



Meeting Agenda

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

Thursday, October 12, 2017

5:30 PM

Room 207

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES

- 4.A [17-1032](#) Approval of September 21, 2017 Land Use & Environment Committee Meeting Minutes

Attachments: [Minutes](#)

5. COMMITTEE BUSINESS

- 5.A [17-1009](#) Parking Strategy Status Report

- 5.B [17-1017](#) Discussion of Neighborhood Centers with Planning Commission Leadership

Attachments: [Future Land Use Map](#)
[Fostering Neighborhood Business Districts](#)
[2013 Neighborhood Centers Memo](#)
[2013 Neighborhood Centers Fun Facts](#)

6. REPORTS AND UPDATES

7. ADJOURNMENT

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Land Use & Environment Committee

Approval of September 21, 2017 Land Use & Environment Committee Meeting Minutes

Agenda Date: 10/12/2017
Agenda Item Number: 4.A
File Number: 17-1032

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of September 21, 2017 Land Use & Environment Committee Meeting Minutes



Meeting Minutes - Draft

Land Use & Environment Committee

City Hall
601 4th Avenue E
Olympia, WA 98501

Information: 360.753.8244

**Thursday, September 21, 2017 5:30 PM Fire Station 1, 100 Eastside Street
NE**

1. CALL TO ORDER

Chair Hankins called the meeting to order at 5:30 p.m.

2. ROLL CALL

Present: 3 - Chair Julie Hankins, Committee member Clark Gilman and Committee member Nathaniel Jones

OTHERS PRESENT

Assistant City Manager Jay Burney
Community Planning and Development:
Director Keith Stahley
Deputy Director Leonard Bauer
Public Works:
Assistant City Engineer Steve Sperr
Engineering and Planning Supervisor Eric Christensen
Parks, Arts and Recreation:
Planning and Design Manager Laura Keehan
Program Manager Stephanie Johnson

3. APPROVAL OF AGENDA

The agenda was approved.

4. APPROVAL OF MINUTES

4.A [17-0912](#) Approval of August 17, 2017 Land Use and Environment Committee Meeting Minutes

The minutes were approved.

5. COMMITTEE BUSINESS

5.A 17-0681 2017 Engineering Design and Development Standards (EDDS) Update

Mr. Sperr presented an update on the 2017 Engineering Design and Development Standards (EDDS) via a PowerPoint presentation. A copy of the presentation can be

found in the meeting details on the City's website.

The Committee unanimously approved forwarding the proposed 2017 EDDS Update to the November 14, 2017 City Council meeting to hold a public hearing to receive public comment.

5.B [17-0682](#) Update on Sea Level Rise Planning in Olympia

Mr. Christensen presented an update on Sea Level Rise Planning in Olympia via a PowerPoint presentation. A copy of the presentation can be found in the meeting details on the City's website.

The information was received.

5.C [17-0949](#) Briefing on West Bay Restoration & Park Master Plan

Ms. Keehan presented a briefing on the West Bay Restoration and Park Master Plan via a PowerPoint presentation. A copy of the presentation can be found in the meeting details on the City's website.

The information was received.

6. REPORTS AND UPDATES

Ms. Johnson presented an update on the Gateways project.

Mr. Stahley reported on the following:

- Annual Comprehensive Plan Amendments approved by the Planning Commission
- Next Land Use and Environment Committee meeting will be on October 12, 2017
 - Planning Commission Executive team will be speaking about neighborhood centers

7. ADJOURNMENT

The meeting adjourned at 6:26 p.m.



Land Use & Environment Committee

Parking Strategy Status Report

Agenda Date: 10/12/2017
Agenda Item Number: 5.A
File Number: 17-1009

Type: report **Version:** 1 **Status:** In Committee

Title

Parking Strategy Status Report

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive the information. Briefing only; No action requested.

Report

Issue:

Whether to receive a briefing on the Parking Strategy project.

Staff Contact:

Karen Kenneson, Associate Line of Business Director, Community Planning and Development, 360.753.8277.

Presenter:

Karen Kenneson, Community Planning and Development

Background and Analysis:

Staff will provide an overview of the work completed on the Parking Strategy, recommendations to date and next steps to complete the project. Staff will present short-term "Phase I" recommendations from the draft strategy and receive feedback and direction from the Committee.

Some of the Phase I items that will be discussed include:

- Start a free bus pass program for low- to moderate-income downtown employees
- Create a Parking Supervisor position to manage day-to-day field operations and support implementation of the Parking Strategy
- Begin a shared off-street parking pilot in the area of the Washington Center
- Implement new technology including pay-by-phone, new parking software and license plate recognition (LPR)
- Convert some 9-hour meters to 3-hour meters in retail core to encourage turnover and

increase availability

- Conduct a lighting audit to evaluate lighting needs in and around parking areas

Neighborhood/Community Interests:

Changes to the parking system are of interest to the public. The Phase I recommendations are quick wins that are expected to bring immediate improvements and efficiencies to the parking system.

Options:

N/A

Financial Impact:

Financial impacts of the Phase I recommendations will be discussed in detail during the presentation.

