

NEIGHBORHOOD CENTER “FUN FACTS”

Note the Difference:

Neighborhood Centers (NC’s): This is a land use designation described in Comprehensive Plan policies and identified on the Future Land Use map. Criteria for NC’s includes that development of these areas is subject to a master plan*.

Neighborhood Retail (NR): This is a commercial zoning designation. 10 out of 17 NC’s identified in the Comp Plan draft are located in areas with parcels zoned NR on the zoning map.

**Parcels zoned NR may develop without a master plan, consistent with applicable development standards. Generally, a master planned NC would include a larger area and allow more uses.*

Villages (Neighborhood Village, Urban Village): These are planned, mixed use communities, containing a variety of housing types arranged around a village (neighborhood) center. There are four “villages” in the city of Olympia, and one in Olympia’s UGA, all of which have approved master plans.

- Neighborhood centers are to range from two to ten acres
- At least 5,000 square feet of retail floor area including a “food store” is required
- The maximum commercial floor area is 30,000 square feet with no more than 20,000 square feet of retail or services and no one business exceeding 5,000 square feet (except for the larger Briggs Urban Village and Glenmore Community Oriented Shopping Center developments on Yelm Highway)
- A ‘neighborhood park/village-green/plaza’ is required; it must be between one and four acres with good drainage and an average slope of less than 5%, with a minimum width of 150 feet and be “constructed” before the second half of the commercial space
- A ‘sheltered transit stop’ is required
- Auto-oriented uses, adult-oriented uses, firearm sales and pawnshops are prohibited
- Commercial buildings are limited to two stories, but residential and mixed-use buildings may have a third story unless at the perimeter or adjacent to a single-family designated area
- Generally housing densities in neighborhood centers are to range from 7 to 12 units per acre

1. Rogers & Bowman (Westside Food Co-op)

Type: New NC designation in Comp Plan Draft
With existing zoned NR parcels in the vicinity, containing a food store and single family residences

Surrounded by: Single Family Residential, zoned R 4-8

2010 Households within ¼ mile: 392

2010 Households within ½ mile: 1,328



Random Fact: The area zoned NR is a little over 1 acre. A master planned NC would need to encompass at least one more acre.

Did you know? The Westside Co-op opened in 1980, and the site was fully purchased by the Co-op in 1993. This is more than a neighborhood grocery store, as it has a regional draw.

2. **Division & 20th (Handy Pantry)**

Type: NC designation identified in current (1994) Comp Plan
With existing zoned NR parcels in the vicinity, containing a closed convenience store/gas station

Surrounded by: Multi-family zoning RM-18 to the west, and Single Family Residential 4-8 Units per Acre (R 4-8). The main headquarters for Garden Raised Bounty (GruB) is immediately to the east.

2010 Households within ¼ mile: 294

2010 Households within ½ mile: 739



Random Facts: The Handy Pantry parcel is .93 acres, or about 40,511 sq. ft. (There is 43,560 sq. ft. in an acre.)

According to the WA State Dept. of Ecology, two of the underground (gasoline) storage tanks have been removed from this site; two underground tanks of unleaded gasoline remain.

