

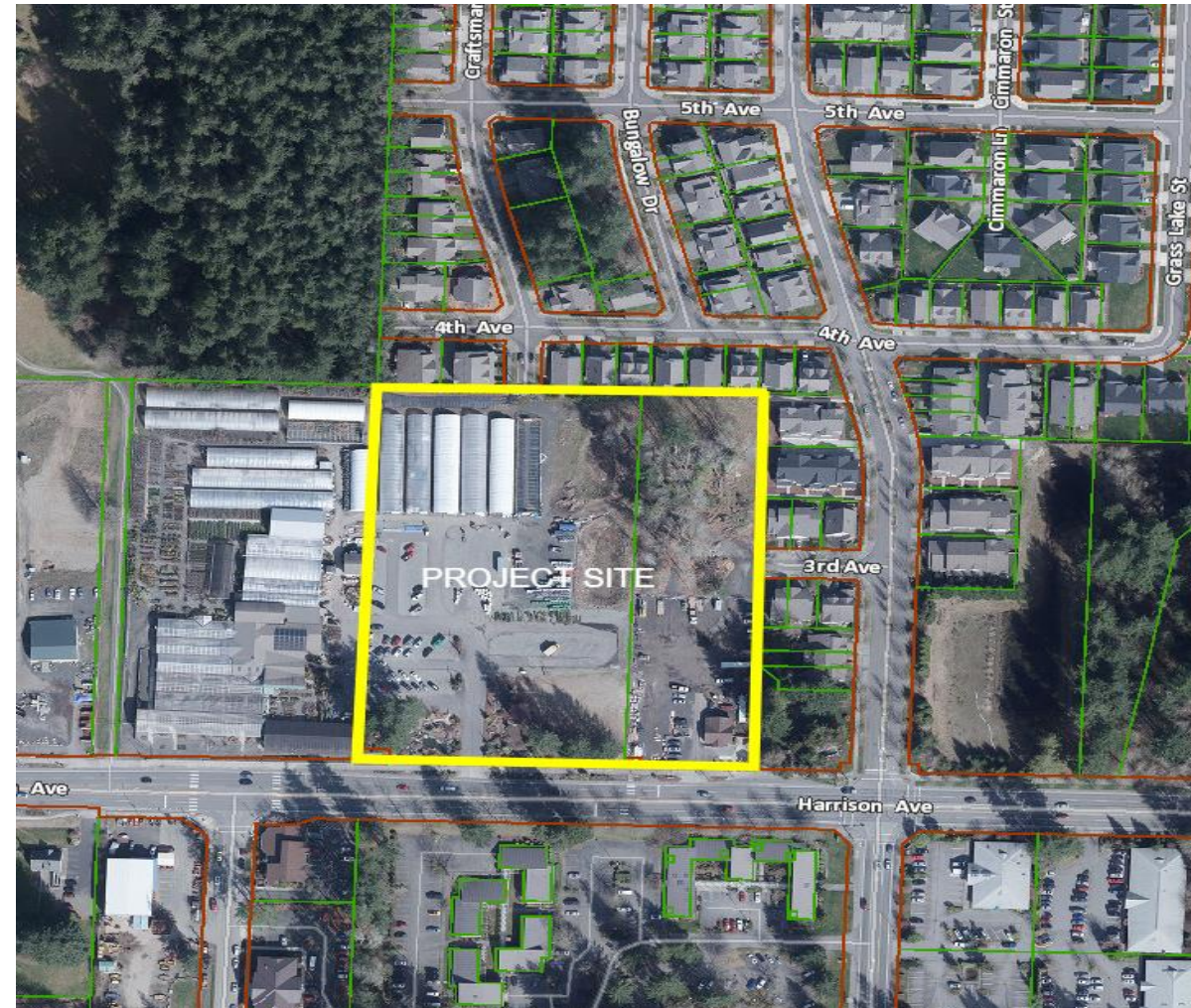


# Staff Report Overview

<b>Project Name /File No.:</b>	Harrison Avenue Mixed Use- Binding Site Plan 16-9112
<b>Applicant:</b>	Kern Rexus, representing Rexus LLC
<b>Requested Action:</b>	The applicant is seeking preliminary binding site plan approval to subdivide 6.2 acres of land commercially zoned into 5 lots for mixed use development, consisting of multifamily housing, office, retail, and restaurant with connecting streets and stormwater facilities. The proposal also includes a parking modification to reduce vehicle parking requirements by 20%.
<b>Project Location:</b>	3840 and 4004 Harrison Avenue NW
<b>Zone District:</b>	High Density Corridor 4 (HDC-4)

