

Olympia Planning Commission Preliminary Recommendations

March 18, 2013

DRAFT

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
INTRODUCTION CHAPTER & COMMUNITY VALUES & VISION CHAPTER (F.K.A. Olympia’s Vision)			
1	Introduction Chapter Community Values & Vision Chapter (Attached to agenda item)	Change the chapter name from “Olympia’s Vision” to “Introduction.” Edit the Introduction chapter to remove unnecessary language and include more key challenges. Replace value and vision statements in July Draft, move this section to a new chapter and disperse the value and visions statements within corresponding chapters. Please note staff’s suggestion on page 4 of the Introduction and provide a recommendation.	March 13, 2013
2	Sustainability Goals and Policies	Remove GO1, PO1.1 and PO1.5 as proposed in the July Draft from the draft. These are incorporated into the Introduction, Key Challenges section, under “Become a more sustainable city.” Move PO1.2, PO1.3 and PO1.4 to the Public Services Chapter.	March 13, 2013
PUBLIC PARTICIPATION & PARTNERS CHAPTER			
3	Value & Vision Statement for Chapter	<i>Include a Value & Vision statement at the beginning of the Chapter:</i> Public Participation: Olympia residents value meaningful, open, respectful, and inclusive dialogue as a shared responsibility to make our community a better place. Public Participation and Partners: Public engagement is a high priority for Olympia government. By engaging citizens early and often and by ample demonstration that citizens have been heard, the City has avoided the high cost of community distrust and redundant public processes to resolve problems. As a result of a healthy public participation process, each segment of the community understands the larger picture and helps determine the best interests of the City as a whole. Olympia engages the public in major decisions through community conversations, public forums, interest-based negotiation and a variety of media, and responds to the public about how its input was used.	March 13, 2013

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4	Action Plan Partners	<p><i>Revise new policy proposed in July Draft to state:</i></p> <p>PP1.1: The City Council and the Planning Commission, with the support of City staff is to identify the elements to include in the action (implementation) plan. The action plan should reflect City advisory groups' priorities. The public shall be engaged by doing outreach to neighborhoods, the business community, environmental and other public interest groups and citizens. This strategy will include an updating, monitoring and reporting process.</p>	January 14, 2013
5	Action Plan Partners	<p><i>Add New Policy:</i></p> <p>PP1.2: A committee, established by the City Council, will on a yearly basis review the progress of the action plan and make a report to the City Council, Planning Commission, staff and citizens. The committee should include members from the Planning Commission, neighborhoods, business community, environmental and other public interest groups and citizens.</p>	January 14, 2013
6	Public Participation	<p><i>Recommend new policy as proposed in July Draft:</i></p> <p>PP3.1: Encourage City staff and other community leaders to strengthen their ability to design and implement effective public involvement strategies.</p> <p>[FSEIS p.46]</p>	December 17, 2012 (Consent Agenda)
7	Public Participation	<p><i>Revise new policy proposed in the July Draft to state:</i></p> <p>PP3.3: Provide opportunities for citizens, neighborhoods, and other interested parties to get involved early in the land use decision-making processes. Encourage or require applicants to meet with affected community members and organizations.</p> <p>[FSEIS p.46]</p>	December 17, 2012 (Consent Agenda)
8	Subarea Planning	<p><i>Recommend new goal and policies as proposed in July Draft:</i></p> <p>GP4 and policies: Sub-area planning is conducted through a collaborative effort by community members and the City and is used to shape how neighborhoods grow and develop.</p> <p>PP4.1: Work with neighborhoods to identify the priorities, assets and challenges of the</p>	December 17, 2012 (Consent Agenda)

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		<p>designated sub-area(s), as well as provide information to increase understanding of land-use decision-making processes and the existing plans and regulations affecting sub-areas.</p> <p>PP4.2: Encourage wide participation in the development and implementation of sub-area plans.</p> <p>PP4.3: Define the role that sub-area plans play in City decision-making and resource allocation.</p> <p>PP4.4: Allow initiation of sub-area planning by either neighborhoods or the City.</p> <p>PP4.5: Encourage collaboration between neighborhoods and City representatives. [FSEIS p. 49]</p>	
9	Public Participation	<p><i>Add new goal and policies to the chapter:</i></p> <p>Goal: Citizens and other key stakeholders feel their opinions and ideas are heard, valued, and used by policy makers, advisory committees, and staff.</p> <p>Policy: Build trust between all segments of the community through collaborative and inclusive decision making.</p> <p>Policy: Replace or complement three-minute, one-way testimony with participation strategies that facilitate rich dialogue between and among interested citizens, other key stakeholders, City Council members, advisory boards, and staff.</p> <p>Policy: Clearly define public participation goals and choose strategies specifically designed to meet those goals.</p> <p>Policy: Evaluate public participation strategies to measure their effectiveness in meeting desired goals.</p>	March 13, 2013

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		Policy: Select strategies from the full spectrum of public participation tools and techniques.	
NATURAL ENVIRONMENT CHAPTER			
10	Value & Vision Statements for the Chapter.	<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i></p> <p><i>Value:</i> Natural Environment: Olympia residents value our role as stewards of the water, air, land, vegetation, and animals around us and our responsibility to our children, our children’s children, and all life to restore, protect, and enhance our environmental birthright.</p> <p><i>Vision:</i> Natural Environment: Recognizing that gifts of nature define in large measure its greatness, Olympia works closely with the surrounding governments to preserve, protect and-restore our natural heritage.</p> <p>A dense tree canopy throughout the City provides aesthetic, health, environmental, and economic benefits. Despite the increased population, Olympia's air and water are cleaner. Seals, sea lions, orcas, and otters roam the waters of southern Puget Sound. Wildlife habitat has been preserved to maintain a biologically healthy diversity of species. As a result, salmon return to the streams where they were born to spawn and to die.</p>	March 13, 2013
11	Open Space Map	<p><i>Recommend same revised map as proposed in July Draft:</i></p> <p>Open Space and Environmentally Sensitive Areas Map revised to incorporate “Possible Open Space Corridors” and “Possible Future Trails.”</p> <p style="text-align: right;">[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
12	Regional Coordination	<p><i>Recommend same new policy as proposed in July Draft:</i></p> <p>PN1.2: Coordinate critical areas ordinances and stormwater management requirements</p>	December 17, 2012

