



# Capital Mall Triangle Subarea Plan

Olympia City Council  
June 11, 2024

David Ginther, Senior Planner



*Photo Credit: Robert Vanderpool*

# Project Area



# Supporting and Guiding Plans

- **Comprehensive Plan**
- Transportation Master Plan
- Thurston Climate Mitigation Plan
- Housing Action Plan
- Sustainable Thurston Plan
- Olympia Strong

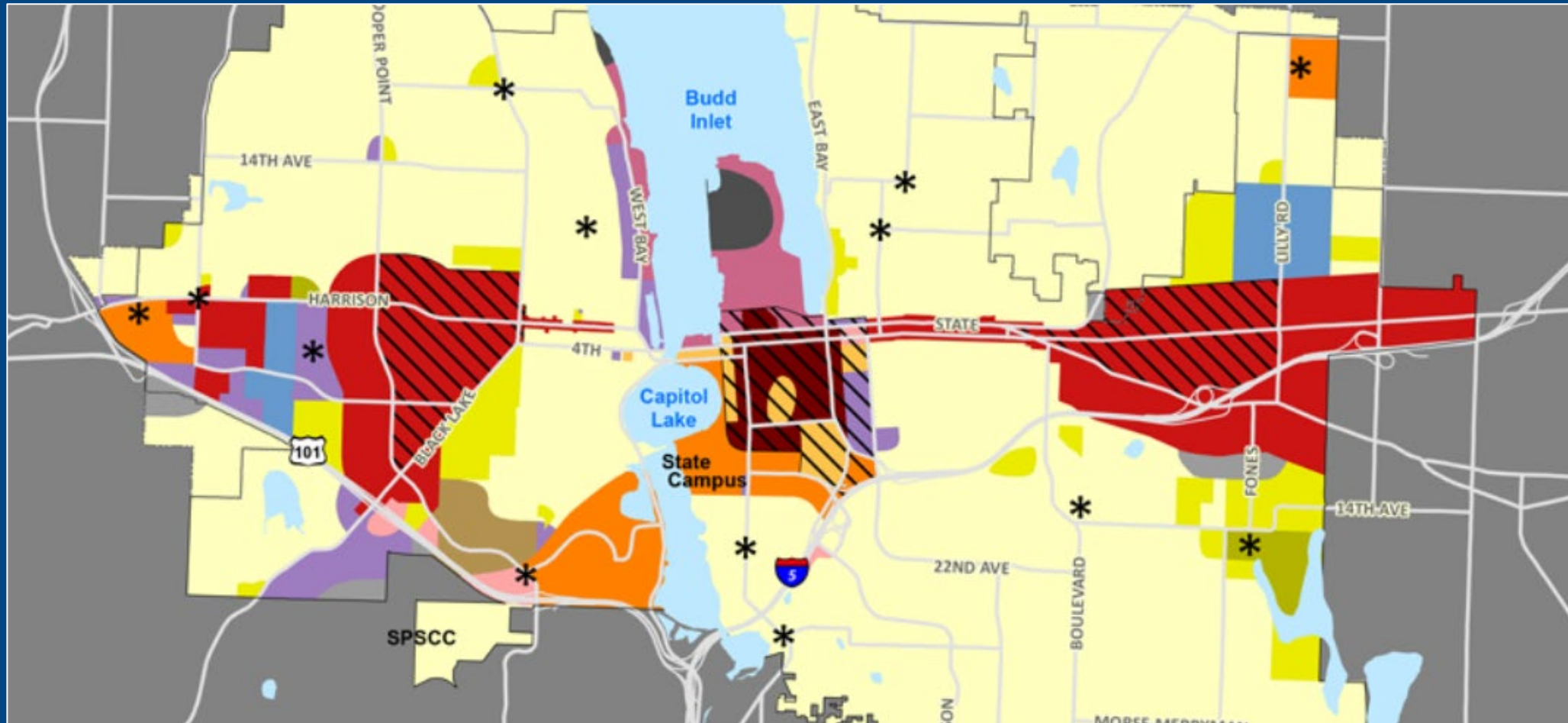
# City of Olympia Comprehensive Plan

- Updated every 10 years
- Last major update was 2009-2014
- 5 years of public participation
- 2,000+ public comments
- 30 public meetings



