phase in a two-phase development. In addition, the applicant has submitted a Binding Site Plan to create two lots, one for each phase of development.
Design Review District:	The project site is not within a design review district; however, is subject to the Multifamily Residential design requirements (OMC 18.170).
Zoning District:	PO/RM - Professional Office/Residential Multifamily
Comprehensive Plan Designation:	PO/RM – Professional Office/Residential Multifamily
City Staff:	Lydia Moorehead, Associate Planner Phone: 360.570.3746, E-mail: lmoorehe@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on June 18, 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 vacant 4.23 acre site is located in west Olympia on the north side of 7th Avenue SW between Kaiser Road and Yauger Way. This area of Olympia is zoned Professional Office/Residential Multifamily and abuts General Commercial (GC) zoning to the south.

Background information, site context, project description and goals pertaining to the site and building design, pedestrian and vehicle connections and more are presented in the applicant's project narrative, Attachment 3.

Land Use Review

Land use review is currently underway; the Site Plan Review Committee (SPRC) has not completed its review and further analysis might result in additional site modifications. At this stage of land use review, the items below have been identified as needing further attention. Staff and the applicant will work through issues as part of the land use review, and revisions will be reflected in the detail design architectural packet.

1. Transportation – final alignment of Fieldstone Avenue may require adjustments to the site plan.
2. Solid waste – there are locations on the site plan for trash and recycling; however, the applicant team will need to work with the City’s Solid Waste staff to identify precise locations for compactor, dumpster and/or recycling carts and ensure that these meet movement specification for gates and access.
3. Long Term Bicycle parking – a parking modification request to reduce the required long-term bicycle parking has not been approved and may require additional long-term bicycle parking.

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. Written comments should be forwarded to this Lead Planner by 4:00 PM prior to the meeting.

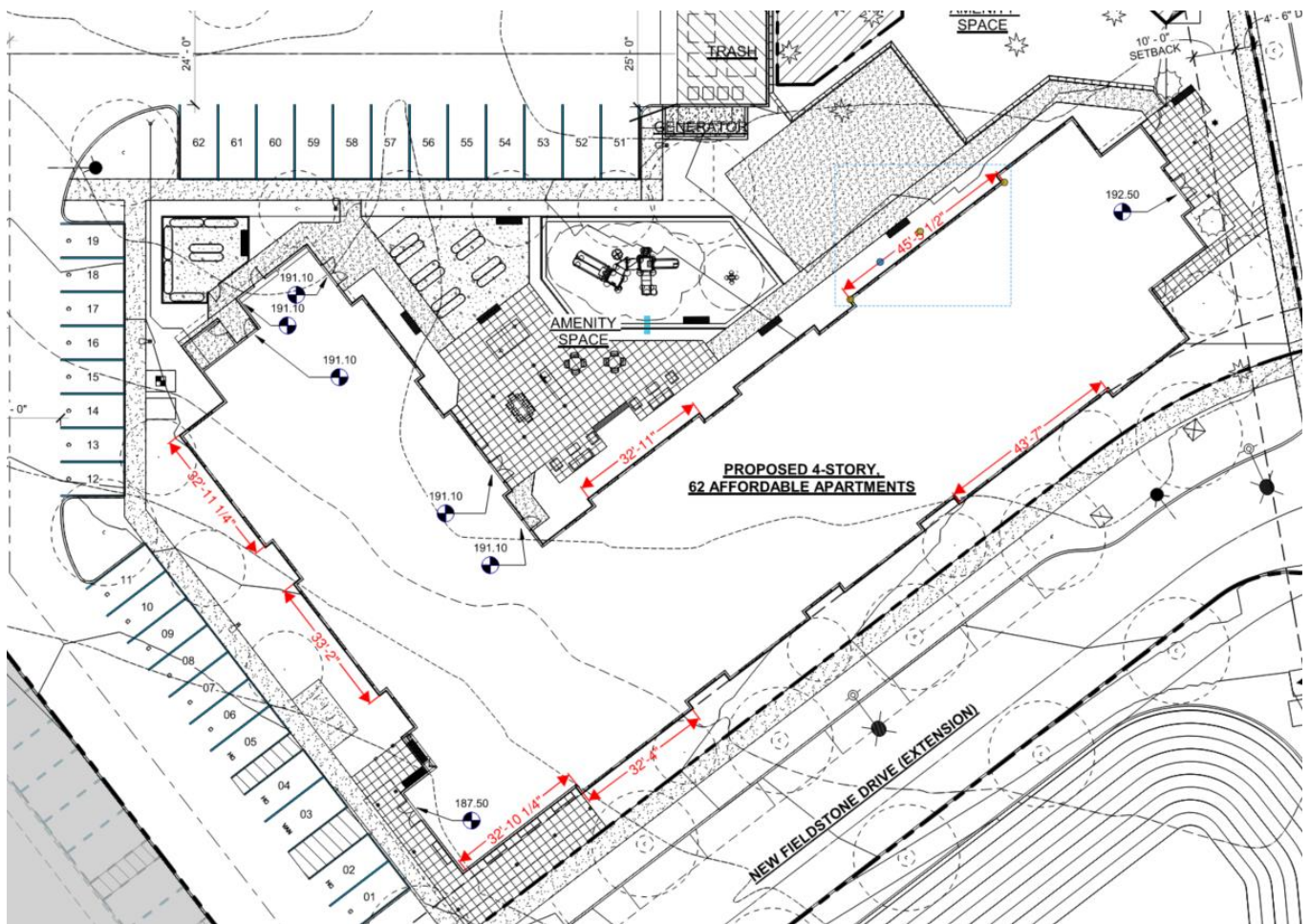
Design Analysis:

The project is not in a design review district, but because it is a new multifamily development 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 has evaluated the project based on the appropriate design requirements, the conceptual architectural plan set, the preliminary landscape plan and the applicant’s narrative and project description. Staff finds that the concept design generally meets the criteria within the Design Review Code, Chapter 18.170.

Key Issues for Board Consideration:

1. Additional details related to mechanical equipment location and screening, lighting, short-term bike parking and fencing will need to be provided at the detail design review stage.
2. Building modulation does not occur every 30 feet. Two areas on the east and west facades have 43-45 foot expanses of wall and there are five smaller sections of 32 feet along the north, east and west facades.

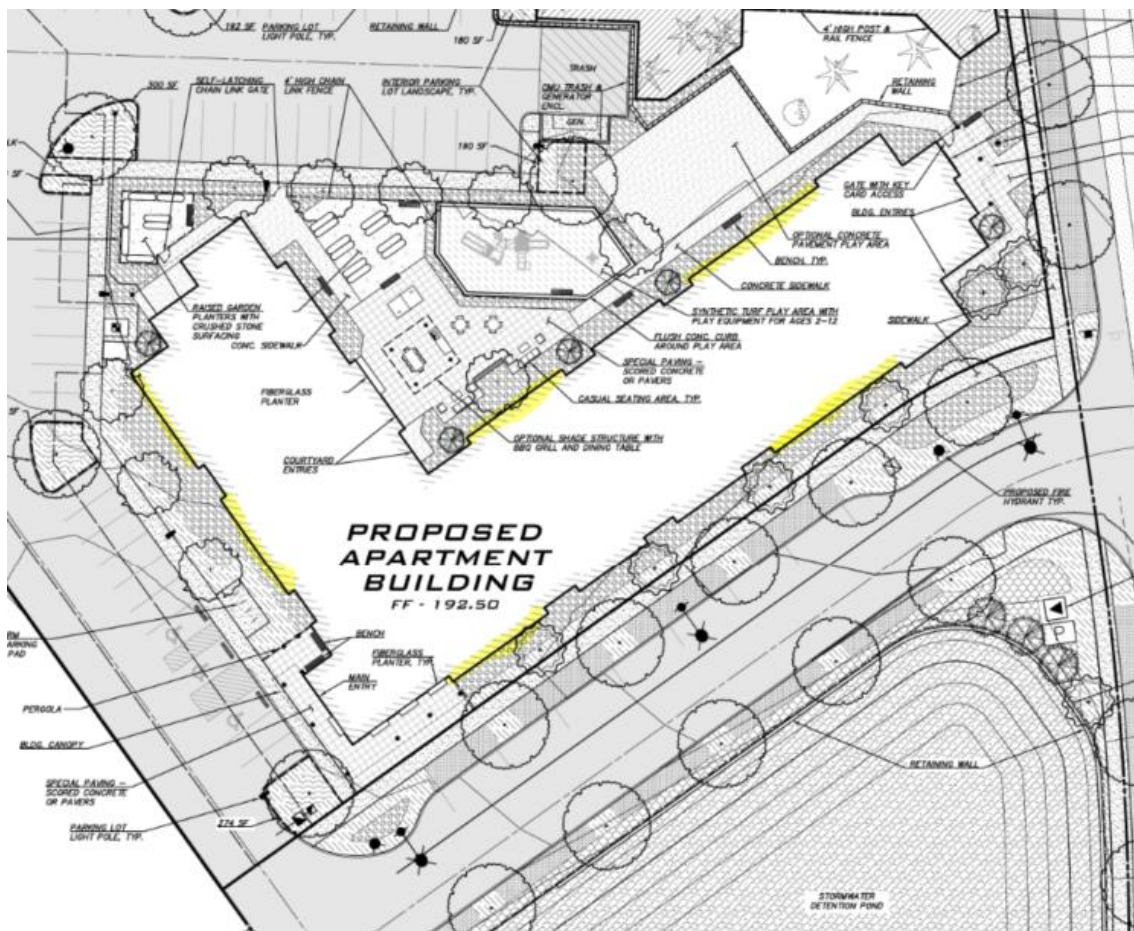




PROJECT ACCESS FROM 1TH AVENUE



ENTRY FACADE



The applicant proposes variation in roof forms and variation (vertical & horizontal) in materials, colors, and window styles to reduce the appearance of larger building masses. The design guidelines specify methods to help break up building masses, some of which are employed. Those not used include porches, balconies and deeply recessed or protruding windows and/or light fixtures, trellises to accentuate modulation intervals along the areas exceeding 30 feet in length.

The larger expanses (43-45 feet) on the east and west facades do not appear to include any roof form changes, balconies, deeply protruding or recessed windows, or other architectural features, etc. Plans must be revised to either show precise modulation at 30 feet or the methods in which an equal or better design technique accomplishes what building modulation at 30-foot intervals would have.

