

**MEMORANDUM**

TO: Mark Scheibmeir, Olympia Hearing Examiner
FROM: Tim Smith, Planning and Engineering Manager
DATE: August 13, 2021
SUBJECT: Harrison Avenue Mixed Use Binding Site Plan 16-9112

City staff would like to take this opportunity to respond to two issues discussed at the public hearing: 1) the construction of a temporary access lane, and 2) the installation of traffic calming devices on 3rd Avenue. The staff recommendation is to construct a temporary access lane during Phase 2 that connects 3rd Avenue with the southern portion of Craftsman Drive constructed during Phase 1. Staff believes this temporary access lane will provide safe and convenient access to Harrison Avenue for the apartments on Lots 4 and 5. The temporary access lane will provide a surface and width to accommodate vehicular, pedestrian and bicycle traffic.

During the public hearing on July 26th, the applicant's representative and engineer, Mr. Chris Cramer stated that the applicant does not want to hinder Lot 1 and its existing development with the construction of the temporary access lane at the time of Phase 2 and the development of Lot 5. Mr. Cramer subsequently provided City staff with a revised drawing (attached) that depicts an alternative that routes additional exiting traffic through the parking lot to be constructed in Lots 2 and 3, contrary to the staff recommendation. Staff is concerned that the alternative design will discourage use of their proposed circuitous route through the parking lot in lots 2 and 3, and send more traffic to Harrison Avenue via the 3rd Avenue connection. This is because of parking lot conflicts with people walking, biking and vehicle parking maneuvers in Lots 2 and 4 that will be present. Any new "cut-through" vehicles from Lots 4 and 5 will experience increased delays and conflict through the parking lots 2 and 3 and will increase safety risks. For these reasons, staff recommends that Condition 4.B.3 of the staff report be retained.

The second issue is regarding traffic calming devices for 3rd Avenue. Mr. Cramer stated at the hearing that the applicant would prefer to install these devices consistent with Standard Drawing 4-13B. The staff recommendation in Condition 4.B.2 in the staff report is to construct the devices consistent with Standard Drawing 4-13C. The revised drawing submitted by Mr. Cramer (attached) depicts two bulbouts designed per Drawing 4-13B. City Transportation staff reviewed this proposal and is in agreement with this design. Therefore, the condition should be revised to incorporate a reference to Standard Drawing 4-13B instead of 4-13C.



HARRISON AVE BSP
LOT 1 CONNECTION



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