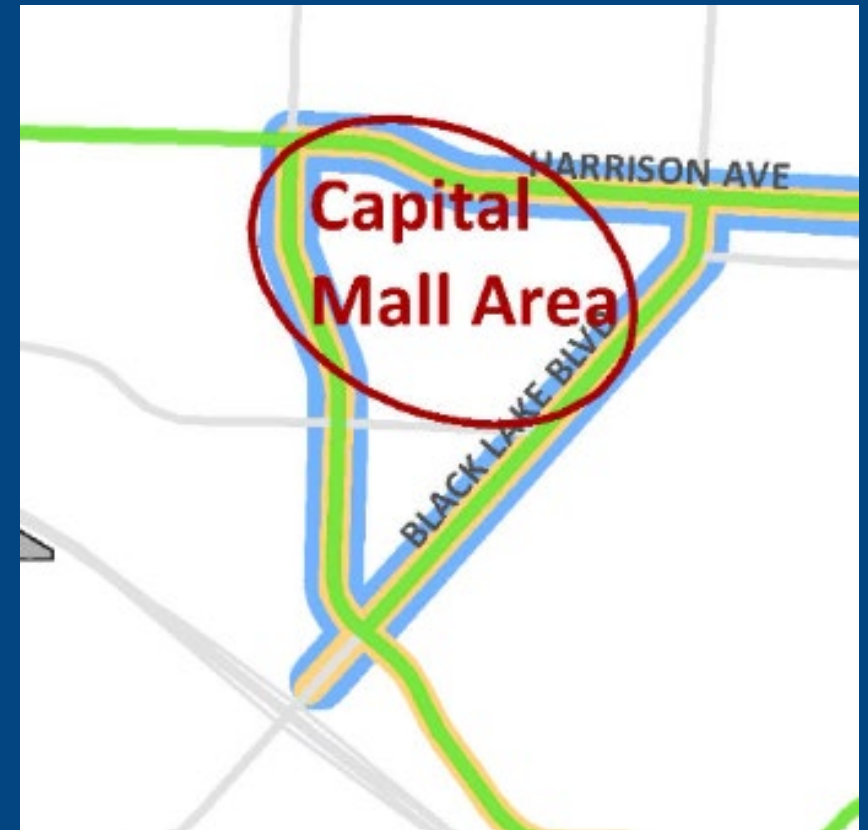
# Comprehensive Plan

- Established 3 high density focus areas



# Comprehensive Plan

“The City will be focusing its planning efforts on three of these urban corridor ‘focus areas’, possibly in the form of a ‘master plan’ that addresses issues such as land use, infrastructure and design.”



# Comprehensive Plan

“The City envisions some areas, such as the vicinity of Capital Mall, as areas that will gradually convert into urban neighborhoods with a mix of land use”



# Primary Project Goal

To help implement the community's vision in the City's adopted Comprehensive Plan

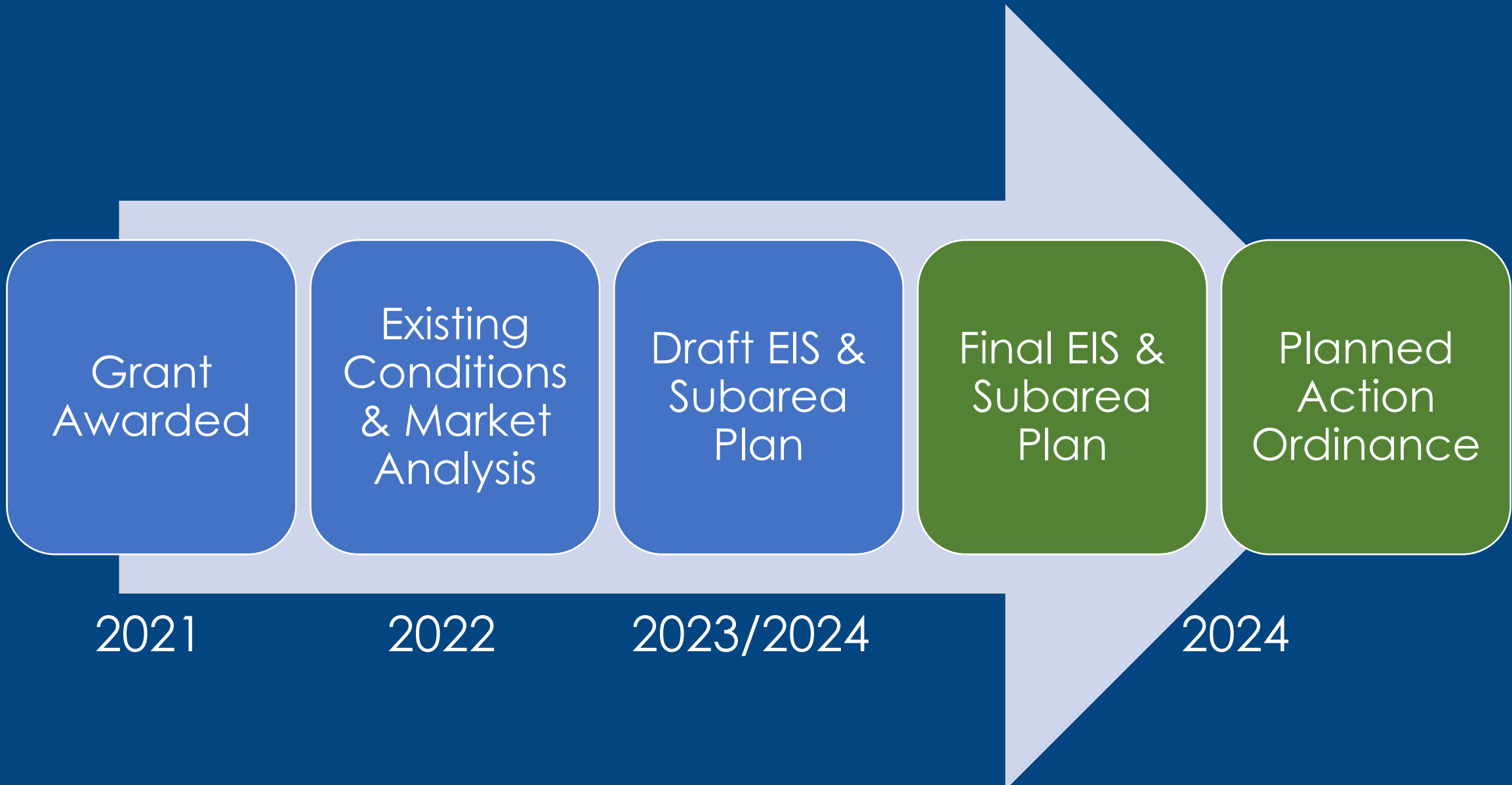
1. To continue to support the business community and maintain the area as a regional shopping destination
  2. To facilitate high-density residential & mixed-use development
-



