



Meeting Agenda

Design Review Board

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Jackson Ewing
360.570.3776

Thursday, November 30, 2023 5:30 PM Hybrid - Room 207 and Virtual via
Zoom

Meeting Registration Link:

https://us02web.zoom.us/webinar/register/WN_dfCVNMmXS1CGhPq1DuCZBQ

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF AGENDA**

4. **ANNOUNCEMENTS**

5. **BUSINESS ITEMS**

5.A [23-1013](#) Case: The Harrison Avenue Building, 2309 Harrison Avenue NW, 23-3283

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](#)

6. **OTHER**

7. **ADJOURNMENT**

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



Design Review Board

**Case: The Harrison Avenue Building, 2309
Harrison Avenue NW, 23-3283**

Agenda Date: 11/30/2023
Agenda Item Number: 5.A
File Number: 23-1013

Type: recommendation **Version:** 1 **Status:** In Committee

Title

Case: The Harrison Avenue Building, 2309 Harrison Avenue NW, 23-3283

Report

Applicant:

Aaron Borden, 4308 90th Way SE, Tumwater WA 98501

Representative(s):

Chris Merritt, PO Box 12690, Olympia WA 98508

Staff Contact:

Paula Smith, Associate Planner, 360.753.8596

Site Address:

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 2nd story.

See Attachment 1 for complete staff report.

**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

Project Name/No. AJB Mixed Use Building / 2309 Harrison Ave NW _____

<input checked="" type="checkbox"/>	Concept Design Review
<input checked="" type="checkbox"/>	Detail Design Review

DRB Meeting Date: November 30, 2023

BASIC COMMERCIAL DESIGN CRITERIA

Chapter 18.110

18.110.020 Frontage

A. REQUIREMENT:

Complies

Conflicts

N/A

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Buildings must abut at least fifty percent (50%) of the street frontage. Gaps in frontage between buildings on a single project may not exceed eighty (80) feet in length.

Staff Response: Not applicable as the project site has no direct street frontage as it is accessed by easements.

Applicant Response: NA

18.110.030 – Connections

A. REQUIREMENT:

Complies

Conflicts

N/A

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Provide driveway and sidewalk connections to and through the development to adjoining streets, bus stops, designated urban trails, and properties, where access exists or reasonable connections are possible. If a parking lot lies between the building entry and an adjacent public street, a pedestrian walkway at least six (6) feet wide shall be provided between them. In all other cases, on-site sidewalks shall have a passable width of at least four (4) feet. All crossings of vehicular travel lanes shall be clearly marked.

B. GUIDELINES:

- Provide clear pedestrian circulation routes on site.
- Minimize curb cuts by sharing driveways and access from side streets whenever possible.
- On large sites where no public streets exist, create a grid street system within the project.
- Locate storm drainage ponds, swales, and other drainage system components so they do not unreasonably impede pedestrian access to or between buildings.
- Provide a direct and clear visual connection through the buildings to the front street if parking is located behind the buildings.
- Provide signs for pedestrians and vehicles within the site, if necessary.
- Provide walkways through parking bays and adjacent to landscape islands.

Staff Response: The project provides both pedestrian and vehicle connections to the new development. A new pedestrian crossing path at the end of the sidewalk of the existing development connecting to the new buildings entrance is being provided. There are no existing trails or sidewalk connections on any adjacent properties to connect to. The on-site sidewalk connections are 5 feet in width.

Applicant Response: Pedestrian & vehicular traffic are directly connected to the building

18.110.040 – Fences and walls

A. REQUIREMENT:

Complies



Conflicts



N/A



Minimize the use of fences that inhibit pedestrian movement or separate the project from the neighborhood and adjoining streets. Front yards shall be visually open to the street. Where fencing is necessary, maintain a human scale along the street by providing pedestrian connections through use of gates or openings at frequent intervals.

B. GUIDELINES:

- Provide variation in fencing through use of stepped fence heights or small setbacks.
- Add visual interest by providing variation in fence materials, texture, or colors.
- Provide landscape screening to break up long expanses of fencing.
- Repeat use of building facade material on fence columns and/or stringers.
- Provide lighting, canopies, trellises or other features to add visual interest.

Staff Response: No fencing is proposed but a retaining wall (in some areas approx. 6 to 7 feet in height) is being provided at the rear of the site where the walls of the solid waste enclosure is located. Retaining walls are needed due to the slope of the site. Pedestrian movement is not proposed in this area or from the adjacent properties.

Applicant Response: No fencing proposed

18.110.050 – Pedestrian amenities

A. REQUIREMENT:

Complies



Conflicts



N/A



Provide pedestrian amenities in places where people typically gather, including but not limited to, transit stops, building entrances, or street corners. These spaces must include seating, landscaping, and at least two of the following:

1. Patterned materials on walkways;
2. Shelters;
3. Trash receptacles;
4. Drinking fountains;
5. Pedestrian lighting, light bollards, or alley lighting;
6. Fountains, sculptures, mobiles, kiosks, or banners;
7. Street trees, flower boxes, or container landscaping in alleys;
8. Street vendor stations where appropriate; or,
9. Bike racks.

Staff Response: The proposal meets the requirement with landscaping and seating and also provides patterned material at the entrances to the retail spaces and the proposal provides bicycle racks. Seating is being provided along the store frontage.

Applicant Response: The following Pedestrian amenities proposed are as follows:

- Covered entries
- Landscaping
- Pedestrian seating bench @ storefront
- Earth tone pavers at storefronts/entries
- Bike Racks

18.10.060 – View preservation

A. REQUIREMENT:

Complies

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Conflicts

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N/A



In order to protect the existing outstanding scenic views which significant numbers of the general public have from public rights-of-way, applicants for development must consider the impact their proposal will have on views of Mt. Rainier, the Olympic Mountains, Budd Inlet, the Black Hills, the Capitol Building, and Capitol Lake or its surrounding hillsides. All development must reserve a reasonable portion of such territorial and immediate views of these features for significant numbers of people from public rights-of-way, and shall provide lookouts, viewpoints, or view corridors so that visual access to existing outstanding scenic vistas is maintained.

Refer to the Scenic Vista overlay zoning maps available at the Community Planning and Development Department.

[Staff Response: N/A](#)

[Applicant Response: NA](#)

18.110.070 – Building location and design

A. REQUIREMENT:

Complies



Conflicts

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N/A

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1. Place commercial buildings on the street edge and locate parking on the side or behind the building. Parking lots shall not be located on corners. Exceptions may be made where an alternative building location would provide as good or better pedestrian access. Exceptions may be made in the Auto Oriented Design District and in the HDC-4 Capital Mall area (see Section 18.130.060.
2. Entrances to buildings shall be clearly articulated and obvious from the street.
3. Commercial and public buildings over three (3) stories must have a clearly defined base at street level that is no more than two stories high.

[Staff Response:](#)

1. The project has no direct street connection or frontage to place the building along. The parking is provided along the side and rear of the building.
2. With the proposed corner entrance on one of the ground floor retail spaces it likely will provide a clearly articulated entrance from the street view. Separate residential entries are provided at the rear of the building next to the garage entrances.
3. The building is only 2 stories in height

[Applicant Response: The building siting is consistent with #1, entries are obvious and organized within the spatial and structural building grid.](#)

18.110.080 – Maintaining human scale

A. REQUIREMENT:

Complies



Conflicts

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N/A

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Use design elements to maintain a human scale at the street. Projects requiring a conditional use permit in a residential zone must incorporate elements that relate to existing buildings in the neighborhood.

B. GUIDELINES:

- Where there is a strong sense of human scale neighborhood identity, use building modulation, roof forms, windows, materials, and details that are similar to the neighborhood buildings.
- Articulate façade design features to reduce the apparent size of large buildings. Design elements may include, but are not limited to: facade modulation, cornices, window patterns, plazas, porches, patios, decks, covered entries, balconies, bay windows, dormers, stepped roofs, gables or other roof elements, a variety of cladding materials, lighting fixtures, trellises, trees or other landscape features, and multiple paint colors and building materials.
- Locate retail shops with display windows at the street level around the exterior of larger commercial buildings.

Staff Response: Even though the project has no direct street frontage to address street human scale elements, the 2-story building does provide elements that establishes the based of the building using masonry stone with covered entries and provides covered balconies of the residential units on the second floor with design features that provide a variety of modulation, materials and reduces the scale of the building size.

Applicant Response: Articulated façade with wainscot, wall, and trimmed parapet/cornice compliment the recessed balconies, awnings, and articulated storefront trellis detailing.


18.110.090 – Street walls			
A. REQUIREMENT:			Use a high proportion of clear or lightly tinted glass at the street level for displays or to reveal services available where appropriate. This glass shall cover or comprise at least sixty (60) percent of the building face between two (2) and eight (8) feet in elevation above the sidewalk. If glass is not possible, at least one (1) of the following, or an equivalent, shall be substituted for glazing on the building walls fronting on a street, sidewalk, or other pedestrian walkway visible to pedestrians. The following guidelines are listed in order of preference. Wall segments without such treatments should not exceed thirty (30) feet in length:
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Ornamental and structural architectural details that provide texture to the building surface; or,
- Climbing plants, vines, trees, or other vegetation that, within three (3) years of planting, can reasonably be expected to cover or screen the wall to the degree required to comply with this section; or,
- A pedestrian area, consistent with Section 18.06.100, Development Standards, located along the southern, eastern, or western exposure of a building face at a transit stop, intersection corner, or other location.

Staff Response: The ground floor retail spaces provide over 60% glazing to meet the requirement.

Applicant Response: The storefront exceeds 60% glazing area - between 2 & 8 feet.


18.110.100 – Windows			
A. REQUIREMENT:			Windows shall provide relief, detail, and variation to building facades and shall be in harmony with the character of the structure.
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide variation in rhythm both horizontally and vertically.
- Use windows that are recessed or protruding such as bay windows.
- Use visually significant window elements, including lintels, sills, casings, mullions, and frame dimensions.
- Provide more glazing area on the ground floor than on the upper floors.

Staff Response: Window design provided shows relief detail and variation to the building façade.

Applicant Response: wide window trim & sills are a darker hue. 2nd story windows have a traditional residential aesthetic.

18.110.110 – Projections into the right-of-way			
A. REQUIREMENT:			In order to create a positive visual experience for the pedestrian moving along the street, add interest and variety to building facades by using projections into the right-of-way.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>		


B. GUIDELINES:

- Use any of a variety of projections such as awnings, trellises, planter boxes, bay windows, balconies, canopies and porticos. When awnings are used they should cover the pedestrian clear zone (the 42" of sidewalk immediately adjacent to the building).

Also see Development Guidelines and Public Works Standards 12.24.020, as amended.

Staff Response: N/A

Applicant Response: awnings, recessed corner entry, and a wood detailed column/trellis at the storefront create a positive visual experience.


18.110.120 – Roofs			
A. REQUIREMENT:			Provide relief, detail and variation to roof lines.
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Use cornices at upper edge of façades or soffit overhangs on rooflines that abut the street.
- Use landscaped roof terraces and gardens on buildings that are stepped back from the street.

Staff Response: Variation of roof lines with relief provided is proposed.

Applicant Response: The sloped roof and cornice detail provide roof line variation(s) additionally, recessed 2nd story balconies, step back from the street

A. REQUIREMENT:			Create pedestrian friendly building elements at intersections and alley entrances.
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	


B. GUIDELINES:

- Incorporate features such as inset or angled corners and entrances, display windows, or corner roof features.

Staff Response: The building is not located on any street or alley intersection. The building does provide for an entrance way located on the corner of the building that is likely to be seen from Harrison Avenue with sidewalk connection providing direction.

Applicant Response: The NW angled (covered) corner provides a pedestrian friendly “visual sign” on where to enter the building. the storefront windows and masonry wainscot are in harmony with the building character.

18.110.140 – Consistency

A. REQUIREMENT:			Buildings shall have a consistent visual identity from all sides visible to the general public; except, building walls adjacent to alleys in the downtown design district.
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	


B. GUIDELINES:

- Use consistent exterior materials, architectural detailing, and color schemes.
- Buildings should present a comparable level of quality of materials, detailing and fenestration.

Staff Response: The building elements are generally consistent on all visible sides of the building that can be seen by the general public._

Applicant Response: The ensemble of materials & colors harmonize to provide a consistent visual building identity

18.110.150 – Colors and materials

A. REQUIREMENT:			Use building materials with texture and pattern (such as brick) on exterior building walls and large surfaces. Reserve brightly saturated colors for trim or accents.
Complies	Conflicts	N/A	
	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Avoid large expanses of highly tinted or mirrored glass.
- Do not use highly reflective exterior materials (except glazing) where glare would affect nearby buildings or traffic.

Staff Response: The proposal includes building materials provide texture and pattern with board and batten design and masonry ascents (Slate Wainscot) at the base of the building. The color scheme of the building has a palette of greys and muted browns/tan.

Applicant Response: No reflective glazing is proposed. the building exterior provides a variety of materials and textures. no brightly saturated colors are proposed.

18.110.160 – Lighting

A. REQUIREMENT:

Complies



Conflicts

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N/A

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Use lighting to emphasize the building and landscaping, and to provide visibility and general security. Lighting shall not shine off-site or into adjacent buildings

B. GUIDELINES:

- Use lighting to emphasize key architectural elements and landscape features.
- Use adequate lighting along sidewalks and alleys to provide well-lit pedestrian walkways.

Staff Response: Lighting is provided on different locations on the building for both the retail ground floor areas and the building entrances for each residential unit per the light plan found on page 9 of the plan set. Exterior lighting fixtures appear to be in areas that will provide visibility to both commercial and residential uses and will not shine off site onto adjacent uses.

18.110.170 – Parking structures

A. REQUIREMENT:

Complies

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Conflicts

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N/A



Vehicle entries to garages shall be recessed at least six (6) feet from the street facade plane. At least sixty (60) percent of the street facade between two (2) and eight (8) feet above the sidewalk, shall have at least one (1) of the treatments listed below.

B. GUIDELINES:

- Transparent windows (with clear or lightly tinted glass) where pedestrian-oriented businesses are located along the facade of the parking structure; or,
- Display windows; or,
- Art or architectural treatment such as sculpture, mosaic, glass block, opaque art glass, relief art work, or similar features; or,
- Decorative metal grille work or similar detailing which provides texture and covers the parking structure opening; or,
- Vertical trellis or other landscaping or pedestrian plaza area.

Staff Response: N/A

Applicant Response: N/A

18.110.180 – Plant selection

A. REQUIREMENT:

Complies

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Conflicts



N/A

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Select plants that are compatible with planting conditions and existing landscaping. Plant trees that at their mature, natural size will be well-suited to the planting location. Avoid use of invasive species adjacent to critical areas. Do not plant noxious weeds, as defined by the Thurston County Noxious Weed Control Program (lists are on file with Thurston County or the City's Community Planning & Development Department).

B. GUIDELINES:

- Provide visual continuity with the existing streetscape by coordinating tree and shrub species with established, healthy landscaping.
- Consider mature tree size in relation to planting area dimensions and soil type.
- Avoid a haphazard appearance by using a limited number of plant species.
- Choose native plant species for primary landscaping; limit use of exotic plant species to areas of interest or effect.

Staff Response: Changes to the perimeter landscaping along the western boundaries and changes in tree species are needed as a requirement of the land use review process in order to meet perimeter landscaping and tree density requirement. The City's Urban Forester approves all tree species. At this time the landscaping plan will need to be revised and resubmitted for land use review. Plant selection of other landscaping (not trees) appears to be appropriate that are provided on the plans. *Staff recommends that the applicant provide similar plantings found on the landscaping plan and incorporate those into the western perimeter to meet the requirement and that the applicant consult with the City's Urban Forester for tree species recommendations. A condition of approval for the Boards consideration has been provided in the staff report that appropriate plant selections to be verified at time of civil engineering review.*

Applicant Response: All plantings are consistent with design guidelines.

18.110.190 – Screening site services

A. REQUIREMENT:

Complies



Conflicts

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N/A

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Show the location of all mechanical equipment and utility vaults on both site and landscape plans early in the design process. Provide visual screening so that mechanical equipment and utility vaults are not visible from adjacent public rights-of-way, or adjacent dwelling units. Screen roof-top mechanical and communications equipment on all sides.

B. GUIDELINES:

- Locate mechanical equipment and utility vaults on the least visible side of the building and/or site.
- Screen at-grade locations with vertical plants such as trees, shrubs or ornamental grasses.
- Screen or paint wall mounted mechanical equipment to match the building.

Staff Response: The applicant indicates that rooftop equipment will be screened by a 42" parapet. The public street is approx. 133 feet away from the project site and there are no residential units from adjacent properties, so screening is likely not necessary even if ground equipment vaults are located on the project site.

Applicant Response: All rooftop mechanical equipment will be screened by the 42" parapet

18.110.200 – Screening blank walls

A. REQUIREMENT:



Conflicts



N/A



Use a variety of landscape materials along lengthy expanses of blank walls or fences.

B. GUIDELINES:

- Screen walls or fences with a combination of trees, shrubs and vines.
- Use irrigated raised planter boxes for screening purposes.
- In narrow planting areas adjacent to walls or fences, use espaliered trees or shrubs and vines.

Staff Response: The side elevation that has any form of a blank wall is along the eastern side. Landscaping is proposed in this area. Even absent landscaping, this wall is adjacent to an existing stormwater facility and not facing the public right of way.

Applicant Response: The plant palette includes a variety of trees & shrubs no fencing is proposed



COMMERCIAL DESIGN CRITERIA
HIGH DENSITY CORRIDOR (HDC)
Chapter 18.130

18.130.020 Building Orientation			
A. REQUIREMENT:			
Complies	Conflicts	N/A	<ol style="list-style-type: none">1. Primary building entries, storefront windows, and building facades shall face the street, create a continuous row of storefronts along the street frontage, and provide direct access from the street to the building. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.2. In the case of buildings at corners of street intersections, this requirement applies to both street frontages. An entrance at the corner would meet this requirement.3. HDC-4 exceptions: The following exceptions apply if excellent pedestrian connections to the HDC street are provided:<ol style="list-style-type: none">a. Building entries need not face the HDC street edge but may be located on the corner, off a publicly accessible pedestrian plaza or on the side of the building. All other applicable design guidelines apply.b. Hotels and multifamily developments may be set back greater than 10 feet provided that the setback area does not include parking.c. Setbacks may be increased where street improvements do not exist or where they do not provide the separation from vehicles as described in the Development Guidelines and Public Works Standards (Street Standards) to include the additional distance required by those standards for sidewalk and planter strips. The setback area may not include parking.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Locate service and delivery entries in the rear whenever possible.
- On transit routes, site design should accommodate transit.

Staff Response: With this parcel located back behind another lparcel, this mixed-use building has no street frontage. The primary commercial entrance has been placed at the buildings northwest corner which will likely allow that entry way to be seen from the fronting street of Harrison Avenue. Access to the multifamily housing units can be found at the back side of the building and can be accessed by sidewalk along the side of the building if visitors are coming from Harrison Avenue or by the parking lot located on site.

Applicant Response: The NW storefront entry is angled to provide visual connection to Harrison Avenue

18.130.030 – Building design			
A. REQUIREMENT:			Where visible to pedestrians, walls over thirty (30) feet in length shall be modulated and building elements shall be articulated. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

B. GUIDELINES:

- Provide vertical and horizontal modulation in the façade;
- Provide features that identify a clear base to the building;
- Provide recessed entries;
- Provide awnings, canopies, marquees, building overhangs, or similar forms of pedestrian weather protection. Such elements should be at least four and one half (4-1/2) feet wide and cover at least eighty percent (80%) of the length of buildings, including entries, which abut a pedestrian walkway, subject to Section 18.06.080, Commercial Development Standards.
- Use fenestration;
- Vary roof lines; use dormers;
- Provide porches or balconies.

Staff Response: Direct visibility of the building front wall from pedestrian along Harrison Avenue is limited. The building is over 30 feet in length and provides a design with some modulations and articulated building materials of board and batten and stone veneer at the base. With the recessed entrance canopy covers, residential balconies, and a modulated roof form this provides the building wall to break up the 2-story building. Window placement of the project is practical based on the design. There is no adjacent residential neighborhood as all properties surrounding the project site are located in the same commercial zoning district.

Applicant Response: canopies, recessed corner entry, recessed balconies, and a sloped hip roof provide modulation to the main façade of the building. The slate wainscot creates a visual base for the structure.