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		regionally based on best available science. [FSEIS p.	(Consent Agenda)
13	Topography	<i>Recommend same new policy as proposed in July Draft:</i> PN1.5: Preserve the existing topography on a portion of new development sites; integrate the existing site contours into the project design and minimize the use of grading and other large scale land disturbance. [FSEIS p.	December 17, 2012 (Consent Agenda)
14	Hillside Development	<i>Revise new policy proposed in July Draft to state:</i> PN1.7: Limit hillside development to site designs that incorporate and conform to the existing topography, and minimize impacts to existing hydrology. [FSEIS p.55]	January 14, 2013
15	Low Impact Development	<i>Recommend same policies as proposed in July Draft:</i> PN 1.8: Limit the negative impacts of development on public lands and environmental resources, and require restoration when impacts are unavoidable. PN1.9: Foster partnerships among public, private, and non-profit agencies and community groups to identify and evaluate new and innovative approaches to low impact development and green building. [FSEIS p.	December 17, 2012 (Consent Agenda)
16	Sustainable Design	<i>Recommend same as proposed in July Draft:</i> PN1.11: Design, build, and retrofit public projects to incorporate sustainable design and green building methods, require minimal maintenance, and fit naturally into the surrounding environment. [FSEIS p.	December 17, 2012 (Consent Agenda)
17	(New Policy) PN2.1: Prioritize acquiring and preserving land by a shared set of priorities that consider the environmental benefits of the land, such as stormwater management,	Was to be addressed by the Values & Vision Subcommittee. Is this intended to be addressed under Key Challenges in the Introduction section?	TABLED on January 14, 2013.

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	wildlife habitat, and access to recreation opportunities. [FSEIS p. 60]		
18	Invasive Species	<i>Recommend same as proposed in July Draft:</i> PN2.3: Identify, remove, and prevent the use and spread of invasive plants and wildlife. [FSEIS p.	December 17, 2012 (Consent Agenda)
19	Habitat Corridors	<i>Recommend same as proposed in July Draft:</i> PN2.6: Conserve and restore habitat for wildlife in a series of separate pieces of land, in addition to existing corridors. [FSEIS p.	December 17, 2012 (Consent Agenda)
20	Maintenance - Reduce Environmental Impact	<i>Recommend same as proposed in July Draft:</i> PN2.7: Practice maintenance and operations that reduce the City's environmental impact. [FSEIS p.	December 17, 2012 (Consent Agenda)
21	Urban Forestry	<i>Recommend same as proposed in July Draft:</i> PN3.2: Measure the tree canopy and set a citywide target for increasing it. [FSEIS p.	December 17, 2012 (Consent Agenda)
22	Urban Forestry	<i>Revise new policy proposed in July Draft to state:</i> PN3.4: Evaluate the environmental, ecologic, health, social and economic benefits of the urban forest. [FSEIS p.67]	January 14, 2013
23	Urban Forestry	<i>Recommend same as proposed in July Draft:</i> PN3.5: Provide new trees with the necessary soil, water, space, and nutrients to grow to maturity, and plant the right size tree where there are conflicts, such as overhead utility wires or sidewalks. [FSEIS p.	December 17, 2012 (Consent Agenda)
24	Urban Forestry	<i>Recommend same as proposed in July Draft:</i> PN3.6: Protect the natural structure and growing condition of trees to minimize necessary maintenance and preserve the long-term health and safety of the urban forest.[FSEIS p.	December 17, 2012 (Consent Agenda)

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25	Capitol Lake	<p><i>Recommend same new policy as proposed in July Draft:</i></p> <p>PN3.4: Support the process for determining a balanced and sustainable approach to the management of Capitol Lake; participate when the opportunity is available as a party of significant interest in the outcome.</p> <p>[FSEIS p.</p>	<p>December 17, 2012</p> <p>(Consent Agenda)</p>
26	Sea Level Rise	<p><i>Replace new policy proposed in July Draft PN4.4 with a new Goal and policies:</i></p> <p>Goal: The City has used best available information to devise and implement a sea level rise strategy.</p> <p>Policy 1: Evaluate all options, including retreat, to deal with the impacts of sea level rise in Olympia.</p> <p>Policy 2: Consider different scenarios for varying amounts of sea level rise, and the accompanying adaption and response options for each scenario.</p> <p>Policy 3: Perform a cost-benefit analysis for each adaptation strategy. Consider the physical, environmental and social factors as well as costs in the analysis.</p> <p>Policy 4: Evaluate different financing options for adaption strategies.</p> <p>Policy 5: Use the best available science and the experiences of other municipalities in formulating future plans for sea level rise.</p> <p>Policy 6: Engage the community in a discussion of the different mitigation scenarios and adaptation strategies and response and the cost.</p>	<p>March 4, 2013</p>
27	Stormwater Treatment	<p><i>Recommend same as proposed in July Draft:</i></p> <p>PN5.3: Retrofit existing infrastructure for stormwater treatment in areas of the City with little or no treatment.</p> <p>[FSEIS p.</p>	<p>December 17, 2012</p> <p>(Consent Agenda)</p>