# Project Components

- Subarea Plan
- Environmental Impact Statement
- Planned Action Ordinance





Grant  
Awarded

Existing  
Conditions  
& Market  
Analysis

Draft EIS &  
Subarea  
Plan

Final EIS &  
Subarea  
Plan

Planned  
Action  
Ordinance

2021

2022

2023/2024

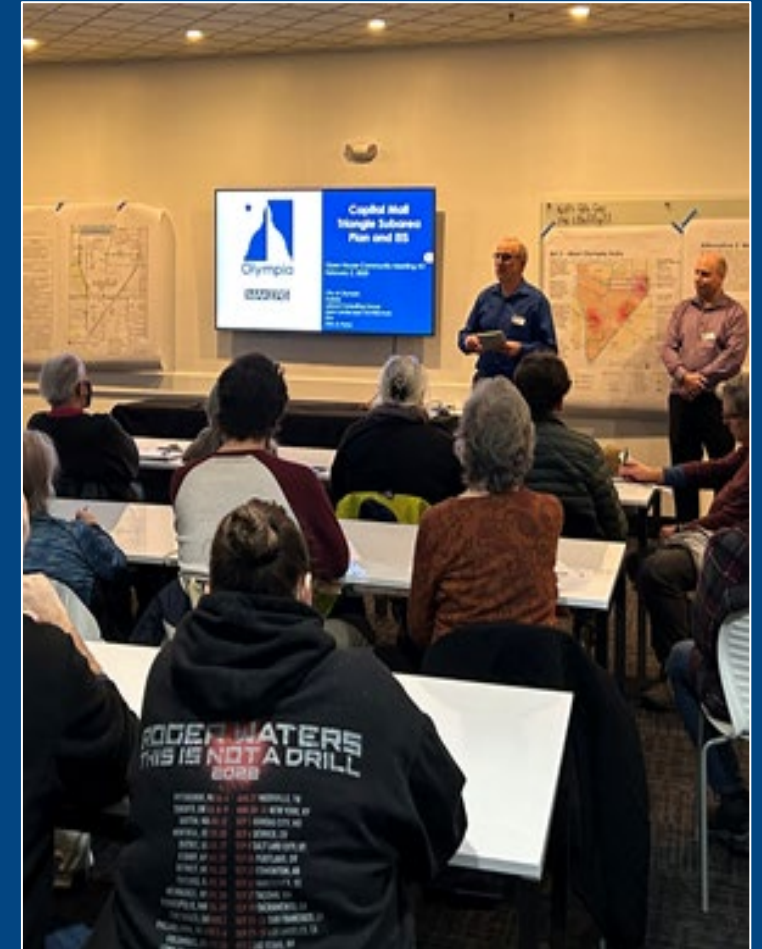
2024

# Community Outreach

- 29,000 Outgoing emails
- 7500 Mailed letters
- 12 E-news publications
- 15 Parties of Record email announcements
- Newspaper and social media

# Community Engagement

- 5 community meetings
- 5 stakeholder workgroup meetings
- 3 business focused meetings
- 19 presentations for organizations
- 14 briefings for city committees
- 17 interviews
- 300 written comments received