3. Kaiser & Harrison (Kellerman's Korner)

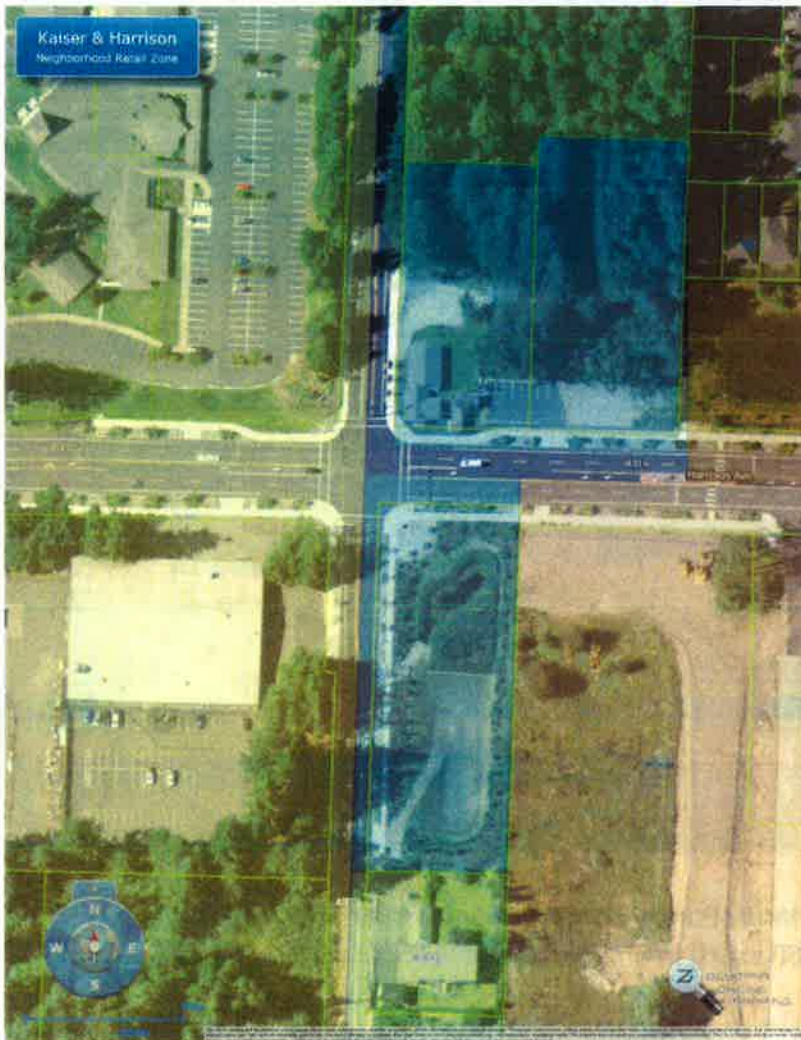
Type: New NC designation in Comp Plan Draft

With existing zoned NR parcels in the vicinity, containing a pet grooming business (NW parcel), an undeveloped lot (NE parcel), and a City stormwater pond (south parcel)

Surrounded by: Residential Low Impact (RLI) to the north and east, Professional Office/Multi-Family (PO/RM) to the south and east, Residential 6-12 Units per Acre (R 6-12) to the south, and R 4-8 to the west

2010 Households within ¼ mile: 111

2010 Households within ½ mile: 460



Random Fact: The area to the north of Harrison was annexed into the City in 1999, the area south in 2007.

4. Harrison & Woodbury Crossing

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout

Description: A 58-acre Neighborhood Village Master Planned Development comprised of 382 residential units, including 241 single-family lots, 12 duplexes, 39 triplexes, 7,000 square feet of commercial floor space, a public green, a three-acre stormwater tract, and five acres of scattered open space/tree tracts.

2010 Households within ¼ mile: 16

2010 Households within ½ mile: 274



Random Fact: Woodbury Crossing is just beginning to build out. Formally referred to as College Station, this village master plan was preliminarily approved by Thurston County, before being annexed into the City in 2007. The County required the neighborhood center to be contained within the village, rather than along Mud Bay Road.