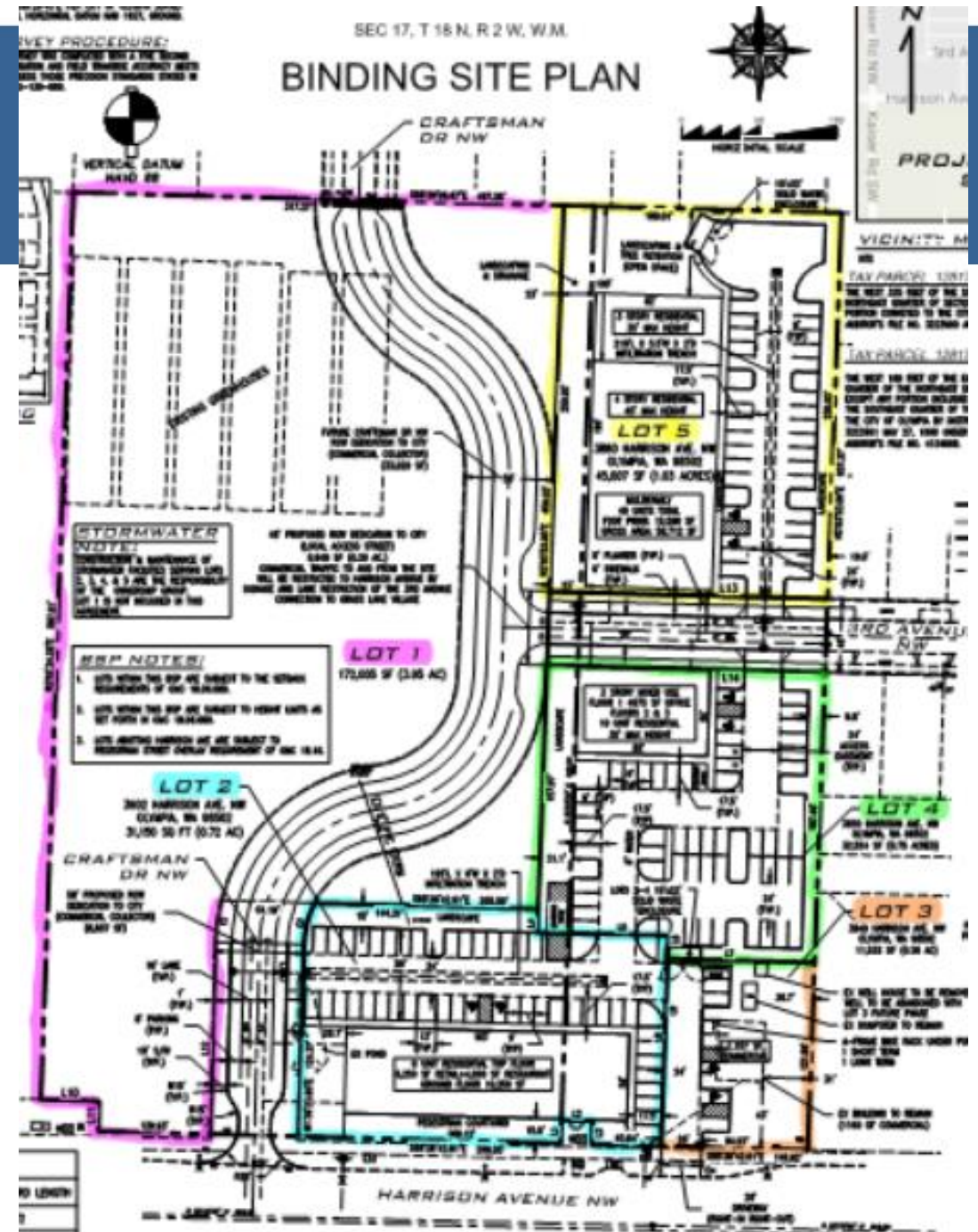
# Uses and Surrounding Zoning

- To the west, is the Bark and Garden Center owned and operated by the applicant.
- South, across Harrison Avenue is a complex of medical offices.
- To the north and east is Grasslake Village, a mixed housing development consisting of 4 subdivision phases built in the 2000's. This development consists of single-family homes, townhomes, and small multifamily complexes.
  - Directly abutting the project site to the east are 2 small apartment buildings (3 and 4 units) and two 2-unit townhome buildings with 3<sup>rd</sup> Avenue stubbed for future connection to the project site.
  - Bordering the north boundary are a row of single-family homes, 2 duplexes with Craftsman Drive stubbed for future connection to project site.