Attachments:

None



Land Use & Environment Committee

Discussion of Neighborhood Centers with Planning Commission Leadership

Agenda Date: 10/12/2017
Agenda Item Number: 5.B
File Number: 17-1017

Type: discussion **Version:** 1 **Status:** In Committee

Title

Discussion of Neighborhood Centers with Planning Commission Leadership

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Discuss the Neighborhood Centers provisions in the Comprehensive Plan. No action requested.

Report

Issue:

Whether to discuss the Neighborhood Centers provisions in the Comprehensive Plan and potential measures to encourage or support their development.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development
Mike Auderer, Vice Chair, Olympia Planning Commission
Carole Richmond, Member, Olympia Planning Commission

Background and Analysis:

There are seventeen (17) Neighborhood Centers designated on the Future Land Use Map. Some of these centers are within Neighborhood or Urban Villages but most are not.

Goal 21 of the Comprehensive Plan states "Neighborhood centers are the focal point of neighborhoods and villages." This goal has five policies associated with it, as follows:

- Establish a neighborhood center at each village site, encourage development of the neighborhood centers shown on Future Land Use Map and add additional centers when compatible with existing land uses and where they are more than one-half mile from other commercial areas.

- Locate neighborhood centers along collector or arterial streets and within about 600 feet of a transit stop.
- Support housing, a food store, a café or bakery, and a neighborhood park or civic green at all neighborhood centers. Allow churches, schools, and convenience businesses and services that cater primarily to neighborhood residents. Prohibit auto-oriented uses. Vary the specific size and composition of such centers for balance with surrounding uses. Where practical, focus commercial uses on civic greens or parks. Limit the size of commercial uses. (Note: A larger urban center is permitted in the Briggs Urban Village.)
- Allow neighborhood center designs that are innovative and provide variety, but that ensure compatibility with adjoining uses. Consider appropriate phasing, scale, design and exterior materials, as well as glare, noise and traffic impacts when evaluating compatibility. Require that buildings include primary access directly from street sidewalks and be oriented toward the neighborhood and any adjacent park or green. Require that signage be consistent with neighborhood character.
- Locate streets and trails for non-arterial access to the neighborhood center.

Interest in the development of Neighborhood Centers is rising. The Planning Commission is interested in identifying potential barriers to their development and opportunities to improve the likelihood for success of these centers.

In August 2013, the Planning Commission Retreat featured a tour of the then proposed Neighborhood Centers. The tour was followed by a discussion about fostering neighborhood businesses and the differences between zoning standards for development of Neighborhood Centers within designated villages and those outside of villages (Neighborhood Retail zoning).

In August 2016, the Olympia Northeast Neighborhoods Alliance (ONNA) completed a subarea plan that was accepted by the City Council. One of the three primary goals of the Subarea Plan is to promote further development of the neighborhood center at Bethel Street NE and San Francisco Avenue NE. A team of ONNA volunteers has been working with the property owners, City staff and prospective property purchasers to further that goal.

Neighborhood/Community Interests:

Neighborhoods are generally supportive of appropriately scaled retail options that can be accessed conveniently, especially by bicyclists and pedestrians. The Wildwood center at South Capitol Way and O'Farrell Avenue is often mentioned as a good example of a walkable small-scale center that supports the neighborhood. Interest and the potential for concerns or support will vary by neighborhood and the scope of the project(s) proposed.

Options:

N/A

Financial Impact:

N/A

Attachments:

