



City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

Date: May 6, 2013
To: Mayor Stephen Buxbaum and the Olympia City Council
From: Jerry Parker - Chair of the Olympia Planning Commission
Subject: Transmittal of an Addendum to the Recommendations of the Olympia Planning Commission for the Update of the Olympia Comprehensive Plan

The attached Addendum to the Recommendations of the Olympia Planning Commission for the Update to the Olympia Comprehensive Plan revises a set of recommendations adopted by the Commission on March 18 and conveyed separately to the Council.

Two reasons account for this separate transmittal. First, the staff requested that the Commission complete its recommendations for the Update on March 18, in order to allow the staff to integrate these recommendations into the draft for timely transmittal to the Council. As of that date, the Commission had not completed its deliberations on the issue addressed in this Addendum. The Commission agreed that it should continue its deliberations and convey its recommendations on this issue separately to the Council.

Second, the terms of four of the nine members of the Commission expired at the end of March. Consequently, the recommendations in this Addendum reflect the decisions of the five remaining members. This change in the Commission's membership argues for a separation of the two related sets of recommendations regarding the Update to the Comprehensive Plan.*

The recommendations that follow were discussed and voted upon at Commission meetings of April 1, April 15, and May 6. As noted in our transmittal letter for the recommendations adopted March 18, these subsequent recommendations pertain to a major topic that was addressed during the Commission's deliberations: an "Urban Neighborhood Map" and policies related to that map. On March 18, the Commission approved an "Urban Neighborhood Map," but lacked sufficient time to reconcile this "Urban Neighborhood Map" with the Future Land Use Map and policies related to that Future Land Use Map included in the Commission's recommended Update to the Comprehensive Plan.

The Addendum being transmitted to the Council responds to a motion made at the March 18 Planning Commission meeting directing the remaining members to identify for the Council inconsistencies between the Future Land Use Map and related policies in the Update recommended by the Commission on March 18 and the "Urban Neighborhood Map" recommended by the Commission on the same date and to recommend to the Council resolution of such inconsistencies. (A copy of the motion is provided below.)

The "Urban Neighborhood Map" approved on March 18 removes portions of Harrison Avenue on the Westside, 4th Avenue and State Streets on the Eastside, and Capitol Boulevard from the "urban corridor" designated in the Future Land Use Map.

The Addendum approved on May 6 recommends that the Council replace the Future Land Use Map and the "Urban Neighborhood Map" included in the Commission's recommended Update to the Comprehensive Plan with the Future Land Use Map approved on May 6.

The "Future Land Use Map" approved by the Commission on May 6 differs slightly from the "Urban Neighborhood Map" approved on March 18. It identifies slightly different areas proposed for "high density".

The Addendum also recommends changes to Appendix A of the Land Use & Urban Design chapter, which defines the land use designations depicted on the Future Land Use Map. These proposed changes are summarized as follows:

- The provisions for Low Density Neighborhoods are revised to provide for densities of 4 to 14 dwelling units per acre and that current zoning limits would be grandfathered. The provisions for Medium Density Neighborhoods are revised to provide for densities of 15 to 30 dwelling units per acre and suggested housing types are identified.
- The provisions for Neighborhood Centers are revised to provide for Medium Density Neighborhood Centers in Low Density Neighborhoods to provide services for the adjacent residents. Such centers are to be designated by a neighborhood planning process.
- A new provision is established for High Density Neighborhoods. These neighborhoods are recommended to have a density of 30 dwelling units per acre or above.
- The revisions to Attachment A specify a height limit of 35 feet for both the low and medium density neighborhoods. The height for the high density neighborhood designation is recommended to be governed by the provisions in the Comprehensive Plan related to Height and View Protection.
- The recommendations identify some changes to the names for each of the eight gateways approved at the March 18 meeting.

The definition of Low Density Neighborhoods in Appendix A makes clear that where current zoning designates a density below that provided in the definition, such zoning would remain controlling. In the interests of simplicity and "readability," the Future Land Use Map approved by the Commission on May 6 does not reflect this important provision.

On May 6, the Commission approved the attached Addendum to its March 18 recommendations to the Council for the Update to the Comprehensive Plan. The Addendum includes a goal and policies related to Urban Neighborhoods, the revised Future Land Use Map, changes to Appendix A to that map, deletions to the Transportation Chapter that conflict with the approved Future Land Use Map, a table summarizing proposed land use designations, and a listing of proposed Urban Gateways and Civic Boulevards.

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In conclusion, I wish to acknowledge the work of Commissioner Paul Ingman on this Addendum, prior to his resignation from the Commission.