18.130.040 – Surface parking			
A. REQUIREMENT:			Locate parking behind or on the side of buildings. On corner lots, parking shall not be located on the corner. Minimize curb cuts and provide landscaping, berms and/or low walls for screening.
Complies	Conflicts	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Staff Response: Parking is located along the side and rear of the building.

Applicant Response: Parking is proposed on the rear & one side of the building.

18.130.050 – Historic building types – HDC 1 and HDC 2

A. REQUIREMENT:			In HDC 1 and 2 districts, buildings shall include similar details to one of the historic building types as found on the corridor and in the adjacent neighborhoods. Orient buildings and locate windows to provide privacy, to the extent practical, both within the project and to the adjacent residential neighborhood. In the case of multifamily housing or townhouse projects, stoops and porches or distinctive entryways can substitute for commercial storefront window openings.
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

B. GUIDELINES:

Craftsman design may include:

- Wide pitched roofs with broad overhangs;
- Visible structural detail such as rafter tails and knee brackets;
- Heavy porch columns;
- Deep covered porches;
- Broad, horizontal lines.

Vernacular design may include:

- Gable roof;
- Horizontal clapboard exterior material;
- Vertical windows;
- Minimal detailing.

Tudor design may include:

- Steeply pitched gabled or hipped roofs and cross-gables;
- Stone, stucco or brick (sometimes with decorative patterns);
- Arched doorways;
- Tall, vertical proportions. [Staff Response: N/A the parcel is located in the HDC-3 zone](#)

[Applicant Response: The building exterior includes wood craftsman detailing: board & batten, sloped hip roofs, masonry/slate wainscot, wood columns & trim, and stepped wooden cornice details.](#)

18.130.060 – HDC 4-Capital Mall			
A. REQUIREMENT:			A. Pedestrian Streets - 4th Avenue West and Kenyon Street. (Pedestrian Street Requirement does not apply to existing mall vehicular circulation.)
Complies	Conflicts	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Building Frontages. Buildings are required to front the sidewalk and be a minimum of 20 feet in height. The building facades shall convey an urban character and include significant retail office storefronts at the ground level. (Building frontage requirement does not apply to below grade structures.) No less than 60% of the street-level building facade, between 2 feet and 8 feet above grade, shall be transparent storefront. Mixed-Use development, including

residential and office uses, is encouraged on upper levels. Variations from the setback are allowed in order to encourage unique storefront building design features, and to create plazas. Canopies, arcades and/or colonnades shall be provided as overhead weather protection.

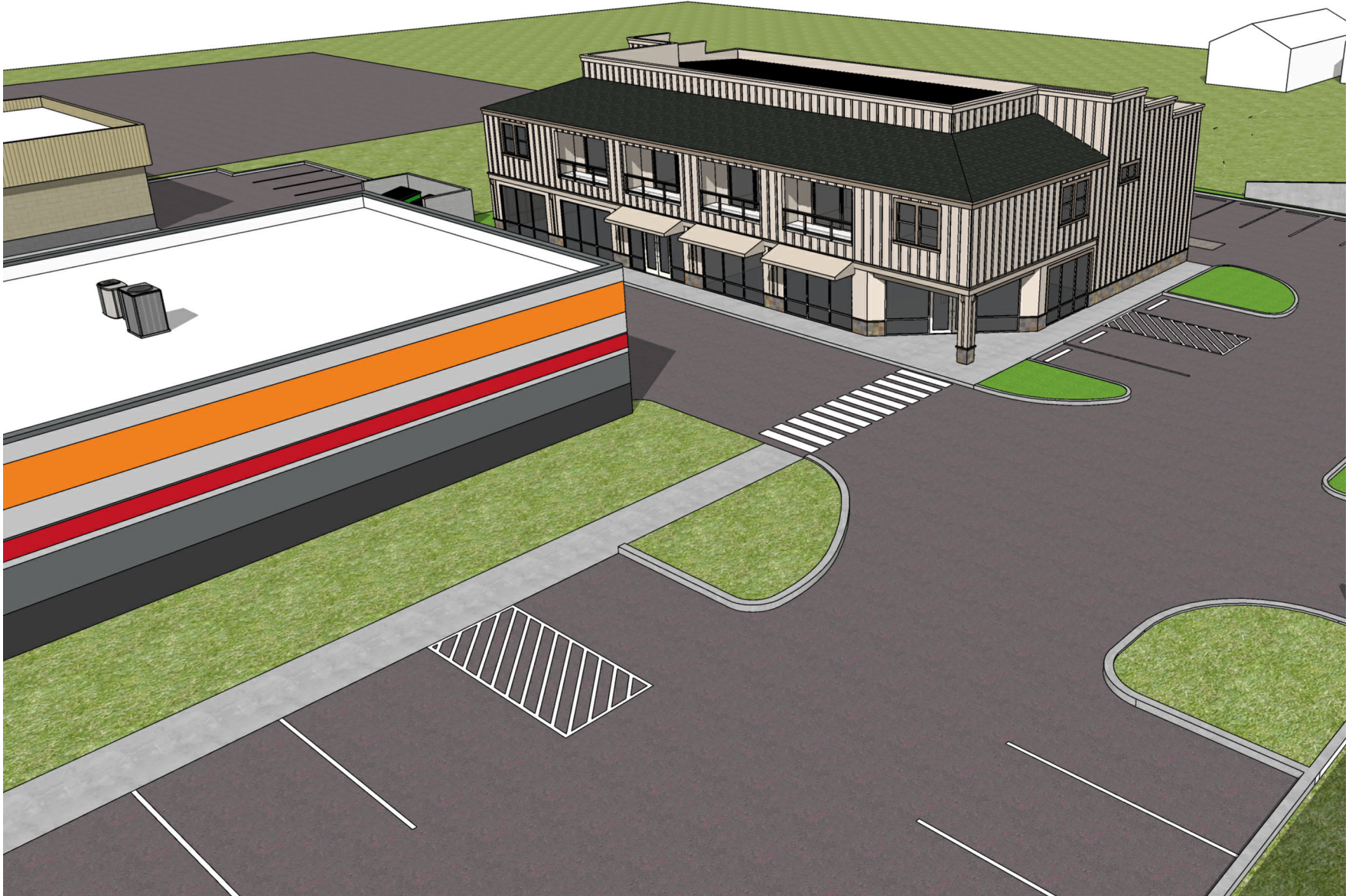
2. Interim Surface Parking Allowance. Interim surface parking is allowed along 4th Avenue W and Kenyon Street as long as minimum 20 foot sidewalk / landscape area (see required sidewalks below) is provided. The area within 60 feet of the sidewalk/landscape link should be planned for future infill development. The planning of this area shall be reviewed by the Design Review Board for consistency with Pedestrian Street requirements, other design standards and street slope conditions along 4th Avenue W. and Kenyon Street.
3. Required Sidewalks. 15 foot sidewalk with street trees when building faces street; (Staff note: Current major commercial collector street standards include a 10 foot sidewalk. Urban designers suggest that a wider sidewalk is necessary where a retail/commercial storefront is combined with a canopy and street tree.) 20 foot linkage when parking lot faces the street. The linkage will include a 10 foot sidewalk and a 10 foot landscaped planter. See street cross section illustrations. (This allows for development of full street improvements when buildings are developed that face the street edge.)
- B. Building Focal Points. A focal point, including tower elements and entryway features shall enhance street intersections, plaza areas and mall entry points. (Renovation of existing mall entries shall not be required when minor renovations - such as a new coat of paint or new signage - or interior remodeling by tenant or anchor store are constructed within existing building envelope.) Renovated exterior entry and new mall entries shall include significant entry features, retail facades, display windows and streetscape elements to enhance the pedestrian experience, improve safety, and encourage walking between uses in the area.
- C. Transit Facility. A Transit stop or facility shall be integrated into the Capital Mall Area. It shall be located to provide a direct link to the shopping mall while supporting transit plans for the area. Transit stop or facility location can change as mall area expansion occurs over time. Transit stops will: a) be a short walking distance to the significant building entrance, b) be located at a safe and attractive location, c) be weather protected, d) have adequate space to accommodate transit arrivals and departures and, e) be efficiently integrated into a transit route.
- D. Significant Building Entry. At the north side of the mall a significant entry shall be provided. (Development of this site

feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area). It is recommended that the Significant Building Entry be oriented toward Kenyon Street. The design of this entry shall include a tower element that is visible from intersection of Black Lake Blvd. and Capital Mall Drive. This element is allowed to extend up to 30 feet beyond the height limit. The feature tower shall be subject to Design Review Board approval based on design appropriateness and compatibility with overall shopping center renovation design.

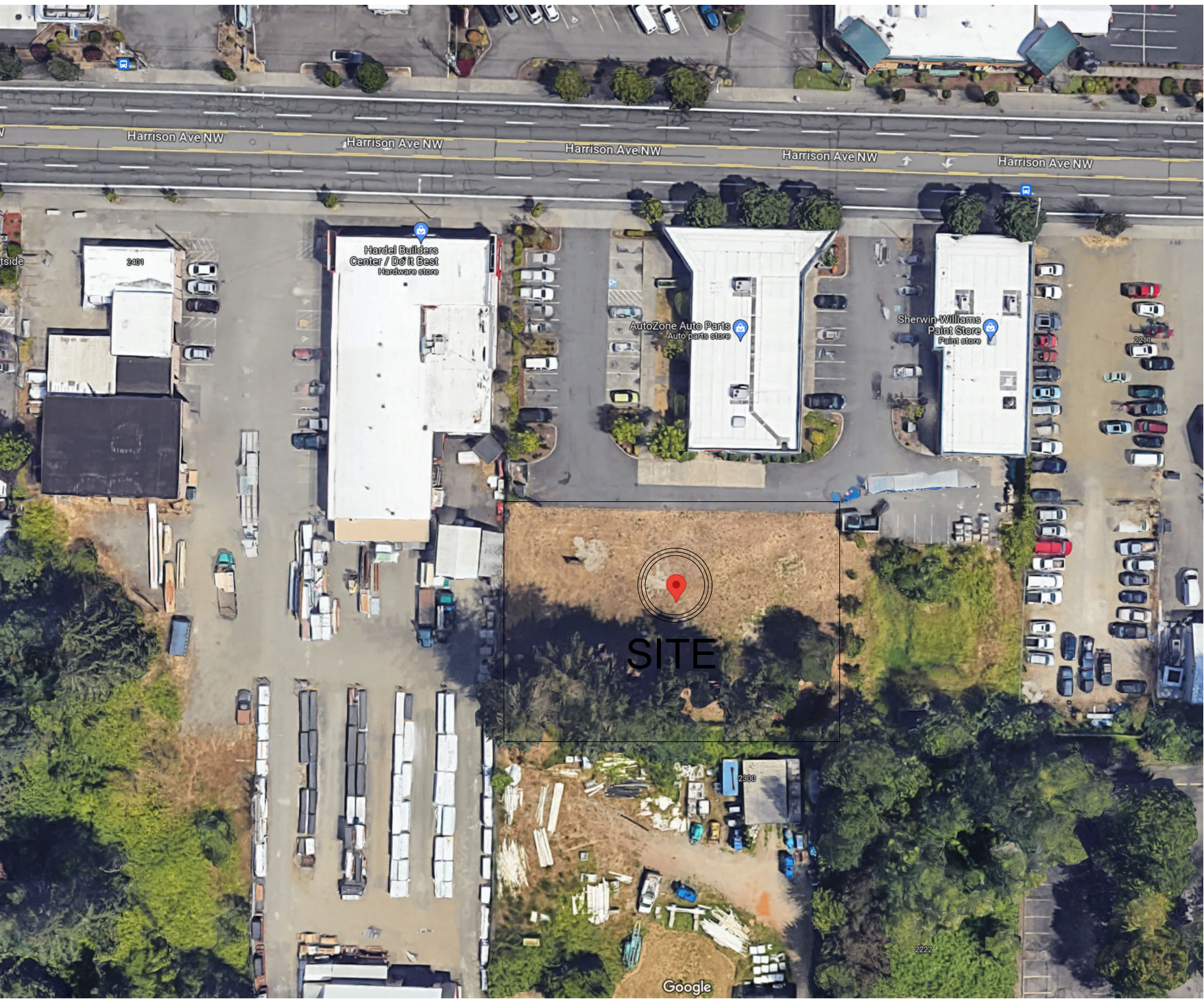
- E. Urban Plaza. An urban plaza shall be located in the general area shown on the attached diagram. (Development of this site feature is required when expansion on the north side of the Capital Mall Area meets or exceeds a cumulative total of 100,000 SF of new floor area.) The plaza shall be integrated with a Significant Building Entry.
- F. Pedestrian Linkages. Increments of new development, including parking lot expansion, shall include landscaped illuminated walkways or paths that link the new mall development to surrounding commercial development, allowing people to walk or bike through parking areas safely and conveniently. (Pedestrian linkages shall be added and integrated into any parking lot expansion consistent with UDC Chapter 18.36 Landscaping and Screening regulations.) The intent is that pedestrian linkages and parking lot improvements be made incrementally as building improvements are made--not to require the entire mall parking lot to be improved at once but in proportion to the amount of mall area being developed.
- G. Site Access Points. These would create an urban block pattern along 4th Avenue by locating intersecting streets or pedestrian paths between buildings. (The Site Access Point may be connected to parking or internal circulation in the mall, but not impose block pattern to the mall as long as adequate vehicle and illuminated pedestrian connections are maintained to the surrounding High Density Corridor street network.) These shall be developed incrementally when buildings are added in the Capital Mall area and when 4th Avenue street improvements are made.

Staff Response: N/A the parcel is located in the HDC 3 zone.

Applicant Response: PEDESTRIAN & VEHICULAR CIRCULATION CONNECT WITH ADJACENT CIRCULATION



CONTEXT SKETCH



PROJECT TEAM :

Owner :	Architect :
Harrison Avenue Caves LLC 111 Tumwater Blvd. SE #B201 Tumwater, WA 98501 contact: Aaron Borden (360)999 8101 aaron@ajbservice.com	Schroeder Architects 3838 48th Avenue NE Seattle, WA 98105 contact: Peter Schroeder (206)954 0442 psaaia@comcast.net
Civil Engineer :	Landscape Architect :
Olympic Engineering PO Box 12690 Olympia, WA 98508 contact: Chris Merrit (360)705 2474 chris@olyeng.com	Eric J Williams Landscape Architect 1529 South Seashore Drive Tacoma, WA 98465 contact: (253)678 4173 wdstudio70@yahoo.com

PROJECT NARRATIVE :

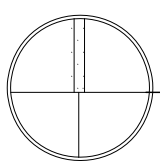
This project includes the development of a .54 acre property located in the existing commercial district surrounding Harrison Avenue NW. The site is setback approximately 200 feet from this commercial street, essentially behind a one story autoparts store. The proposal includes a two story mixed use building including two retail/office commercial spaces totaling 3472 sq.ft. on the first floor and six-two bedroom affordable apartment units on the first & second floors. The building adopts a craftsman aesthetic including; board & batten exterior detailing, recessed balconies, traditional residential windows and trim, a slate wainscot, wood storefront detailing, and fabric awnings covering pedestrian areas. Vehicular and pedestrian links are established with the main building entry located at the northwest corner, the angled recessed doorway provies a direct visual connection with Harrison Avenue. Parking is accessed on the side and rear of the site. Landscaping covers approximately 5000 sq.ft. of the site and a recyle dumpster enclosure will have wood screening to match the building exterior.

PROJECT DATA :

- SITE ADDRESS: 2309 Harrison AVE NW
- SITE AREA: 23,334 SF.
- LANDSCAPE AREA: 4994 SF.
- BUILDING AREA: 11,377 SF.
 - 1st FLOOR COMMERCIAL: 3472 SF.
 - 2nd FLOOR RESIDENTIAL: 2400 SF.
- BUILDING COVERAGE: 6,000 SF.
- IMPERVIOUS AREA: 14,654 SF.
- HARD SURFACE AREA: 18,340 SF.
- PARKING STALLS
 - SURFACE STALLS: 20
 - BICYCLE (COMMERCIAL LONG/SHORT TERM): 4
 - BICYCLE RESIDENTIAL (COVERED): 6

INDEX OF DRAWINGS :

- COVER SHEET
- SITE PLAN - CIVIL ENGINEERING (1-3)
- BUILDING PLANS A1.0
- BUILDING ELEVATIONS, SECTION, & LIGHTING A1.1
- LIGHTING SPEC SHEETS
- COLOR MATERIAL SCHEDULE
- LANDSCAPE PLANS (1-3)



CONTEXT MAP

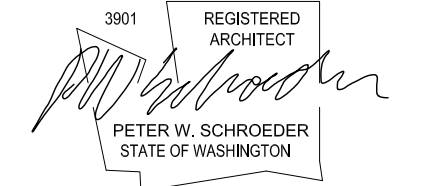


PETER SCHROEDER ARCHITECTS
3838 48th Avenue NE
Seattle, WA 98105
Tel: (206) 954 0442
psaaia@comcast.net

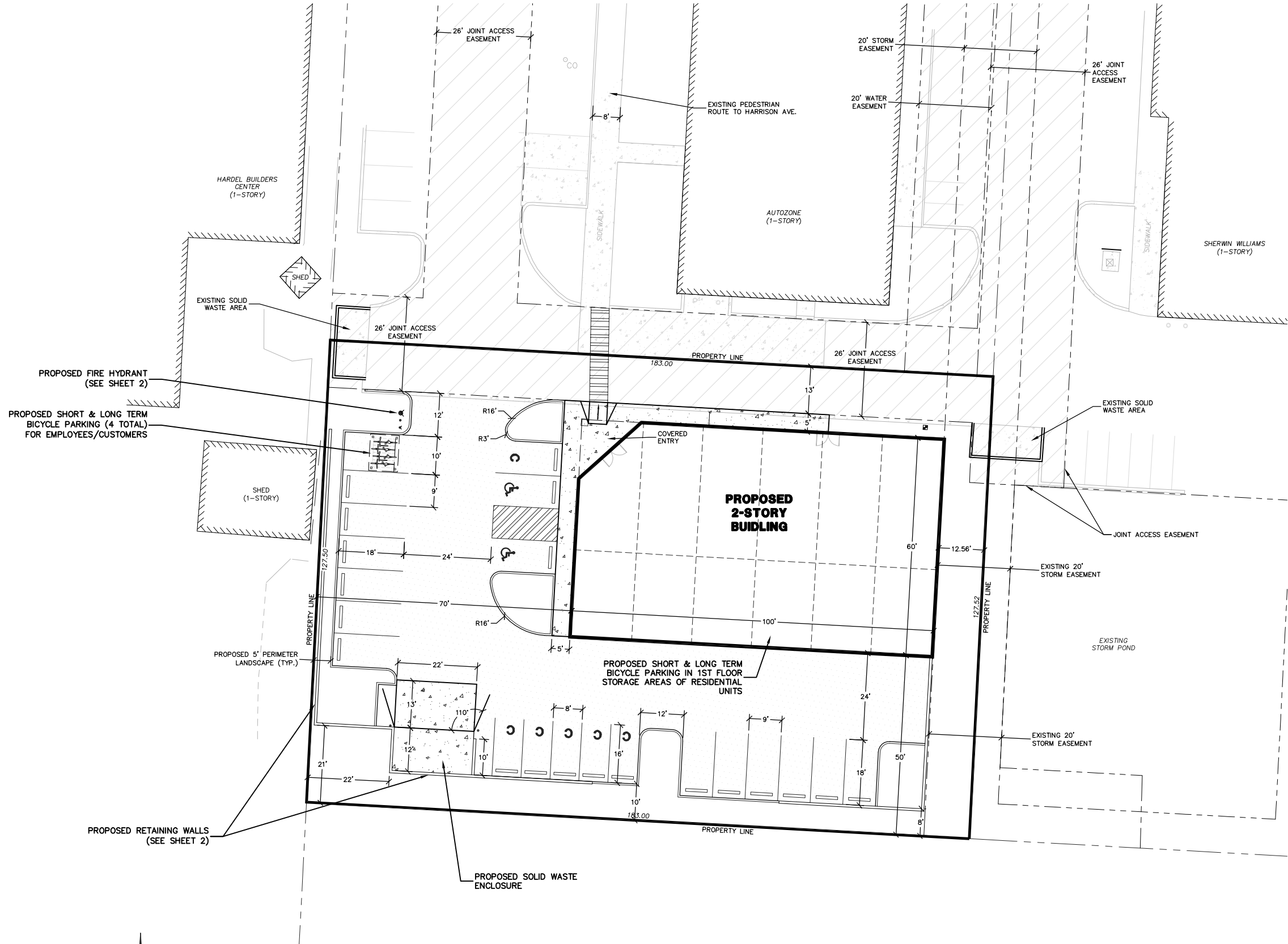
Consultant

Harrison Avenue Mixed Use Building
2304 Harrison Ave NW Olympia, WA 98504

Revisions	
Mark	Date



Date	8/29/23
Drawn	
Sheet Contents	COVER SHEET
Sheet	COVER SHEET



VICINITY MAP
N.T.S.



