



Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
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Monday, May 16, 2016

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:34 p.m.

1.A ROLL CALL

Present: 8 - Chair Carole Richmond, Commissioner Darrell Hoppe, Commissioner Jerome Parker, Commissioner Travis Burns, Commissioner Paula Ehlers, Commissioner Brian Mark, Commissioner Missy Watts, and Commissioner Mike Aurderer

Excused: 1 - Commissioner Negheen Kamkar

OTHERS PRESENT

Community Planning and Development Senior Planner Joyce Phillips
City Council Liaison Councilmember Julie Hankins

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [16-0624](#) Approval of May 2, 2016 Olympia Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. STAFF ANNOUNCEMENTS

Ms. Phillips announced the following:

- Reminder: Planning Commission members are required to take the Open Public Meetings Act training, available on line, within 90 days of being seated on the Commission.
- New retail building adjacent to Martin Way is under construction near the Hobby Lobby building (former K-Mart site).
- Woodbury Crossing Phase 3 proposals have been submitted for the duplex and triplex buildings

- There are two neighborhood meetings this week:
 - Pizza Parlor (City Hall Room 207) - moving the wood fired pizza place near the corner of Kaiser Road and Harrison Ave to a residential building being converted to commercial use near the Bark and Garden Center.
 - Parkside Café (Garfield Elementary) - a proposal for a café by the private park at the corner of Harrison Ave and Division Street. The two story building will include the café below and an apartment above. There will also be a food truck court that can accommodate three food trucks.
- The City received an application to amend the Columbia Place project. The neighborhood meeting will be on May 24, 2016 at City Hall Room 207.

6. BUSINESS ITEMS

6.A [16-0602](#) Kaiser-Harrison Opportunity Area Briefing

Ms. Phillips presented a briefing. The City Council directed that a focus area planning process be conducted for the Kaiser-Harrison area after it was identified in the 2013 *Investment Strategies* report from the consultant the City hired, ECONorthwest. A 2015 comprehensive plan amendment and rezone request from one of the property owners in the area was also directed to be considered as part of this planning process. The City Council has included the Kaiser-Harrison Opportunity Area Plan as part of the docket of 2016 comprehensive plan amendments. ECONorthwest recommended the City: remove barriers for mixed use development, fund infrastructure improvements and consider zoning changes that permit retail and residential uses, such as High Density Corridor. In late 2015 and early 2016, the Community Planning and Development Department worked with staff from ECONorthwest to update the market study and conduct interviews of property owners, neighbors, and interested parties. In February and March, staff conducted public meetings with property owners and occupants within and in proximity of the study area. Updated market study, interviews and public comment presented the following results from participants:

- Retail and housing most viable
- Market for office space has weakened
- Near term: medium size retail
- Long term: more retail as area grows
- Zoning should be flexible to allow retail anchor with smaller retail spaces, walkable design and public spaces
- Design guidelines should address site layout and development standards
- Flexibility for retail that is pedestrian-friendly
- Urban design is important
- Must be bicycle and pedestrian friendly and connect to nearby trails and uses
- Want outdoor spaces, culture and art
- Want flexible and mixed uses

- More housing variety: cottages, mixed use and live-work
- Want a neighborhood park in this area
- Need more public transportation in this area
- Transportation and safety
 - More sidewalks are needed
 - Cars need to slow down
 - Crosswalk safety is important
- Compatibility between uses
- Noise
- Social justice
- Break up parking lots (side/rear of buildings)
- It should be special, different than other retail

The preferred alternative is based on public comments, market study and Comprehensive Plan:

- Mix of uses
- Future trail
- Neighborhood park
- Lifestyle center

Ms. Phillips reviewed proposed maps for:

Future land use

- Urban corridor
- Professional office and multifamily housing
- Medical services
- Medium density residential

Zoning districts

- General commercial
- High density corridor 4
- Professional office & residential multifamily
- Medical services
- Residential 6-12

She discussed design review, compatibility measures and proposed code changes.

The next steps in this study area will be:

- Public Hearing - Monday, June 6, 2016
- Written Public Comments accepted until Friday, June 10, 2016
- Deliberations begin Monday, June 20, 2016
- Recommendation to City Council in July 2016

The discussion was completed.

6.B [16-0620](#) Proposed 2016 Comprehensive Plan Text Amendments Briefing

Ms. Phillips presented proposed 2016 comprehensive plan text amendments.

The discussion was completed.

7. **REPORTS**

Commissioner Parker attended the Arts Commission meeting and reported there will be another phase of electrical box art wraps installed primarily on the eastside of Olympia. These art wraps generally discourage graffiti, are easily cleaned if there is graffiti placed on them and they enhance the appearance of an unsightly utility box. The Arts Commission has taken initiative on the Gateways Public Art Master Plan. The Arts Commission would like to collaborate with the Planning Commission on this project. Commissioner Parker will provide more details about a collaboration meeting at a later date. He suggested to Ms. Phillips asking one of the Arts Commissioners or Arts Commission staff liaison to attend a future Planning Commission meeting to give a more detailed report about the Gateways project. Councilmember Hankins mentioned the Arts Commission was planning on hiring a consultant for this project.

Chair Richmond stated she attended the last Downtown Strategy Stakeholders Work Group meeting on May 4, 2016. She mentioned the two upcoming public meetings: May 23, 2016 - Urban Design Discussion and June 6, 2016 - View Analysis.

8. OTHER TOPICS

Chair Richmond indicated the Commission would now select a member for the Vice Chair position. Commissioner Mark and Commissioner Hoppe both indicated they were interested in the position. The Commissioners completed a handwritten individual vote. Ms. Phillips tallied the votes and indicated there were three votes for Commissioner Hoppe and five votes for Commissioner Mark. Commissioner Mark received the majority of the votes therefore he will be the new Vice Chair of the Planning Commission.

9. ADJOURNMENT

The meeting was adjourned at 8:28 p.m.