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28	Floodways	<p><i>Revise policy in July Draft to state:</i></p> <p>PN6.5: Retain and restore floodways in a natural condition. [FSEIS p.76]</p>	February 11, 2013
29	Greenhouse Gas Emissions	<p><i>Recommend same new goal and policies as proposed in July Draft:</i></p> <p>GN8: Community sources of emissions of carbon dioxide and other climate-changing greenhouse gases are identified, monitored, and reduced.</p> <p>PN8.1: Coordinate with local and state partners to identify and monitor sources of greenhouse gas emissions using best available science; identify reduction targets and actions.</p> <p>PN8.2: Monitor the greenhouse gas emissions from city operations, and implement new conservation measures, technologies and alternative energy sources to reach established reduction goals.</p> <p>PN8.3: Reduce the use of fossil fuels and creation of greenhouse gases through planning, education, conservation, and development and implementation of renewable sources of energy. (See also GL2.)</p> <p>PN8.4: Encourage the conservation and reuse of existing natural resources and building materials.</p> <p>PN8.5: Reduce the pollution and energy consumption of transportation by providing accessible and inviting alternatives. (See also GT25.) [FSEIS p.</p>	December 17, 2012 (Consent Agenda)
30	Climate Change	<p><i>Recommend same new policy as proposed in July Draft:</i></p> <p>PN8.6: Plan to adapt, mitigate, and maintain resiliency for changing environmental conditions due to climate change, such as longer periods of drought and increased flooding.[FSEIS p.</p>	December 17, 2012 (Consent Agenda)

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31	Dark Skies	<p><i>Recommend same new goal and policies as proposed in July Draft:</i></p> <p>GN9: Artificial sources of nighttime light are minimized to protect wildlife and vegetation, and preserve views of the night sky.</p> <p>PN9.1: Design nighttime lighting that is safe and efficient by directing it only to the areas where it is needed. Allow and encourage reduction or elimination of nighttime light sources where safety is not impacted.</p> <p>PN9.2: Eliminate or reduce lighting in proximity to streams, lakes, wetlands, and shorelines so as not to disrupt the natural development and life processes of wildlife.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
32	Toxins	<p><i>Recommend same new goal and policy as proposed in July Draft:</i></p> <p>GN10: Risk to human health and damage to wildlife and wildlife habitat due to harmful toxins, pollution, or other emerging threats is tracked by appropriate agencies and significantly reduced or eliminated.</p> <p>PN10.1: Minimize the City's purchase and use of products that contribute to toxic chemical pollution through their creation, use, or disposal.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
33	Urban Agriculture/ Local Food Production	<p><i>Add the following policy to GN4 (Natural Environment Chapter):</i></p> <p>PN4.5: Restore and protect the health of Puget Sound as a local food source.</p>	February 25, 2013
34	Urban Agriculture/ Local Food Production	<p><i>Add the following policy to GN8 (Natural Environment Chapter):</i></p> <p>PN8.7: Reduce energy use and environmental impact of our food system by encouraging local food production.</p>	February 25, 2013
LAND USE & URBAN DESIGN CHAPTER			
35	Value & Vision Statement for the Chapter	<i>Include a Value & Vision statement at the beginning of the Chapter:</i>	March 13, 2013

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		<p><i>Value:</i> Land Use: Olympia residents value accommodating growth without sprawl and excessive reliance on automobiles; neighborhoods with distinct identities; historic buildings and places; a walkable and comfortable downtown; increased urban green space; local production of food; and public spaces for citizens in neighborhoods, downtown, and along shorelines.</p> <p><i>Vision:</i> Land Use and Urban Design: Pedestrian-oriented streetscapes, livable and affordable neighborhoods, safe and meaningful street life, and high-quality civic architecture have made Olympia a showcase, fulfilling its potential as the capital city of the Evergreen State.</p> <p>Olympia has collaborated with Tumwater and the Port of Olympia to make our urban waterfront a shared and priceless asset. This shoreline follows the Deschutes River from Tumwater’s historic buildings, past Marathon and Heritage parks to Percival Landing and the Port Peninsula.</p> <p>People walk throughout downtown, shop at its small businesses, enjoy its artistic offerings and gather at its many fine restaurants and meeting places. The historic Capitol Way boulevard linking the waterfront and downtown to the Capitol Campus invites and attracts residents to enjoy the City’s civic space. Plazas, expanded sidewalks, and art in public places have stimulated private investment in residential development, which, in turn, has greatly increased downtown’s retail and commercial vitality.</p> <p>Olympia has established “urban nodes” characterized by higher density and mixed use development, walkability, transit feasibility and lower costs for urban services.</p> <p>Infill projects and remodels help to meet the demands of population growth while creating more walkable communities. Older neighborhoods have been rejuvenated. Historic buildings are valued, preserved and adapted to new uses.</p>	

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		Olympia achieves its development and redevelopment goals through “sub-area planning.” These plans determine where and how to increase density, how to retain green space, and how to enhance mobility. They assure safe and convenient access to the goods and services needed in daily life - grocery stores selling local products, schools, neighborhood parks, community gardens and neighborhood gathering places.	
36	Future Land Use Map	Revise the Future Land Use Map to consolidate the 34 categories into 15 categories with less definite boundaries. Agree with the 14 categories proposed in the July Draft, except add one: split Light Industrial out into its own category. (Future Urban Corridor work may result in a new recommendation for the Future Land Use map.) [FSEIS p. 86]	March 13, 2013
37	Future Land Use Map	<p><i>In response to the proposed changes in the July Draft, the Planning Commission makes the following recommendations.</i></p> <ul style="list-style-type: none"> • Kaiser Road: Light Industrial area should be retained (and the Future Land Use map should reflect this as a separate land use designation from Industrial.) • South Bay Road: Light Industrial area should be retained (and the Future Land Use map should reflect this as a separate land use designation from Industrial.) • LOTT treatment plant: Same as staff recommendation – change from Industry to Urban Waterfront designation. • Henderson Park: Same as staff recommendation – change from CC/CSHD to General Commerce designation. (OPC could not reach a majority so reverts to staff recommendation.) • Capitol Campus: Same as staff recommendation - change from Cap Campus/Comm. Srvs. High Density (CC/CSHD) to Planned Development. • Heritage Park: Same as staff recommendation – change from High-Rise Multi-family category to Planned Development. • Two Professional Office blocks near City Justice Center: Same as staff recommendation - change to City Center designation. • Text description of “Auto Services” added. Same as staff recommendation 	March 13, 2013