PROJECT INFORMATION

OWNER/APPLICANT: HARRISON AVE CAVES, LLC
111 TUMWATER BLVD. SE, SUITE 8201
TUMWATER, WA 98501

PARCEL NO: 70400302503

SITE ADDRESS: 2309 HARRISON AVE. NW
OLYMPIA, WA 98502

ZONING: HDC-3

PARCEL AREA: 0.536 AC (23,334 SF)

FLOOR AREAS: ±3,466 OFFICE/RETAIL
±8,400 MULTIFAMILY

RESIDENTIAL UNITS: 6

PARKING REQUIRED: ±18-20 (±9-11 OFFICE/RETAIL, 9 MULTIFAMILY)

PARKING PROVIDED: 20

WATER/SEWER: OLYMPIA

TELECOMMUNICATIONS: COMCAST & LUMEN

POWER/GAS: PUGET SOUND ENERGY

FIRE DISTRICT: OLYMPIA

REFUSE/RECYCLING: OLYMPIA

SOIL TYPE: ALDERWOOD GRAVELLY SANDY LOAM (HSG B) PER NRCS

FEMA FIRM DESIGNATION: ZONE X (PANEL #53067C0166F), OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

EXISTING HARD SURFACE AREAS

DRIVEWAY (SHARED): 2,415 SF
REFUSE PADS: 145 SF
TOTAL: 2,560 SF

PROPOSED HARD SURFACE AREAS:

ROOF: 6,161 SF
DRIVEWAY/PARKING: 8,682 SF
SIDEWALK/MISC.: 1,053 SF
TOTAL: 15,896 SF

TOTAL HARD SURFACE AREAS AFTER PROJECT COMPLETION

DRIVEWAY (SHARED) 2,299
EX. REFUSE PADS: 145 SF
ROOF: 6,161 SF
DRIVEWAY/PARKING: 8,682 SF
SIDEWALK/MISC.: 1,053 SF
TOTAL: 18,340 SF

78.6% HARD SURFACE COVERAGE
62.8% IMPERVIOUS SURFACE COVERAGE
25.7% BUILDING COVERAGE
21.4% (4,994 SF) LANDSCAPE COVERAGE

SURVEY NOTE

THE BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION DEPICTED HEREON WAS PROVIDED BY MTN 2 COAST PROFESSIONAL LAND SURVEYORS AND OBTAINED FROM COUNTY AND CITY RECORDS. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

SHEET INDEX

- 1 SITE PLAN
- 2 PRELIMINARY EROSION CONTROL, GRADING, DRAINAGE, AND UTILITY PLAN
- 3 DETAILS

NO.	DATE	REV.	FOR DESIGN REVIEW APPLICATION
1	8/29/23		

HARRISON AVENUE
MIXED USE

CITY OF OLYMPIA, WASHINGTON

SITE PLAN

DESIGNED BY:	CMM
DRAWN BY:	CMM
CHECKED BY:	
SCALE:	1" = 30'
DATE:	6/8/2023



PO Box 12690
Olympia, WA 98508
360.705.2474
www.olyeng.com

OLYMPIC ENGINEERING

Full Engineering • Land Division • Detailed Measurements

JOB NUMBER:	22022
DRAWING NAME:	22022_SITE

TEMPORARY CONSTRUCTION BMP'S

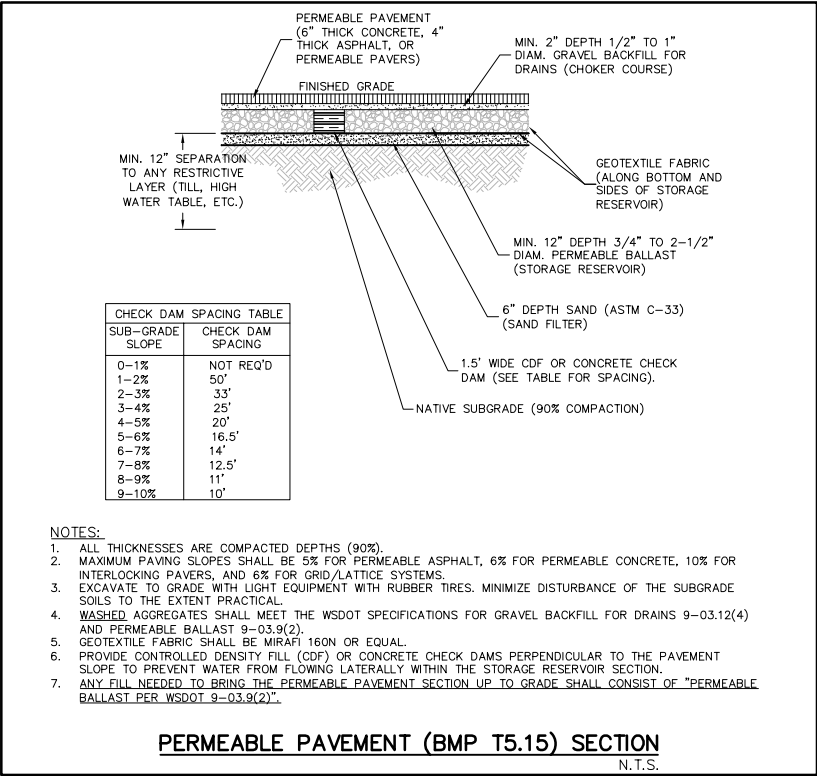
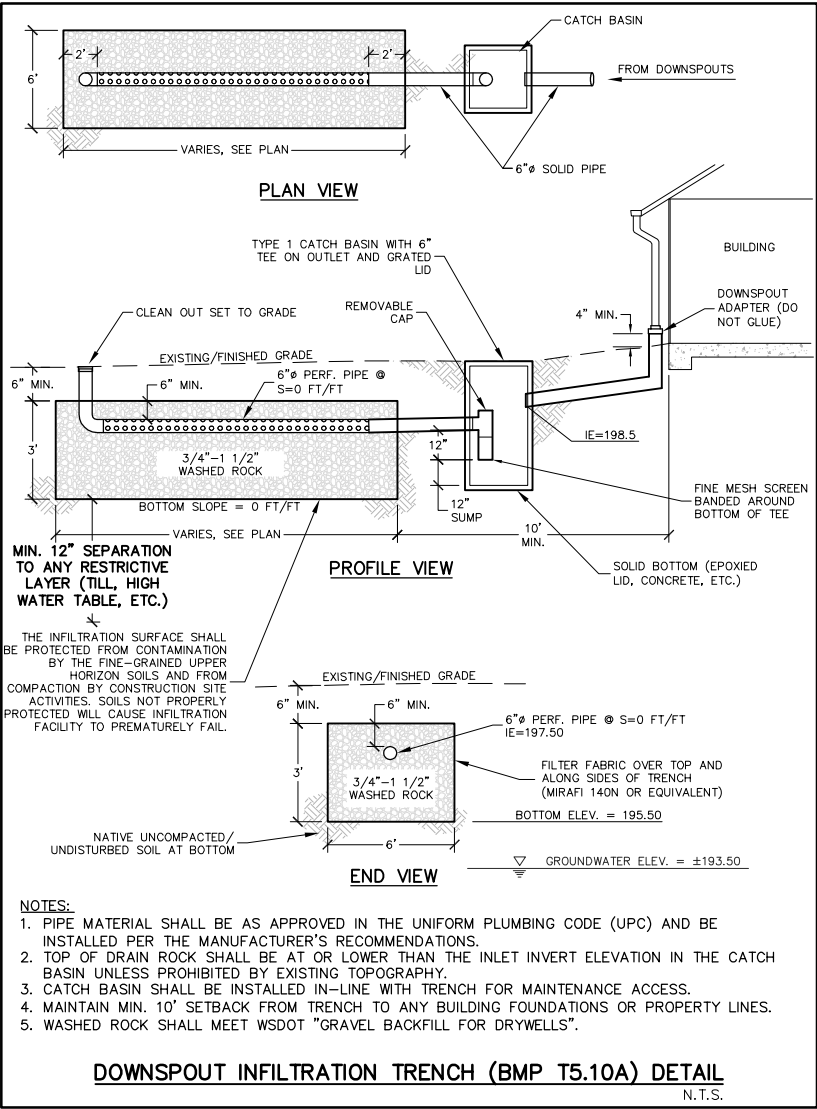
THE FOLLOWING BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED DURING THE CONSTRUCTION PHASE OF THE PROJECT TO PREVENT SEDIMENTATION, EROSION, AND RELEASE OF POLLUTANTS TO WATERS OF WASHINGTON STATE, ADJACENT PROPERTIES, AND DRAINAGE FACILITIES:

- C101 PRESERVING NATURAL VEGETATION
- C105 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- C121 MULCHING
- C123 PLASTIC COVERING
- C125 TOPSOILING/COMPOSTING
- C140 DUST CONTROL
- C150 MATERIALS ON HAND
- C151 CONCRETE HANDLING
- C152 SAWCUTTING AND SURFACING POLLUTION PREVENTION
- C154 CONCRETE WASHOUT AREA
- C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
- C220 STORM DRAIN INLET PROTECTION
- C233 SILT FENCING

PERMANENT STORMWATER BMP'S

THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED:

- T5.10A DOWNSPOUT INFILTRATION TRENCH (ROOF AREA)
- T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH (LAWN/LANDSCAPE AND DISTURBED AREAS)
- T5.15 PERMEABLE PAVING (DRIVE/PARKING AREA)



REVISION	
NO.	DATE
1	8/29/23

NO.	DATE	REV.	FOR DESIGN REVIEW APPLICATION
1	8/29/23		

**HARRISON AVENUE
MIXED USE**

CITY OF OLYMPIA, WASHINGTON

DETAILS

DESIGNED BY:	CMM
DRAWN BY: <td>CMM</td>	CMM
CHECKED BY: <td> </td>	
SCALE: <td>N.T.S.</td>	N.T.S.
DATE: <td>6/8/2023</td>	6/8/2023

8/29/2023

CHRISTOPHER R. OLYMPIC
REGISTERED PROFESSIONAL ENGINEER
NO. 37401
STATE OF WASHINGTON

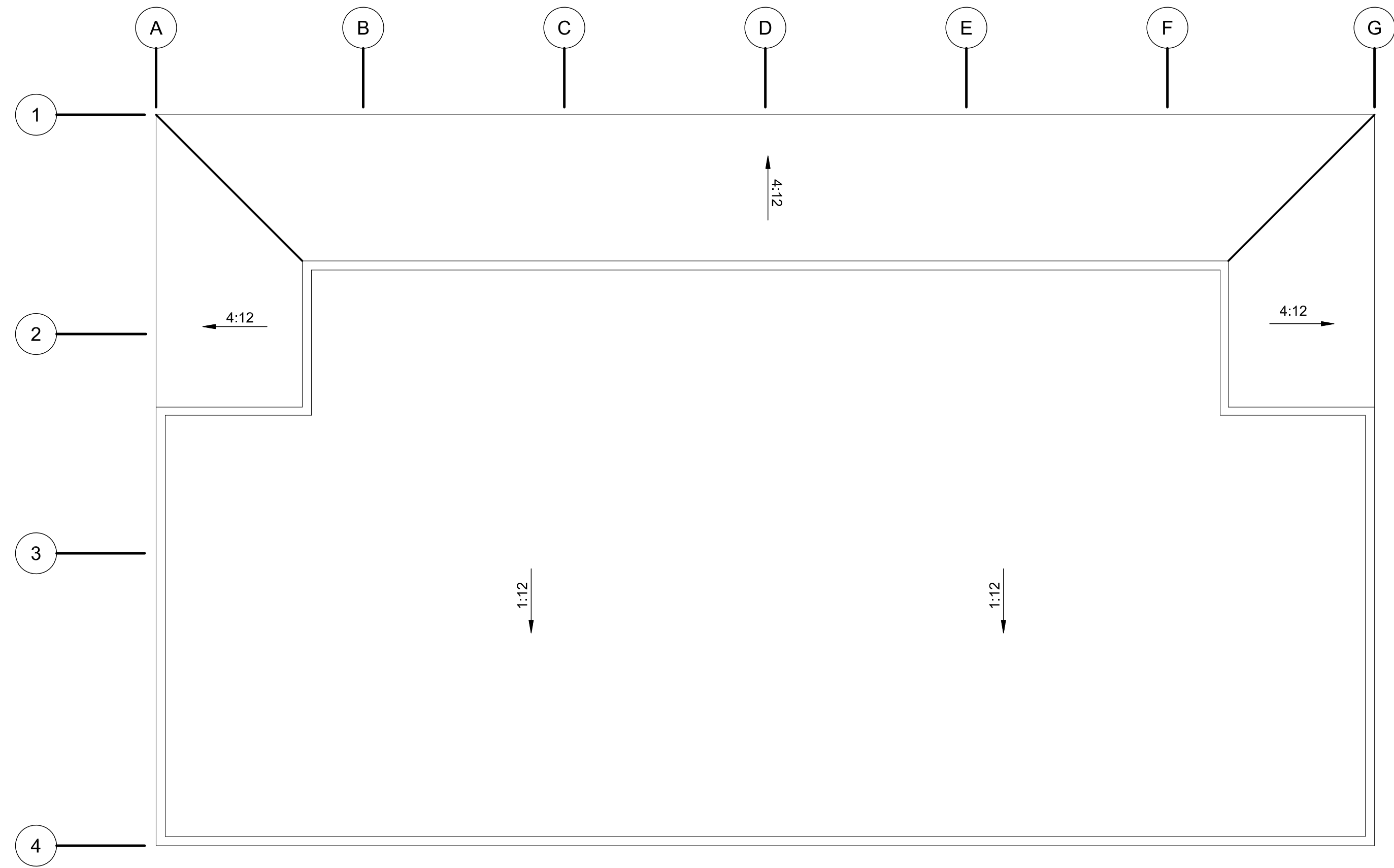
PO Box 12600
Olympia, WA 98508
360.705.2474
www.olyeng.com

OLYMPIC ENGINEERING
Civil Engineering • Land Use Planning • Building Maintenance

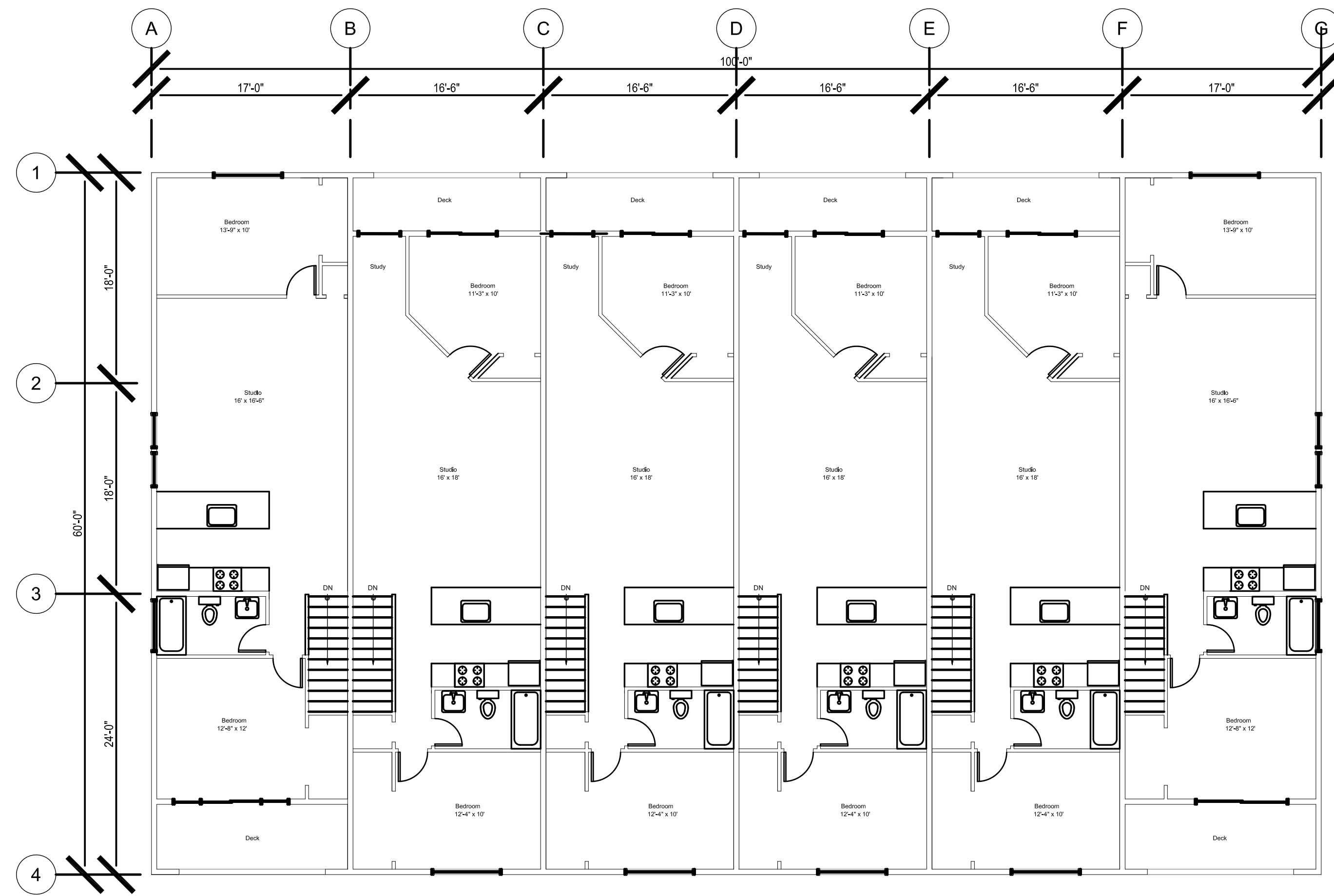
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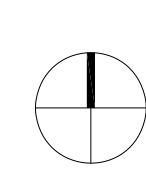
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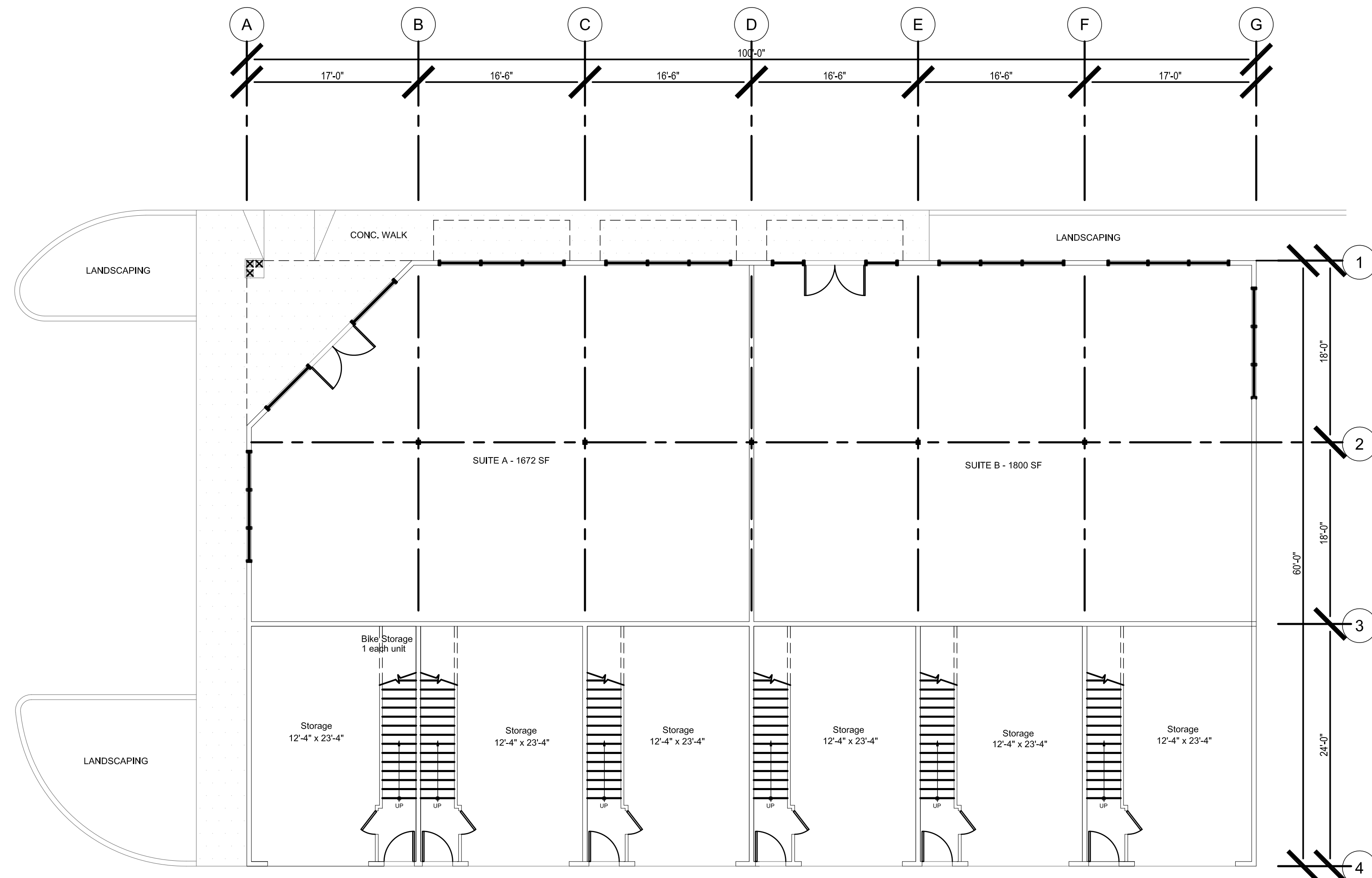
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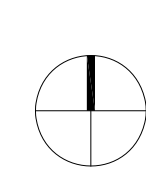