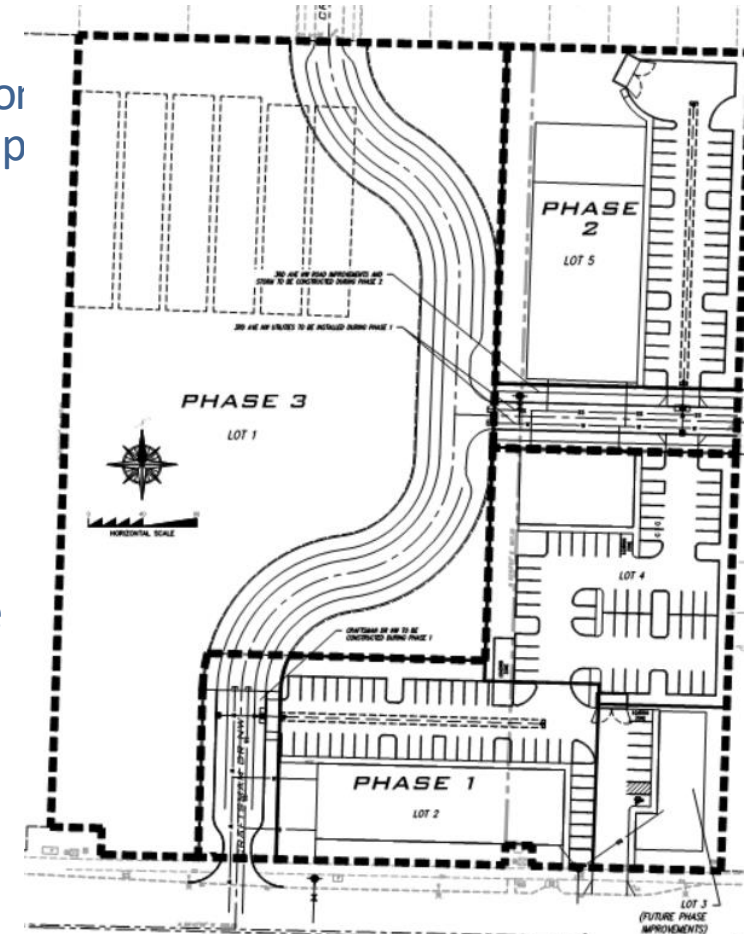
# Binding Site Plan Details

- Lot 1- No further building development is proposed , but has street improvements
- Lot 2- Proposal consists of a 2-story, 10,250 square foot mixed use building with restaurant and retail uses on the first floor and 8 residential units on the second floor.
- Lot 3- Existing residential single-family home that was permitted to convert into a commercial retail use.  
The proposed *future plan* of lot 3 is a larger building consisting of 3,972 square feet retail uses with three residential units on the second floor.
- Lot 4 -Proposal consists of a 3-story mixed used building with 4,675 square feet of office space on the first floor and 10 residential units on the 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Lot 5- Proposal consists of a 4 story 58,712 square feet residential multifamily building with 40 units.



# Phasing Plan

- Phase 1. Development and construction on Lots 1, 2, 3 and 4. Street improvements to include the new intersection of Craftsman Drive and Harrison Avenue with Craftsman Drive being constructed up to the point that it lines up with the proposed north boundary line of Lot 2.
- Phase 2. Development of Lot 5 with the street improvements connecting to the existing stubbed street known as 3<sup>rd</sup> Avenue located east of this project parcel.
- Phase 3. There are no future development plans shown for this phase, future street dedication being shown on the map that demonstrates the Craftsman Drive connection to be made to the north stubbed street along northern border of the project.