Future Land Use Map

Fostering Neighborhood Business Districts

2013 Neighborhood Centers Memo












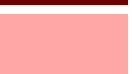






2013 Neighborhood Centers Fun Facts

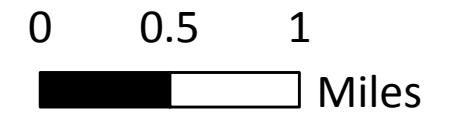
Future Land Use

Publication Date: 8/25/2016

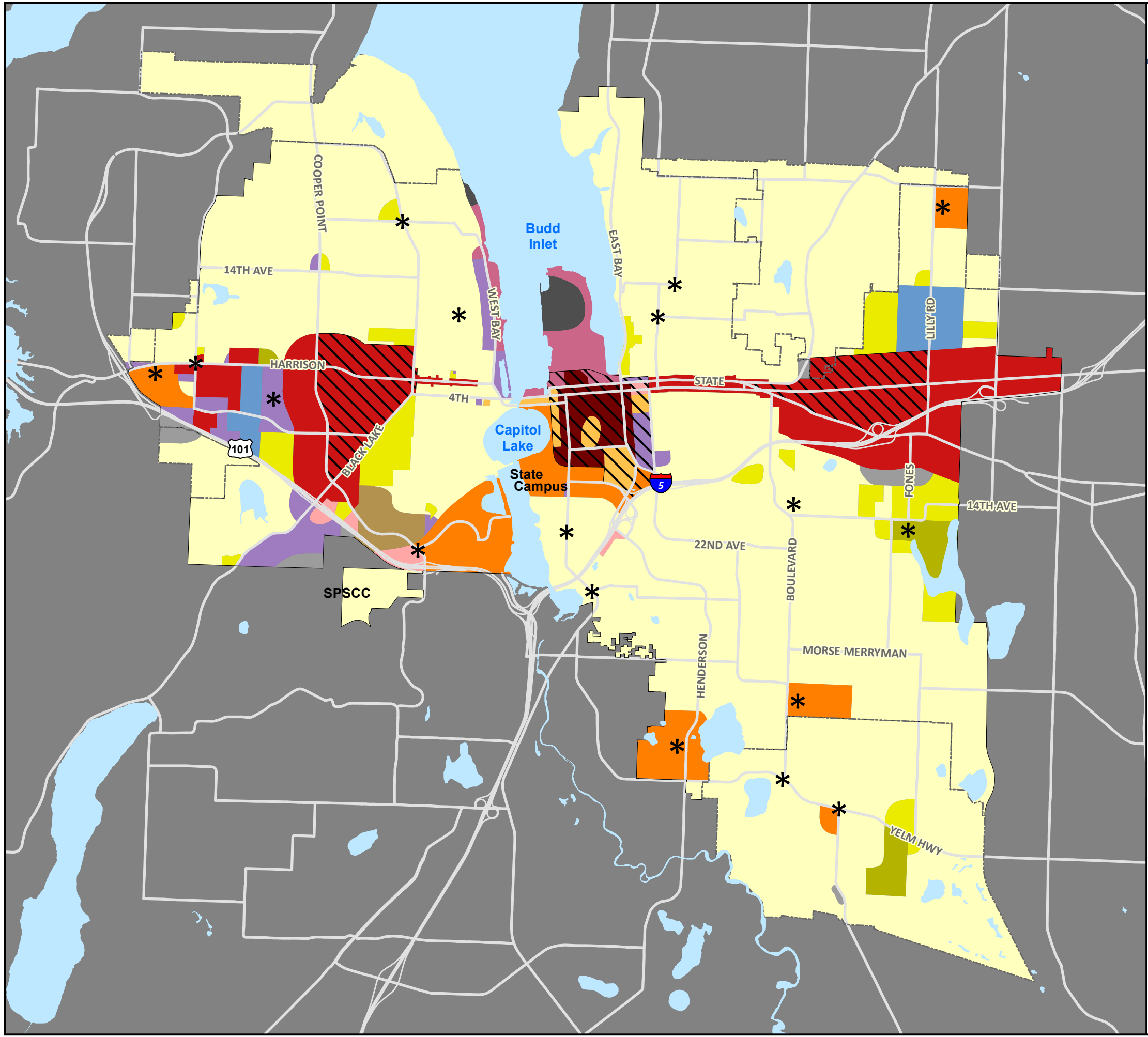
Effective Date: 8/30/2016

Ordinance #7032

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.



CAPITOL BOULEVARD PLANNING PROJECT

Some Tentative Rules of Thumb for Fostering Neighborhood Business Districts

(subject to further research and only as adapted to local conditions)

- A commercial node of 30,000 to 50,000 square feet of retail space is a useful target because such a district can often support a grocery store, serve day-to-day needs, and—under the right conditions—foster walkability and social interaction.
- As a rough starting point, it is useful to assume that a household can, on average, support about 15 square feet of retail space. This means that 2,000 households will support a business district with approximately 30,000 square feet of retail space.
- Establishing goals that provide a large percentage of the required households within a quarter-mile radius (30-75%) will support frequent transit service, reduce the need for parking, and lower vehicle trip miles.
- If local governments wish to foster walkable local business districts, they should ensure that there is sufficient land to accommodate at least 50,000 to 100,000 square feet of ground floor space for retail businesses and associated services. Calculations for commercial land area should include a multiplier to account for the fact that the buildings will not occupy the full site). Additional space for institutional and office uses should be provided. As a general starting point, 12 acres should be provided for a full-size neighborhood center with 20 to 50 acres for a community business district that provides enough variety and attractions to be a destination.
- Consider minimum density requirements, but make sure that the regulations are not so aggressive that they discourage development. A mix of small lot single family residences and townhouses along with higher density multi-family development is often desirable.
- Safe and convenient sidewalks are critical to the success of walkable neighborhood businesses. A grid street network with blocks no more than 500 feet long is also recommended
- Residential and mixed-use development along transportation corridors will require a higher level of amenities and accessibility than is currently typical. Businesses serving local needs should be clustered around nodes with good pedestrian access and transit service.
- Five hundred to one thousand residences within a quarter-mile walking distance to new mixed-use suburban centers appears to be a useful goal that will produce pedestrian activity and the types of businesses not wholly dependent on a sub-regional customer



MEMORANDUM

Date: August 12, 2013
To: Olympia Planning Commission
From: Todd Stamm, Principal Planner
Subject: Neighborhood Centers

This memo is provided in support of the Planning Commission's August 24, 2013, tour of Olympia's proposed neighborhood centers. This background is just a part of the information that will be provided to the Commission.