 **ROOF PLAN**
SCALE= 1/8" = 1'-0"



 **2nd FLOOR PLAN**
SCALE= 1/8" = 1'-0"



 **1st FLOOR PLAN**
SCALE= 1/8" = 1'-0"



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3838 48th Avenue NE
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p.schroeder@comcast.net

Consultant

Harrison Avenue Mixed Use Building

2304 Harrison Ave NW Olympia, WA 98504

Revisions	
Mark	Date



Date 8/29/23

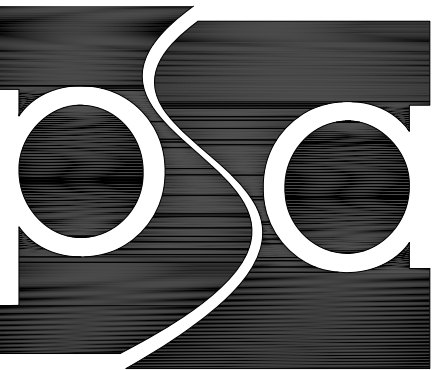
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Sheet Contents

BUILDING PLANS

Sheet

A1.0



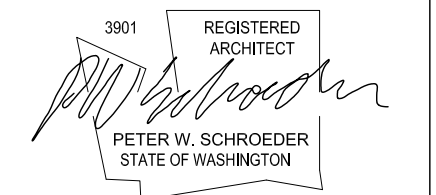
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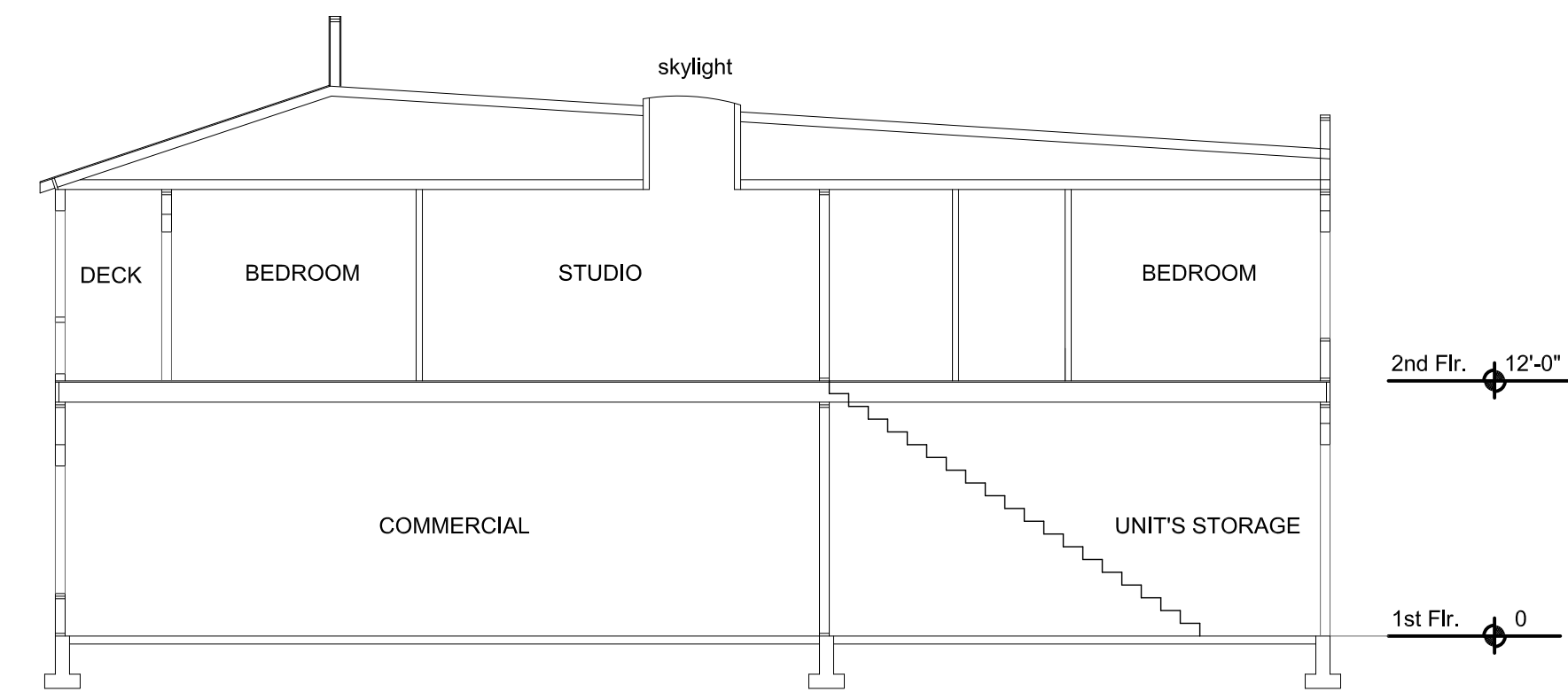
Date 8/29/23

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Sheet Contents

BUILDING
ELEVATIONS

Sheet
A 2.0



TYPICAL CROSS SECTION
SCALE= 1/8" = 1'-0"



WEST ELEV.
SCALE= 1/8" = 1'-0"



NORTH ELEV.
SCALE= 1/8" = 1'-0"



SOUTH ELEV.
SCALE= 1/8" = 1'-0"



EAST ELEV.
SCALE= 1/8" = 1'-0"

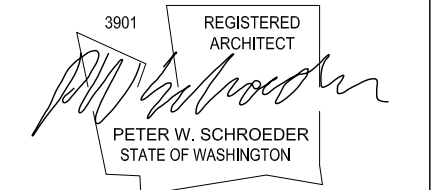


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Date 8/29/23

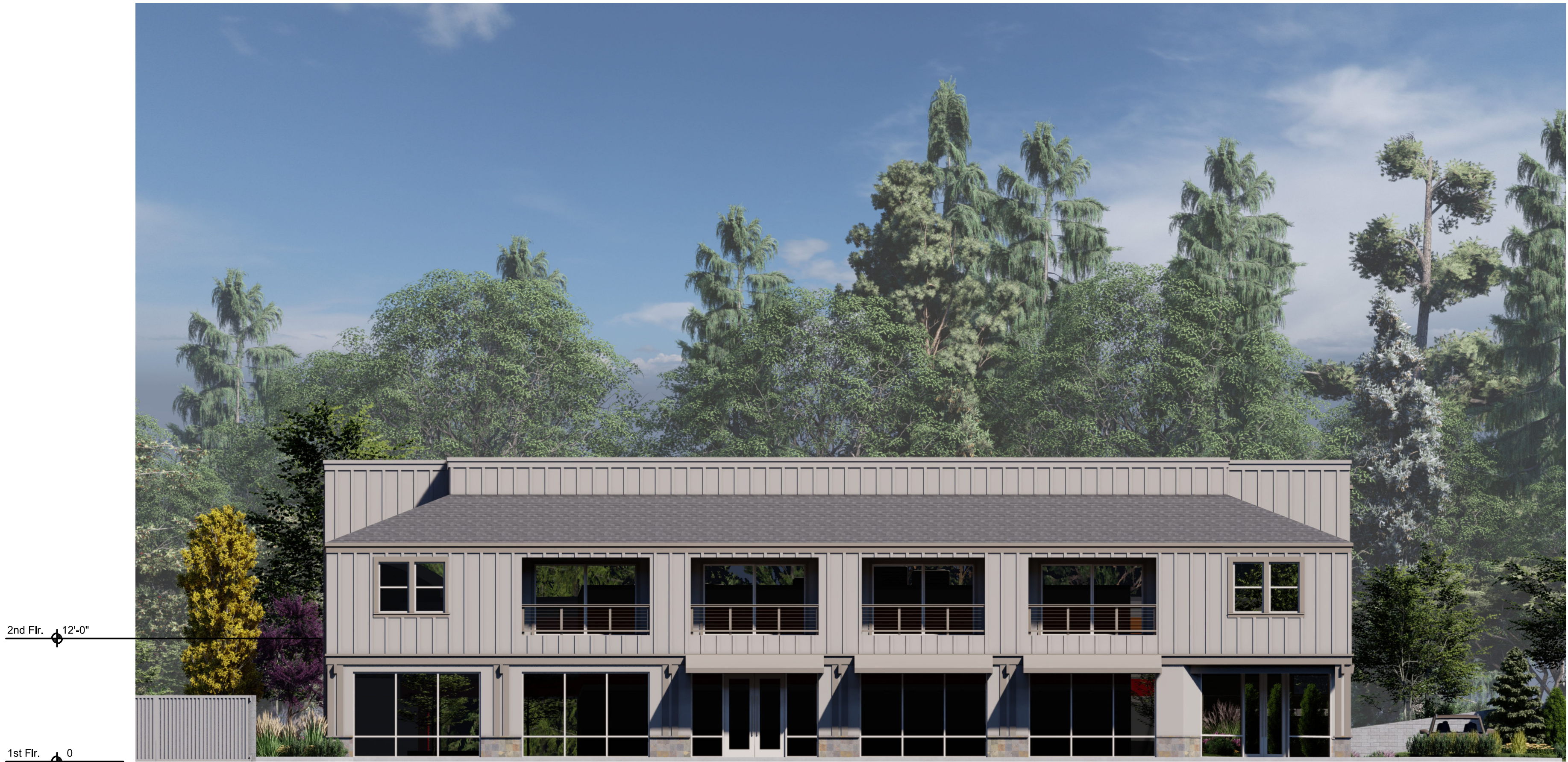
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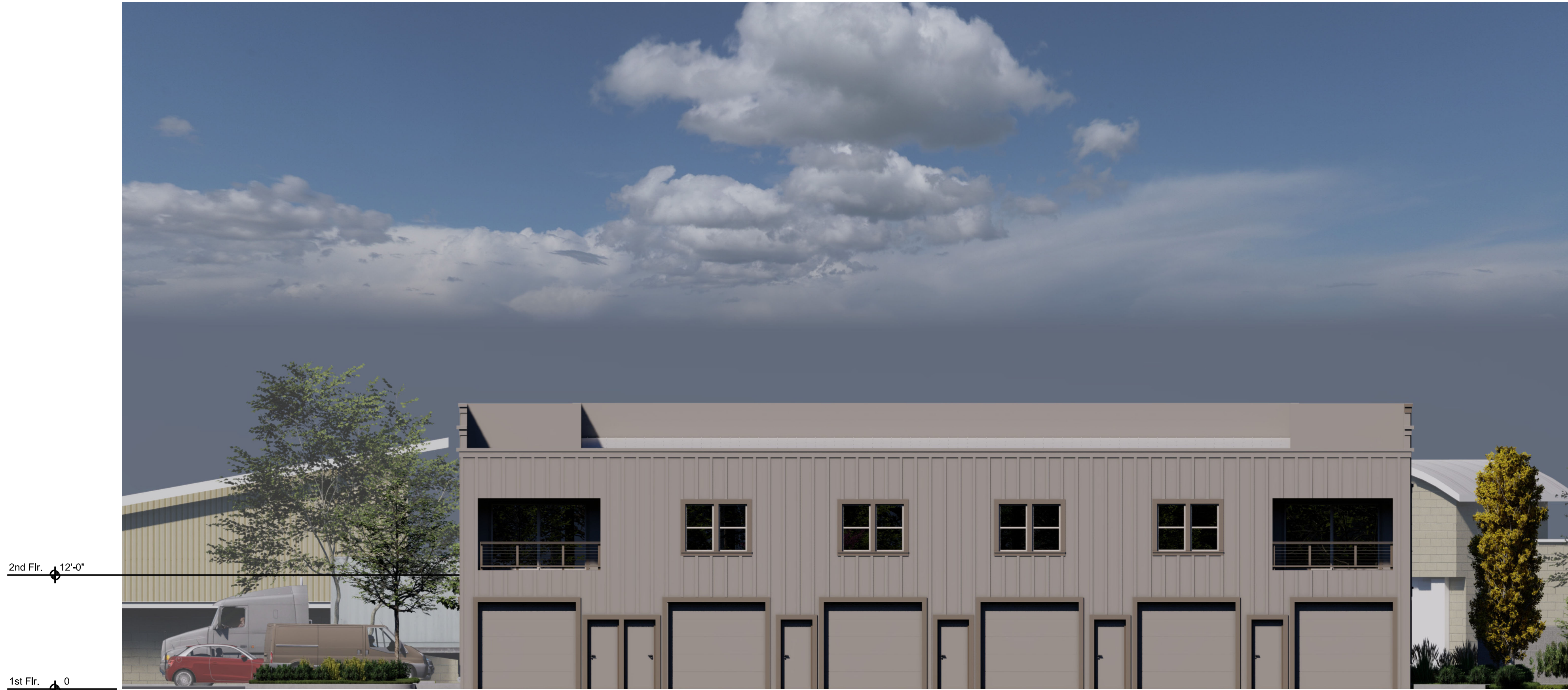
COLOR
ELEVATIONS

Sheet

A 2.1



 NORTH ELEV.
SCALE= 1/8" = 1'-0"



 SOUTH ELEV.
SCALE= 1/8" = 1'-0"



○ WEST ELEV.
SCALE= 1/8" = 1'-0"



Top of Wall 24'

2nd Flr. 12'-0"

1st Flr. 0'

○ EAST ELEV.
SCALE= 1/8" = 1'-0"



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Revisions	
Mark	Date

3801 REGISTERED ARCHITECT
PETER W. SCHROEDER
STATE OF WASHINGTON

Date 8/29/23

Drawn

Sheet Contents

COLOR
ELEVATIONS

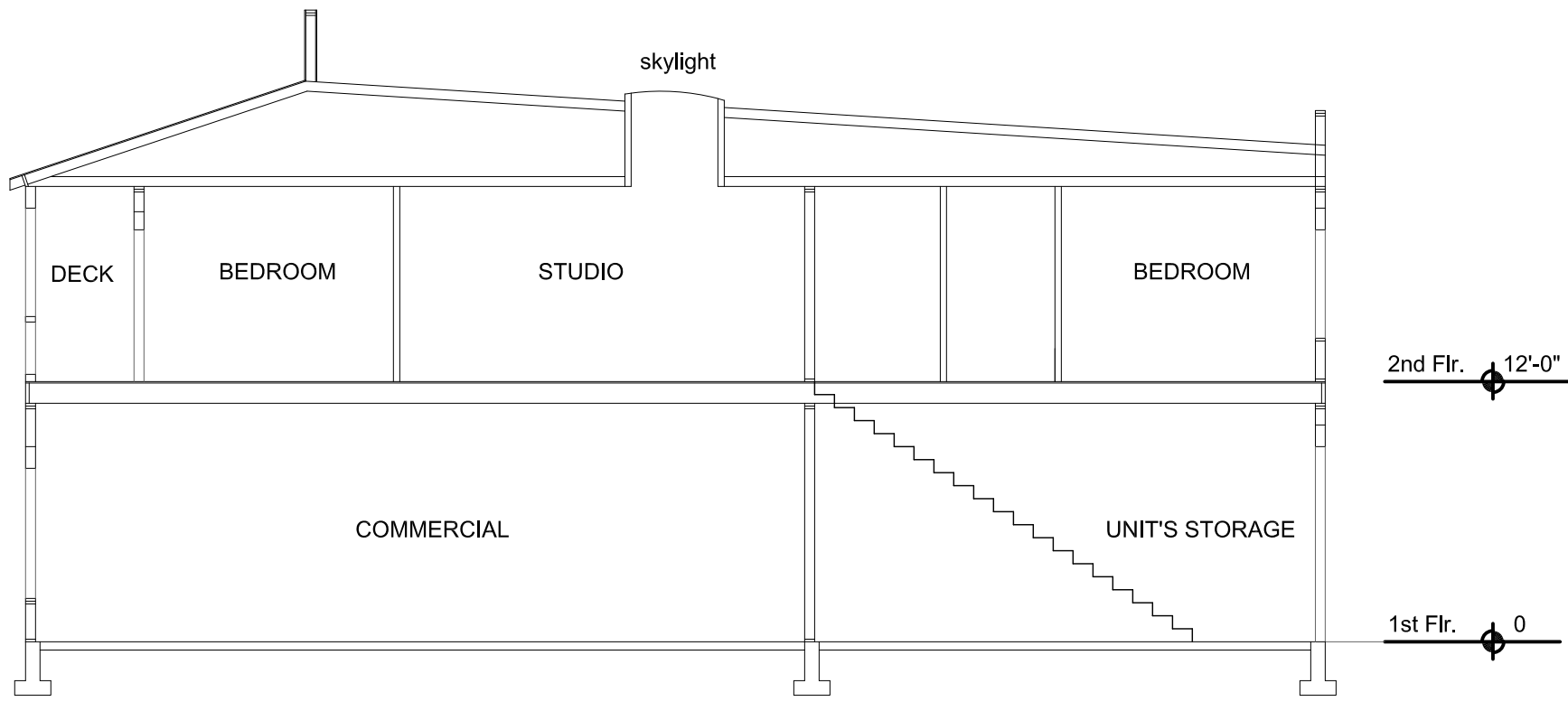
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A 2.2

MATERIAL / COLOR SCHEDULE (SEE CIRCLED ITEMS)

- 1 WAINSCOT 24" HT. NATRURAL SLATE SIENNA BROWN
- 2 EXTERIOR WALL - 1X3 BATTENS OVER FIBER CEMENT BOARD
COLOR SW 7030 "ANEW GRAY"
- 3 WINDOW TRIM - COLOR MILGARD "TAN"
- 4 STOREFRONT WOOD TRELLIS & AWNING
COLOR SW 7031 "MEGA GREIGE"
- 5 WINDOW FRAMES - COLOR MILGARD "TAN"
- 6 SLOPED ROOFING - OWENS CORNING "BROWNWOOD"

LIGHT FIXTURE SCHEDULE (SEE CIRCLED ITEMS)

