

**Final Review and Evaluation Criteria
Olympia Municipal Code - Section 18.59.040**

South Capitol Neighborhood Association Comprehensive Plan Amendment Request
Project #: 17-1238

Chapter 18.59 of the Olympia Municipal Code addresses the Comprehensive Plan Amendment process. Sections 18.59.040 and 18.59.050 identify the final review and evaluation criteria to be used during the review and decision-making process for such applications, including when a concurrent rezone is requested.

18.59.040 Final review and evaluation

A. The Department shall distribute the final docket of proposed amendments, including rezones, to any state or local agency which is required by law to receive notice of proposed amendments and revisions to the Comprehensive Plan and implementing development regulations within the time required. In addition, the Department shall distribute the final docket of proposed amendments to recognized neighborhood associations and other affected interests identified by the City Council. The Department shall include issues identified in amendment proposal analyses and conduct any review required by SEPA of the proposed amendments, including rezones, listed on the final docket.

Routed to State Agencies: April 6, 2017

60 Day Notice of Intent to Adopt Comment Period Ends: June 6, 2017

Routed to Recognized Neighborhood Associations: April 13, 2017

Notice of Application Published in the Olympian: April 19, 2017

Planning Commission Briefing: April 17, 2017

SEPA Determination Issued: June 23, 2017

SEPA Determination Notice Published, Mailed, and Posted: June 28, 2017

SEPA Comment Period Ends: July 12, 2017

SEPA Appeal Period Ends: July 19, 2017

B. The Department shall prepare a report including any recommendations on each proposed amendment, including rezones, on the final docket and forward the report to the Planning Commission. At a minimum the Planning Commission recommendation and the Council decision should address the following:

1. Does the proposed amendment or revision maintain consistency with other plan elements or development regulations? If not, are amendments or revisions to other plan elements or regulations necessary to maintain consistency with the current final docket that will be considered by the Planning Commission and the City Council?

Staff Opinion: The redesignation to a lower street classification could have implications to future capital facilities plans as a lower street classification would result in the city losing its ability to use federal transportation funds on this street.

Additionally, segments of the street are nearing the traffic counts that would make a lesser street classification challenging and perhaps inappropriate as trips may increase over time. Although it is not likely there will be significant infill within the South Capitol Neighborhood, it is possible that new development may occur on one or both of the “opportunity areas” in this portion of the Capitol Campus, and that at least some of the employees in those buildings would be likely use Maple Park Avenue to access the Plaza Parking Garage.

The Engineering Design and Development Standards are a significant element of the city development standards. Currently, the traffic counts for Maple Park Avenue are slightly below the threshold for Major Collectors. However, given that there is potential for additional development on the Capitol Campus in this area, and the fact that there will be continued growth in the city, the street classification should not be reduced without careful consideration.

2. Is the proposed amendment or rezone consistent with the goals of the Comprehensive Plan?

Staff Opinion: There are goals and policies that address land use and transportation (among others). Some of the most applicable to consider include:

Land Use and Urban Design Chapter:

What Olympia Values: *Neighborhoods with distinct identities; historic buildings and places; and walkable and comfortable downtown; increased urban green space; locally produced food; and public spaces for citizens in neighborhoods, downtown, and along our shorelines.*

Our Vision for the Future: *A walkable, vibrant city.*

GL1 Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

GL 3 Historic resources are a key element in the overall design and establishment of a sense of place in Olympia.

PL3.1 Protect and evaluate historic and archaeological sites.

PL3.2 Preserve those elements of the community which are unique to Olympia or which exemplify its heritage.

PL3.4 Safeguard and promote sites, buildings, districts, structures and objects which reflect significant elements of the area’s history.

- PL3.5 Encourage development that is compatible with historic buildings and neighborhood character, and that includes complementary design elements such as mass, scale, materials, setting, and setbacks.*
- PL3.6 Plan for land uses that are compatible with and conducive to continued preservation of historic neighborhoods and properties; and promote and provide for the early identification and resolution of conflicts between the preservation of historic resources and competing land uses.*
- PL3.7 Identify, protect and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.*

GL4 Neighborhoods take pride in their historic identity.