Olympia's current Comprehensive Plan designates eight locations as potential "neighborhood centers." Four of these are within proposed 'villages.' (These 'villages are planned developments composed of a mix of housing types and a small mixed-use commercial center). As described below, development of these four has been approved as part of the village projects. The other four are 'floating' centers with general locations that have not yet been approved for development and thus, as explained below, are not shown on the City's zoning map. These four are at the intersections of Division Street and 20th Avenue NW, at Yauger Way and 5th Avenue SW, at San Francisco Avenue and Bethel Street NE, and at Fones Road and 18th Avenue SE.

The proposed Comprehensive Plan update as recommended by the Commission and staff and now being considered by the City Council would designate nine more neighborhood center sites. These would be the four village sites (Briggs, Mill Pond, Bentrige and Woodbury Crossing Villages) plus an additional one that has been approved by Thurston County at the intersection of Rich Road and Yelm Highway SE (Glenmore Village), ten where small food stores are now located, and the as-yet-undeveloped Yauger Way and Fones Road locations noted above. The Plan says that if any additional centers are designated they should be at least one-half mile from other commercial areas. The associated March 2013 version of the 'Urban Neighborhoods' proposal would designate the four neighborhood centers within one-quarter mile of the center of downtown, which are in low-density neighborhoods, as 'medium-density' neighborhood centers to 'emerge from a neighborhood public process.'

Land Use Goal 21 of the proposed Plan is, "Neighborhood centers are the focal point of neighborhoods and villages." According to the five associated policies:

- All neighborhood centers are to be located along collector or arterial (major) streets and within 600 feet of a transit stop; streets and trails are also to provide non-arterial access
- All are to include housing, a food store, and a neighborhood park or civic green
- Businesses and services catering primarily to neighborhood residents, and schools and churches, may be located in these centers. Auto-oriented businesses are to be prohibited
- Commercial uses are to be oriented to the civic green or park
- Each center is to vary in size and composition for balance with surrounding uses

- Designs, including signs, are to be compatible with adjoining uses, but innovation and variety are to be allowed; buildings are to provide direct access from sidewalks and be oriented to the park or green and to any adjacent housing

The current 'village and center' development regulations of the City require that before a neighborhood center can be developed, site-specific design criteria must be reviewed by the Olympia Design Review Board, and the Olympia Hearing Examiner must hold a public hearing and make recommendation regarding and the City Council must approve the "master plan" of each neighborhood center. Among other features, the regulations provide that:

- Neighborhood centers are to range from two to ten acres
- At least 5,000 square feet of retail floor area including a "food store" is required
- The maximum commercial floor area is 30,000 square feet with no more than 20,000 square feet of retail or services and no one business exceeding 5,000 square feet (except for the larger Briggs Urban Village and Glenmore Community Oriented Shopping Center developments on Yelm Highway)
- A 'neighborhood park/village-green/plaza' is required; it must be between one and four acres with good drainage and an average slope of less than 5%, with a minimum width of 150 feet and be "constructed" before the second half of the commercial space
- A 'sheltered transit stop' is required
- Auto-oriented uses, adult-oriented uses, firearm sales and pawnshops are prohibited
- Commercial buildings are limited to two stories, but residential and mixed-use buildings may have a third story unless at the perimeter or adjacent to a single-family designated area
- Generally housing densities in neighborhood centers are to range from 7 to 12 units per acre

As noted, five neighborhood centers have been approved as part of larger 'village' and 'community oriented shopping center' projects. These are the Woodbury Crossing, Briggs, Bentrige and Mill Pond villages and the Glenmore community oriented shopping center. (Sites D, I, L O, and J, respectively, on the accompanying map.) In these five projects at least 10% of the floor areas of the neighborhood center must be residential.

The draft Sustainable Development Plan for the Thurston Region recently released by the Thurston Regional Planning Council proposes that by 2035 72% of the region's households should be within one-half mile of an urban center, urban corridor, or neighborhood center. Although there is no one simple formula for a successful neighborhood center, there are some 'rules of thumb' for centers similar to those proposed for Olympia. These features include:

- Be supported by at least 1,000 households or the equivalent, e.g., nearby offices or pass-by traffic may substitute for nearby housing
- To ensure this service population, at least 500 households should be within a walkable one-quarter mile and 1,000 to 1,500 households should be within one-half mile, with more within easy driving or transit travel
- The center should be at least two acres in size (not just an isolated business)

- Parking must be adequate to support the businesses, but consistent with walkable designs

The table below reflects rough estimates of existing and projected housing near the seventeen proposed centers in Olympia. Note that these estimates are based on current zoning and the simplistic radii shown on the accompanying map - which is lettered consistent with the planned tour - which do not represent true walking distances. Also note that these radii overlap, do not reflect proximity to other business and sometimes extend outside the City's urban growth area, so they do not necessarily reflect the service area exclusive to each proposed center. Nonetheless, they do provide some indication of the prospects for success of the seventeen proposed centers.