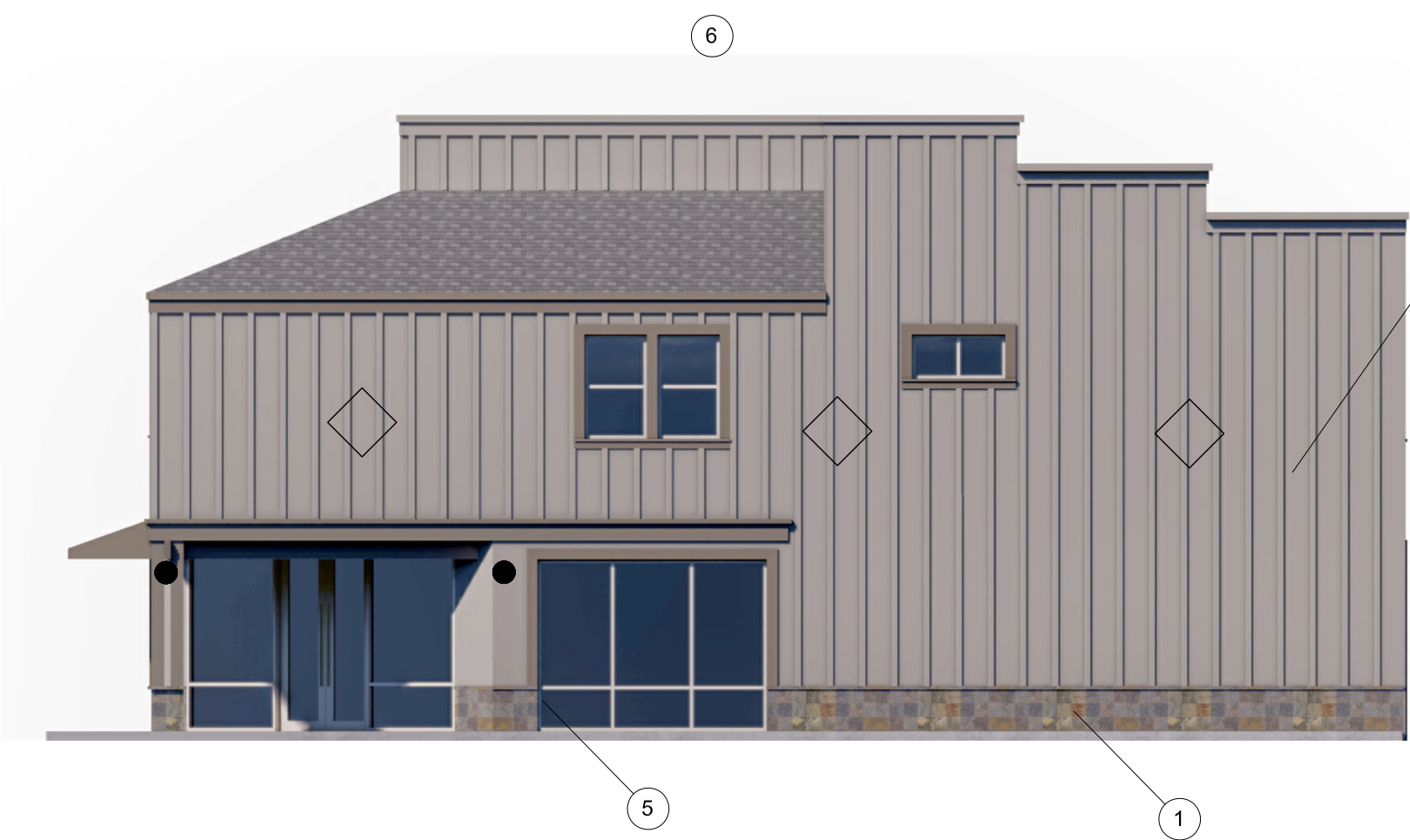
- WALL LANTERN-KICHLER 9022BK
- ◇ 15W LED - MOUNTED 7' HT (7 TOTAL)
- WALL PACK - C LITE S6L
- 48 W LED - MOUNTED 12' - 14' HT. (13 TOTAL).
- ALSO @ STOREFRONT SOFFIT 15W WALL
LIGHTING DOWNLIGHT (4 TOTAL) 6" DIAM.



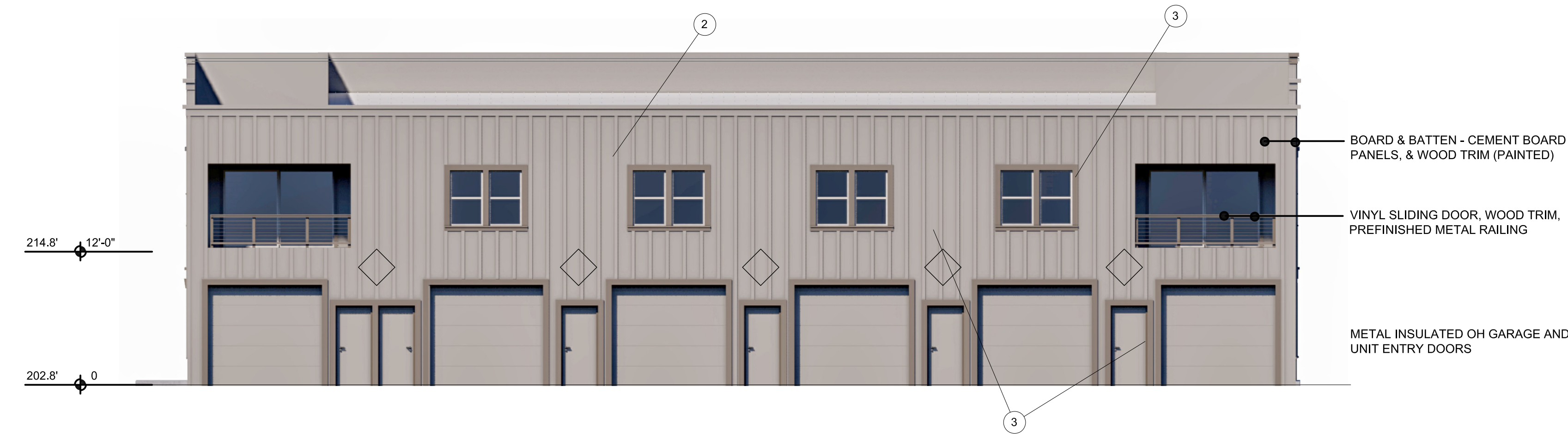
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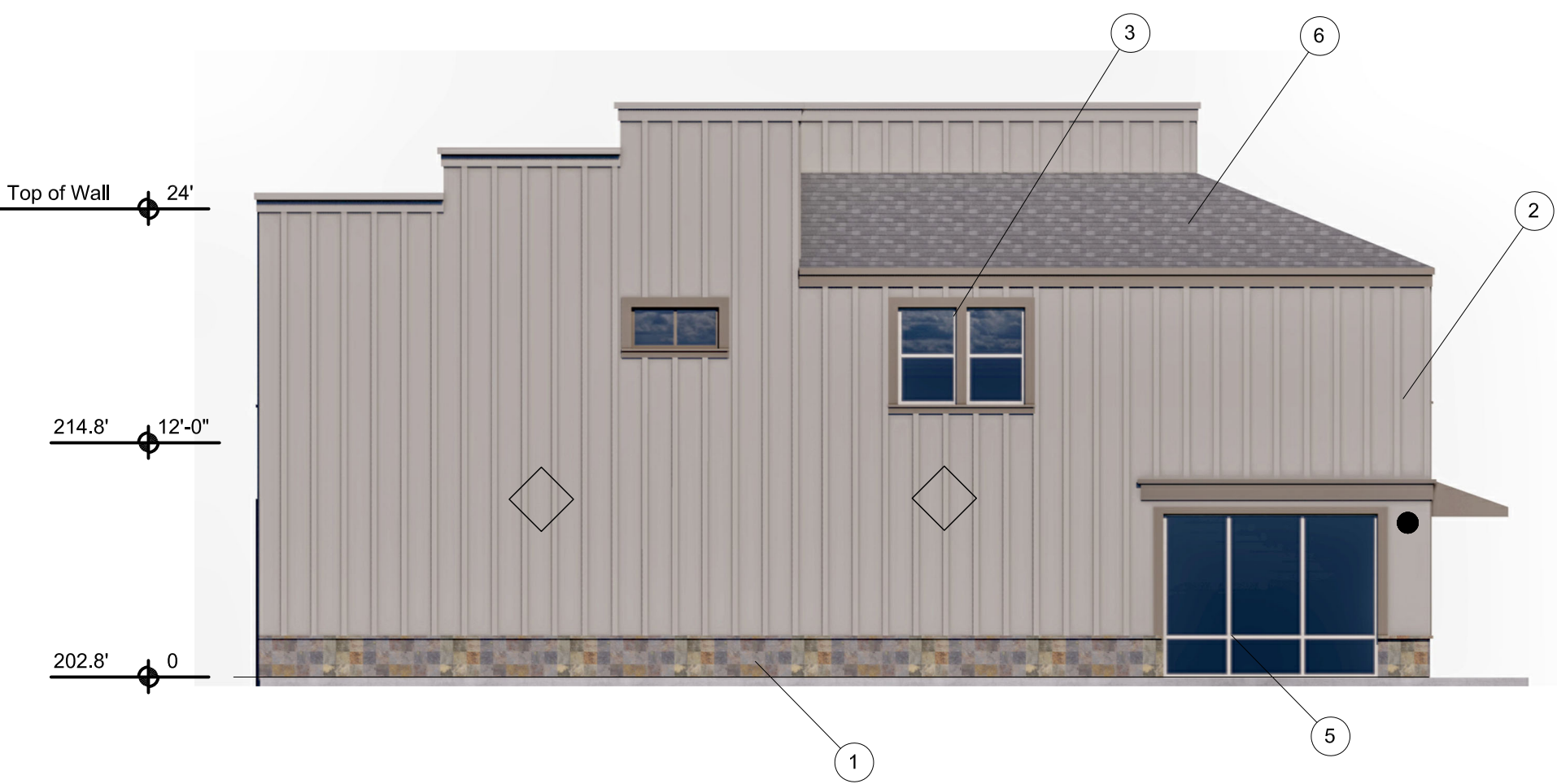
NORTH ELEV.
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WEST ELEV.
SCALE= 1/8" = 1'-0"



SOUTH ELEV.
SCALE= 1/8" = 1'-0"



EAST ELEV.
SCALE= 1/8" = 1'-0"



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3901 REGISTERED ARCHITECT
PETER W. SCHROEDER
STATE OF WASHINGTON

Date8/29/23

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Sheet Contents

COLOR MATERIALS

Sheet



LOTOS 4" & 6" Downlight LED
Recessed R4ERDR / R6ERDR



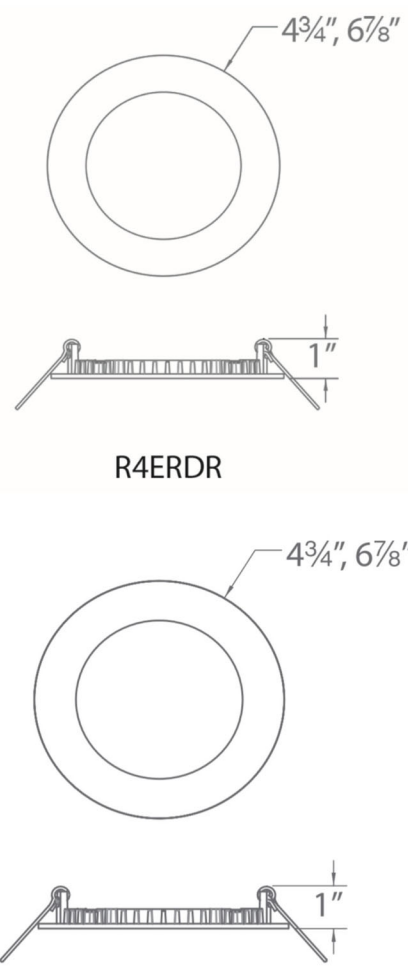
PRODUCT DESCRIPTION

Shallow profile LED that is designed to fit in furred down ceilings without sacrificing lumen output. Available in 4" or 6" recessed and 4" or 6" adjustable LED recessed.

FEATURES

- Heavy gauge retention clips secures fixture to ceiling
- 360° Retractable Pivot: Downlight and Adjustable
- Installs into ceilings between ½" and 1½" thick
- Height: Fixture - 1¼", Driver 1¼"
- 50,000 hour rated life
- 5 year warranty
- 90 CRI
- 5-CCT Selectable Switch

ORDERING NUMBER



R6ERDR-W9CS-WT

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Construction: Steel with frosted TIR lens
Input: 120 -277V
Dimming: 100% - 10% ELV, 100% - 5% TRIAC
Harmonic Distortion (THD): <20%
Operating Temperature: -20°C (-4°F) to 40°C (104°F)
Standards: Title 24 JA8-2016 Compliant; Energy Star® Rated; Wet Location listed; ETL & cETL listed

Model	Power	Beam	Max Lumens	Color Temp	Finish
R4ERDR 4" Round IC - Rated, Airtight Wet Location listed	9W	W 45°	725	9CS 5-CCT Selectable 2700K-3000K-3500K- 4000K-5000K	WT White <input type="text"/>
R6ERDR 6" Round IC - Rated, Airtight Wet Location listed	15W	W 45°	1340	9CS 5-CCT Selectable 2700K-3000K-3500K- 4000K-5000K	WT White <input type="text"/>



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Consultant

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2304 Harrison Ave NW
Olympia, WA 98504

Revisions	
Mark	Date



3901 REGISTERED ARCHITECT
PETER W. SCHROEDER
STATE OF WASHINGTON

Date	8/29/23
Drawn	
Sheet Contents	
COLOR MATERIALS LIGHTFIXTURE SPECS	
Sheet	



Seaside Collection
Seaside 1 Light Outdoor Wall Lantern in Black
9022BK (Black (Painted))

Product Description:

With an aura that is as pure as a sea breeze, the Seaside Collection offers the homeowner a unique line of outdoor fixtures guaranteed to bring a new identity to your home's landscape. For this 1-light Seaside Wall Lantern, aluminum with stainless steel is combined with Kichler's Black finish, resulting in a high quality fit that will look fantastic for years to come. The fixture houses a 100-watt (max) bulb that provides outstanding outdoor illumination for your landscape. It is 12" high, is U.L. listed for wet location, and is Dark Skies compliant.

Available Finishes

Black (Painted)
Brushed Nickel
Olde Brick
Olde Bronze
White

Technical Information

Lamp Included:	Not Included
Lead Wire Length:	6"
Extension:	9
Safety Rated:	Wet
HCWO:	6
Base Backplate:	4.75 X .75
Dual Mount:	No
Dark Sky:	Yes
Patent:	D383239
Light Source:	Incandescent
Socket Base:	Medium
Number of Bulbs:	1
Lamp Type:	A
Max Watt:	100W
Width:	8"
Height:	12"
Overall Height:	"
Collection:	Seaside Collection
Finish:	Black (Painted)

Project	
Type	
Ordering #	
Comments	

C-WP-E-TR-SCCT Series
Traditional Style LED Wall Pack | Field Selectable CCT & Wattage
Replaces up to 400W PSMH



S6L



S9L, S12L & S18L



S23L

BRIGHTEN ANY SPACE WITH YOUR NEW FAVORITE TRADITIONAL STYLE LED WALL PACKS

Are you searching for the perfect lighting solution that combines flexibility, energy efficiency, and ease of installation? Look no further than our cutting edge Traditional Style LED Wall Pack, the C-WP-E-TR-SCCT Series. With its exceptional features and the traditional design you know and love, it outshines the competition. Tuneable wattage allows you to select between 100%, 75%, or 50% of the lumen output. Plus, the CCT selection feature offers the freedom to choose between three color temperatures: 3000K for a warm ambiance, 4000K for a neutral feel, and 5000K for a cool, crisp glow. Take control of your lighting experience with the 0-10V dimming option. Equipped with a high-quality borosilicate prismatic glass lens to ensure optimal light distribution and durability. Its exceptional efficiency exceeds 157 lumens per watt (LPW) on certain wattages, making it an industry leader in energy savings. And here's the best part: designed with you in mind, its super easy to install with a hassle-free setup, saving you time and effort. cULus Listed and backed by our 5-year limited warranty.

PRODUCT SPECIFICATIONS

OVERVIEW

- Initial Delivered Lumens: Up to 6275 Lumens (**S6L**), Up to 8525 Lumens (**S9L**), Up to 11,550 Lumens (**S12L**), Up to 18,100 Lumens (**S18L**), Up to 23,500 Lumens (**S23L**)
- CRI: ≥ 70
- CCT: Field selectable: 3000K, 4000K or 5000K
- Max Input Power: 48W (**S6L**), 58W (**S9L**), 75W (**S12L**), 115W (**S18L**), 155W (**S23L**)
- Dimmable: 0-10V dimming to 10%, dims to off
- Operating Temperature Range: -40°F to 104°F (-40°C to 40°C)
- Estimated L₇₀ Lifetime @ 25°C: > 100,000 hours
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Limited Warranty: 5 Years*
- Replaces 175W MH (**S6L**), 250W MH (**S9L**), 250W PSMH (**S12L**), 400W MH (**S18L**), 400W PSMH (**S23L**)

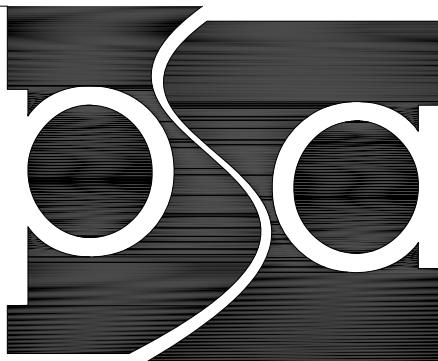
FEATURES	RECOMMENDED USE	INPUT VOLTAGE
<ul style="list-style-type: none">FCC Part 15, Subpart B, Class A limits for conducted and radiated emissionsBorosilicate prismatic glass lensExtremely efficient with over 157LPW on certain wattagesSuper easy install, designed with you in mind	<ul style="list-style-type: none">EntrywaysGeneral Area LightingPerimeter Lighting	<ul style="list-style-type: none">Universal (120V - 277V)

CERTIFICATIONS:



Rev Date: 08/22/2023

For informational purposes only. Content is subject to change. *See creelighting.com/resources/warranties

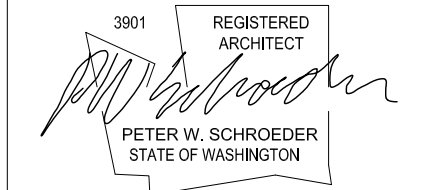


PETER SCHROEDER ARCHITECTS
3838 48th Avenue NE
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Consultant

Harrison Avenue Mixed Use Building
2304 Harrison Ave NW Olympia, WA 98504

Revisions	
Mark	Date



Date 8/29/23

Drawn

Sheet Contents

LIGHTFIXTURE SPECS

Sheet

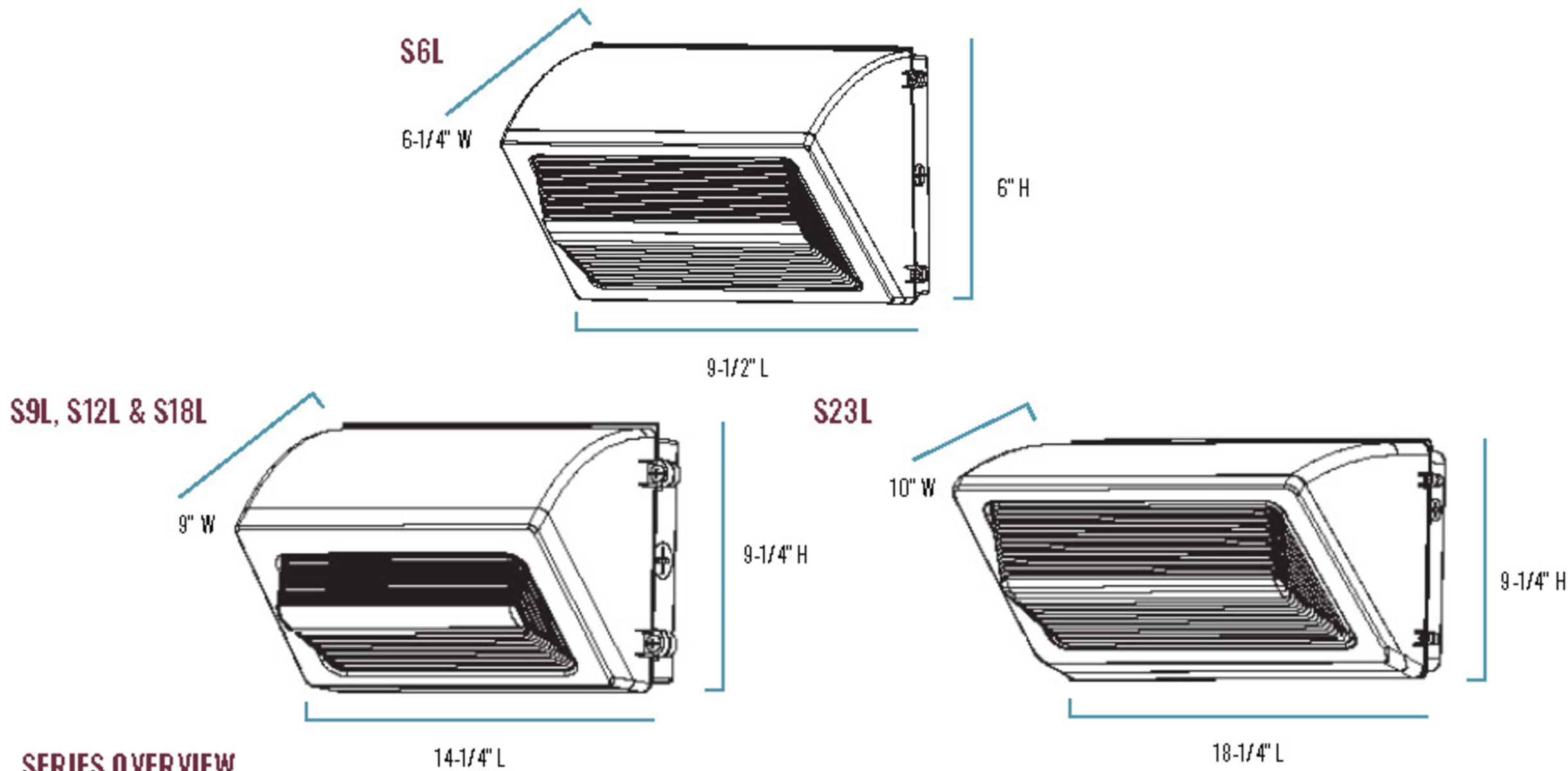
C-WP-E-TR-SCCT Series

ORDERING INFORMATION

Example SKU: C-WP-E-TR-S23L-SCCT-UL-DB

C-WP	E	TR		SCCT	UL	DB
PRODUCT	SERIES	TYPE	LUMEN PACKAGE*	FIELD SELECTABLE CCT	VOLTAGE	HOUSING COLOR
C-WP	E	TR Traditional Style	S6L Up to 6275 Lumens S9L Up to 8525 Lumens S12L Up to 11,550 Lumens S18L Up to 18,100 Lumens S23L Up to 23,500 Lumens	SCCT Warm White (3000K) Neutral White (4000K)* Cool White (5000K)	UL Universal 120V-277V	DB Dark Bronze

*Default settings at time of shipping are highest product wattage and 4000K.