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38	Future Land Use Map	<i>Recommend same new policy as proposed in July Draft:</i> PL1.4: Require functional and efficient development by adopting and periodically updating zoning consistent with the Future Land Use Map.	December 17, 2013 (Consent Calendar)
39	Development standards, generally	PL1.5 Require development to meet appropriate minimum standards, such as landscaping and design guidelines, stormwater and other engineering standards, and buildings codes, and address risks, such as geologically hazardous areas; and require existing development to be gradually improved to such standards.	December 17, 2013 (Consent Calendar)
40	Parking, Bicycles	<i>Recommend same new policy as proposed in July Draft:</i> PL1.13 Require new, and encourage existing, businesses to provide bicycle parking.	December 17, 2012 (Consent Agenda)
41	See Right	<i>Tabled decision on this proposal in July Draft for revised definition:</i> Appendix A at end of Land Use & Urban Design Chapter: Low-Density Housing. This designation provides for low-density residential development—primarily single-family detached housing—in densities ranging from eight units per acre to one unit per five acres depending on environmental sensitivity of the area. Where environmental constraints are significant, to achieve minimum densities extraordinary clustering may be allowed when combined with environmental protection. Barring environmental constraints, densities of at least four units per acre should be achieved. Supportive land uses and other types of housing, including townhomes and small apartment buildings, may be permitted. Specific zoning and densities are to be based on the unique characteristics of each area with special attention to stormwater drainage and aquatic habitat. Clustered development to provide future urbanization opportunities will be required where urban utilities are not readily available. [FSEIS p.55]	TABLED on March 4, 2013 relates to Urban Corridor work item
42	Low Impact Development/ Cluster Subdivision	PL13.3: Allow 'clustering' of housing compatible with the adjacent neighborhood to preserve and protect environmentally sensitive areas.	February 11, 2013
43	Neighborhood character	PL13.9: In all residential areas, allow small cottages and townhouses, and one accessory	?

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		<p>housing unit per home—all subject to siting, design and parking requirements that ensure neighborhood character is maintained.</p> <p>? Staff unsure if this is being recommended, or tabled for Urban Corridor discussion. Was it part of the motion to approve proposals on pages 5-8 of the March 11, 2013 packet?</p>	
44	Light Industry in Commercial Zones	<p><i>Recommend same new policy as proposed in July Draft:</i></p> <p>PL8.8: Provide opportunities for light industrial uses in commercial areas consistent with the commercial and multi-family uses of those areas, such as low-impact production within buildings with retain storefronts.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
45	Parking	<p><i>Recommend same new policy as proposed in July Draft:</i></p> <p>PL9.5: Encourage efficient use and design of commercial parking areas; reduce parking requirements (but avoid significant overflow into residential areas); support parking structures, especially downtown and in urban corridors; and designate streets for on-street parking where safe.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
46	Design Review	<p><i>Revise policy PL6.1 in July Draft to state:</i></p> <p>PL6.1A: Require residential and commercial development adjacent to freeways and public streets be subject to a design review process.</p>	January 14, 2013
47	Design Review	<p><i>Revise policy PL6.1 in July Draft to state:</i></p> <p>PL6.1B: The design review process should recognize differences in the City with the objective of maintaining or improving the character and livability of each area or neighborhood.</p>	January 28, 2013
48	Views & Heights	<p><i>Replace policy PL6.10 in July Draft with new goal and policies:</i></p> <p>Goal: Community views are protected, preserved and enhanced.</p> <p>Policy 1: Implement public processes, including the use of Olympia’s digital simulation software, to identify important landmark views and observation points.</p>	March 4, 2013.

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		<p>Policy 2: Utilize Olympia’s digital simulation software to identify view planes and sightline heights between the landmark view and observation point.*</p> <p>Policy 3: Prevent blockage of landmark views by limiting the heights of buildings or structures on the west and east Olympia ridge lines.</p> <p>Policy 4: Height bonuses and incentives shall not interfere with landmark views.</p> <p>Policy 5: Set absolute maximum building heights to preserve views of landmarks from observation points, such as those identified in the following matrix, as determined through public process:</p> <p><u>Landmark Views:</u> (Landmark views involve State Capitol Campus, mountains, waterways, and hills.)</p> <ul style="list-style-type: none"> • Olympic Mountains • Puget Sound • Mt. Rainier • State Capitol Campus Promontory • Olympia valleys’ treed hill slopes • Capitol Lake/ Estuary • Black Hills <p><u>Observation Points:</u> (Observations points are either static or dynamic from: Puget Sound, State Capitol Campus, public parks, public right of ways, the Olympia Waterfront Route Map**, downtown Olympia, and the surrounding community.)</p> <ul style="list-style-type: none"> • Puget Sound’s Navigational Channel • State Capitol Campus Promontory • Parks: West Bay Park, Priest Point Park, North Point, Sunrise Park, and Madison Scenic Park, and Percival Landing. • Streets: State, 4th Ave, Harrison, Deschutes, West Bay, East Bay Drive, 4th Ave Bridge, Olympic Ave, Boulevard Road, Pacific Ave, Martin Ave, 	

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		<p>Brawne, Foote, Capital Way, (portions)</p> <ul style="list-style-type: none"> • Washington “W” walkway and bikeway system (portions) • Downtown: Hands-on Museum, and old/new City Hall, <p>*Staff - Find a way to define words so public can understand. **Map 2.2 in Olympia Parks Arts and Recreation Plan, as of March 18, 2013.</p>	
49	<p>Views – Staff not sure what happened with this one</p> <p>PL6.9: Preserve and enhance water vistas by retaining public rights-of-way that abut or are within one block of water bodies and by not siting public buildings within associated view corridors.</p> <p style="text-align: right;">[FSEIS, p. 96]</p>		?
50	<p>Urban Agriculture/ Local Food Production</p>	<p><i>Replace policy PL17.4 proposed in July Draft with new goals and policies*</i></p> <p><i>Add the following policy to GL19:</i></p> <p>PL19.3: Encourage use of appropriate food-producing trees to increase local food self-sufficiency.</p> <p><i>Add an entirely new set of goal and policies:</i></p> <p>GL22: Local Thurston County food production is encouraged and supported to increase self-sufficiency, reduce environmental impact, promote health, and the human treatment of animals, and to support our local economy.</p> <p>PL22.1: The City will actively partner with community organizations to provide education and information about the importance of local food systems.</p> <p>PL22.2: The City will encourage home gardens as an alternative to maintaining grass/lawn and other landscaping that is either non-productive for local food systems or not supportive of native ecology.</p>	February 25, 2013.