# Review Background

- 2016 Application Received
- Request for Street Connection (April 2017)
- Revised Application (July 2019)
- Neighborhood Meetings
- Public Comments
  - Increased traffic volumes in the area; too narrow streets for commercial traffic;
  - Potential impacts to pedestrian safety;
  - Concern of related to the existing storm water drainage in the area;
  - Uncertainty regarding impacts of street connectivity from connections to 3rd Avenue and Craftsman Drive into existing residential developments.
  - Concern over commercial traffic entering and exiting through 3<sup>rd</sup> Avenue.

Director of Community Planning and Development Referral to Hearing Examiner

# Comprehensive Plan

## Street Connectivity

GT4: The street network is a well-connected system of small blocks, allowing short, direct trips for pedestrians, bicyclists, transit users, motorists, and service vehicles

GT5: Street connections to existing residential areas and in environmentally sensitive areas will be carefully examined before a decision is made to create a connection for motor vehicle traffic.

## Traffic Impact Analysis

## City Evaluation

# Applicable Regulations

- City of Olympia Comprehensive Plan
- OMC 14.04 Environmental Policies
- OMC 16.60 Tree, Soil and Native Vegetation Protection and Replacement
- OMC 17.34 Binding Site Plans
- OMC 18.06 Commercial Districts
- OMC 18.16 Pedestrian Street Overlay District
- OMC 18.12, Historic Preservation
- OMC 18.36 Landscaping
- OMC 18.38 Parking and Loading
- Engineering Design and Development Standards (EDDS)
- Drainage Design and Erosion Control Manual

Parking Modification Request  
Land Use Review- Requirement

# Stormwater

On-site infiltration

Conceptual Plan

Final Review at time of Land Use Review and Civil Engineering

Drainage Design and Erosion Control Manual

Stormwater Vesting



# Recommendation

Conditions are recommended to ensure compliance that the project was subject to:

- 1. Preliminary Approved Map.** The Final Binding Site Plan shall be substantially in conformance with the preliminary map and as modified by the conditions of approval herein, and as modified by the Hearing Examiner.
- 2. Final Binding Site Plan.** A final binding site plan application meeting requirement of OMC 17.34.090 shall be filed within two years from the date of the approval by the Hearing Examiner. The phasing plan shall be included as part of the final binding site plan map as a separate sheet.

# Recommendation

## BINDING SITE PLAN CONDITIONS

### 3. Binding Site Plan Notes.

Add the following under plat notes section on the face of the map:

- a. The use and development of the property must be in accordance with the binding site plan as represented herein or as hereafter amended, and in accordance with the provisions of the binding site plan regulations of the city.
- b. If the roads and utilities shown on this plan were not constructed and installed at the time that the property subject to this plan was divided, any permit required to develop any portion of the property will not be issued until the roads and utilities necessary to serve that portion of this property have been constructed and installed or until arrangements acceptable to the City of Olympia have been made to ensure that the construction and installation of such roads and utilities will be accomplished.
- c. Any vacant or redeveloped lot within the approved binding site plan shall comply with the standards in place at the time the development application for the site is made.
- d. Land Use Review is required for each building development on each lot or each phase. Any project elements not specified on the binding site plan must comply with the applicable regulations and ordinances in place at the time of a complete land use review application. These include items such as, but not limited to, design review, site design details, and landscaping features.
- e. A 20% parking modification (reduction) has been approved and has been applied to the development shown within the binding site plan. Modifications to building size, site layout, or anticipated use will require recalculation of the total onsite parking required. At such a time, the 20% reduction would remain applicable.
- f. In accordance with OMC Title 15, City of Olympia impact fees for transportation, parks, and schools shall be paid at time of each building permit issuance.
- g. Following the Land Use Review process for each building or phase, a civil engineering permit application shall be submitted for review and approval prior to construction for that portion of the project. For Phases 1 and 2, the engineering permit application shall comply with the 2016 Engineering Design and Development Standards (EDDS) and the 2009 Drainage Design and Erosion Control Manual (DDECM); provided that where an engineering permit has been issued for Phases 1 and 2, and where the applicant has not started construction by January 1, 2022, the project must comply with the most current DDECM. As the binding site plan does not establish details for future development in Phase 3 (lot 1), the civil engineering permit application for Phase 3 will be required to comply with regulations and ordinances in place at the time of application.
- h. If contamination of soil or groundwater is encountered during site work and construction, the applicant shall notify the Department of Ecology's Environmental Report Tracking System Coordinator for the Southwest Regional Office.