SERIES OVERVIEW

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
9-1/2" L x 6-1/4" W x 6" H (S6L)	3.82 lbs.	10-15 feet	4 to 5 times the mounting height
14-1/4" L x 9" W x 9-1/4" H (S9L)	8.87 lbs.		
14-1/4" L x 9" W x 9-1/4" H (S12L)	9.25 lbs.	15-25 feet	
14-1/4" L x 9" W x 9-1/4" H (S18L)	9.3 lbs.		
18-1/4" L x 10" W x 9-1/4" H (S23L)	15.54 lbs.	> 25 feet	

C-WP-E-TR-SCCT Series

FIXTURE SPECIFICATIONS

HOUSING	Dark bronze powder coated finish with heavy-duty die-cast aluminum housing.
LENS ASSEMBLY	Borosilicate prismatic glass lens.
MOUNTING	Three 1/2" threaded knockouts for mounting using surface conduit or mount over a j-box, 3" octagonal or 4" octagonal boxes.

LUMINAIRE AND ELECTRICAL PERFORMANCE

OPERATING TEMPERATURE RANGE	ESTIMATED L ₇₀ LIFETIME @ 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION
-40°F to 104°F (-40°C to 40°C)	> 100,000 hours	≥0.9 at full load	< 20% at full load

LUMEN PACKAGE	INITIAL DELIVERED LUMENS*				SYSTEM WATTS	CURRENT DRAW (AMPS)			
	3000K	BUG RATINGS**	4000K/5000K	BUG RATINGS**		120V	208V	240V	277V
S6L	5700	B1-U3-G3	6275	B1-U3-G3	48W	0.40	0.23	0.20	0.17
	4650		5075		38W	0.32	0.18	0.16	0.14
	3210		3420		25W	0.21	0.12	0.10	0.09
S9L	8125	B2-U4-G4	8525	B2-U4-G4	58W	0.48	0.28	0.24	0.21
	6825	B1-U4-G4	7325	B1-U4-G4	45W	0.38	0.22	0.19	0.16
	4700	B1-U3-G3	4960	B1-U3-G3	29W	0.24	0.14	0.12	0.10
S12L	10,625	B2-U4-G5	11,550	B2-U4-G5	75W	0.63	0.36	0.31	0.27
	8825	B2-U4-G4	9475		58W	0.48	0.28	0.24	0.21
	6025	B1-U3-G3	6325	B1-U3-G4	38W	0.32	0.18	0.16	0.14
S18L	16,300	B2-U5-G5	18,100	B3-U5-G5	115W	0.96	0.55	0.48	0.42
	13,550		14,525	B2-U5-G5	90W	0.75	0.43	0.38	0.32
	9400	B2-U4-G5	9850	B2-U4-G5	58W	0.48	0.28	0.24	0.21
S23L	21,900	B3-U5-G5	23,500	B3-U5-G5	155W	1.29	0.75	0.65	0.56
	18,400		19,600	B3-U5-G5	121W	1.01	0.58	0.50	0.44
	12,300		13,025	B2-U4-G5	77W	0.64	0.37	0.32	0.28

* Default settings at time of shipping are highest product wattage and 4000K.

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt.

WARRANTY AND CERTIFICATIONS

WARRANTY	eULus LISTED	DLC
5-Year Limited*	Wet Locations	DLC Premium 5.1 *DLC Standard (S6L Series) Refer to https://www.designlights.org/search/ for most current information.

Rev Date: 08/22/2023

For informational purposes only. Content is subject to change. *See [crelighting.com/resources/warranties](https://www.crelighting.com/resources/warranties)

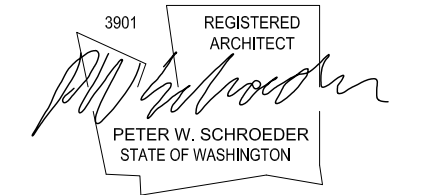


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Consultant

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2304 Harrison Ave NW
Olympia, WA 98504

Revisions	
Mark	Date



Date 8/29/23

Drawn

Sheet Contents

LIGHTFIXTURE SPECS

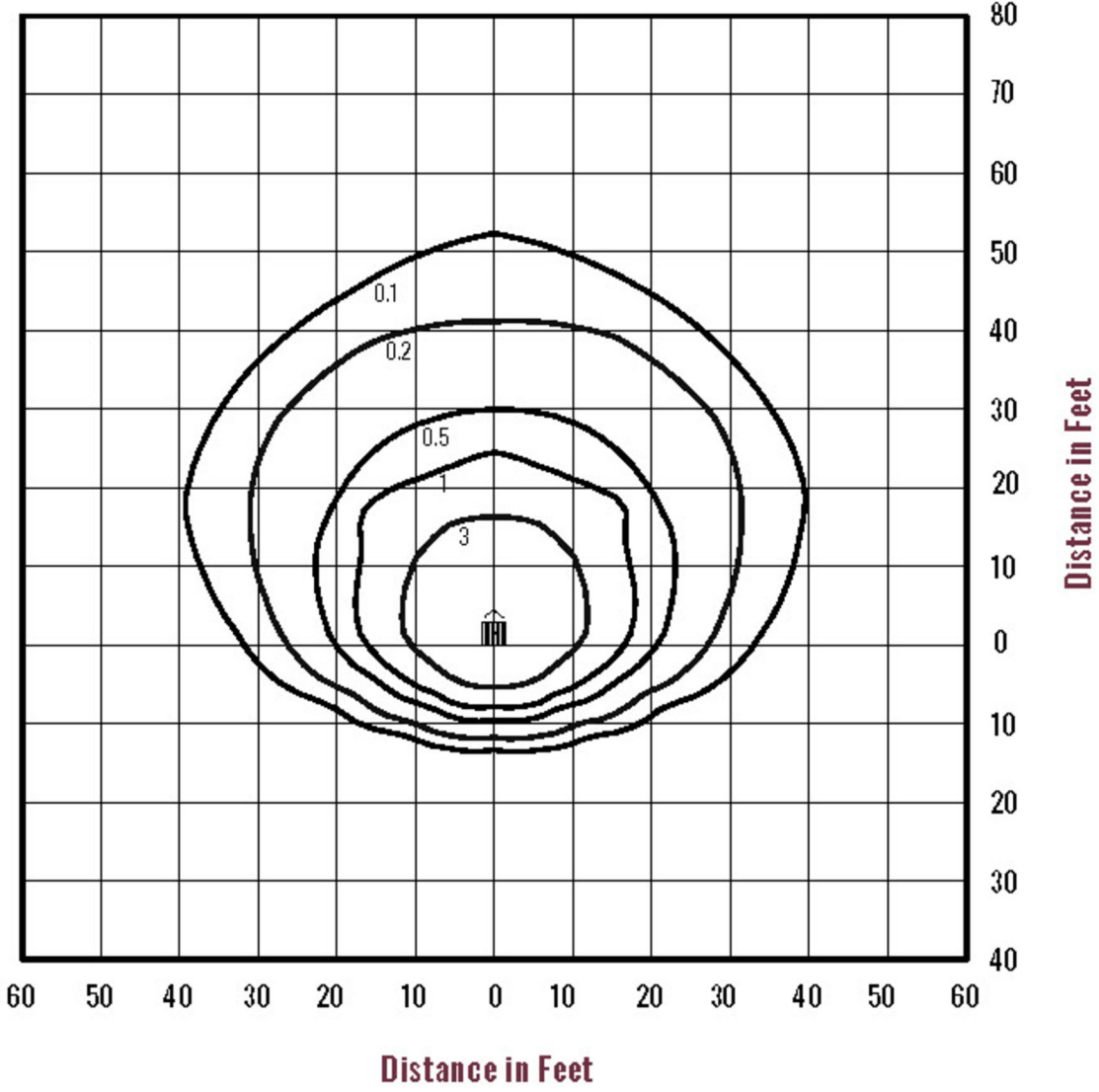
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C-WP-E-TR-SCCT Series

ISO PLOT CHARTS

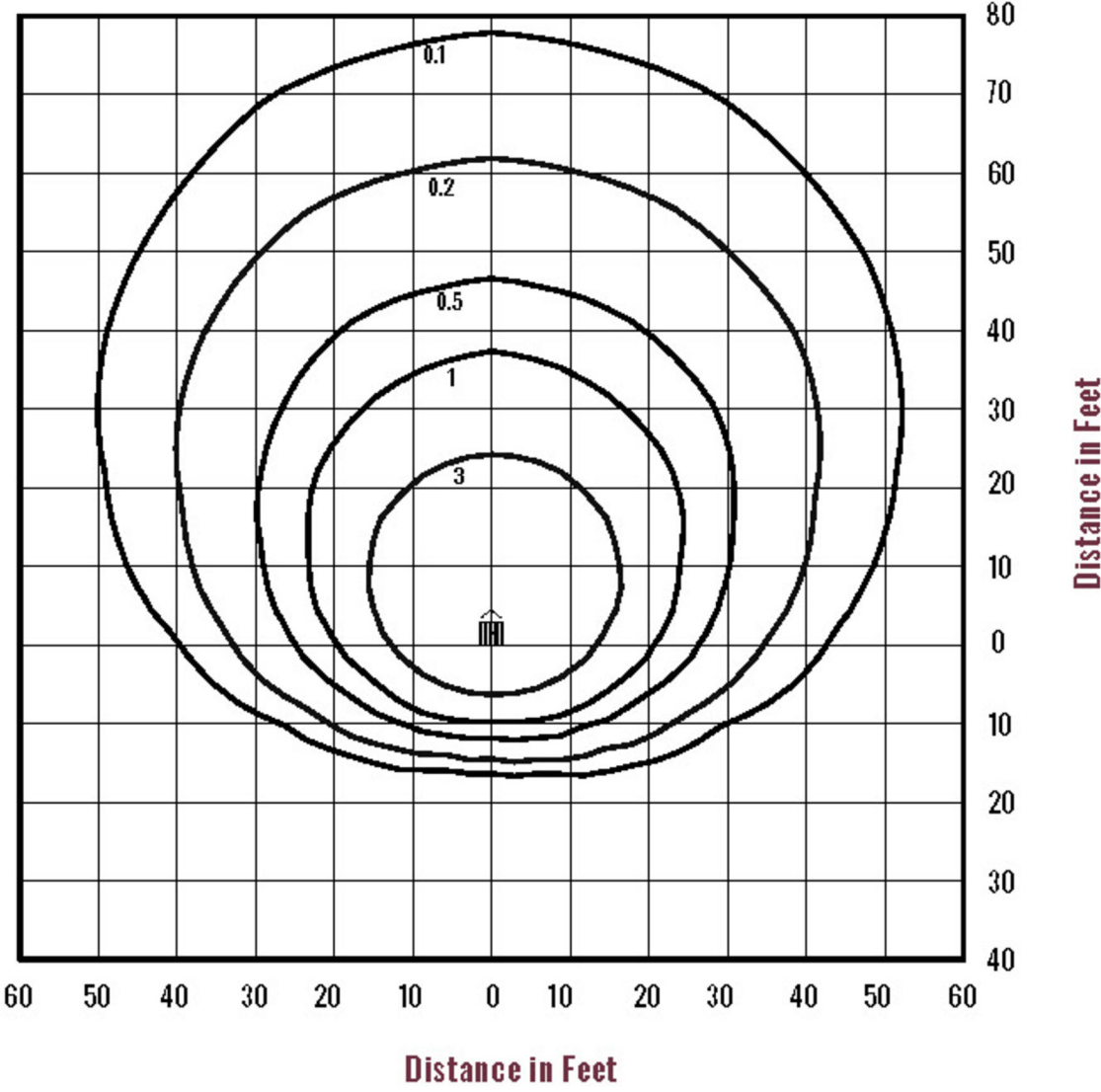
C-WP-E-TR-S6L-SCCT-UL-DB (4000K)

Mounting Height: 10'



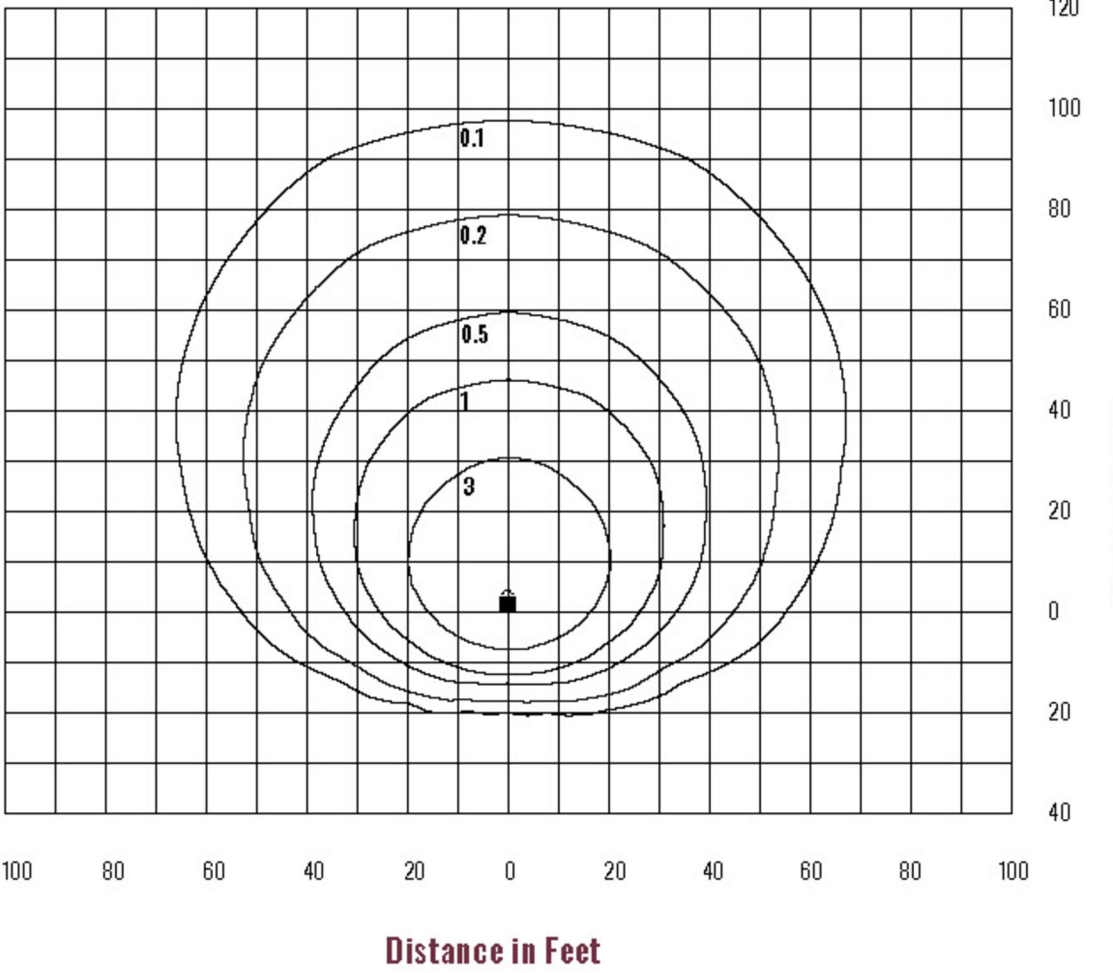
C-WP-E-TR-S12L-SCCT-UL-DB (4000K)

Mounting Height: 15'



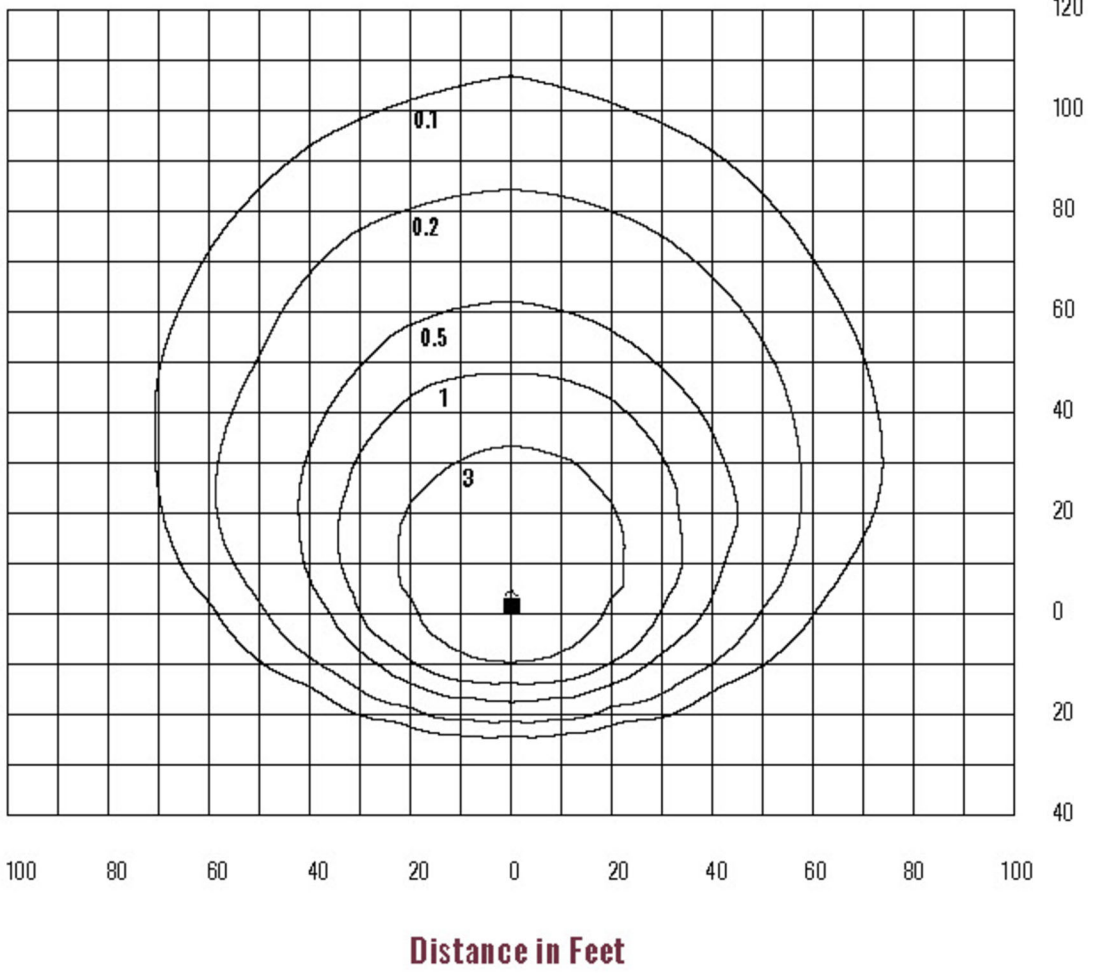
C-WP-E-TR-S18L-SCCT-UL-DB (4000K)

Mounting Height: 20'



C-WP-E-TR-S23L-SCCT-UL-DB (4000K)

Mounting Height: 20'



Note: All published photometric testing performed to IES LM-79 standards. Fixture photometry was completed on a single representative fixture. Foot candle levels are noted inside graph.



