



OLYMPIA DESIGN REVIEW BOARD RECOMMENDATION

MASTER PLAN AMENDMENT

Community Planning & Development
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To: Hearing Examiner/City Council

Meeting Date: 3/14/2019

Time: 6:30PM

FROM: Principal Planner Tim Smith

PROJECT NAME: Village at Mill Pond

PROJECT No.: 18-2776

PROJECT ADDRESS: 2400 Lilly Rd NE

PROJECT DESCRIPTION: Amendments to the Design Criteria for the Village at Mill Pond – Master Plan

APPLICANT: Amos Callender, Thomas Architecture Studio, 109 Capitol Way N

ATTENDEES:

P = Present; **A** = Absent; **X** = Excused

P	JANE LACLERGUE, Vice chair (Citizen at Large)	P	JOSEPH LAVALLE, (Citizen at Large)	P	CARI HORNBEIN (Senior Planner)
P	DUANE EDWARDS (Citizen at Large)	P	MARNIE MCGRATH (Citizen at Large)	P	TIM SMITH (Principal Planner)
P	ROBERT FINDLAY (Architect)				CATHERINE MCCOY (Associate Planner)
	ANGELA RUSH (Citizen at Large)				NICOLE FLOYD (Senior Planner)
P	JAMI HEINRICHER Chair (Citizen at Large)				PAULA SMITH (Assistant Planner)

The Village at Mill Pond Master Plan

Single Family and Apartment/Community Building Design Criteria Recommended Text Amendments

NOTE: The Design Review Board recommendations are as enumerated below. Amendments 1 through 15A pertain to single family dwellings and townhomes. Amendments 16 through 22 address apartment and community building design criteria and are the same as several of the amendments to the single family design criteria. The Board combined amendments in their motions where the same language for both single family and apartments are proposed. For example, Amendment #5 for single family is the

same as Amendment #16 for apartments, so the two amendments were addressed under the same motion.

Elevations and Models:

1. Homes should have significant variations in the floor plans, which allows for variety in the massing of the home, **with the exception that townhomes may have the same floorplan within each building.**
2. No more than two (2) of the same model and elevation will be built **within six continuous lots** ~~within eight contiguous lots.~~
3. Each model will have ~~at least two (2) different massing solutions and~~ a variety of color schemes.

Motion and Vote: Vice Chair Jane Laclergue motioned, seconded by Joseph LaValle, to recommend approval of #1; and not recommend approval of #2 and #3. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Building Placement:

- ~~4. Side windows shall be located so as not to be directly in line with a neighbor's side window.~~

Motion and Vote: Joseph LaValle motioned, seconded by Bob Findlay, to not recommend approval of #4. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Materials:

5. Any vertical changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. ~~The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.~~
6. Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as trim band board. **Brick or cultured stone are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.**

Motion and Vote: Vice Chair Jane Laclergue motioned, seconded by Duane Edwards, to recommend approval of #5 and #16; and recommend approval of #6 and #17 with additional language requiring a ledge or cap on the brick or cultured stone to provide a transition. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Entrances to Homes:

7. Front doors shall be made of vertical grain fir (finished to allow natural wood to show) **or insulated fiberglass with a wood texture and painted finish;** all other doors shall be made of wood, insulated fiberglass, or insulated metal.
8. ADD ITEM: **Townhome entry doors may be located next to each other.**
9. **Overhead** garage doors shall be paneled, must have inset windows and shall be in a style that is consistent with the Craftsman Bungalow theme.
Overhead garage doors may be wood, insulated fiberglass, or insulated metal.

Motion and Vote: Joseph LaValle motioned, seconded by Bob Findlay, to recommend approval of #7; recommend approval of #8 with additional language that the doors must either be off-set or a divider between the doors, such as railing, is provided to enhance a sense of privacy; and recommend approval of #9 with additional language that requires garage doors that are not

overhead doors to be paneled and in character with the home if the door is visible from the street.
All in favor: Aye: 5, Nay: 0, Abstain: 0.

Primary Windows:

10. Provide relief, detail, and variation on the façade by utilizing well-proportioned openings that are designed to create shade and shadow detail.
11. ADD ITEM: **Windows that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide:**
 - a. **A wide center vertical meeting stile in conjunction with:**
 - b. **A wide (2" minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;**
 - c. **Narrow grid divides in the upper portion.**
12. Windows shall have trim on all four sides. Trim must be appropriate to the architectural character. ~~Windows shall be either recessed or protruding (such as a bay window).~~ **Windows not facing the front or street may be 'picture framed' with same size trim piece around all four sides.**

Motion and Vote: Marnie McGrath motioned, seconded by Jami Heinricher, to not recommend approval of #10 and #18; recommend approval of #11 and #19 with additional language that the proposed change applies to windows not facing a street or open space area; and to recommend approval of #12 and #20 as modified by the Board to retain that portion of the sentence: "Windows shall be either recessed or protruding", remove "(such as bay windows)" from the sentence, and add the proposed language regarding picture framed trim as proposed by the applicant. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Architecture Details and Features:

13. At least two of the following features will be used **at the front of the house and at each street facing or public open space facade:** (a) Shutters, (b) Flower Boxes, (c) Knee Braces, (d) Columns.

Motion and Vote: Vice Chair Jane Laclergue motioned, seconded by Marnie McGrath, to recommend approval of #13 and #21. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Associated Front and Street-side Landscaping and Fencing:

14. ~~Develop landscape in layers. Low at street level and then~~ **Provide low landscaping near sidewalks,** foundation plantings at foundation, ~~with and~~ specimen trees as intermediate layer.
15. Rear and side yard fencing (4 to 6 ft. in height) shall be of a consistent design throughout. Side yard fencing shall be set back at least **4'** ~~20'~~ from front of home.

Motion and Vote: Vice Chair Jane Laclergue motioned, seconded by Duane Edwards, to not recommend approval of #14 and #22; and recommend approval of #15 with additional language stating that fences constructed closer than 20 feet from the front of the home be off-set from a neighboring side yard fence a minimum distance of 2 feet. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Roofs:

- 15.A ADD ITEM: **Secondary roof pitch perpendicular to primary roof pitch that does not face street or public open space can be 5:12 slope.**

Motion and Vote: Vice Chair Jane Laclergue motioned, seconded by Duane Edwards, to recommend approval of #15A. All in favor: Aye: 5, Nay: 0, Abstain: 0.

Memo Distribution:

- Applicant / Authorized Representative
- DRB Record
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