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		<p>PL22.3: The City will collaborate with community partners to ensure that everyone within Olympia is within biking/walking distance of a place to grow food.</p> <p>PL22.4: The City will encourage for-profit gardening/farming in the community.</p> <p>PL22.5: The City will support local food production with its own purchasing power.</p> <p>PL22.6: The City will allow rooftop food production and consider incentives for providing food-producing greenhouses atop buildings.</p> <p>PL22.7: The City recognizes the value of Open Space and other green spaces as areas of potential food production.</p> <p>PL22.8: The City will partner with community organizations to measure and set goals for increasing local food production, and develop strategies to accomplish these goals.</p> <p>PL22.9: The City will work with other local governments throughout the region to encourage the protection of existing agricultural lands, offer educational opportunities for promotion, and encourage the development of a vibrant local food economy. [Staff to change order of listed so encourage is not redundant.]</p> <p>PL22.10: Partner with community organizations to provide education to citizens raising animals for food in the City to ensure protection from predators, and to provide sanitary conditions and humane treatment for these animals.</p> <p>PL22.11: Educate and encourage citizens to purchase from local farms and small producers as an alternative to factory farms that engage in inhumane treatment of animals</p> <p><i>*See other Urban Ag policies in Natural Environment and Parks Chapters</i></p>	

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51	Healthy & Active Lifestyles	<p><i>Revise new policy proposed in July Draft to state:</i> PL17.5: Encourage or require development and public improvements be consistent with healthy and active lifestyles.</p>	January 14, 2013
52	Design Review, Preventing 'Fortress Style Designs'	<p><i>Revise new policy proposed in July Draft to state:</i> PL17.6: Prevent physical barriers from isolating and separating the integration and compatibility of new developments with existing neighborhoods.</p>	January 14, 2013
53	Design Review	<p><i>Recommend same goals and policies as proposed in July Draft:</i> GL16: Downtown's historic character and significant historic buildings, structures, and sites are preserved and enhanced.</p> <p>PL16.1: Promote the Downtown Historic District to provide focal points of historic interest, maintain the economic vitality of downtown, and enhance the richness and diversity of Olympia.</p> <p>PL16.2: Minimize damage to significant historic features or character during rehabilitation projects.</p> <p>PL16.3: Design new development and renovations to be compatible and harmonious with the established pattern, alignment, size and shape of existing downtown area.</p> <p>PL16.4: Incorporate historic buildings into redevelopment projects and restore historic facades.</p>	December 17, 2012 (Consent Agenda)
54	Downtown Master Plan	<p><i>Recommend to City Council that the Downtown Master Plan be a separate document from the Comprehensive Plan. While not part of the motion, the Commission expressed intent to recommend PL14.1 as proposed in July Draft:</i> PL14.1: Adopt a Downtown Master Plan addressing – at minimum – housing, public spaces, parking management, rehabilitation and redevelopment, architecture and cultural resources, building skyline and views, and relationships to the Port peninsula and Capitol Campus.</p> <p style="text-align: right;">[FSEIS, p.49]</p>	March 4, 2013.

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55	Design Review	<i>Recommend same policy as proposed in July Draft:</i> PL9.6: Encourage new commercial uses adjacent to the arterial street edge and in mixed-use projects. [FSEIS, p.]	December 17, 2012 (Consent Agenda)
56	Urban Corridors - Staff unsure what happened with this one: PL11.5: Ensure appropriate transitional land uses from high intensity land uses along the arterial streets of the urban corridors to the less intensive land uses at the fringe of the corridors; generally the most intensive uses will be within 400 feet of the major streets; corridor redevelopment should enhance both the corridor and quality of life in adjacent residential neighborhoods. [FSEIS, p.]		?
57	Land Use & Urban Design: (Revision) – Port Plan Removed. See ‘Focus Areas’ text preceding Goal 12. [FSEIS p.106]	<i>Staff proposed change that has yet to be addressed.</i>	
58	Focus Areas	<i>Recommend policy as proposed in July Draft to state:</i> PL12.1: Maximize the potential of the Capital Mall area as a regional shopping center by encouraging development that caters to a regional market, by providing pedestrian walkways between businesses and areas; by increasing shopper-convenience and reducing traffic by supporting transit service linked to downtown; by encouraging redevelopment of parking areas with buildings and parking structures; and by encouraging the integration of multifamily housing.	Implied consent on February 11, 2013, as part of discussion about PU12.4, but actual motion regarding PL12.1 did not occur.
59	Focus Areas	<i>Revise policy proposed in July Draft to state:</i> PL12.4: Plan for redevelopment of the Stoll Road area and that area bounded by Lilly Road, Pacific Avenue and I-5 as 'focus areas' adjacent to the Pacific Avenue and Martin Way urban corridors to include retail, office, personal and professional services and	February 11, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		high density housing; planning for these areas should encompass consideration of redevelopment and improvement of nearby portions of the urban corridor. [FSEIS, p. 106]	
60	Design Review	<i>Recommend same policy as proposed in July Draft:</i> PL15.4: Design streets with landscaping, wide sidewalks, underground utilities and a coordinated pattern of unifying details; and provide for private use of public lands and rights-of-way when in the best interest of the community. FSEIS p.	December 17, 2012 (Consent Agenda)
61	Urban Green Space	<i>Recommend the following new goals and policies in the July Draft:</i> GOAL: Urban green space is available to the public and located throughout the community and incorporates natural environments into the urban setting, which are easily accessible and viewable so that people can experience nature daily and nearby. Policy 1: Provide urban green spaces in which to spend time. Include such elements as trees, garden spaces, variety of vegetation, water features, green walls and roofs and seating. Policy 2: Provide urban green spaces that are in people’s immediate vicinity and can be enjoyed or viewed from a variety of perspectives. Policy 2: Establish a maximum distance to urban green space for all community members. Policy 3: Increase the area per capita of urban green space and the tree canopy- to-area ratio within each neighborhood. Policy 4: Establish urban green space between transportation corridors and adjacent areas.	February 11, 2013