C-WP-E-TR-SCCT Series

ACCESSORIES (SOLD SEPARATELY)

	8W EMERGENCY BATTERY BACKUP KIT
	SKU: C-ACC-EB-8W-KIT-UL USE: Install the EM driver and EM battery kit inside the back box by following instruction sheet provided. Quick connectors have been added where possible, to help make installation easy. Provides 90 minutes and a minimum of 1010 lumens in Emergency Backup (EB) mode. 1010 - 1240 lumens based on efficacy of different lumen packages. Operating temperature: 32°F to 104°F (0°C to 40°C) <i>*NOTE: Not compatible with S6L lumen package.</i>
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: CCR-PHC-0306-GC USE: Photocell is field installed and drilling of the back box is required. 500W Max.
	UNIVERSAL BUTTON PHOTOCELL (120V-277V)
	SKU: JL-423CZ USE: Photocell is field installed and drilling of the back box is required. 1000W Max.

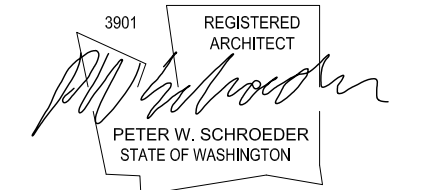


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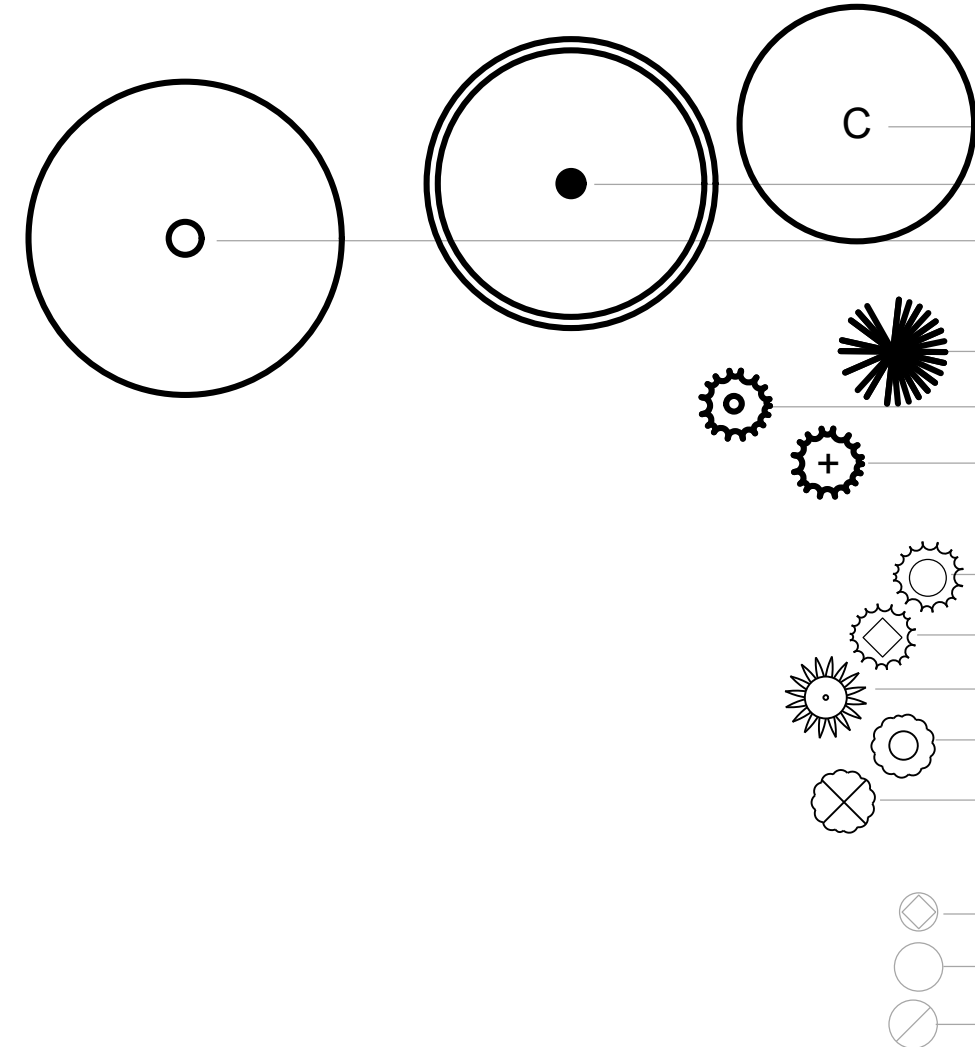
Consultant

Harrison Avenue Mixed Use Building
2304 Harrison Ave NW Olympia, WA 98504

Revisions	
Mark	Date

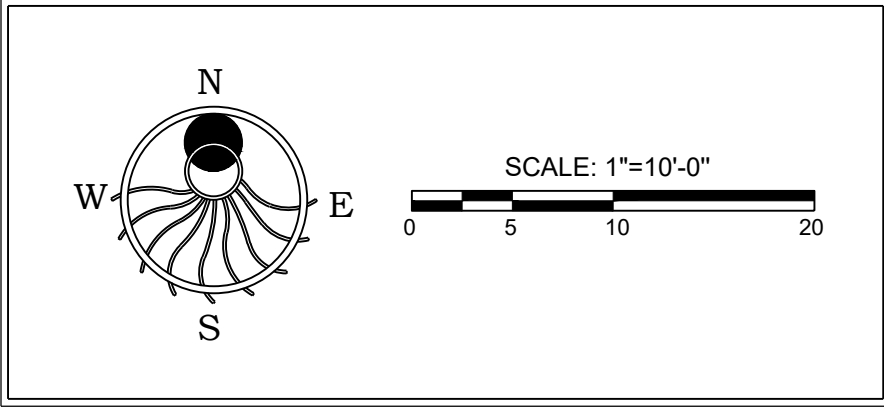
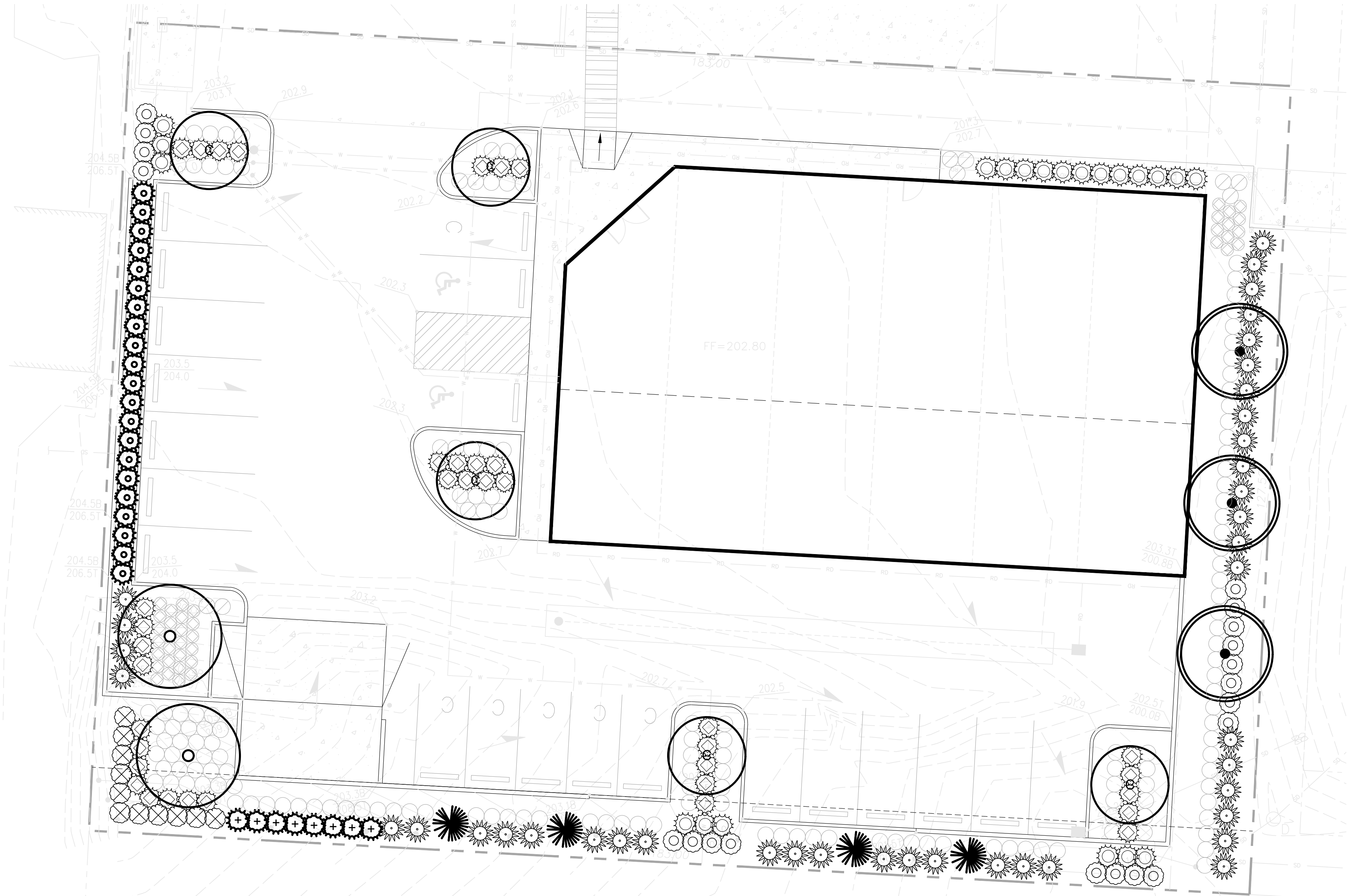


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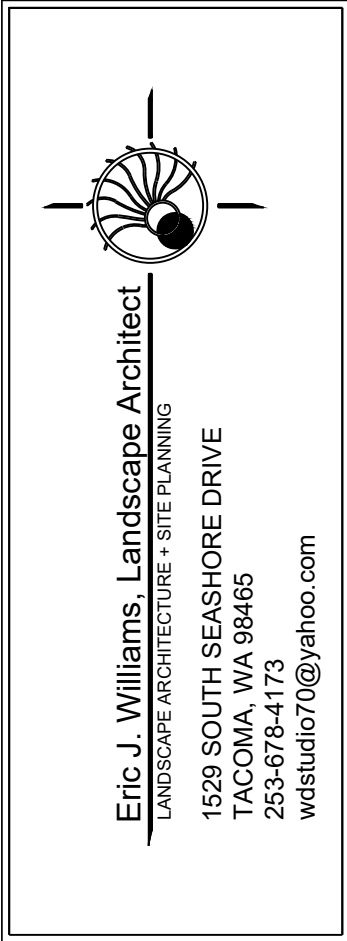


PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
5	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	2" CALIPER, 5' GRAFT
3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO TREE	2" CALIPER, 30' O.C., 5' GRAFT
2	LAGERSTROEMIA INDICA X 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	2" CALIPER, 30' O.C., 5' GRAFT
EVERGREEN TREES			
4	CHAMAECYPARIS NOOTKA 'GREEN ARROW'	LEYLAND CYPRESS	6'-8" HEIGHT, 16" O.C SPACING
21	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6'-8" HEIGHT, 3' O.C SPACING
8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBOVITAE	6'-8" HEIGHT, 3' O.C SPACING
SHRUBS			
21	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGALA	3 GALLON, 4' O.C. SPACING
37	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET JAPANESE BARBERRY	23GALLON, 3' O.C. SPACING
41	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	3 GALLON, 4' O.C. SPACING
20	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GALLON, 3' O.C. SPACING
11	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	2 GALLON, 3' O.C. SPACING
GROUND COVER			
37	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GALLON, 24" O.C. SPACING
151	ARCTOSTYLOS UVA-URSI	KINNIKINNICK	1 GALLON, 30" O.C. SPACING
16	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON, 30" O.C. SPACING



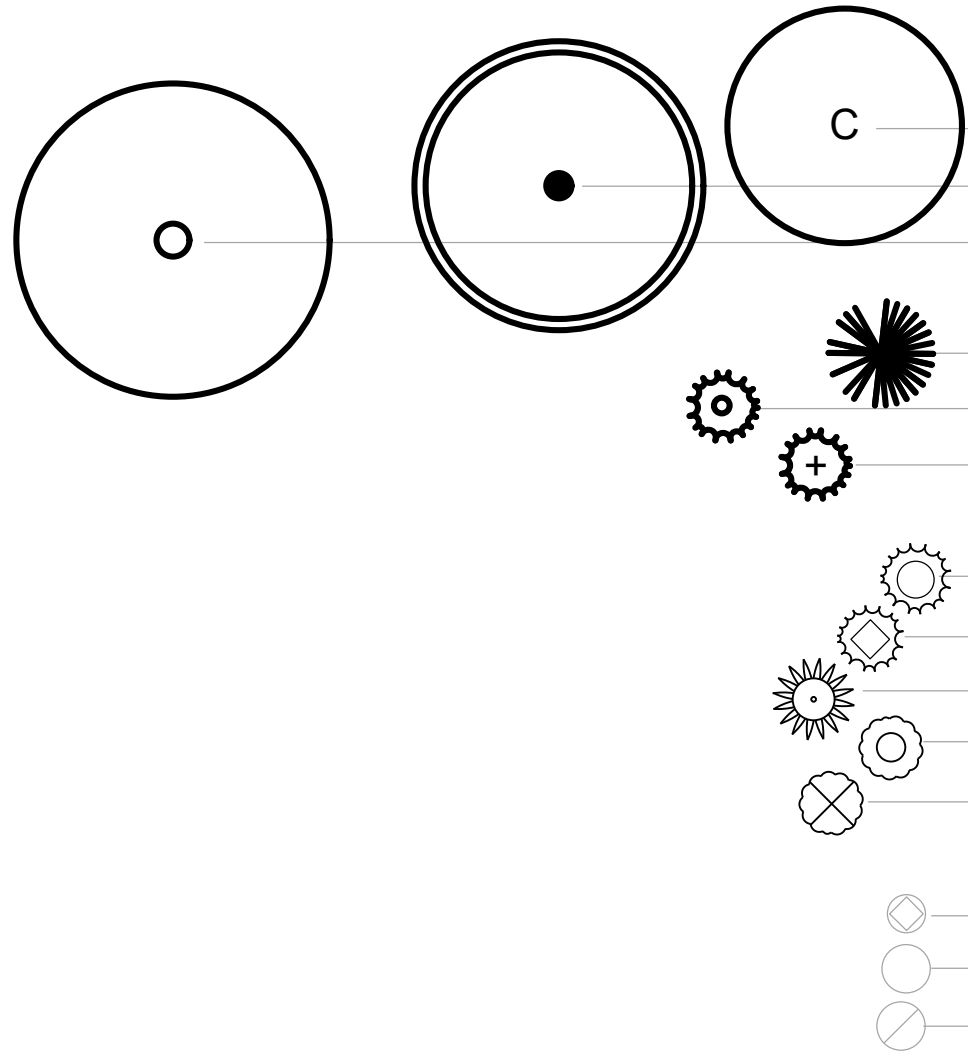
Harrison Avenue Development
OLYMPIA, WA



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PLAN

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Job # harrison 2023
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Design: E.J.W.
Drawn: E.J.W.
Check: _____
Revisions: _____

Sheet:
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PLANT LEGEND

QTY	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
DECIDUOUS TREES			
5	CERCIS CANADENSIS 'COVEY'	LAVENDER TWIST REDBUD	2" CALIPER, 5' GRAFT
3	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO TREE	2" CALIPER, 30' O.C., 5' GRAFT
2	LAGERSTROEMIA INDICA X 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	2" CALIPER, 30' O.C., 5' GRAFT
EVERGREEN TREES			
4	CHAMAECYPARIS NOOTKA 'GREEN ARROW'	LEYLAND CYPRESS	6'-8" HEIGHT, 18" O.C SPACING
21	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	6'-8" HEIGHT, 3' O.C SPACING
8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBOVITAE	6'-8" HEIGHT, 3' O.C SPACING
SHRUBS			
21	WEIGELA FLORIDA 'ALEXANDRA'	WINE AND ROSES WEIGALA	3 GALLON, 4' O.C. SPACING
37	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET JAPANESE BARBERRY	23GALLON, 3' O.C. SPACING
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11	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	2 GALLON, 3' O.C. SPACING
GROUNDCOVER			
37	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	1 GALLON, 24" O.C. SPACING
151	ARCTOSTPYLLOS UVA-URSI	KINNIKINNICK	1 GALLON, 30" O.C. SPACING
16	RUDBECKIA HIRTA	BLACK EYED SUSAN	1 GALLON, 30" O.C. SPACING

PLANT IMAGES



PRINCETON SENTRY GINKGO TREE



LAVENDER TWIST REDBUD



MUSKOGEE CRAPE MYRTLE



LEYLAND CYPRESS



SKYROCKET JUNIPER



EMERLAD GREEN ARBORVITAE



WINE AND ROSES WEIGALA



GOLDEN ROCKET BARBERRY



ROSE GLOW JAPANESE BARBERRY



MOON BAY HEAVENLY BAMBOO



FOERSTER'S FEATHER REED GRASS



PURPLE FOUNTAIN GRASS



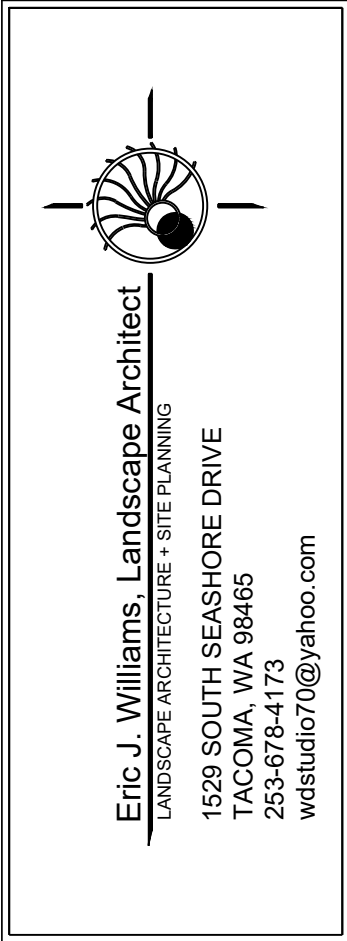
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BLACK EYED SUSAN



