

CITY OF OLYMPIA
Olympia Design Review Board

CONCEPTUAL AND DETAIL DESIGN REVIEW
STAFF REPORT
November 30, 2023

Project Name/Number:	The Harrison Avenue Building
Applicant:	Harrison Ave Caves LLC, Aaron Borden
Representative:	Olympic Engineering and Consulting, Chris Merritt
Project Location:	2309 Harrison Avenue NW
Project Description:	New proposed 2-story mixed use building with retail/office uses on the ground floor and 6 residential units provided on the 2 nd story. See Design Review Packet, page one for more details.
Zoning District:	High Density Corridor 3 (HDC-3)
Design Districts:	High Density Corridor
Comprehensive Plan Designations:	Urban Corridor, High Density Residential
Scenic Vista:	None
City Staff:	Paula Smith, Associate Planner Phone: 360.753.8596 E-mail: psmith@ci.olympia.wa.us
Public Notification:	In accordance with the Olympia Municipal Code (OMC) 18.70.040, public notification was mailed on November 7, 2023, to property owners within 300 feet of the site, parties of record and applicable recognized neighborhood associations.

I. BACKGROUND INFORMATION

Existing Conditions, Adjacent Development, Previous Application and Project Context:

The project site is located at 2309 Harrison Avenue. The parcel is directly south of the Auto Zone business along Harrison Avenue. The site gains access through existing easements from properties north of the project site. Commercial buildings and businesses surround the project site.

Surrounding land uses and zoning are as follows:

- North – Commercial/Retail (Autozone business)- HDC-3
- East – Commercial Retail (Sherman William Paint) and stormwater pond facilities- HDC-3
- South – Undeveloped Land - HDC-3

- West – Hardel Building Center- HDC-3



Source: City of Olympia- Zoom mapping

Land Use Review: The project has been reviewed by the City’s Site Plan Review Committee (SPRC) and has been returned for revisions. The requested revisions do not affect the design of the building nor the site plan layout. No public hearing is required on this project and the Board’s recommendation will be presented to the Director of Community Planning & Development

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 relating to design criteria and the project can be considered by the Board and may be submitted to staff prior to the day of the meeting. To allow for processing and distribution, it is recommended that written comments be submitted to staff by 4:00 pm on the day of the meeting. At the time of the packet distribution no comments on design were provided.

DESIGN REVIEW

Combined (Conceptual and Detail) Design Review: Please note that this is a *Combined Design Review*.

Combined review involves Concept and Detail review of the major design elements of a project which include site analysis and contextual response, site development and architectural and landscape details 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: As the building is of a mixed use of both commercial and residential, City staff evaluated the proposal based on the Basic Commercial Design criteria, OMC 18.110 and as the project is located within the

High-Density Corridor, also evaluated the project based on OMC 18.130. The design review criteria for those two chapters have multiple code requirements that address how the building relates to the street frontage for pedestrian enjoyment and for building design but because this project site is not adjacent to the street frontage these design review requirements were found to be not applicable as provided in the staff's analysis, which are within the attached checklists labeled as Attachment 2. Staff reviewed the design criteria with the Design Review Packet (Attachment 3) and the Cut Sheet details (Attachment 4) for review of the project. The proposal meets most of the applicable design criteria but there was one minor detail that staff that we wanted to bring to the Boards attention:

1. Plant Selection- Per OMC 180.110.180- Requires plants to be compatible with planting conditions. The perimeter landscaping on the west boundary will need to be modified and the tree species changed to meet perimeter landscaping and tree density per the land use review comments. The Landscaping Plan will be required to be revised to meet this design review criteria.

STAFF RECOMMENDATION:

For the minor topic stated above, staff recommends to the Design Review Board that they recommend approving the Conceptual and Detail Design of the project with the following conditions:

A. Context Plan: Recommend approval.

B. Site Plan and Landscape Plans: Recommend conditional approval as follows:

Revise the landscaping plan that will provide appropriate plantings similar to the plantings (not trees) found on the existing landscaping plan and incorporate those plantings along the western property boundary instead of what is proposed. Provide this revised landscaping plan at time of resubmittal of the land use review documents for staff to review.

C. Building Design: Recommend approval.

Submitted By: Paula Smith, Associate Planner
Community Planning & Development

Attachments:

Attachment 1 - Staff Report

Attachment 2 - Design Review Checklists OMC Chapter 18.110 and 18.130- Applicant and Staff Analysis

Attachment 3 - Design Review Packet- Site Plan, Elevations, Floor Plans and Landscape Plan

Attachment 4 - Cut Sheet- Pedestrian Amenities