# Overarching Themes from Engagement

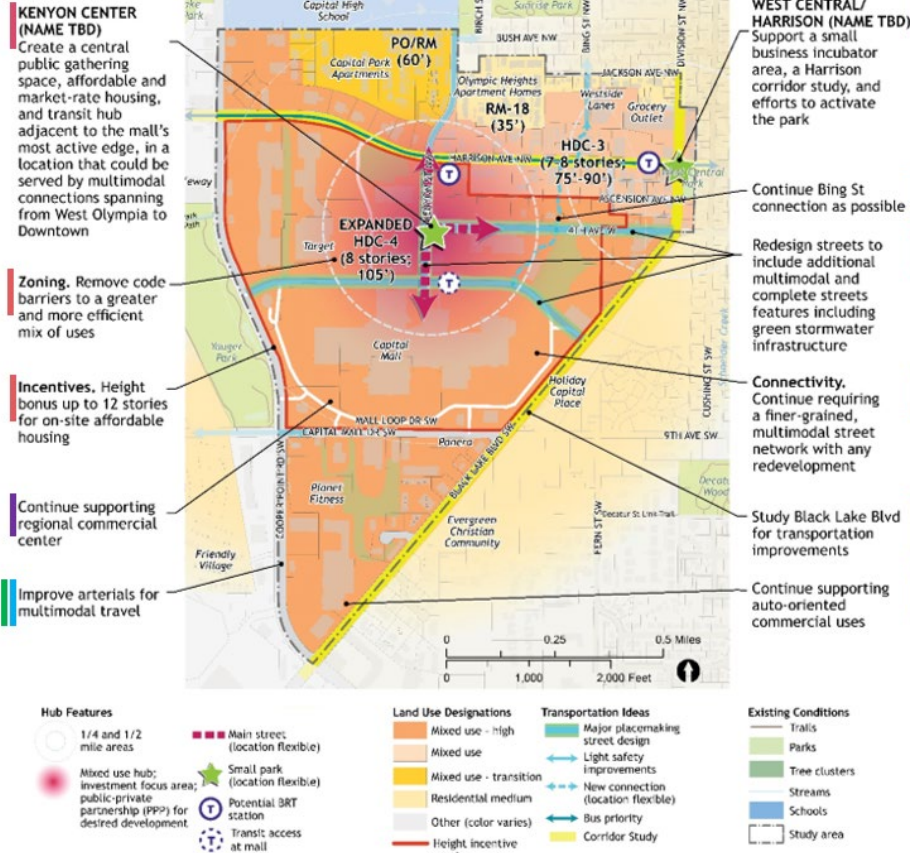
- Safe and comfortable mobility
- Livable compact and complete urban neighborhood
- Environmental commitment



# Subarea Plan Recommendations



Map 3-1. Capital Mall Triangle Subarea Framework Map



Source: MAKERS (2023)

# Recommendations – Land Use

- Kenyon Center
  - ½ acre public space (plaza/park etc.)
  - People centered streetscape
- Three additional smaller public amenities
  - Streetscapes, mini plazas, stormwater, or transportation related
  - Locations and timing TBD

# Recommendations – Land Use

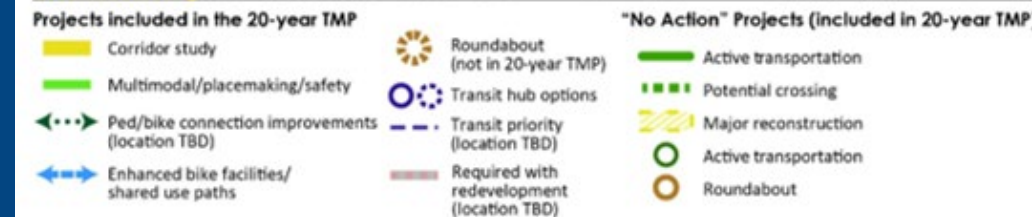
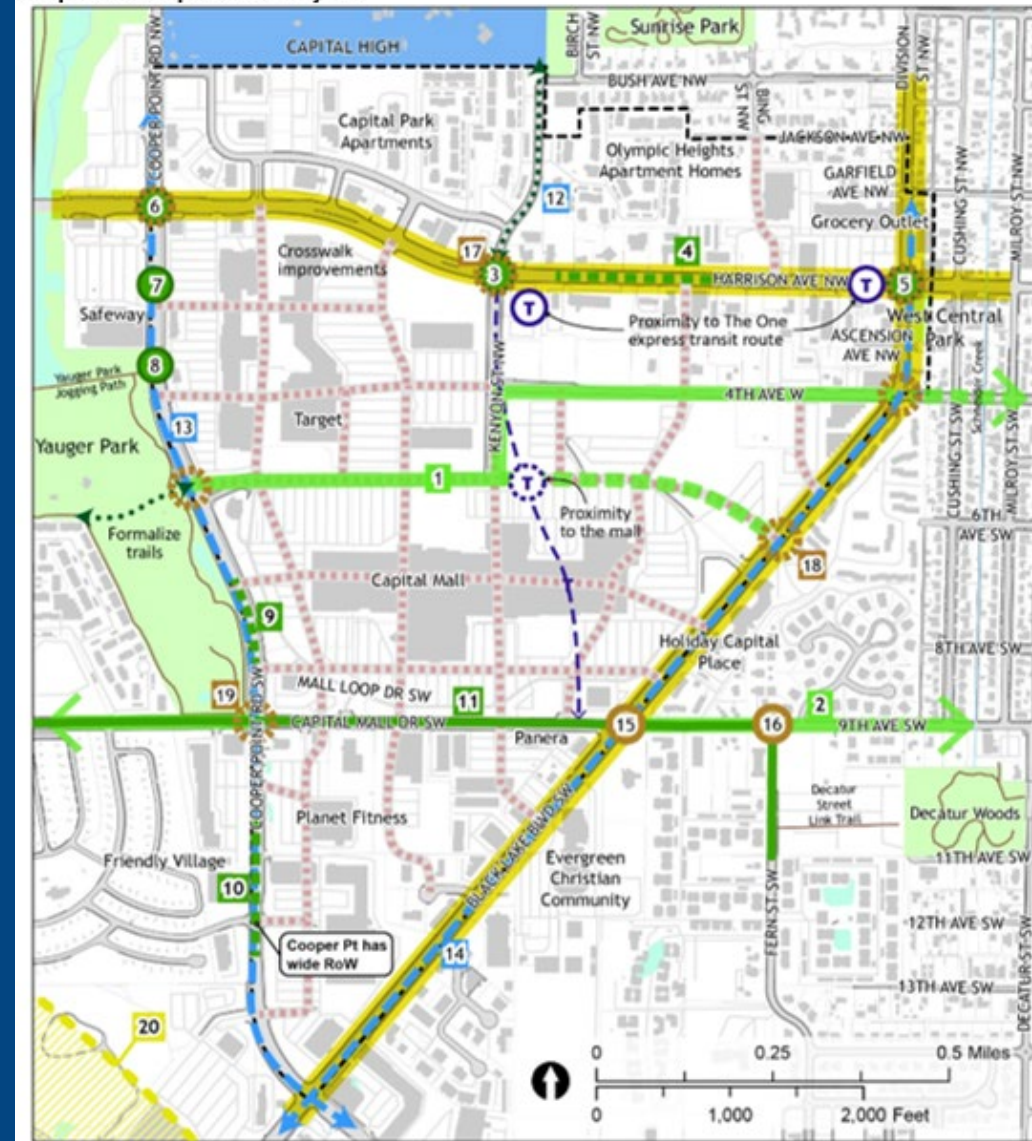
- Development regulation changes
  - Commercial parking
  - Building heights
  - Affordable housing height bonus
  - Design guidelines
- Corridor study for Harrison Avenue



