



# Capital Mall Triangle Subarea Planned Action Ordinance

Olympia City Council  
May 20, 2025

David Ginther, Senior Planner

*Photo Credit: Robert Vanderpool*

# Capital Mall Triangle Subarea



# Primary Project Goal

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

1. "...evolve into a complete urban neighborhood with a mix of jobs, housing, and services."
2. "Maximize the potential of the Capital Mall area as a regional shopping center..."



# Project Components

## Subarea Plan

- 20-year plan with vision, goals, and recommended actions



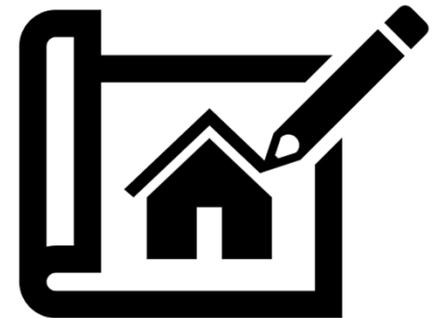
## Environmental Impact Statement

- Evaluates environmental impacts of future development

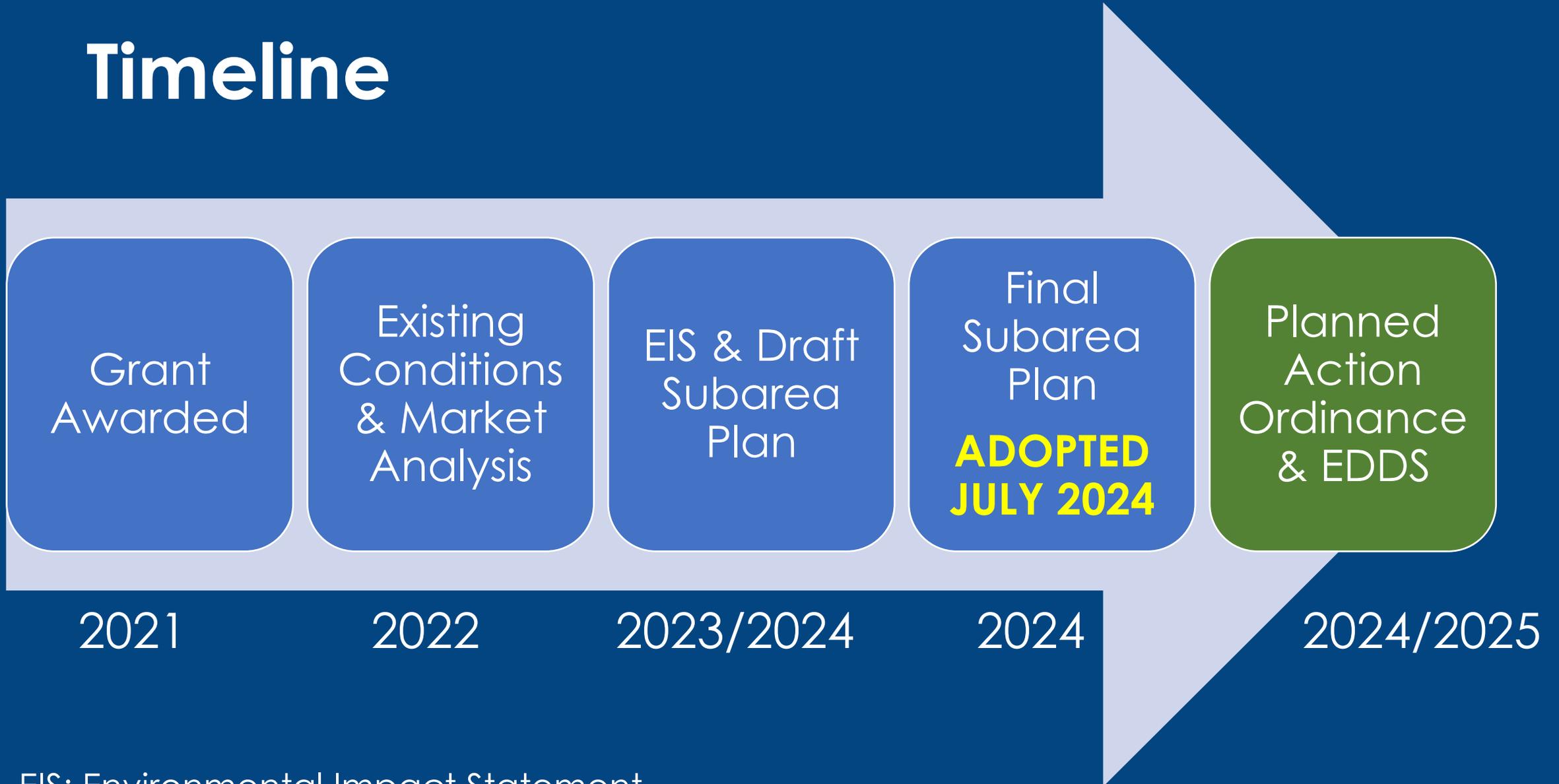


## Development Regulation Changes

- Planned Action Ordinance
- Updates to the EDDS



# Timeline



EIS: Environmental Impact Statement

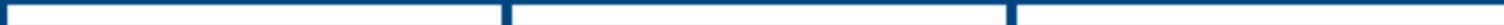
EDDS: Engineering Design and Development Standards

# Engagement & Review

- December 4, 2024 – Planning Commission Briefing
- January 6, 2025 – Planning Commission Public Hearing
- February 20, 2025 – Land Use and Environment Committee
- March 27, 2025 – Land Use and Environment Committee
- May 20, 2025 – City Council

