

**CITY OF OLYMPIA
Olympia Design Review Board**

**CONCEPT DESIGN REVIEW
STAFF REPORT
January 2, 2025**

Project Name/Number:	Henderson Apartments #24-5346
Applicant/ Representative:	Glenn Wells, Glen Wells Architects
Project Location:	2102 Henderson Park Lane SE
Project Description:	Development of a five-story apartment building with a total of 35 residential units, 40 parking stalls, and associated site improvements.
Zoning District:	Commercial Services High Density (CS-H)
Design Districts:	Freeway Corridor
Comprehensive Plan Designations:	General Commercial (GC)
Scenic Vista:	None
Critical Areas:	None
City Staff:	Lydia Moorehead, Associate Planner Phone: 360.570.3746 E-mail: lmooorehe@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.78, public notification was mailed on September 25, 2024, to property owners and residents within 300 feet of the site, parties of record and recognized neighborhood associations.

BACKGROUND INFORMATION

Context and Existing Conditions

The site is made up of one parcel with a total site area .80 acres and is Lot 4 of the Henderson Commercial Park Binding Site Plan. The site is located at 2102 Henderson Park Lane SE. This area of Olympia is zoned Commercial Services High Density (CS-H) and abuts Residential (R-4-8) zoning to the east, south and west.

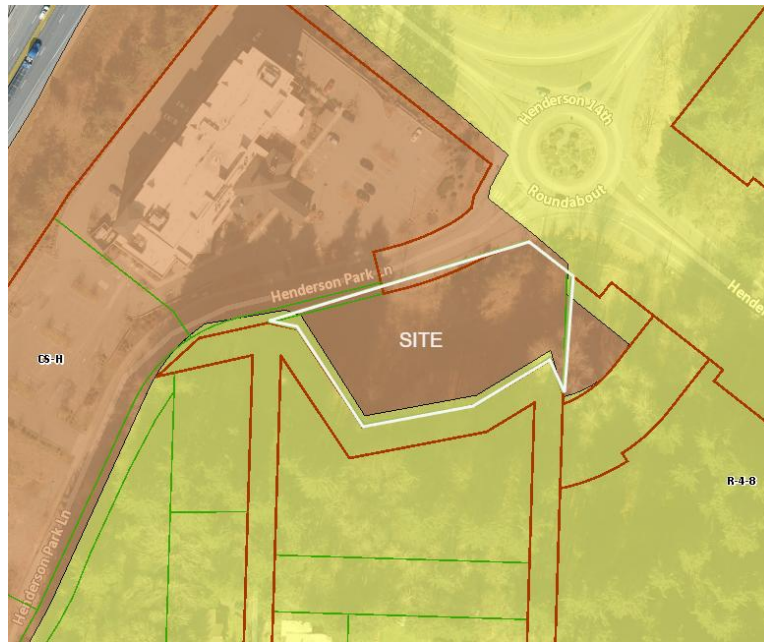
Background information, site context, project description and goals pertaining to the site and building design, are presented in the applicant's design review plan set and narrative, Attachments 3 & 4.

Land Use Review: The project is currently under review by the City's Site Plan Review Committee (SPRC). No public hearing is required on this project and the Board's recommendation will be presented to the Director of Community Planning and Development.

Surrounding Land Uses:

The surrounding uses and zones are shown on the figure below.

The site is zoned CS-H and located within the Freeway Corridor. Hotels uses abut the site to the north. Properties to the east, south and west are undeveloped.



Source: City of Olympia- Zoom mapping

Current Uses:

- North – Hotel
- West – Undeveloped
- East – Undeveloped
- South – Undeveloped

Public Comment:

The Design Review Board meeting is a public meeting, and the public is welcome to attend. This is not a public hearing and public testimony, or comments are not taken at the meeting. Written comments for the Board may be submitted to staff prior to the start of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4 pm on the day of the meeting. At the time of the packet distribution, no comments on design were provided.

DESIGN REVIEW

Concept Design Review: Please note that this is a *Concept Design Review*.

Concept review involves the major design elements of a project which include site analysis 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 (OMC 18.100.100)” in the Olympia Municipal Code provides instructions for meeting the City’s design criteria. Compliance with each requirement is necessary; the guidelines provide methods to achieve compliance with the requirement. Applicable guidelines must be incorporated into the project design except in cases where the proposed design solutions are considered by the Board and/or staff to be equal to or better than the guidelines and meet the intent of the requirement.

Design Analysis: City staff evaluated the proposal based on the Multifamily Residential design criteria, OMC 18.170, and the Freeway Corridor design criteria, OMC 18.145. The staff’s analysis can be found in the attached checklists (Attachment 2). The proposal meets most of the applicable design criteria, but there is one issue that staff suggests the Board pay specific attention to, as follows:

1. Landscape Plant Selection (OMC 18.170.060).

Nearby hotel development in the area has struggled to keep vegetation alive due to voracious deer in the area. It will be beneficial for the landscape architect to plan for deer resistant plantings on the final landscape plan to better ensure plant survival.

STAFF RECOMMENDATION:

Staff recommends that the Design Review Board approve the Conceptual Design with the following conditions:

Proposed Conditions:

1. Provide deer resistant plants on a final landscaping plan.

Submitted By: Lydia Moorehead, Associate Planner
Community Planning and Development

Attachments:

Attachment 1 - Staff Report
Attachment 2 - Design Checklists
Attachment 3 - Design Review Plan Set
Attachment 4 – Design Review Narrative