# Transportation Recommendations

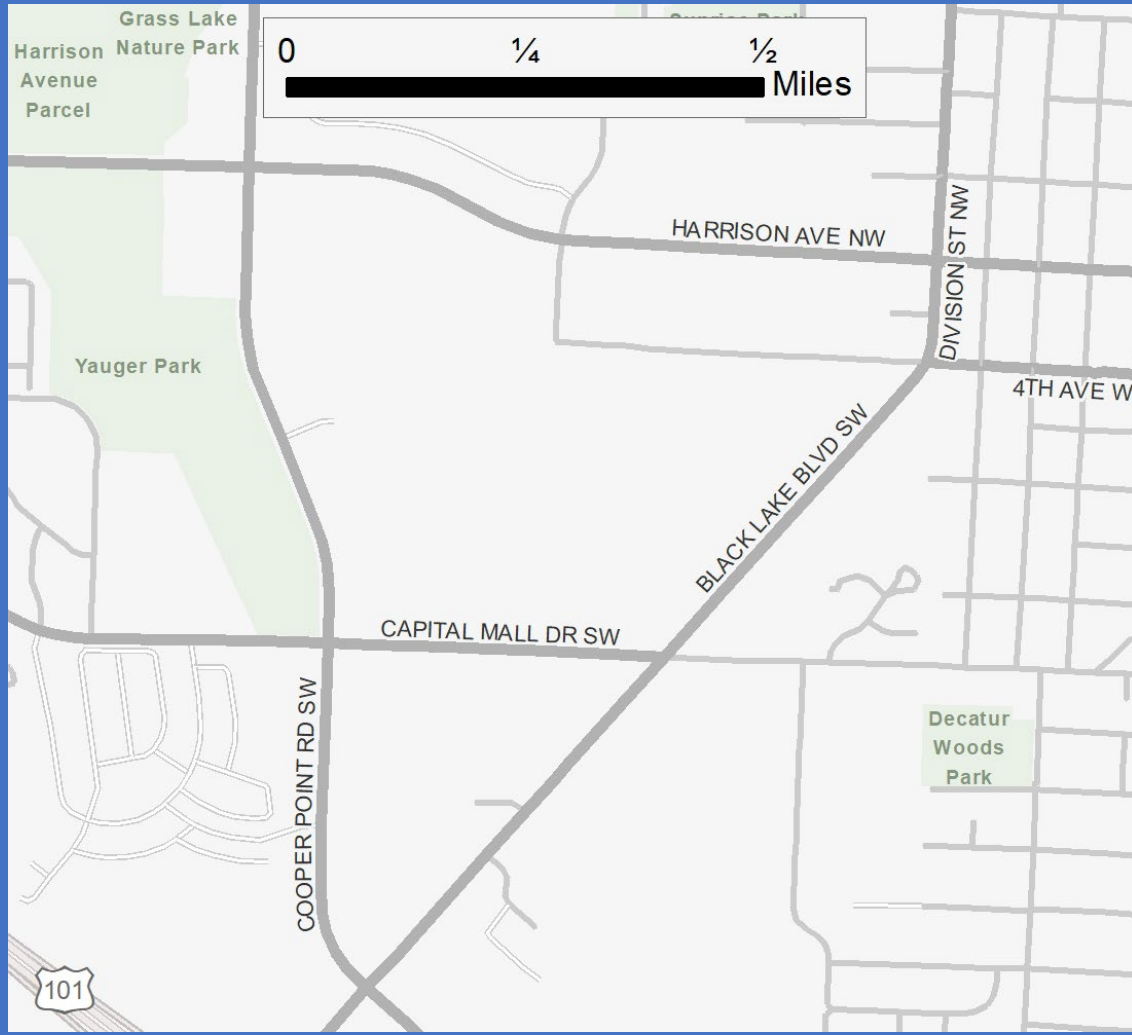
- Enhanced crosswalks
- Low-stress bike network
- Transit coordination
- Roundabouts
- Corridor studies
- Smaller, flexible block sizes for new development