# Recommendation

## PHASING PLAN CONDITIONS

### 4. The following requirements shall be listed on the phasing plan:

#### A. Phase 1 Requirements

1. Construct that portion of the new Commercial Collector Street connection with Harrison Avenue (Craftsman Drive) located on Lot 1 but within the phase 1 boundary.
2. Reconstruct the access to Harrison Avenue on Lot 3, restricting it to right-in, right-out only, consistent with Standard Drawing 4-39.
3. Provide a bus pad and shelter on Lot 3.

#### A. Phase 2 Requirements

1. Construct a Local Access Street extending 3<sup>rd</sup> Avenue NW west to Lot 1.
2. Construct traffic calming devices consistent with Standard Drawing 4-13C, at both the east and west ends of this Local Access extension of 3<sup>rd</sup> Avenue NW.
3. From the west end of this Local Access extension of 3<sup>rd</sup> Avenue NW, construct a temporary access lane to the Commercial Collector section of Craftsman Drive to the south constructed portion under Phase 1. This temporary access lane shall be constructed with the following attributes:
  - a. The access lane shall provide the apartments included in Lots 4 and 5 equal access to Harrison Avenue via Craftsman Drive.
  - b. The access lane will require an easement across lot 1. This easement shall be replaced with right of way dedication and full street construction when lot 1 develops in Phase 3.
  - c. The temporary access lane shall be constructed to allow a paved surface for vehicular/pedestrian/bicycle traffic. The total asphalt pavement width shall be 26 feet and include a striped 6-foot shoulder for people biking and walking.

#### A. Phase 3 requirements

1. Construct the remaining section of Craftsman Drive in Lot 1, to meet the Collector Street Standard, replacing the temporary access lane in Lot 1 constructed under Phase 2, and extending it north to the existing Craftsman Drive on the northern property line.
2. Construct traffic calming devices, consistent with Standard Drawing 4-13C, at the northern connection of Craftsman Drive in Lot 1 at the Grass Lake Village frontage.

# Recommendation

- 5. Level 5 Soil and Vegetation Report.** Shall be submitted at the time of Final Binding Site Plan application and shall meet the standards per OMC 16.60 and the Urban Forestry Manual. If an area for tree protection and preservation of existing trees to serve the entire development is desired, the area shall be depicted or designated as a separate tract and noted on the binding site plan map.
- 6. Landscaping Island.** Provide a landscaping island on the west side of Lot 2 adjacent to the drive aisle to Craftsman Drive.
- 7. Building Setback.** The building on future lot 3 shall have a 10-foot setback.
- 8. Building Height Note.** Remove the note on the face of the map on lot 4 indicating the maximum height is 35 feet.
- 9. Off Site Well.** The existing off-site well to the west of the project site must be shown on the final map with its 100-foot sanitary control area. The applicant must grant a non-public restrictive covenant for the portion of the sanitary control area that encroaches on the project site. The covenant must be submitted to Thurston County Environmental Health for review prior to being filed with the Thurston County Auditor's Office.
- 10. On-site Well-** The existing well must be properly decommissioned by a licensed well driller per Washington State Department of Ecology standards. A copy of the decommissioning report must be submitted to Thurston County Environmental Health. Should the well remain for irrigation purposes it must be shown on the site plan with its 100-foot sanitary control area and properly labeled, have a pump installed, be wired for power, and have a protective covenant recorded with the Thurston County Auditor to provide adequate protection of the sanitary control area. This would also require demonstrating that through the design of the project the well will be adequately protected from contamination, including stormwater runoff and infiltration, refuse storage, and sanitary sewer lines.
- 11. On-site Septic System.** An on-site sewage system abandonment permit application shall be submitted to Thurston County Environmental Health prior to final binding application. There will be no additional fees associated with the abandonment permit as it will be part of the final binding site plan review.

## COMMENTS POST HEARING



- Email Hearing Clerk at:

[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)

OR

- Hand delivered to Olympia City Hall  
601 4<sup>th</sup> Avenue E (9:00 am -4:00 pm)
- Mail to City of Olympia, Community Planning &  
Development Dept. PO Box 1967 Olympia WA  
98507