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62	Historic Preservation	<p><i>Revise the following goals and policies in the July Draft to state:</i></p> <p>Goal GL3: Historic resources are a key element in the overall design and sense of place of Olympia.</p> <p>GL5: Historic preservation is achieved in cooperation with all members of the community and integrated into City decision processes.</p> <p><i>Add a new policy under G5:</i></p> <p>PL5.9: City departments and commissions collaborate with the Heritage Commission to promote mutual goals in historic areas (districts, buildings, sites.)</p>	March 13, 2013
63	<p>Olympia’s (Urban) Neighborhoods Concept</p> <p>See draft concept map attached to agenda packet</p>	<p><i>Adopt the following concept, with the recommendation that more work needs to be done to integrate this within the existing draft. Request that it be a future work plan item for the Planning Commission.</i></p> <p><u>OLYMPIA’S NEIGHBORHOODS</u></p> <p>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.</p> <p>POLICIES:</p> <p>P1: Establish 8 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.</p> <p>P2: High-density Neighborhoods concentrate housing into a number of</p>	March 11, 2013

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		<p>designated sites: Downtown Olympia; Pacific/Martin/Lilly Triangle; and West Capital Mall. 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 shall be in downtown Olympia.</p> <p>P3: Protect and preserve the existing established Low-density Neighborhoods. Disallow medium or high density development in existing Low-density Neighborhood areas except for Neighborhood Centers.. [intent is to allow what is in current zoning]</p> <p>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.</p>	
TRANSPORTATION CHAPTER			
64		<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i></p> <p><i>Value:</i> Transportation: Olympia residents value moving people and goods through the community in a manner that is safe, minimizes environmental impacts, enhances connectivity, conserves energy, and promotes healthy neighborhoods.</p> <p><i>Vision:</i> Transportation: Olympians, young and old, walk and bike to work, school, shopping, and recreation. Bike lanes and sidewalks are found on arterials and collectors throughout the city, many of them separated from vehicular traffic by a buffer. Pedestrians and bicyclists also use trails and pathways through open areas, between neighborhoods, and along shorelines. Sidewalks in compact, mixed-use neighborhoods, including downtown, are filled with walkers who stop at small shops and squares in lively centers near their homes. Trees</p>	March 13, 2013

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		<p>lining the streets and awnings on storefronts provide comfort and protection for walkers. Nearly all residents are within easy walking distance of a transit stop.</p> <p>Most people commute to work on foot, bicycle, transit, or carpool. Those who drive to work do so in small vehicles fueled by renewable resources. Comfortable electric buses arrive every ten minutes at bus stops along all major arterials.</p> <p>Parking lots are located on the edges of downtown, hidden from view by storefronts and office space. Convenient short-term bike parking for visitors/shoppers and long-term bike parking for employees is found onsite or near all developments. Large areas of the parking lots are devoted to secure bicycle parking. Street faces are no longer broken up by surface parking lots.</p> <p>Variable pricing of street meters and off-street lots ensure that street spaces are available for downtown shoppers and visitors, while workers who car-commute make use of the off-street lots.</p> <p>Driving lanes throughout town are not excessively wide and streets provide room for bike lanes and parking and slow down traffic. System efficiencies demand management and intersection improvements allow smooth traffic flow.</p> <p>Due to slower speeds, frequent safe crossings, and well-managed intersections, deaths and serious injuries from car/pedestrian and car/bicycle collisions have dropped to almost zero.</p>	
65	Connectivity, General	<p><i>Revise policy as proposed in July Draft to state:</i></p> <p>PT 4.21: Pursue all street connections. When a street connection is proposed, the developer, City, or County will analyze how not making the street connection will impact the street network. This information will be shared with the neighborhood and other stakeholders before any final decision is made. At a minimum, this evaluation will include:</p>	January 28, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		<ul style="list-style-type: none"> • Impact on directness of travel for pedestrians, bicyclists, transit users, and motorists • Impact on directness of travel for emergency - public, - and commercial-service vehicles • An assessment of travel patterns of the larger neighborhood area • An assessment of traffic volumes at the connection and at major intersections in the larger neighborhood area • Identification of major topographical barriers or environmental constraints that make a connection infeasible • Involve the neighborhood and other stakeholders in the identification of potential mitigation measures for the new connection • Bicycle and pedestrian safety • Noise impacts and air pollution • Likelihood of diverting significant cross-town arterial traffic onto local neighborhood streets • Effectiveness of proposed traffic-calming measures. 	
66	Connectivity, Decatur St & Fern/16th Ave	<p><i>Strike the paragraph in Appendix A of the Transportation Chapter on page 40-41 of the July Draft [third paragraph under the title "Decatur Street and 16th Avenue Connections"] that starts with "The majority of users ..."</i></p> <p><i>Add a footnote that these connections would be made contingent upon completion of Phase 2 of the Olympia West Access study.</i></p>	January 28, 2013
67	Connectivity, Kaiser Rd & Black Lake Blvd	<p><i>Strike the paragraph in Appendix A of the Transportation Chapter on page 41-42 of the July Draft [second paragraph under the title "Kaiser Road & Black Lake Boulevard"] that starts with "A neighborhood collector ..."</i></p> <p><i>Add a new second paragraph that states:</i> <i>"If at some future time Kaiser Road is extended to Black Lake Boulevard,</i></p>	January 28, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		extension of Park Drive to Kaiser Road may be considered in order to provide access for bicycles, pedestrians, and emergency vehicles.”	
68	Connectivity, 16th & Fern	<i>Edit Appendix B [on page 46 of the Transportation Chapter in the July Draft] to include the 16th Ave SW & Fern St connection to the list of “Street Connections.”</i>	January 28, 2013
69	Strategy Corridors	<p><i>Recommend same new goal and policies as proposed in July Draft:</i></p> <p>GT9: In designated Strategy Corridors, when road widening is not an option, system capacity is added through increasing walking, biking and transit trips.</p> <p>PT9.1: Add bike lanes and sidewalks, improve transit services, and use demand management measures to ensure that transit, bicycle and pedestrian transportation are attractive and easy to use during peak travel periods on all streets, especially Strategy Corridors.</p> <p>PT9.2: Review and update concurrency ordinances as appropriate to implement multimodal strategies in Strategy Corridors. (See Concurrency Report explanation in Appendix A.)</p> <p>PT9.3: Expand network connectivity for all modes to help address capacity problems through construction of street connections, pathways and trails.</p> <p>GT10: System capacity improvements move people, and congestion is minimized by replacing car trips with walking, biking and transit trips.</p> <p>PT10.1 Pursue a person-trip concurrency program in order to allow construction of bicycle, pedestrian and transit system improvements as concurrency mitigation.</p> <p>PT10.2 Seek voluntary concurrency mitigation measures separate from other transportation mitigation measures required by either State Environmental Policy Act or</p>	December 17, 2012 (Consent Agenda)