HOUSEHOLD ESTIMATES						
N'hood Center	Location Identifier	Year	Quarter Mile Radius		One-half Mile Radius	
			2010	2035	2010	2035
A	Westside Food Co-op		392	461	1,328	1,728
B	Handy Pantry		294	419	739	1,259
C	Kellerman's Corner		111	349	460	1,449
D	Woodbury Crossing		16	394	274	1,039
E	Capital Medical Center		292	635	874	1,906
F	Evergreen Park		97	115	1,426	1,593
G	Frog Pond grocery		445	464	761	819
H	Wildwood Center		199	224	838	980
I	Briggs Village		63	629	605	1,338
J	Glenmore Village		389	551	1,217	1,545
K	Victoria Square		293	308	1,095	1,276
L	Bentridge Village		189	530	904	1,375
M	Pit-Stop grocery		178	273	718	1,004
N	Fones & 18 th (DeTray site)		305	685	1,385	2,311
O	Mill Pond Village		149	456	513	1,218
P	San Francisco Bakery		453	479	1,379	1,603
Q	Puget Pantry		510	580	1,663	1,843

Notice that only site "Q" (Puget Pantry) currently meets the targets above - and its service area overlaps with other businesses. Even after twenty years many sites fall below the target of 500 households within one-quarter; but most are projected to be above the 1,000 households within one-half mile target. The 'best prospect' seems to be for site "N" at the Fones and 18th SE intersection. Of course, this table only includes households, it doesn't include other potential customers such as hospital staff and visitors at site 'E' or the office workers of Evergreen Park (site 'F') who are also likely to support neighborhood businesses.

*The Sustainable Thurston Program has collected a variety of reports and public comments on the topic of neighborhood centers. Among these is "Creating Walkable Neighborhood Business Districts: An exploration of the demographic and physical characteristics needed to support local retail services," June, 2009, by Gregory Easton and John Owen. Commission members are encouraged to visit TRPC's website, trpc.org, to become familiar with 'Sustainable Thurston.' In particular, staff suggests reviewing, 'Creating Places Preserving Spaces' the draft plan released in August of 2013.

NEIGHBORHOOD CENTER “FUN FACTS”

Note the Difference:

Neighborhood Centers (NC’s): This is a land use designation described in Comprehensive Plan policies and identified on the Future Land Use map. Criteria for NC’s includes that development of these areas is subject to a master plan*.

Neighborhood Retail (NR): This is a commercial zoning designation. 10 out of 17 NC’s identified in the Comp Plan draft are located in areas with parcels zoned NR on the zoning map.

**Parcels zoned NR may develop without a master plan, consistent with applicable development standards. Generally, a master planned NC would include a larger area and allow more uses.*

Villages (Neighborhood Village, Urban Village): These are planned, mixed use communities, containing a variety of housing types arranged around a village (neighborhood) center. There are four “villages” in the city of Olympia, and one in Olympia’s UGA, all of which have approved master plans.

- Neighborhood centers are to range from two to ten acres
- At least 5,000 square feet of retail floor area including a “food store” is required
- The maximum commercial floor area is 30,000 square feet with no more than 20,000 square feet of retail or services and no one business exceeding 5,000 square feet (except for the larger Briggs Urban Village and Glenmore Community Oriented Shopping Center developments on Yelm Highway)
- A ‘neighborhood park/village-green/plaza’ is required; it must be between one and four acres with good drainage and an average slope of less than 5%, with a minimum width of 150 feet and be “constructed” before the second half of the commercial space
- A ‘sheltered transit stop’ is required
- Auto-oriented uses, adult-oriented uses, firearm sales and pawnshops are prohibited
- Commercial buildings are limited to two stories, but residential and mixed-use buildings may have a third story unless at the perimeter or adjacent to a single-family designated area
- Generally housing densities in neighborhood centers are to range from 7 to 12 units per acre

1. Rogers & Bowman (Westside Food Co-op)

Type: New NC designation in Comp Plan Draft
With existing zoned NR parcels in the vicinity, containing a food store and single family residences

Surrounded by: Single Family Residential, zoned R 4-8

2010 Households within ¼ mile: 392

2010 Households within ½ mile: 1,328



Random Fact: The area zoned NR is a little over 1 acre. A master planned NC would need to encompass at least one more acre.

Did you know? The Westside Co-op opened in 1980, and the site was fully purchased by the Co-op in 1993. This is more than a neighborhood grocery store, as it has a regional draw.

2. Division & 20th (Handy Pantry)

Type: NC designation identified in current (1994) Comp Plan
With existing zoned NR parcels in the vicinity, containing a closed convenience store/gas station

Surrounded by: Multi-family zoning RM-18 to the west, and Single Family Residential 4-8 Units per Acre (R 4-8). The main headquarters for Garden Raised Bounty (GruB) is immediately to the east.

2010 Households within ¼ mile: 294

2010 Households within ½ mile: 739



Random Facts: The Handy Pantry parcel is .93 acres, or about 40,511 sq. ft. (There is 43,560 sq. ft. in an acre.)

According to the WA State Dept. of Ecology, two of the underground (gasoline) storage tanks have been removed from this site; two underground tanks of unleaded gasoline remain.