Map 7-2. Transportation Projects

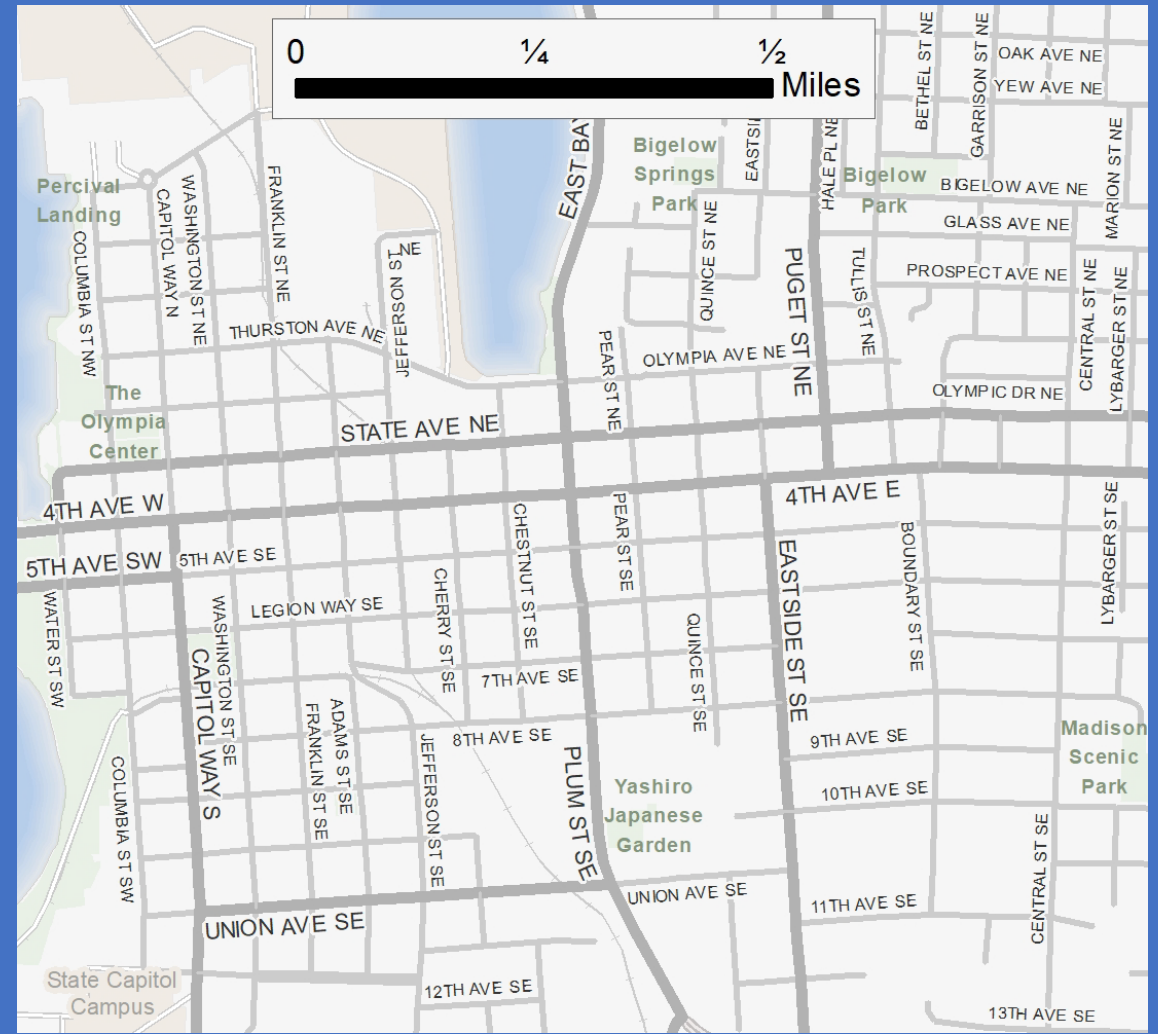


Source: City of Olympia, MAKERS, and Fehr & Peers (2023); TMP (2021)