# Proposed Changes – Recommended by the Subarea Plan

- Building Heights
- Building Stepbacks
- Affordable Housing Height Bonus Overlay
- Commercial Parking
- Environmental Review – Transportation
- EDDS Revisions – Block Sizes



# Building Heights in Subarea

High Density Corridor 3 Zone (HDC-3)

- Increase from ~60 feet to 75 feet

High Density Corridor 4 Zone (HDC-4)

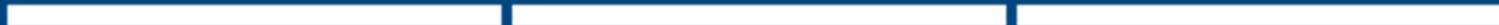
- Increase from ~75 feet to 105 feet

Note: Special height limits still apply when near lower density residential zones (OMC 18.06.080)



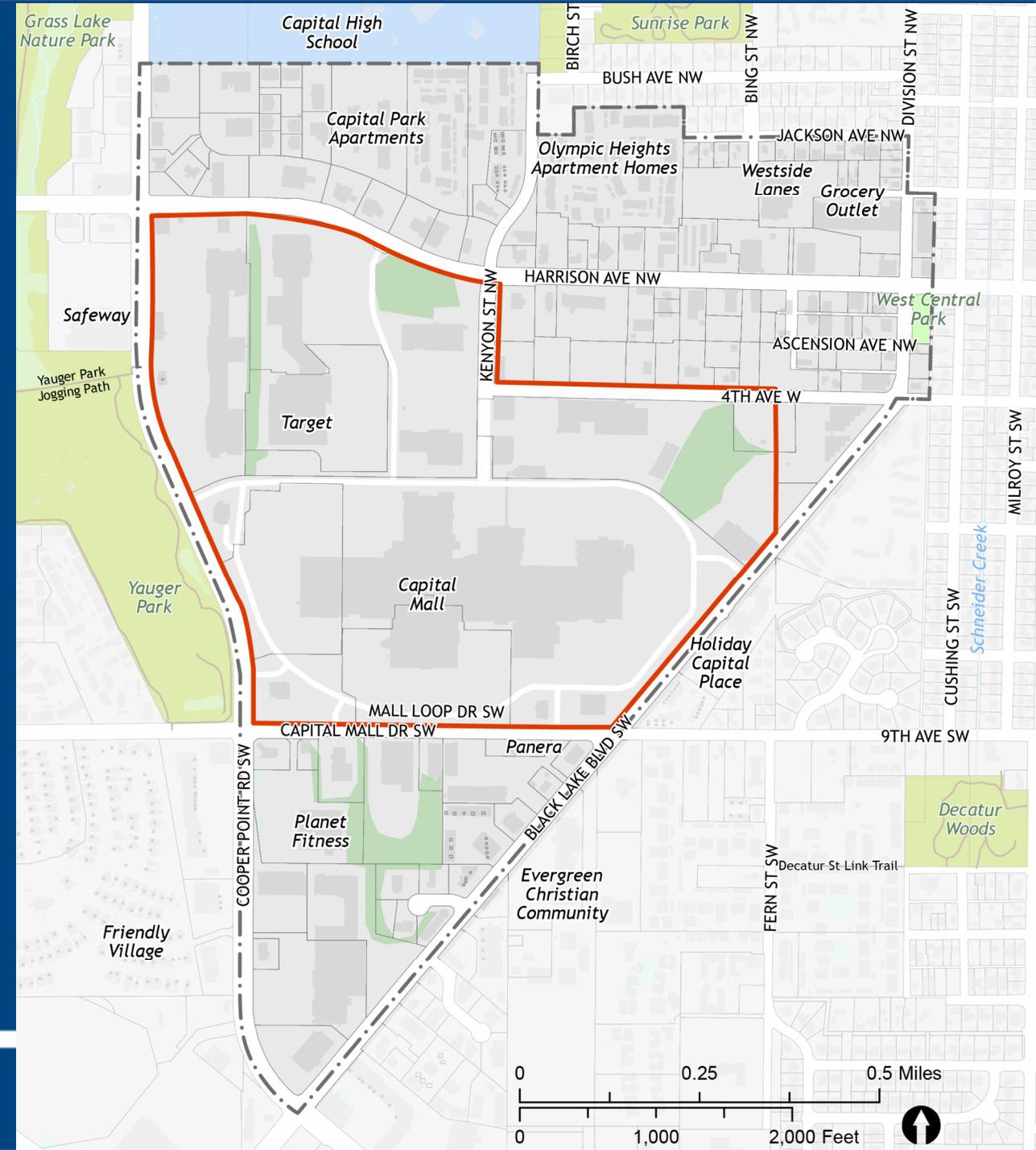
# Building Stepbacks (HDC-4 Zone)

- Stepbacks required on floors above 6 stories instead of 3 stories
- No stepbacks for low carbon material construction (mass timber/cross laminated timber)



# Affordable Housing Height Bonus Overlay

- 130 feet maximum
- At least 30% of the units must be affordable for 80% area median income or less for 50 years.



# Commercial Parking in Subarea

- Applies only to shopping centers, offices, retail, restaurants, and daycares located in the subarea
- No minimum except an accessible space must be provided
- No change to the maximum or the flexibility provisions in the existing code



# Environmental Review - Transportation

The total number of vehicle trips generated by new development within the subarea will be tracked

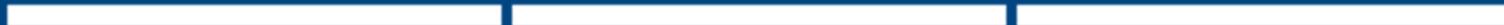
Trip Cap: 1,025 AM Peak and 1,900 PM Peak

- Below the trip cap, projects conduct a streamlined environmental review
- Above the trip cap, projects conduct full environmental review



# Potential Recommended Actions

Move to accept Planning Commission recommendation of approval and adopt the ordinance





# Planned Action Ordinance Capital Mall Triangle Subarea



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