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		the City's Transportation Impact Fee policies and programs.	
70	Bus Corridors	<p><i>Recommend same goal as proposed in July Draft:</i> PT16: Bus corridors have high-quality transit service allowing people to ride the bus spontaneously, and easily replace car trips with trips by bus. [FSEIS, p. 126]</p> <p><i>Revise new policy proposed in July Draft to state:</i> PT16.2: Increase the density and mix of land uses along bus corridors to support high frequency service.</p> <p><i>Recommend same policy as proposed in July Draft:</i> PT16.4: Coordinate with Intercity Transit to implement signal priority, bypass lanes, exclusive transit lanes, and other transit priority measures where needed for transit speed and priority.</p> <p><i>Revise new policy proposed in July Draft to state:</i> PT16.7: Eliminate minimum parking requirements along bus corridors.</p>	March 11, 2013
71	Electric Vehicles	<p><i>Recommend same as proposed in July Draft:</i> PT29.10: Work with the region to support the infrastructure needs of electric vehicles or other alternative fuel vehicles.</p>	December 17, 2012 (Consent Agenda)
72	Staff needs to incorporate other Transportation edits made on 2/25 and 3/11 into this table – see Transportation edits, attached to agenda item.		
UTILITY CHAPTER			
73	Values & Vision Statements for the Chapter	<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i> <i>Value:</i> Utilities: Olympia residents value a water supply under the ownership and control of the City, effective treatment of wastewater and stormwater prior to discharge to the Puget Sound, and the role that reuse, reduction and recycling plays in conserving</p>	March 13, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		<p>energy and materials.</p> <p><i>Vision:</i></p> <p>Utilities: Olympia has been able to meet the water needs of an increased population through increased water use efficiency, conservation based rates, and use of reclaimed water. As a result of the improved treatment and reduction of wastewater and stormwater prior to discharge, Budd Inlet and our streams support increased aquatic life.</p> <p>A majority of Olympia households use urban organic compost on their landscapes. Artificial fertilizers no longer contaminate local water bodies.</p> <p>State and national packaging standards and local solid waste incentives reduce the volume of materials in Olympia requiring landfill disposal.</p>	
74	Utilities	<p><i>Recommend same as proposed in July Draft:</i></p> <p>PU1.5: Ensure that public utility and transportation related facilities constructed in Olympia and its Growth Area meet appropriate standards for safety, constructability, durability and maintainability through Olympia's Engineering Design and Development Standards, which are regularly updated.</p>	<p>December 17, 2012</p> <p>Unanimous (Consent Agenda)</p>
75	Sea Level Rise	<p><i>Revise GU11 and related policies proposed in July Draft to state:</i></p> <p>GU 11: The City has used best available information to devise and implement a sea level rise strategy.</p> <p>PU 11.2: Coordinate with other key stakeholders, such as downtown businesses, LOTT Clean Water Alliance and the Port of Olympia, environmental and other public interest groups, and downtown residents.</p> <p>PU 11.3: Incorporate flexibility and resiliency into public and private infrastructure in areas predicted to be affected.</p>	<p>February 25, 2013</p>

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		<p>PU 11.4: Maintain public control of downtown shorelines that may be needed to serve flood management functions.</p> <p>PU 11.5: Engage the community in a discussion of the different mitigation scenarios and adaptation strategies together with the cost.</p>	
76	Utilities, Undergrounding	<p><i>Revise goal and policies as proposed in July Draft to state*:</i></p> <p>GU16: Public and private utilities are located underground to protect public health, safety and welfare, and to create a more reliable and aesthetic utility system.</p> <p>PU16.1: Place new public and private utility distribution lines underground wherever practicable. This should be based on sound engineering judgment, on consideration of health, safety and aesthetics, and in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.</p> <p>PU16.2: Encourage placing existing public and private utility distribution lines underground, in accordance with the regulations and tariffs of the Washington Utilities Transportation Commission and the City's Engineering Development and Design Standards.</p> <p>PU16.3: Coordinate the undergrounding of both new and existing public and private utility lines consistent with policies PU 3.1 and PU3.2.</p> <p>PU16.4: Apply utility undergrounding requirements to all public and private development projects.</p> <p>PU16.5: Develop and maintain a management plan, consistent with the Olympia Municipal Code and the Engineering Development and Design Standards, for underground and overhead utilities as part of the City's franchise agreements. The management plan will also address undergrounding of the City's aerial facilities as well</p>	January 14, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		<p>as other franchise utilities. (See OMC telecommunications Chapter 11 regarding permitting and leasing <http://www.codepublishing.com/wa/olympia/>.)</p> <p><i>*Move the word "aesthetics" to the end of the series in each policy. Delete the word "PSE" and add an "s" to the end of the word "agreement."</i></p>	
77		<p><i>Recommend same goal as proposed in July Draft:</i> GU22:</p>	<p>December 17, 2012 (Consent Agenda)</p>
PUBLIC HEALTH, ARTS, PARKS & RECREATION CHAPTER			
78	Chapter Name	Change the chapter name from "Parks, Arts & Recreation" to the above.	March 13, 2013
79	Values & Vision Statements for the Chapter	<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i></p> <p><i>Value:</i> Public Health, Parks, Arts and Recreation Chapter: Olympia residents value the role of parks, open space, and the arts to our physical, spiritual and emotional well-being and to our sense of community.</p> <p><i>Vision:</i> Public Health, Parks, Arts and Recreation: Parks and other public open space in every neighborhood play a key role in maintaining our health. The Olympia School District works with the City to allow maximum feasible public use of School District gyms and playgrounds.</p> <p>The School District, local and state health agencies and the City provide programs to encourage good nutrition. These programs complement the City regulations to encourage both urban agriculture and markets for sale of local and regional produce.</p> <p>Olympia has continually expanded and upgraded the bicycle facility network and has witnessed major increases in bike use for both commuting and recreation. The City has provided separated bike facilities on selected streets where there are high levels of use</p>	March 13, 2013