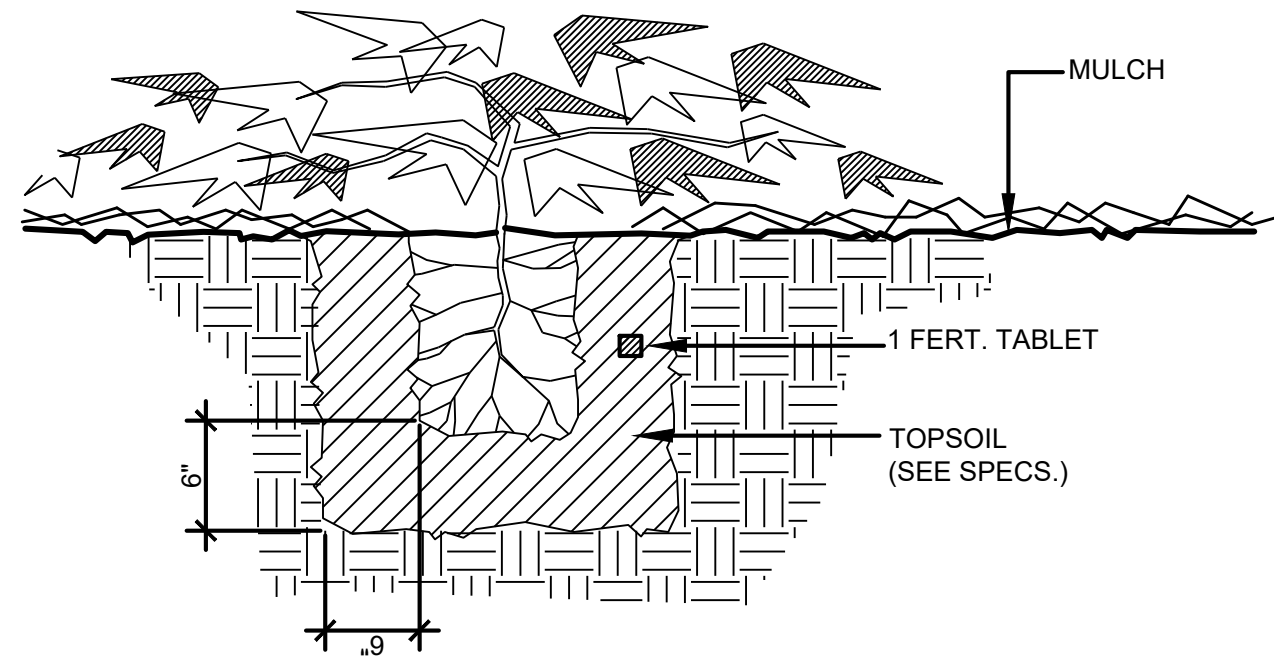
Harrison Avenue Development
OLYMPIA, WA



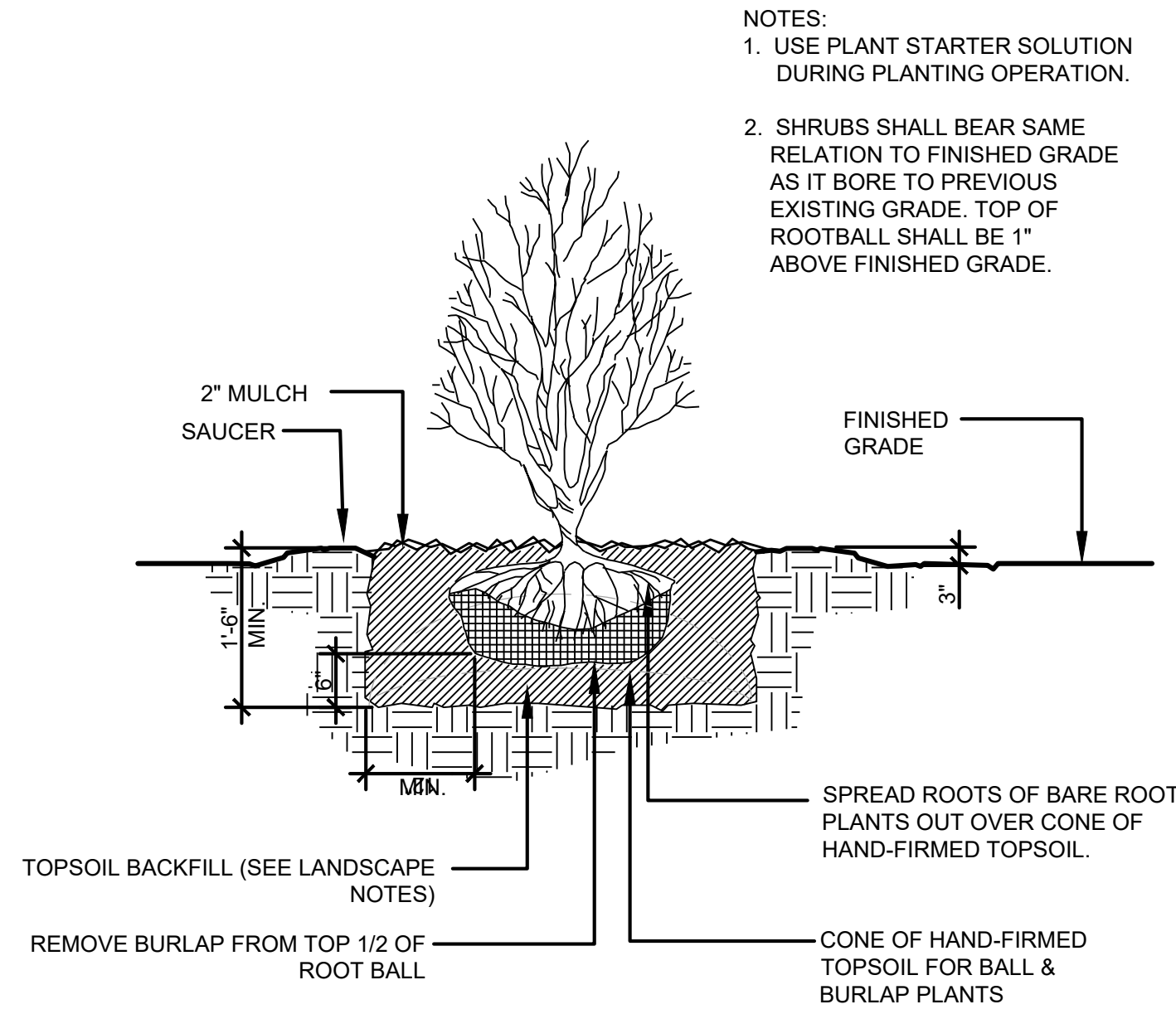
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Job # harrison 2023
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Revisions:

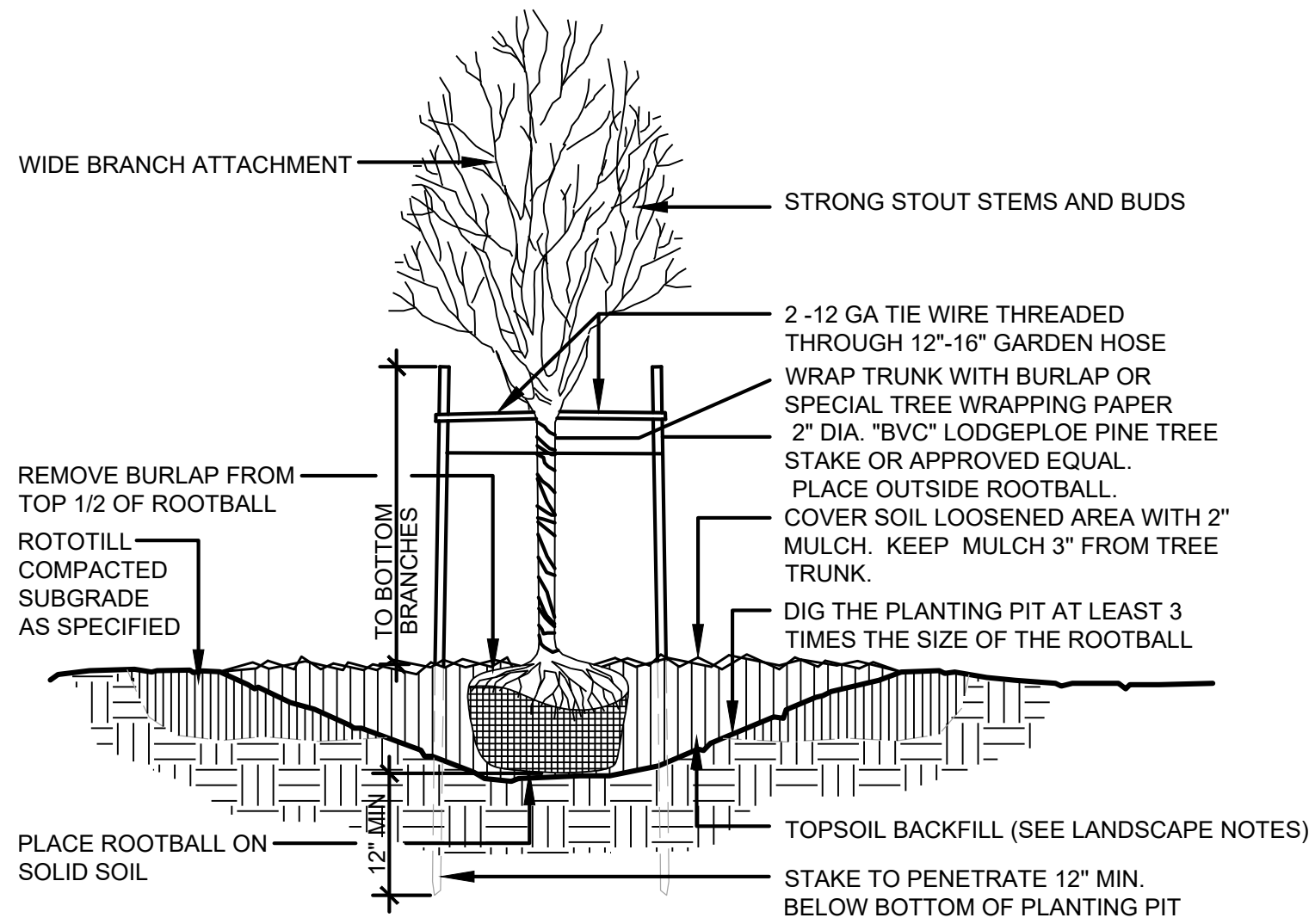
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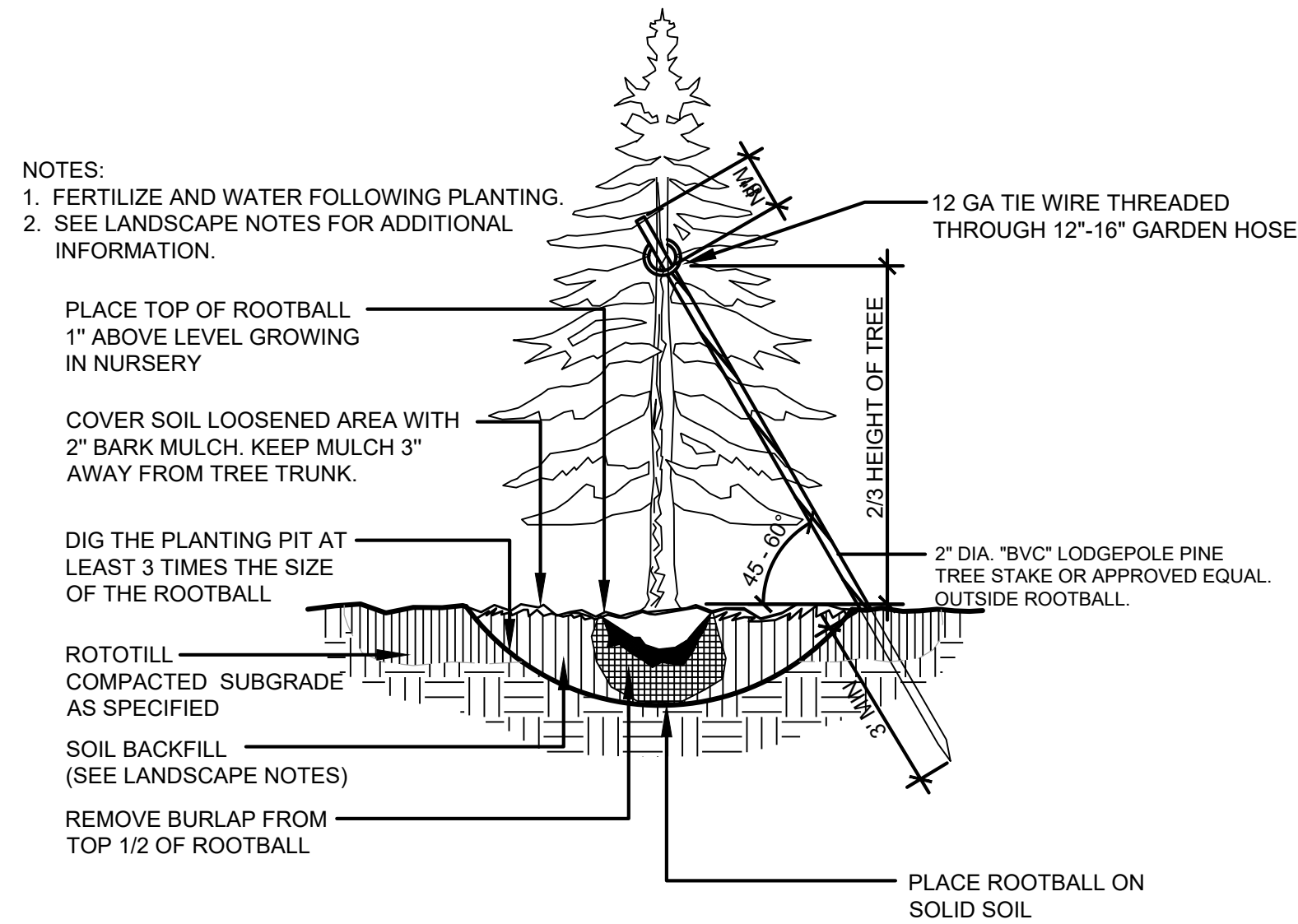
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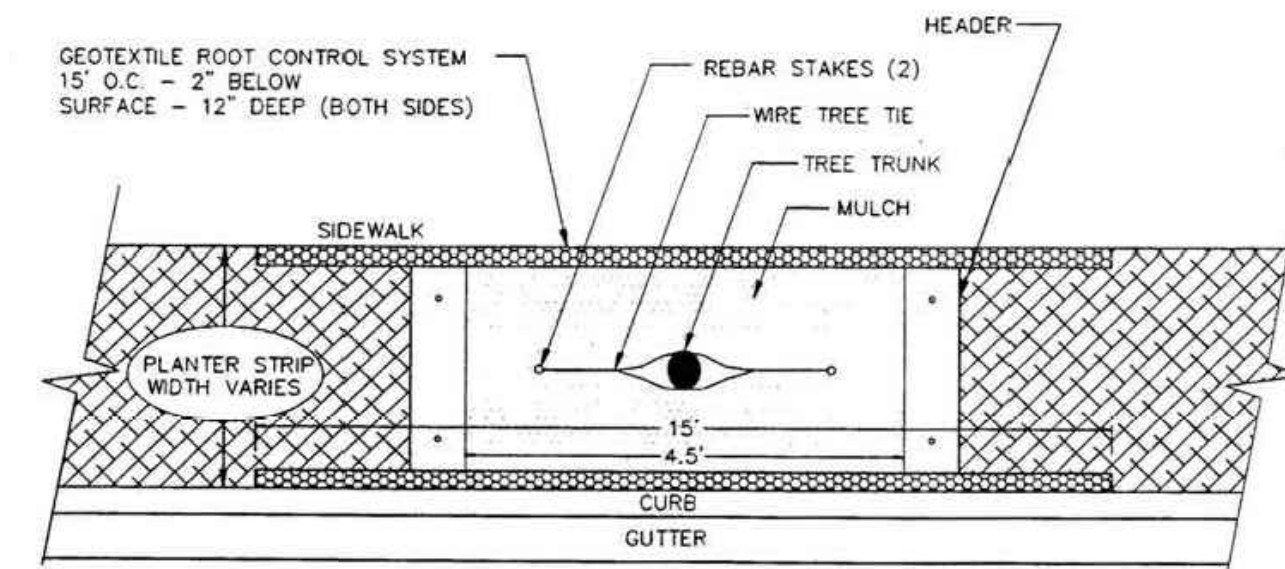
2 SHRUB PLANTING
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3 DECIDUOUS TREE PLANTING with STAKING
NOT TO SCALE



4 EVERGREEN TREE PLANTING with STAKING
NOT TO SCALE



5 TREE PLANTER AND BARRIER DETAIL
NOT TO SCALE

October 31, 2023

Ms Paula Smith Associate Planner
Community Planning and Development
City of Olympia
601 4th Ave
Olympia, WA 98501

RE: Harrison Mixed Use Building – Design Review

Paula,

We proposed the following features for compliance with
18.110.050 – Pedestrian Amenities

Seating	6 ft. metal painted (brown) bench @ center storefront window
Landscaping	see L1.00 – L1.02 dated 5/30/23 (originally submitted)
Bike Rack	adjacent to easterly entry door
Pavers	continuous (5 ft. min width) @ storefront and westerly entry

Please let me know if additional information might be needed.

Thanks,
Peter

cc Aaron Borden





Specs

Learn more about the dimensions, weight, and more that this product has to offer.



Arena Stone

Dimensions (mm):	301 x 301 x 60
Pieces Per Layer:	12
Pieces Per Pallet:	108
Pcs/SqFt:	1
SqFt/Pallet:	108
SqFt/Layer:	12
Lbs/Piece:	28
Lbs/Layer:	336
Lbs/Pallet:	2970



Plaza Stone

Dimensions (mm):	298 x 198 x 60
Pieces Per Layer:	18
Pieces Per Pallet:	144
Pcs/SqFt:	1.53
SqFt/Pallet:	94.1
SqFt/Layer:	11.76
Lbs/Piece:	18
Lbs/Layer:	324
Lbs/Pallet:	2588



Park Stone

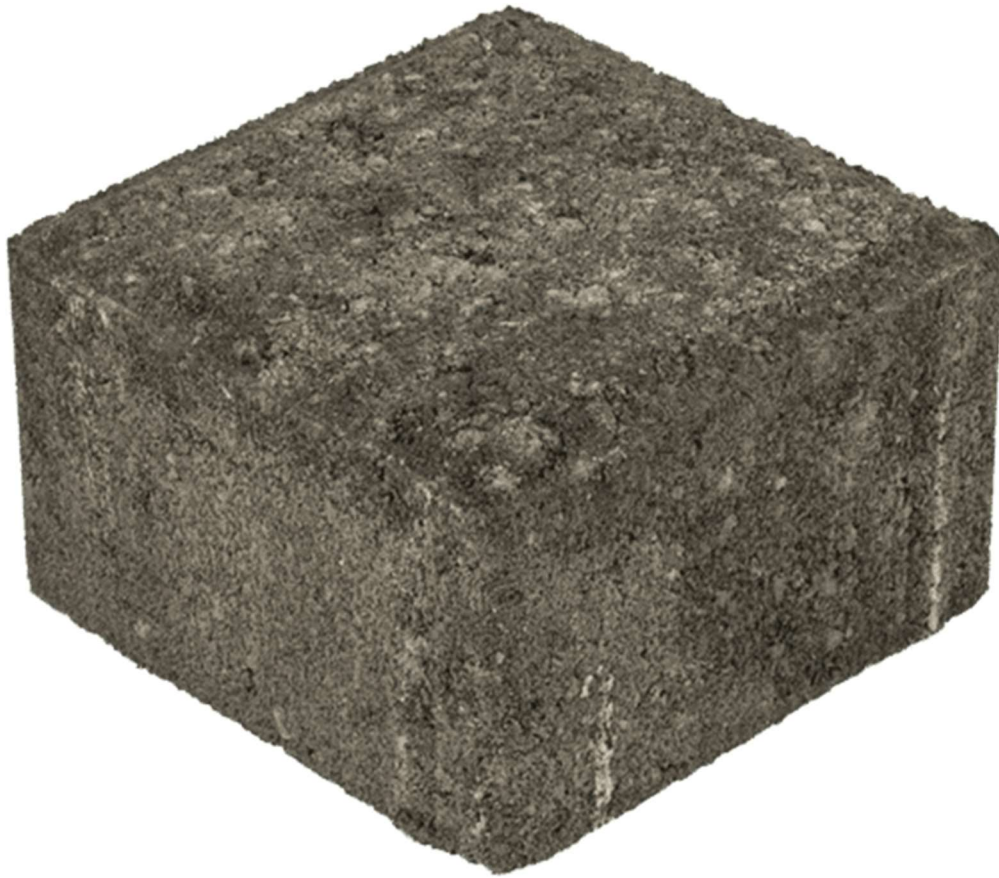
Dimensions (mm):	198 x 198 x 60
Pieces Per Layer:	24
Pieces Per Pallet:	216
Pcs/SqFt:	2.29
SqFt/Pallet:	94.1
SqFt/Layer:	10.5
Lbs/Piece:	12
Lbs/Layer:	288
Lbs/Pallet:	2588



Holland Stone

Dimensions (mm):	198 x 98 x 60
Pieces Per Layer:	48
Pieces Per Pallet:	432
Pcs/SqFt:	4.56
SqFt/Pallet:	94.7
SqFt/Layer:	10.5
Lbs/Piece:	6.03
Lbs/Layer:	289

Lbs/Pallet: 2605



Half Holland Stone

Dimensions (mm):	98 x 98 x 60
Pieces Per Layer:	88
Pieces Per Pallet:	792
Pcs/SqFt:	9.12
SqFt/Pallet:	87
SqFt/Layer:	9.77
Lbs/Piece:	3
Lbs/Layer:	264
Lbs/Pallet:	2400