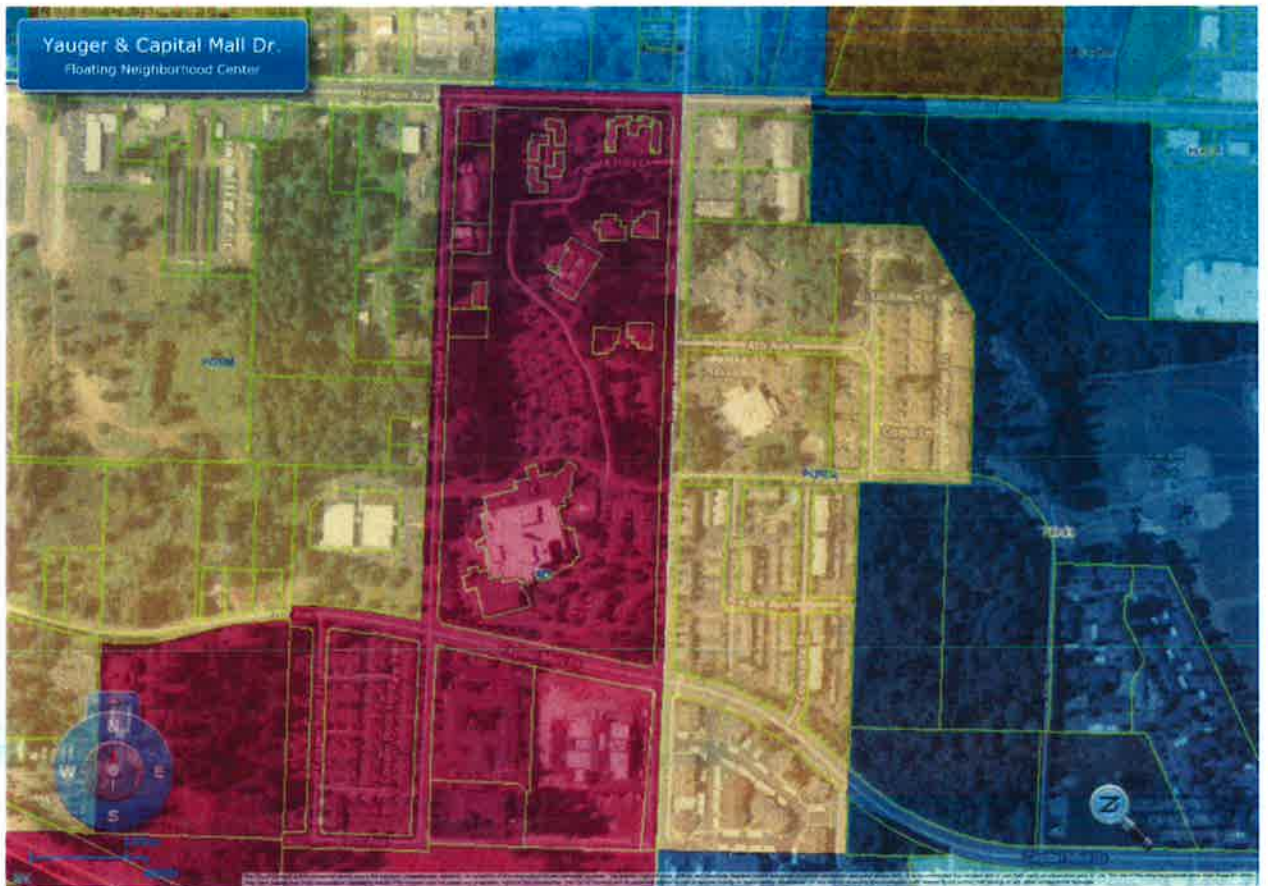
5. **Yauger Way & Capital Mall Drive (Capital Medical Center)**

Type: NC designation identified in current (1994) Comp Plan
No NR zone in the vicinity

Surrounded by: Capital Medical Center to the west, Westfield Capital Mall to the east, and several apartment buildings along Capital Mall Drive. There are large undeveloped parcels zoned Residential Multifamily 24 units per acre (RM 24) to the east.

Households within ¼ mile: 292

Households within ½ mile: 874



Random Fact: Did you know? The 40 acre City of Olympia Yauger Park to the west serves two purposes: it's a stormwater detention area as well as a community park. Yauger Park captures stormwater runoff from the west side business district. The pond, by design, removes contaminants from the stormwater. When full, the pond can hold up to 27 million gallons of water! After the storms subside, the stored water is gradually released through Percival Creek and ultimately into Budd Inlet.