Sincerely,

A handwritten signature in cursive script that reads "Jerome Parker". The signature is written in black ink and is positioned above the printed name and title.

Jerome Parker
Chair, Olympia Planning Commission

*The final vote approving this Addendum was made on May 6. The final vote included the four members who deliberated on the Addendum and the four members appointed to the Commission in April. This Addendum was, in large measure, the work of Paul Ingman. Commissioner Ingman resigned from the Commission prior to the final vote on May 6.

The following motion regarding the Future Land Use Map and the Urban Neighborhood Map, which are incorporated into the draft document, was agreed to at the March 18 meeting of the Olympia Planning Commission.

"Move forward to City Council both the Future Land Use Map from the July draft and Commissioner Ingman's Urban Neighborhood's Map. Includes an understanding that OPC will do some work in April so that both maps conform to goals and policies re: Urban Neighborhoods being recommended by OPC. (Intent is not to change the recommendation, rather make sure maps accurately reflect the Urban Neighborhood goals and policies being recommended, and identify any inconsistencies to be worked out at the Council level." (Motion and majority vote – 3/18.)

Chapter: Land Use and Urban Design

Section: Downtown and other Neighborhoods

Goal and Policy: Urban Neighborhoods

Map Attached: “Olympia Planning Commission - March 11, 2013: Future Land Use” [this map approved for recommendation on May 6, 2013]

GOAL: Olympia’s Neighborhoods provide housing choices that fit the diversity of local income levels and life styles. They are shaped by public planning processes that continuously involve citizens, neighborhoods, and city officials.

POLICIES:

P1: Establish eight gateways that are entry/exit pathways along major streets to downtown Olympia and our Capitol. These streets will act as tree-lined civic boulevards that present a unified streetscape that enhances the grandeur of our Capital City.

P2: High-density Neighborhoods concentrate housing into a number of designated sites: Downtown Olympia; Pacific/Martin/Lilly Triangle; and West Capital Triangle. Commercial uses directly serve High-density Neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density Neighborhoods are primarily walk-dependent. At least one-quarter of the forecasted growth is planned for downtown Olympia.

P3: Protect and preserve the existing established Low-density Neighborhoods. Disallow medium or high density development in existing Low-density Neighborhoods except for Neighborhood Centers.

P4: Allow Medium-density Neighborhood Centers in Low-density Neighborhoods to include both civic and commercial uses that serve the neighborhood. Neighborhood centers emerge from a neighborhood public process.

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Chapter: Land Use and Urban Design

Section: Appendix A – Future Land Use Map Designations

Appendix A – Future land Use Map Designations

[Following sections define five land use designations of “OPC - Future Land Use Map”.]

Low-density Neighborhoods: Protect and preserve the existing established Low-density Neighborhoods by grandfathering in existing zoning limits while providing flexibility for neighborhood-developed sub-area plans. Residential density range, which is primarily single-family detached housing and low-rise multi-family housing, is from a minimum of four to fourteen dwelling units per acre. This range maintains and safeguards the historic character of neighborhoods and specific qualities associated with each neighborhood. Low-density neighborhoods are shaped by a public planning process that continuously involves citizens, the neighborhood, and city officials. Low-density neighborhoods disallow medium or high-density development, except for Neighborhood Centers, but allows for accessory dwelling units. The maximum height in low-density neighborhoods is 35’-0”.

Medium-density Neighborhoods: Medium-density Neighborhoods involve multi-family residential densities between 15 to 30 units per acre as determined by the neighborhood public process. Suggested housing land uses may include townhouses and small apartment buildings. Clustering may be permitted.

Medium-density Neighborhoods Centers: Medium-density Neighborhood Centers include both civic and commercial uses that serve the neighborhood. These centers are allowed in Low-density Neighborhoods. The neighborhood center density level will emerge from a neighborhood public process. The neighborhood public process will involve all necessary parameters to ensure street improvements, transit access, setbacks, and the appropriate level of housing and public services for each center.

Medium-density Neighborhood Centers provide residential, commercial, and civic spaces. Suggested housing includes townhouses, small apartments, and other multi-family buildings. Low-density commercial neighborhood centers will have a maximum 35’-0” height for both low and medium density neighborhoods. [Note: Tumwater Brewery District, a medium density commercial center, and transit hub may serve as a neighborhood center for southeast Olympia residents.]