The smaller expanses (32-33 feet) provide acceptable methods with roof form modulation, material, color, window variation and vegetation to break up the wall lengths. The roof form modulation is not a design requirement of any other multifamily design standard and provides equal or better treatment of building mass.

STAFF RECOMMENDATION:

Based on review and analysis of OMC 18.170, Multifamily Residential Design requirements, staff recommends the Design Review Board recommend approval of the conceptual design review proposal subject to the conditions below. The conditions shall be reflected in the detail design review submittal.

A. Context Plan: Approve as proposed.

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

1. The landscape plan will need to clearly show 1) the location of all above- or at-grade mechanical equipment, and 2) appropriately scaled screening of the equipment. OMC 18.170.070.
2. Screen at-grade mechanical equipment utilities with vertical plants such as trees, shrubs or ornamental grasses. OMC 18.170.070.
3. Provide lighting and fencing details with the detail design review package. OMC 18.170.080 & 18.170.050.

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

1. Provide design details for short-term bike parking shelters in the detail design packet. OMC 18.170.020.
2. Locate mechanical equipment and utility vaults on the least visible side of the building and/or site. OMC 18.170.070.
3. Screen or paint wall-mounted mechanical equipment to match the building. OMC 18.170.070.
4. Modify the larger wall lengths on the east and west facades to address lengths greater than 30 ft. in width or provide equal or better treatment of the two larger expanses. OMC 18.170.120.

Submitted By: Lydia Moorehead, Associate Planner

Attachments:

Attachment 1 – This Staff Report

Attachment 2 – Design Review Checklist, OMC 18.170

Attachment 3 – Applicant Narrative

Attachment 4 – Plan Set