# Connections - Current Street Network



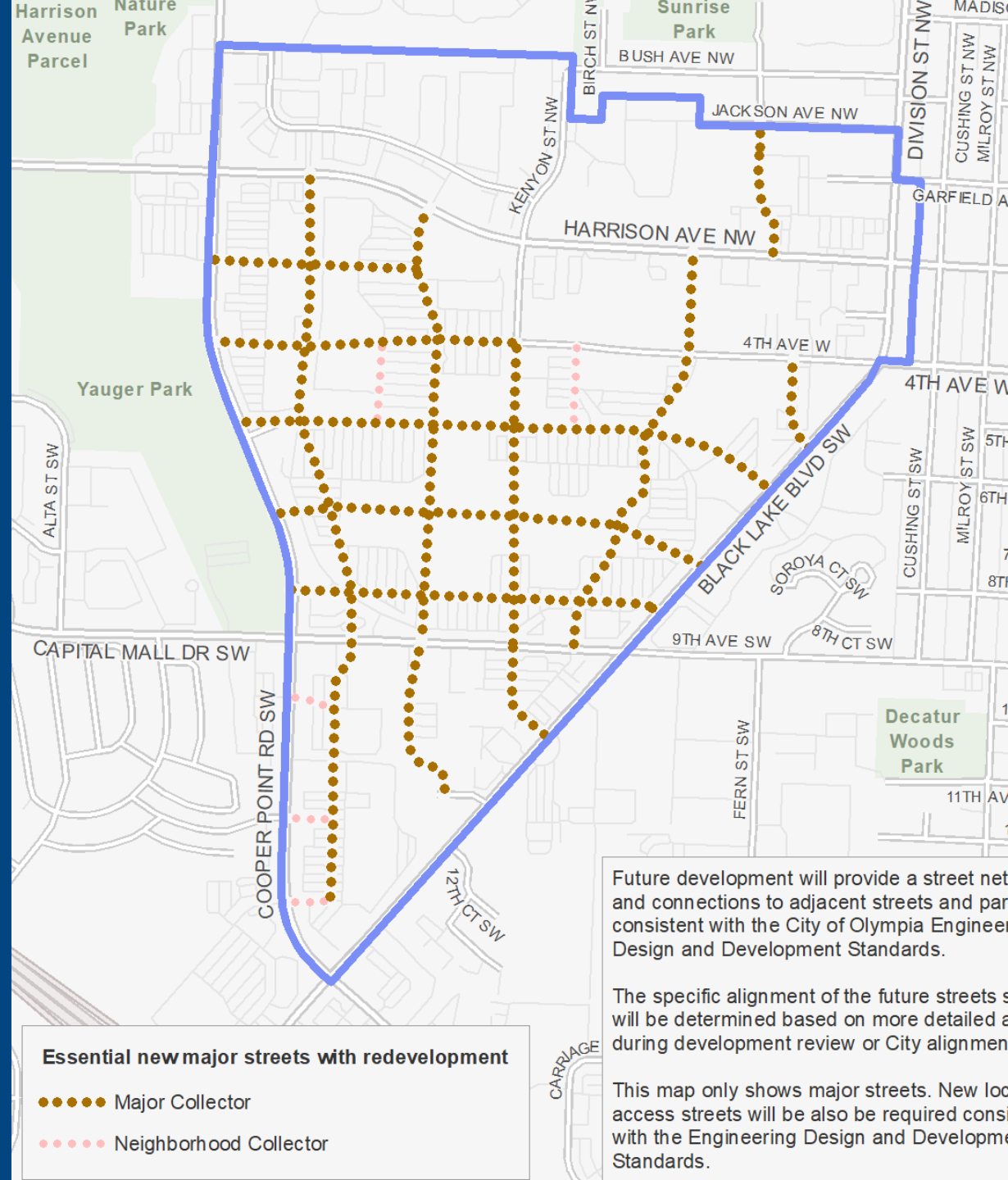
Capital Mall Triangle



Downtown

# Connections – Subarea Plan

- Essential new streets
- Built with redevelopment
- Include sidewalks, street trees, bike lanes