3. Kaiser & Harrison (Kellerman's Korner)

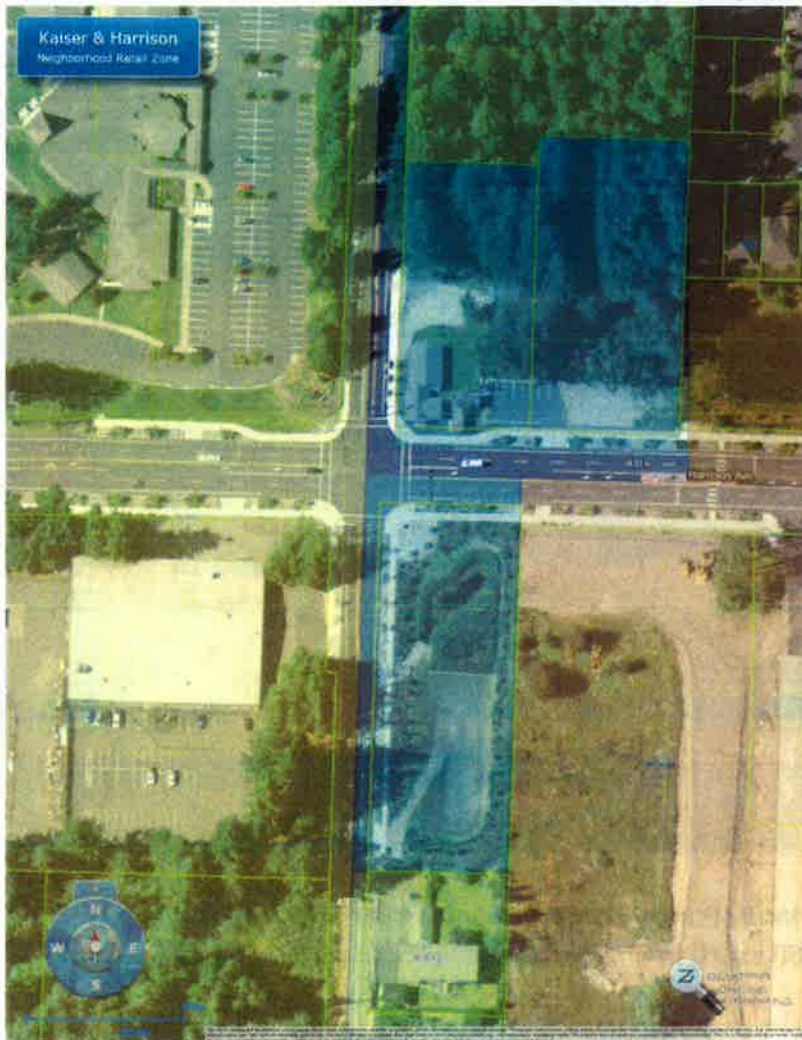
Type: New NC designation in Comp Plan Draft

With existing zoned NR parcels in the vicinity, containing a pet grooming business (NW parcel), an undeveloped lot (NE parcel), and a City stormwater pond (south parcel)

Surrounded by: Residential Low Impact (RLI) to the north and east, Professional Office/Multi-Family (PO/RM) to the south and east, Residential 6-12 Units per Acre (R 6-12) to the south, and R 4-8 to the west

2010 Households within ¼ mile: 111

2010 Households within ½ mile: 460



Random Fact: The area to the north of Harrison was annexed into the City in 1999, the area south in 2007.

4. Harrison & Woodbury Crossing

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout

Description: A 58-acre Neighborhood Village Master Planned Development comprised of 382 residential units, including 241 single-family lots, 12 duplexes, 39 triplexes, 7,000 square feet of commercial floor space, a public green, a three-acre stormwater tract, and five acres of scattered open space/tree tracts.

2010 Households within ¼ mile: 16

2010 Households within ½ mile: 274



Random Fact: Woodbury Crossing is just beginning to build out. Formally referred to as College Station, this village master plan was preliminarily approved by Thurston County, before being annexed into the City in 2007. The County required the neighborhood center to be contained within the village, rather than along Mud Bay Road.