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		<p>or potential conflict with motorized traffic. All neighborhoods have sidewalks on at least one side of major collector streets. This, together with continued pedestrian crossing improvements and neighborhood pathways, use of traffic calming devices and enforcement of traffic laws, contributes to the dramatic increase of walking in Olympia.</p> <p>The City sponsors and supports music and art events and festivals. These attract widespread involvement of Olympia residents and residents of surrounding communities. The City takes advantage of provisions in state law to fund art throughout the City.</p>	
80	Urban Agriculture/Local Food Production	<p><i>Revise PR9.1 as proposed in July Draft to state:</i></p> <p>PR9.1: Provide opportunities that promote a mentally and physically active lifestyle and healthy food including participation in local food production.</p>	February 25, 2013
ECONOMY CHAPTER			
81	Values & Vision Statements for the Chapter	<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i></p> <p><i>Value:</i> Economy: Olympia residents value our community's businesses as a source of family wage jobs, goods and services and recognize the importance of our quality of life to a healthy economy.</p> <p><i>Vision:</i> Economy: The Olympia economy is stable in relation to the economies of comparable cities throughout the state and region. The City's investment in the downtown has led to many specialty or boutique stores. Regional shopping nodes, such as Capital Mall, provide high-density housing and easier transit and pedestrian access.</p> <p>Young entrepreneurs, attracted by the amenities of the City and its open and accepting</p>	March 13, 2013

	Staff Proposed Change/ Topic	OPC Recommendation Items yet to be completed or in question by staff are highlighted	Date & Vote of Motion
		<p>culture, have created new businesses and helped existing businesses expand.</p> <p>The increased commercial activity and the number of small start-ups have diversified the job market and the economy, making it less vulnerable to downturns in state government employment.</p> <p>Continued expansion of small farms at the urban fringe and local food producers provide additional diversity in local employment and reduces the vulnerability of local residents to the rising cost of imported food.</p>	
82	Sustainable Economy	<p><i>Recommend same policies as proposed in July Draft:</i></p> <p>GE4: The City achieves maximum economic, environmental and social benefit from public infrastructure</p> <p>PE4.1: Design infrastructure investments to balance economic, environmental, and social needs, support a variety of potential economic sectors, and shape the development of the community in sustainable patterns.</p>	December 17, 2012 (Consent Agenda)
83	Sustainable Economy	<p><i>Recommend same policy as proposed in July Draft:</i></p> <p>PE4.3: Base public infrastructure investments on analysis determining the lowest life-cycle cost and benefits to environmental, economic and social systems.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
84	Contaminated Lots	<p><i>Recommend policy concept as proposed in July Draft, but staff should rewrite for consistency with writing style throughout the Plan:</i></p> <p>PE4.6: The City acknowledges that uncertainty associated with contamination can be a barrier to development in downtown. The City will identify potential tools, partnerships, and resources that can be used to create more certainty for developments that fulfill public purposes in the downtown.</p> <p>[FSEIS p.</p>	December 17, 2012 (Consent Agenda)
85	Home Based Businesses	<p><i>Recommend same as proposed in July Draft:</i></p> <p>PE12.2: Allow for more home based businesses.</p>	December 17, 2012

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			(Consent Agenda)
PUBLIC SERVICES CHAPTER			
86	Values & Vision Statement for the Chapter.	<p><i>Include a Value & Vision statement at the beginning of the Chapter:</i></p> <p><i>Value:</i> Public Services: Olympia residents value protection provided by police, fire, and emergency medical services, code enforcement to maintain neighborhood quality, adequate and affordable housing for all residents, and use of schools as community gathering places and recreational centers.</p> <p><i>Vision:</i> Public Services: The City has assured that all residents have achieved their basic housing needs by adopting “affordable” housing program criteria. One consequence has been the virtual disappearance of homelessness. This, in turn, has reduced the cost of City police and social services and has made the downtown more attractive for commercial activity. The City’s diverse housing typology accommodates the needs of young adults, middle class families, and aging populations.</p> <p>Within each neighborhood, a strong code enforcement program has assured the protection of the distinct identity of all neighborhoods. Code enforcement emerges from citizen and neighborhood involvement.</p>	March 13, 2013
87	Move sustainability goals from July Draft, Olympia’s Vision chapter, here.	<i>Move PO1.2, PO1.3 & PO1.4 as proposed in July Draft to this chapter</i>	March 13, 2013
88	Preparedness for Earthquakes & Liquefaction	<p><i>Add new policies under Goal 13:</i></p> <p>PS13.9: Educate citizens about the possibility, and potential impacts, of a Cascadia subduction zone earthquake and actions they can take to prepare for such an event.</p> <p>PS13.10: Address the severe and extended impacts of a Cascadia subduction zone</p>	March 13, 2013

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		<p>earthquake in the City's emergency response plans and preparations.</p> <p>PS13.11: Continue to gather best available information on the impacts of a Cascadia subduction zone earthquake, including the potential magnitude and impacts of vertical movements and tsunamis.</p>	
CAPITAL FACILITIES CHAPTER			
For now, existing goals and policies will be inserted into the draft. Potential revision to this element is currently being discussed at the Council level.			

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