

**CITY OF OLYMPIA**  
**Olympia Design Review Board**

**COMBINED DESIGN REVIEW**  
**STAFF REPORT**  
**May 21, 2026**

<b>Case Number/Name:</b>	26-1210 Capital Pet Urgent Care
<b>Applicant:</b>	Helix Design Group
<b>Site Address:</b>	4950 Harrison Avenue NW
<b>Project Description:</b>	New construction of a single-story, approximately 6,146 sf veterinary urgent care clinic. Full-service veterinary urgent care, including reception and waiting areas, exam rooms, treatment and surgical suites, recovery areas, and staff support spaces. Improvements include vehicle and bicycle parking, solid waste facilities, landscaping and pedestrian amenities.
<b>Zoning District:</b>	Professional Office/Residential Multifamily (PO/RM)
<b>Design Review Criteria:</b>	OMC 18.110 Basic Commercial
<b>Comprehensive Plan:</b>	Professional Office/Residential Multifamily (PO/RM)
<b>Notification:</b>	Notice of the Design Review Board Meeting was posted on the site with the Notice of Application and mailed to the adjacent property owners within 300 feet of the project area on March 13, 2026.
<b>Board Applicability</b>	Per OMC 18.100.090.A.2.f, projects over 5,000 sq ft in size located along a Design Review Corridor are subject to Board level review.
<b>Board Responsibility:</b>	The Board will make a recommendation to the Community Planning and Economic Development (CPED) Director regarding the adequacy of the projects design. This application is for combined design review and requires review of the applicable design criteria within the Olympia Municipal Code. In situations where explicit compliance is not feasible, the Olympia Municipal Code encourages creative solutions in meeting the requirements as long as these design solutions are equal to, or better than, the guidelines listed in the requirement sections.
<b>Land Use Review:</b>	The proposal is being reviewed by the Site Plan Review Committee, and no land use decision has been made.
<b>Written Public Comments:</b>	The Design Review Board does not take verbal public comment during the meeting. No written public comments were submitted that relate to the project design criteria of the code prior to the date of the Design Review Board packet distribution. Should comments be submitted post packet production, staff will provide them to the Board prior to the meeting.

## BACKGROUND INFORMATION

### Location/Existing Conditions

The project site is located on the west side of Olympia, on the edge of the urban growth area of Olympia and Thurston County. Particularly this site was known as the Phil's Furniture Store, which has since been demolished.

### Surrounding Land Uses:

The surrounding land uses are as follows:

- North: Primary residential homes located in the Urban Growth Area and a fairly large parcel that is undeveloped.
- West: Residential home, with likely a home-based business (Happy Paws)
- South: Woodbury Crossing- Residential Housing Development
- East: Westwood Baptist Church



City of Olympia Zoom Map

## **DESIGN REVIEW**

Please note that this is a *Conceptual and Detail (Combined) Design Review*. Conceptual review involves the major design elements of a project which include site analysis and contextual response, site development, and architectural and landscape concepts. Detail review involves all the detailed design elements of a project including materials, colors, final architectural elevations, and landscape design and lighting.

**Staff Analysis/Recommendation:** Staff reviewed the applicant's design review responses to the Basic Commercial Design criteria (Attachment 2), and the design review plans (Attachment 4) for compliance with the applicable design codes. Staff provide responses to the design criteria in Attachment 3. The applicant has addressed most of the design criteria of the chapter except for the code sections listed below.

**18.110.090 Street Walls-** This code section aims to achieve a certain percentage of glazing at the ground/street level along the building face and allows substitution options with a list of preferences in order of priority if the percentages cannot be achieved. The glazing on the project doesn't meet the percentage requirement and the project would then need to provide elements within the suggested as listed below. The code also includes that all wall segments without any of these treatments should not exceed 30 feet in length.

- Include the use of ornamental and structural architectural features that provide texture to the building face;
- Use of landscaping such as climbing plants, vines, trees or other vegetation could be used to screen walls, or
- Providing a pedestrian area.

The applicant provided elements from each of the items listed but there is one wall that exceeds 30 feet in length. The Board may want to consider if treatment to the wall is needed.

**18.110.200 Screening Blank Walls-** This code section requires that a variety of landscaping materials be used along lengthy expanses of blank walls. The south façade of the building has a portion of the wall that exceeds 30 feet in length (as noted in the above section) and has no adjacent landscaping to screen that portion of the blank wall.

Staff provides the suggested condition below to ensure compliance with both code sections.

**Staff Recommendation:** Staff recommends that the Design Review Board seek to recommend approval to the Director of the Combined Design proposal as follows:

- Context Plan:** Approve as proposed
- Site Plan and Landscape Plans:** Approve with the following condition:  
Provide the final landscaping plan at time of civil engineering and show that additional landscape screening materials adjacent to the south wall that is over 30 feet in length has been provided, for compliance with 18.110.090 and 18.110.200.
- Building Design, including Detail Elements, Lighting, Material and Colors:** Approve as proposed.

**Submitted By:** Paula Smith, Associate Planner

Contact Info: Phone 360.753.8596 email: [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

- **Attachment 1** - Staff Report
- **Attachment 2** - 18.110 Basic Commercial Design Criteria- Applicant Responses
- **Attachment 3** - 18.110 Basic Commercial Design Review Checklist-Planner Responses
- **Attachment 4** - Design Review Packet