# Connections and Street Design

Example cross section for new essential streets

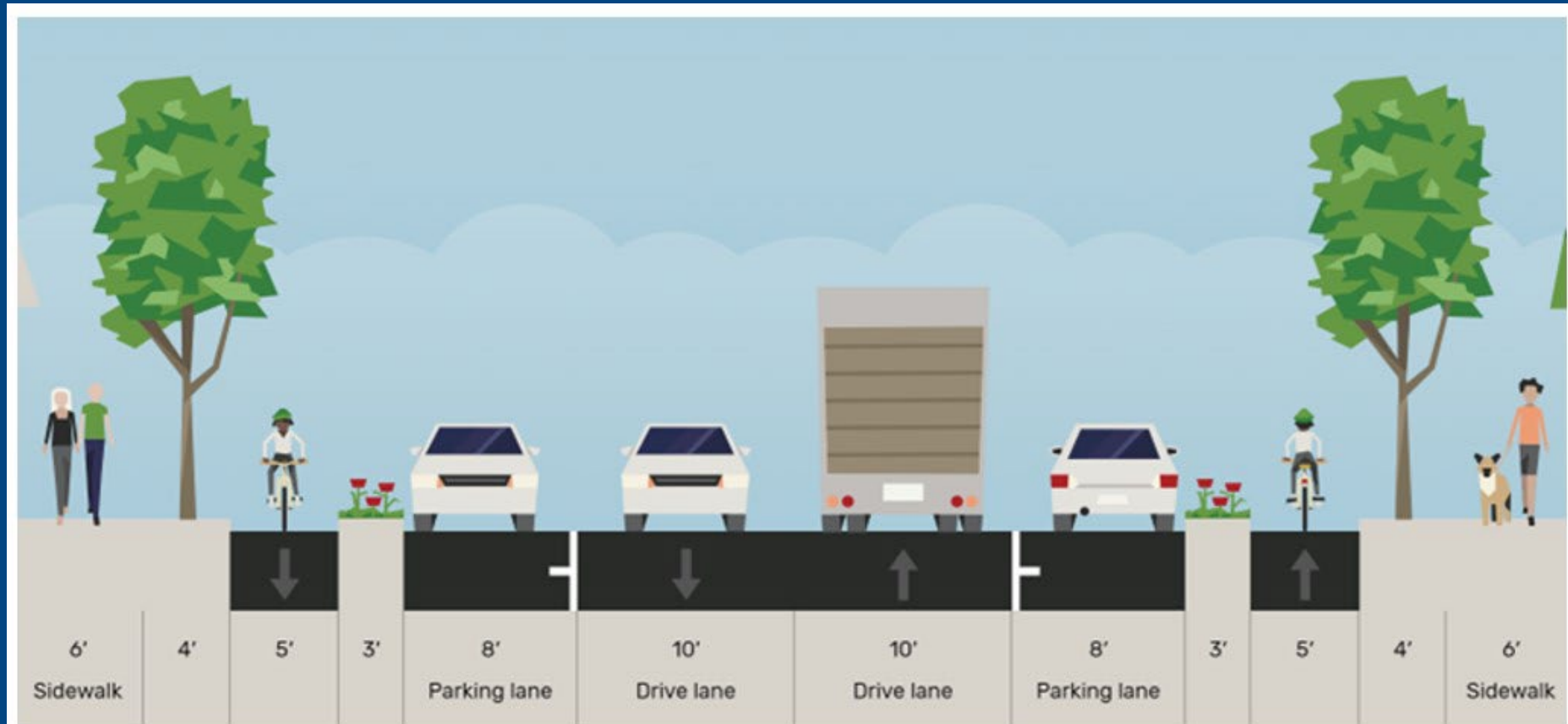


Figure 7-5. Typical street standard option for new essential streets.

# Transit Coordination

- Signal prioritization on Harrison
  - Corridor study
- Support for future Intercity Transit planning
  - Transit hub
  - Service frequency & hours



# Affordable Housing Recommendations

- Building height incentive for affordable housing
- Analysis of existing city owned properties
- Partner with affordable housing organizations
- Strategic land purchases



# Economic Development Recommendations

- Corridor planning for Harrison Avenue
- Building and facade improvement program
- Economic Development District designation
- Continued support for co-operative businesses
- Ground floor commercial financing



# Planning Commission

- Mixed income housing
- Reduce commercial parking minimums
- Increase access to new and existing parks and open spaces





# LUEC Recommended Changes

- “Kenyon Center” location
- Remove small rezone on 4th Avenue
- Commercial parking minimums
- Expanded library & public art
- Housing Action Plan goals
- Priority levels for corridor studies and monitoring the MFTE program
- Emergency services coordination



# Changes Based on WSDOT Comments

- 2023 - Trip cap added to Environmental Impact Statement
- 2024 - Tiered trip cap proposed to be added to subarea plan and used in the planned action ordinance



# Key Dates - Spring/Summer 2024

- March 7: Community Meeting #5
  - March 18: Planning Commission briefing
  - March 20: Bicycle & Pedestrian Advisory Committee
  - March 21: Parks & Recreation Advisory Committee
  - April 1: Planning Commission Public Hearing
  - April 15: Planning Commission deliberations
  - May 9: Land Use & Environment Committee
  - **June 11: City Council Study Session**
  - **July 9: City Council Meeting**
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# Capital Mall Triangle Subarea Plan & EIS



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