High-density Neighborhoods: High-density Neighborhoods, include both multifamily and commercial uses, and have residential densities of more than 30 dwelling units per acre. High-density Neighborhoods concentrate housing in a number of designated sites: Downtown Olympia; Pacific/Martin/Lilly Triangle; and West Capital Triangle. Commercial uses directly serve the high-density neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density

Neighborhoods contain primarily walk-dependent services. The maximum heights in these neighborhoods are based on the “Height and View Protection Goals and Policies.

Gateways & Civic Boulevards: Establish eight gateways that are entry/exit pathways along major streets to downtown Olympia and the State Capitol Campus. These major streets act as tree-lined civic boulevards, providing a unified streetscape that enhances the grandeur of our Capital City.

Gateways to the Deschutes River Valley are located at entry/exit points and along the green civic boulevards that enter the state capital city of the State of Washington. They are located at: city boundaries, topographical changes, transitions in land use, and shifts in transportation densities. Three of the eight gateways are located at the city limits; at these three entrances “Welcome to Olympia” signage may be included. Gateways are densely planted with native trees and understories that form the transition between distinct land uses and the formal green civic boulevards. Each civic boulevard forms a unique urban space.

Chapter: Transportation

Section: Land Use (p.14 of 51)

Goal and Policy: “GT 14 - The Urban Corridors ...”

GT 14 Delete: “...east 4th and State Avenue, portions of Harrison Avenue, ...” and “...portions of Capitol Way ...”

PT 14.4 Delete: “...east 4th and State Avenue...” and “...and portions of Capitol Way...”

Chapter: Land Use and Urban Design

LU Table 1 “OPC - Future Land Use Designations”

Low-density Neighborhoods (LDN)

Use: Single-family Residential

Density: 4 to 14 units per acre, while protecting existing LDN zoning density.

Height: 35 foot maximum

Medium-density Neighborhoods (MDN)

Use: Multi-family Residential

Density: 15 to 30 units per acre

Height: 35 foot maximum

Medium-density Neighborhood Centers (MDNC)

Use: Multi-family Residential and limited low-density Commercial

Density: 15 to 30 units per acre

Height: 35 foot maximum

High-density Neighborhoods (HDN)

Use: Multi-family Residential and Commercial

Density: Greater than 30 units per acre

Height: See Note 1

Note 1: Delete all heights limitations from staff draft on LU Table 1, except as identified above. Specific height limits shall be established by development codes, which are based on the Comprehensive Plan’s “OPC - Height and View Protection Goals and Policies.”

**OLYMPIA PLANNING COMMISSION
PRELIMINARY RECOMMENDATIONS
March 18, 2013**

- Item # 41** - Delete and replace with OPC “Low-density” definition above.
- Item #43** - PL13.9 – Delete “... townhouses...”
- Item #56** - PL11.5 – “No change” (p.20 of 44)
- Item #57** - GL 12 – “No change” (p.22 of 44)

Chapter: Land Use and Urban Design

Section: Urban Corridors (p.17 of 44)

Policy: Policy PL11.7 (p.20 of 44)

Note 2: [The following section replaces “PL11.7”.] Each Civic Boulevard will have a distinct spatial environmental setting that is shaped by the public planning process that continuously involves citizens, neighborhoods, and city officials. Urban Corridors will be primarily accessed by transit and motor vehicles with provisions for pedestrian and bicycle travel. City of Olympia’s consistent theme along all civic boulevards will be “Urban Green Spaces.” The following table includes: the Urban Gateway number, name, and location; and the Civic Boulevard’s adjoining land use.

Urban Gateways and Civic Boulevards

1. Priest Point Park Gateway: East Bay Drive at City Limits
Corridor Land Uses: Single-family and Multi-family Residential, and Natural
2. Mt. Rainier Gateway: Martin Way and Pacific Intersection
Corridor Land Uses: Low density Mixed Use in Single-family Residential
3. Interstate Gateway: Henderson and Plum St. Intersection
Corridor Land Uses: Commercial
4. Watershed Park Gateway: Henderson at North Street
Corridor Land Uses: Single-family residential, public schools, and natural
5. Capitol Gateway: Capital Boulevard at City Limits
Corridor Land Uses: Single-family Residential and low-density commercial
6. Deschutes Gateway: Deschutes Park Way at City Limits
Corridor Land Uses: Natural, Passive Recreation and Public Use Areas
7. Black Hills Gateway: Harrison and Division Intersection
Corridor Land Uses: Low-density Mixed Use compatible with Single-family Residential
8. Schneider Creek Gateway: Schneider Hill Rd.& West Bay Drive Intersection
Corridor Land Uses: Multi-family Residential and Commercial

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