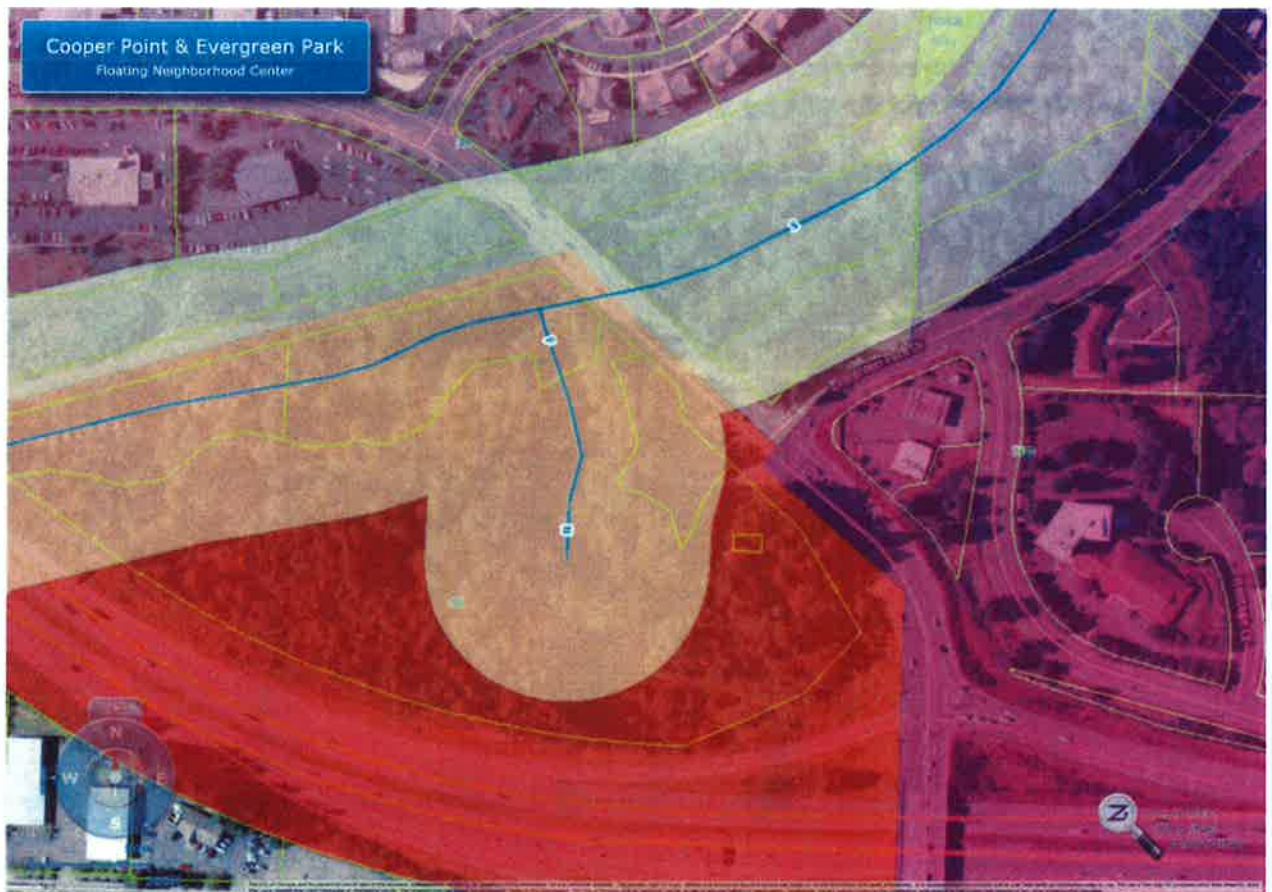
6. Cooper Point & Evergreen Park

Type: New NC designation in Comp Plan Draft
No NR zone in the vicinity

Surrounded by: Immediately to the east in the Evergreen Park PUD is a church, a City park and several offices; to the west across Cooper Point Auto Mall Drive is a gas station; The Olympia Auto Mall is to the west; Highway 101 is to the south.

Households within ¼ mile: 97

Households within ½ mile: 1,426



Random Fact: Percival Creek runs diagonally across the third of the above map. The required stream buffer encompasses a good portion of the General Commercial (GC) zoning to the east. Some development overlooking Highway 101 and Cooper Point Road is still possible.

7. Capitol Way (Frog Pond)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a grocery store and a single-family home.

Surrounded by: Offices to the west, and residential housing zoned Residential Six Units per Acre (R 6-12).

Households within ¼ mile: 445

Households within ½ mile: 761

The data layer on the map below is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east.



Random Fact: The Washington State Capitol Campus is located about 1,305 feet to the north of Frog Pond Grocery, or about ¼ mile away. There are 5,280 feet in a mile.

8. O'Farrell & Capitol (Wildwood Center/ Tasha Nicole)

Type: New NC designation in Comp Plan Draft
With existing zoned NR parcel in the vicinity, containing a grocery store, bakery, coffee shop and small restaurant (coming soon!)

Surrounded by: Residential housing zoned R 4-8. Highway 101 is to the west.

Households within ¼ mile: 199

Households within ½ mile: 838

The data layer on the map below is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east.



Random Fact: The Wildwood Building was originally constructed in 1943. It is 5,814 square-feet.

9. Yelm & Henderson (Briggs Village)

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout*

Description: A 137.2 acre Urban Village Master Planned Development comprised of 810 single and multi-family residential units, including senior housing, and a Mixed Use District with a blend of retail, office and housing.

Briggs contains 58.1 acres of community space, comprising 42.3% of the site. This includes: a 4.8-acre city-owned neighborhood park, a 2.5 acre common areas, a 1.0-acre Town Square, a 6.7-acre arboretum, and 43.1 acres of greenbelt.