- PL4.1 Assist older neighborhoods and districts to discover their social and economic origins and appreciate their historic features. (Also see downtown section below.)*
- PL4.2 Facilitate the preservation of historic neighborhood identity and important historic resources.*

GL5 Historic preservation is achieved in cooperation with all members of the community and is integrated into City decision-making processes.

- PL5.1 Work with the State archeologist to protect archeological resources.*
- PL5.2 Coordinate with adjacent governments; particularly to provide public information about the area's history and development.*
- PL5.3 Recognize the contributions of minorities, workers, women and other cultures to Olympia's history.*
- PL5.4 Continue programs -- such as the Heritage Commission, the Heritage Register and the historic marker program -- that effectively identify, recognize, and encourage the preservation and continued use of historic structures, districts, and sites which provide physical evidence of the community's heritage.*
- PL5.5 Provide incentives and assistance for preserving, restoring, redeveloping and using historic buildings, districts, neighborhoods, streets, structures, objects and sites.*

- PL5.6 *Support public or non-profit acquisition of the most important historic resources to ensure their preservation.*
- PL5.7 *Recognize the value of historic preservation as part of the effort to maintain an affordable housing stock.*
- PL5.8 *Promote economic vitality through historic preservation.*
- PL5.9 *Promote mutual goals in historic areas, including districts, buildings and site, through collaboration among City departments, the Heritage Commission and other commissions.*

GL 20 *Development maintains and improves neighborhood character and livability.*

- PL20.1 *Require development in established neighborhoods to be of a type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.*

GL 23 *Each community's major neighborhoods has its own priorities.*

- PL23.1 *In cooperation with residents, landowners, businesses, and other interested parties, establish priorities for the planning sub-areas. The specific area, content, and process for each sub-area is to be adapted to the needs and interests of each area.*
- PL23.2 *Create sub-area strategies that address provisions and priorities for community health, neighborhood centers and places of assembly, streets and paths, cultural resources, forestry, utilities, open space and parks.*
- PL23.3 *Develop neighborhood and business community approaches to beautification that include activities in residential and commercial areas.*

Transportation Chapter:

What Olympia Values: *A transportation system that can move people and goods through the community safely while conserving energy and with minimal environmental impacts. We want it to connect to our homes, businesses and gathering spaces and promote healthy neighborhoods.*

Our Vision for the Future: *Complete streets that move people, not just cars.*

Staff Comments: *The Planning Commission will need to make a recommendation that considers the text, goals, and policies of the comprehensive plan. The recommendation should address the Commission's*

position regarding whether or not the proposal is consistent with the comprehensive plan. If the Commission makes a recommendation that is different than that of the proposal, it should include a statement regarding its consistency with the comprehensive plan.

For example, it is possible to recommend that a new street standard be developed, one that is for Major Collectors in a Historic District, where the classification remains a major collector but the associated engineering standards are specific to the historic district in which it is located. The recommendation would require development of a new standard which would have to be developed and agreed upon through a public process and then be adopted by the City Council.

3. Is the proposed amendment or revision consistent with the county-wide planning policies?

Staff Opinion: Yes, the proposed amendment is consistent with the county-wide planning policies adopted by Thurston County and the cities within its borders.

4. Does the proposed amendment or rezone comply with the requirements of the GMA?

Staff Opinion: Yes, the proposed amendment and rezone is compliant with the requirements of the Growth Management Act (RCW 36.70A). Consistent with the Act, the proposal was routed to the Washington State Department of Commerce and other state agencies for the opportunity to review and comment on the proposal. No comments were received.

Staff Recommendation: There is support in the comprehensive plan for neighborhoods to take pride in their historic identity and for historic preservation to be achieved in cooperation with all members of the community that is integrated into the City decision-making process. CPD staff recommends the Planning Commission recommend to City Council that Maple Park Avenue, between Capitol Way S and Jefferson Street SE, remain designated as a Major Collector but that a new set of engineering standards be developed for Major Collectors in the South Capitol Historic District. The engineering standards should be developed in collaboration with the South Capitol Neighborhood Association through a public process and brought forward to the City Council for a final decision.