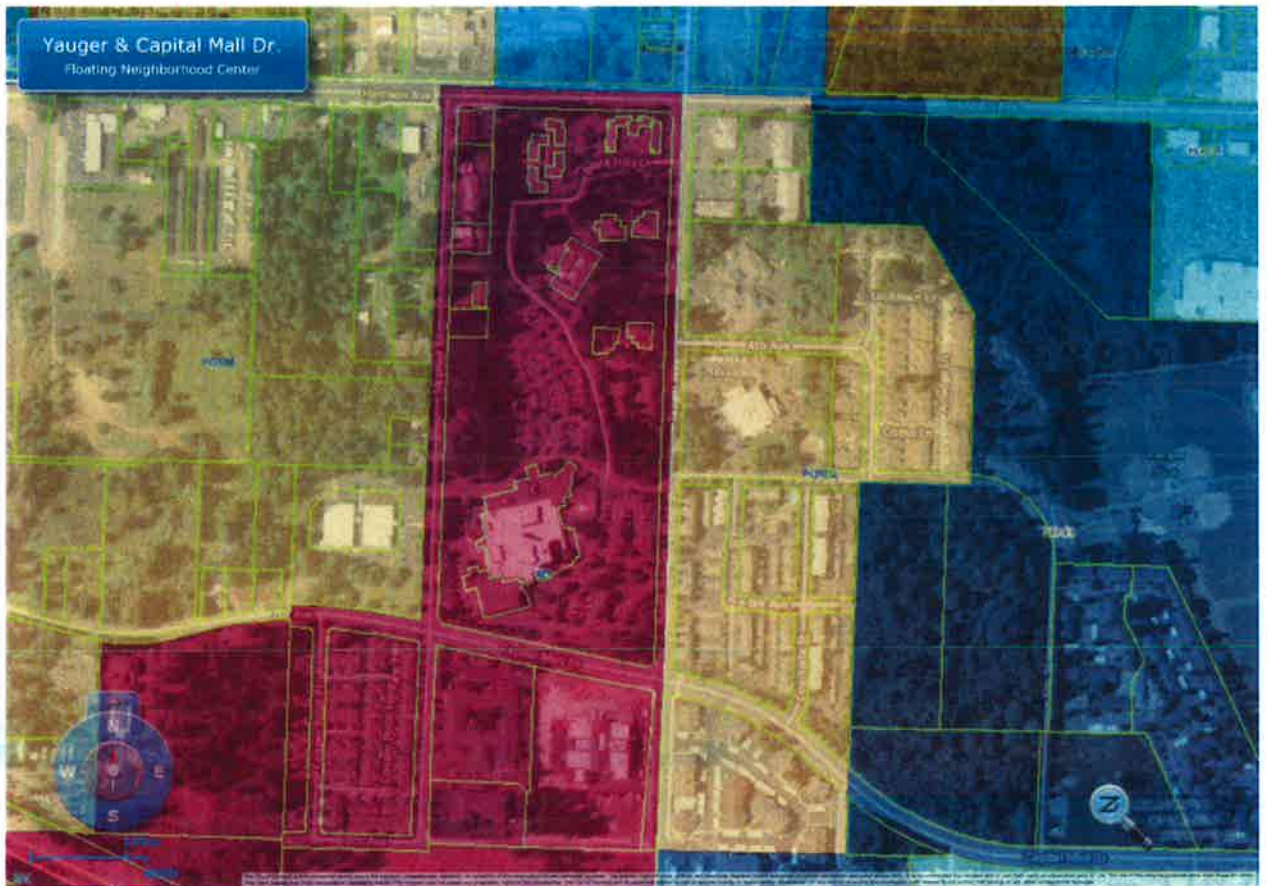
5. **Yauger Way & Capital Mall Drive (Capital Medical Center)**

Type: NC designation identified in current (1994) Comp Plan
No NR zone in the vicinity

Surrounded by: Capital Medical Center to the west, Westfield Capital Mall to the east, and several apartment buildings along Capital Mall Drive. There are large undeveloped parcels zoned Residential Multifamily 24 units per acre (RM 24) to the east.

Households within ¼ mile: 292

Households within ½ mile: 874



Random Fact: Did you know? The 40 acre City of Olympia Yauger Park to the west serves two purposes: it's a stormwater detention area as well as a community park. Yauger Park captures stormwater runoff from the west side business district. The pond, by design, removes contaminants from the stormwater. When full, the pond can hold up to 27 million gallons of water! After the storms subside, the stored water is gradually released through Percival Creek and ultimately into Budd Inlet.

6. Cooper Point & Evergreen Park

Type: New NC designation in Comp Plan Draft
No NR zone in the vicinity

Surrounded by: Immediately to the east in the Evergreen Park PUD is a church, a City park and several offices; to the west across Cooper Point Auto Mall Drive is a gas station; The Olympia Auto Mall is to the west; Highway 101 is to the south.

Households within ¼ mile: 97

Households within ½ mile: 1,426



Random Fact: Percival Creek runs diagonally across the third of the above map. The required stream buffer encompasses a good portion of the General Commercial (GC) zoning to the east. Some development overlooking Highway 101 and Cooper Point Road is still possible.

7. Capitol Way (Frog Pond)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a grocery store and a single-family home.

Surrounded by: Offices to the west, and residential housing zoned Residential Six Units per Acre (R 6-12).

Households within ¼ mile: 445

Households within ½ mile: 761

The data layer on the map below is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east.



Random Fact: The Washington State Capitol Campus is located about 1,305 feet to the north of Frog Pond Grocery, or about ¼ mile away. There are 5,280 feet in a mile.

8. O'Farrell & Capitol (Wildwood Center/ Tasha Nicole)

Type: New NC designation in Comp Plan Draft
With existing zoned NR parcel in the vicinity, containing a grocery store, bakery, coffee shop and small restaurant (coming soon!)

Surrounded by: Residential housing zoned R 4-8. Highway 101 is to the west.

Households within ¼ mile: 199

Households within ½ mile: 838

The data layer on the map below is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east.



Random Fact: The Wildwood Building was originally constructed in 1943. It is 5,814 square-feet.