**There is an application for a modification to the mixed use district currently in review – including slight increase to open space, slight decrease to residential, change the grocery store from two-stories to one-story, and reduce other commercial area by about 40%.*

Households within ¼ mile: 63

Households within ½ mile: 605



Random Fact: The village green, known as Town Square, is within one-quarter mile walking distance of over 90% of village residents.

10. Yelm & Rich (Glenmore Village) - in Olympia's Urban Growth Area (UGA)

Type: Neighborhood Village Center (shown on map as bare parcel south of Yelm Hwy); NR zoned parcels containing a gas station with convenience store/ hair salon (west parcel) privately owned lot with unknown development (east parcel).

Surrounded by: The area to the southeast will be developed as single-family R 6-12; the surrounding single family is zoned R 4-8.

Approved Village Master Plan: Not available

Households within ¼ mile: 389

Households within ½ mile: 1,217



Random Fact: The parcel between the two NR zoned parcels is owned by Setina Manufacturing, which makes push bumpers, roll bars, safety shields and other special equipment for law enforcement vehicles. The company was established in 1962, and employees between 50 to 100 people.

11. Boulevard & Yelm (Victoria Square)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcels in the vicinity, containing medical offices, a day care, a gas station and an undeveloped lot to the southwest.

Households within ¼ mile: 389

Households within ½ mile: 1,217



Random Fact: The parcels zoned Neighborhood Retail total approximately 3.24 acres.

12. Boulevard & Log Cabin (Bentridge Village)

Type: Neighborhood Village Center

Description: A 71.86-acre Neighborhood Village Master Planned Development comprised of 505 residential units on 348 lots, a village center with a 12,500 square-foot commercial building; 1-acre village green, tot lots, open space areas, tree preservation tracts and a stormwater tract.

Approved Village Master Plan: See Handout

Households within ¼ mile: 189

Households within ½ mile: 904



Random Fact: An extension of Log Cabin Road between Boulevard Road to Wiggins Road is planned for east/west movements in the southeast. This two- to three-lane street will be partially built by the City, and partly by private development that occurs along the corridor. Consistent with standards, this new major collector will include bike lanes, sidewalks, planter strips, street trees, and lighting and will be designed with curves to slow vehicle speeds. **(See Handout)**

13. Boulevard & 18th (Pit-Stop Grocery)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a food store.

Surrounded by: R 6-12 to the north and east, R 6-4 to the south and west.

Households within ¼ mile: 178

Households within ½ mile: 718



Random Fact: Several years ago, a car crashed into the Barber Shop across from the Pit Stop Grocery.

14. Fones & 18th (Detray site)

Type: NC designation identified in current (1994) Comp Plan
There is no NR zoning in the vicinity

Surrounded by: Largely undeveloped land zoned RM-24 to the north, and zoned Mixed Use Residential (MR 10-18) to the south; single-family.

Households within ¼ mile: 305
Households within ½ mile: 1,385



Random Fact: The area is sometimes referred to as “Detray” because much of the undeveloped land is owned by local development company, Detray Family Enterprises, known for building senior housing such Colonial Inn on 14th Ave in Olympia.

15. Lilly & 26th (Mill Pond Village)

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout

Description of Neighborhood Village: Formally known as Briarton Village, this is a 45.6-acre Neighborhood Village Master Planned Development comprised of 300 units, including 122 single family homes, 88 townhomes, and 90 multifamily apartments residential units. In addition, there is a 12,400 square-foot commercial building and a 9,000 square foot community building.

Households within ¼ mile: 149

Households within ½ mile: 513



Random Fact: Bordering the east side of the property is the Chehalis Western Trail, and the development includes three “trail gateway” connections along its eastern length.

16. San Francisco (Bakery)

Type: NC designation identified in current (1994) Comp Plan
With parcels zoned NR in the vicinity, including a bakery, an abandoned gas station, Roosevelt Elementary School, a convenience store and single family homes.

Surrounded by: Single-family neighborhood zoned R 6-12

Households within ¼ mile: 453

Households within ½ mile: 1,379



Random Fact: San Francisco Street Bakery is not just a storefront; it's also the bakery's a regional distribution center, helping to pencil out the costs of running a small neighborhood food store.

17. Pine & Puget (Pantry)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a convenience store, undeveloped parcel, and private community center space.

Surrounded by: Single family homes, zoned R 6-12

Households within ¼ mile: 510

Households within ½ mile: 1,663



Random Fact: The Puget Sound Pantry building was built in 1923.