

## Kaiser-Harrison ‘Opportunity Area’ Plan

In 2013, the City’s consultant, ECONorthwest, completed a report, *Investment Strategy: City of Olympia Opportunity Areas*. The study analyzed five Opportunity Areas in the city outside of the downtown, and recommended actions the City could take to facilitate redevelopment of these areas.

For the Kaiser/Harrison Area, the Olympia Comprehensive Plan envisions a mix of medical services, retail and housing. The existing zoning segregates these uses in separate portions of this area. The *Investment Strategy* recommends re-examining these zoning issues as part of a broader planning process for this area.

The City is now conducting this planning process for the Kaiser-Harrison Area.\*

### Kaiser-Harrison Area Plan Schedule

TASK	DESCRIPTION	APPROXIMATE TIMELINE
Update Market Analysis	Update market research and analysis from 2013 <i>Investment Strategy</i> report.	August-October 2015
Interview Interested Parties	Interview a sample of property owners, neighbors, real estate professionals, and interested citizens.	September-October 2015
Develop alternative scenarios	Based on the results of Tasks 1 and 2, and other available information, develop two to four scenarios of future land uses and transportation for the area	November 2015 – January 2016
Review Scenarios	Extensive public review of the alternative scenarios. Also conduct required environmental review of each alternative.	January – March 2016
Planning Commission	Olympia Planning Commission review and recommendation of a preferred alternative.	April-May 2016
City Council	City Council review and adoption of amendments to comprehensive plan and/or zoning.	May-June 2016

\* The City also received an application for a comprehensive plan amendment in 2015 from M-Five LLP, a property owner within the Kaiser-Harrison area.