9. Yelm & Henderson (Briggs Village)

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout*

Description: A 137.2 acre Urban Village Master Planned Development comprised of 810 single and multi-family residential units, including senior housing, and a Mixed Use District with a blend of retail, office and housing.

Briggs contains 58.1 acres of community space, comprising 42.3% of the site. This includes: a 4.8-acre city-owned neighborhood park, a 2.5 acre common areas, a 1.0-acre Town Square, a 6.7-acre arboretum, and 43.1 acres of greenbelt.

**There is an application for a modification to the mixed use district currently in review – including slight increase to open space, slight decrease to residential, change the grocery store from two-stories to one-story, and reduce other commercial area by about 40%.*

Households within ¼ mile: 63

Households within ½ mile: 605



Random Fact: The village green, known as Town Square, is within one-quarter mile walking distance of over 90% of village residents.

10. Yelm & Rich (Glenmore Village) - in Olympia's Urban Growth Area (UGA)

Type: Neighborhood Village Center (shown on map as bare parcel south of Yelm Hwy); NR zoned parcels containing a gas station with convenience store/ hair salon (west parcel) privately owned lot with unknown development (east parcel).

Surrounded by: The area to the southeast will be developed as single-family R 6-12; the surrounding single family is zoned R 4-8.

Approved Village Master Plan: Not available

Households within ¼ mile: 389

Households within ½ mile: 1,217



Random Fact: The parcel between the two NR zoned parcels is owned by Setina Manufacturing, which makes push bumpers, roll bars, safety shields and other special equipment for law enforcement vehicles. The company was established in 1962, and employees between 50 to 100 people.

11. Boulevard & Yelm (Victoria Square)

Type: New NC designation in Comp Plan Draft
With existing zoned NR parcels in the vicinity, containing medical offices, a day care, a gas station and an undeveloped lot to the southwest.

Households within ¼ mile: 389
Households within ½ mile: 1,217



Random Fact: The parcels zoned Neighborhood Retail total approximately 3.24 acres.

12. Boulevard & Log Cabin (Bentridge Village)

Type: Neighborhood Village Center

Description: A 71.86-acre Neighborhood Village Master Planned Development comprised of 505 residential units on 348 lots, a village center with a 12,500 square-foot commercial building; 1-acre village green, tot lots, open space areas, tree preservation tracts and a stormwater tract.

Approved Village Master Plan: See Handout

Households within ¼ mile: 189

Households within ½ mile: 904



Random Fact: An extension of Log Cabin Road between Boulevard Road to Wiggins Road is planned for east/west movements in the southeast. This two- to three-lane street will be partially built by the City, and partly by private development that occurs along the corridor. Consistent with standards, this new major collector will include bike lanes, sidewalks, planter strips, street trees, and lighting and will be designed with curves to slow vehicle speeds. **(See Handout)**

13. Boulevard & 18th (Pit-Stop Grocery)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a food store.

Surrounded by: R 6-12 to the north and east, R 6-4 to the south and west.

Households within ¼ mile: 178

Households within ½ mile: 718



Random Fact: Several years ago, a car crashed into the Barber Shop across from the Pit Stop Grocery.

14. Fones & 18th (Detray site)

Type: NC designation identified in current (1994) Comp Plan
There is no NR zoning in the vicinity

Surrounded by: Largely undeveloped land zoned RM-24 to the north, and zoned Mixed Use Residential (MR 10-18) to the south; single-family.

Households within ¼ mile: 305
Households within ½ mile: 1,385



Random Fact: The area is sometimes referred to as “Detray” because much of the undeveloped land is owned by local development company, Detray Family Enterprises, known for building senior housing such Colonial Inn on 14th Ave in Olympia.

15. Lilly & 26th (Mill Pond Village)

Type: Neighborhood Village Center

Approved Village Master Plan: See Handout

Description of Neighborhood Village: Formally known as Briarton Village, this is a 45.6-acre Neighborhood Village Master Planned Development comprised of 300 units, including 122 single family homes, 88 townhomes, and 90 multifamily apartments residential units. In addition, there is a 12,400 square-foot commercial building and a 9,000 square foot community building.

Households within ¼ mile: 149

Households within ½ mile: 513



Random Fact: Bordering the east side of the property is the Chehalis Western Trail, and the development includes three “trail gateway” connections along its eastern length.

16. San Francisco (Bakery)

Type: NC designation identified in current (1994) Comp Plan
With parcels zoned NR in the vicinity, including a bakery, an abandoned gas station, Roosevelt Elementary School, a convenience store and single family homes.

Surrounded by: Single-family neighborhood zoned R 6-12

Households within ¼ mile: 453
Households within ½ mile: 1,379



Random Fact: San Francisco Street Bakery is not just a storefront; it's also the bakery's a regional distribution center, helping to pencil out the costs of running a small neighborhood food store.

17. Pine & Puget (Pantry)

Type: New NC designation in Comp Plan Draft

With existing zoned NR parcel in the vicinity, containing a convenience store, undeveloped parcel, and private community center space.

Surrounded by: Single family homes, zoned R 6-12

Households within ¼ mile: 510

Households within ½ mile: 1,663



Random Fact: The Puget Sound Pantry building was built in 1923.