

WHEN RECORDED RETURN TO:
Alexander W. Mackie
Owens Davies Mackie, P.S.
P.O. Box 187
Olympia, WA 98507

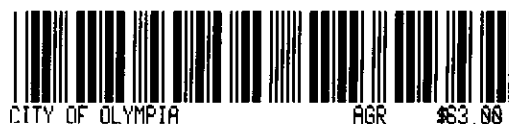
CONCOMITANT AGREEMENT

Grantor	City of Olympia
Grantee	Briggs Development Co., Inc., Gary E. Briggs
Legal Description (abbreviated)	Part of the SW 1/4 Section 25 and NE 1/4 Section 35 and NW 1/4 Section 36, T 18 N, R 2 W, W.M., Thurston County. Additional legal on page 5.
Assessor's Tax Parcel ID Nos.	12835110000, 12835140100, 12836120000, 12836120101, 12836120102, 12836120103, 12836120104, 12836120105, 12836120106, 12836121500, 12836210000, 12836210100, 12836210200, 12836210201, 12836220100, 12836220200, 12836230000, 12836240300, 12836240301, 12836240302, 12836240601, 12836240800, 12836240801, 82200700100, 82200700200, 82200700201, 82200700300, 82200700400, 82200700402, 82200700403, 82200800301, 82200800303, 82200800304, 82200800305, 82200800306, 82200800307, 82200800400, 82200800401, 82200800402, 82200800403
Reference Nos. of Related Documents	n/a

THIS AGREEMENT, by and between the City of Olympia, a Washington State municipal corporation ("Olympia") and Briggs Development Co., Inc. a Washington corporation ("Briggs") and Gary E. Briggs ("Owner"),

WITNESSETH:

1. Briggs is the proponent of an urban village under the City of Olympia comprehensive plan and development regulations, for property located at the intersection of Yelm Highway and Henderson Boulevard in the City of Olympia. See Schedule A (legal description) and Schedule B (sketch) attached hereto.



2 The City of Olympia has previously identified the site as a suitable location for an urban village and has set forward standards and guidelines for the site, including an overall average density of 14 units per acre, and a number of other guidelines as specified in the comprehensive plan and the applicable development regulations.

3. Briggs has requested modification of certain development regulations, and particularly the determination of the number of residential uses within the town square area, to permit the village to achieve many of the City's goals concerning urban village development, and accommodate significantly more open space and parkland for the village and the City than would otherwise be required under the City codes.

4. The City is prepared to make the requested amendments as evidenced in Ordinance 5911 attached and incorporated herein by reference, based upon a finding that the changes do promote the public interest in several specific objectives, including providing a wider range of housing types and price levels than would otherwise be available under the current regulations; promoting infilling development in the immediate vicinity of town square which creates a favorable mixture of residential and commercial uses within the town square; and promoting housing most likely to use walking or transit for daily needs.

5. The City's finding of public interest requires an additional limitation on the overall density of the site to assure that additional density authorized by the change is confined to the area around town square and not used to unduly increase the density of the development in the single-family area. The City finds that the best means of protecting the public interest in this regard is to provide for a cap on the residential units in the overall project, and allow the applicant and the hearings examiner to determine the specific arrangement, subject to final Council review, as provided by City regulations.

6. Briggs believes the changes suggested better permit a project to meet the City's stated goals for urban villages and agrees that an overall cap as described above is an acceptable means of achieving the public interest concerns of the Council.

7. Briggs and the City agree that the residential cap for the property within the urban village master plan shall be 810 units. Units shall be generally allocated as shown on the application used by Briggs in addressing the necessary changes, but final layout, configuration, design, and compliance shall be subject to review and approval by the hearings examiner, the City Design Review Board, and the City Council as provided by City codes.

8. The hearings examiner shall include the cap in the approval for the village master plan, consistent with the requirements of this Agreement.

9. This Agreement may be amended only by a writing signed by both parties, and touches and concerns the land and is intended to run with the land and to be binding upon heirs, successors, and assigns of the parties hereto.



10. This Agreement shall terminate, and all provisions herein cease to be operative, upon the earlier of the following: (1) amendment of the comprehensive plan to eliminate the urban village designation from the City comprehensive plan, or (2) ⁵⁰~~25~~ years from the date of this Agreement. Upon termination, the property shall be subject to the requirements of any adopted master plan and covenants controlling the site, and any applicable development regulations governing the property.

11. This Agreement shall take effect upon the adoption of Ordinance 5971 and shall thereafter be recorded by the City.

IN WITNESS WHEREOF, this instrument has been executed the day and year first above-written.

BRIGGS DEVELOPMENT CO., INC.

By: Mary E Briggs

OWNER:

Gary E Briggs
Gary E. Briggs

CITY OF OLYMPIA

By: Richard C. Cushing

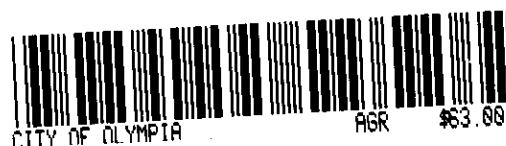
Approved as to form:

Mark O. Erickson
Mark O. Erickson, City Attorney

Approved as to form:

Alexander W. Mackie
Alexander W. Mackie, Attorney

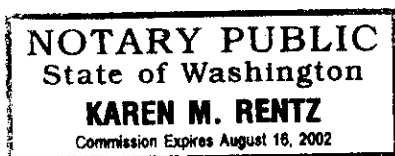
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OR AFFIX NOTARY SEAL WITHIN THE ONE INCH TOP,
BOTTOM AND SIDE MARGINS OR AFFIX ANY ATTACHMENTS.



STATE OF WASHINGTON)
County of Thurston) ss.

On this 10th day of December, 1999, before me personally appeared Gary E. Briggs, to me known to be the President of **BRIGGS DEVELOPMENT CO., INC.**, the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



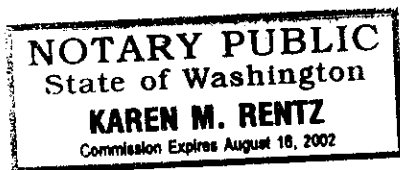
Karen M. Rentz
Print Name: Karen M. Rentz
NOTARY PUBLIC in and for the State of
Washington, residing at Shelton
Commission expires: 8-16-2002

FOR RECORDING PURPOSES, DO NOT WRITE, SIGN, STAMP OR
AFFIX NOTARY SEAL WITHIN THE ONE INCH TOP, BOTTOM AND
SIDE MARGINS OR AFFIX ANY ATTACHMENTS.

STATE OF WASHINGTON)
County of Thurston) ss.

On this day personally appeared before me **GARY E. BRIGGS**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of December, 1999.



Karen M. Rentz
Print Name: Karen M. Rentz
NOTARY PUBLIC in and for the State of
Washington, residing at Shelton
Commission expires: 8-16-2002



STATE OF WASHINGTON)
County of Thurston) ss.

On this 1st day of March, ²⁰⁰⁰~~1999~~, before me personally appeared Richard C. Cushing, to me known to be the City Manager of the **CITY OF OLYMPIA**, the municipal corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she is authorized to execute said instrument.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Mark O. Erickson
Print Name: Mark O. Erickson
NOTARY PUBLIC in and for the State of
Washington, residing at Olympia
Commission expires: 8/10/00

FOR RECORDING PURPOSES, DO NOT WRITE, SIGN, STAMP OR
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SIDE MARGINS OR AFFIX ANY ATTACHMENTS.



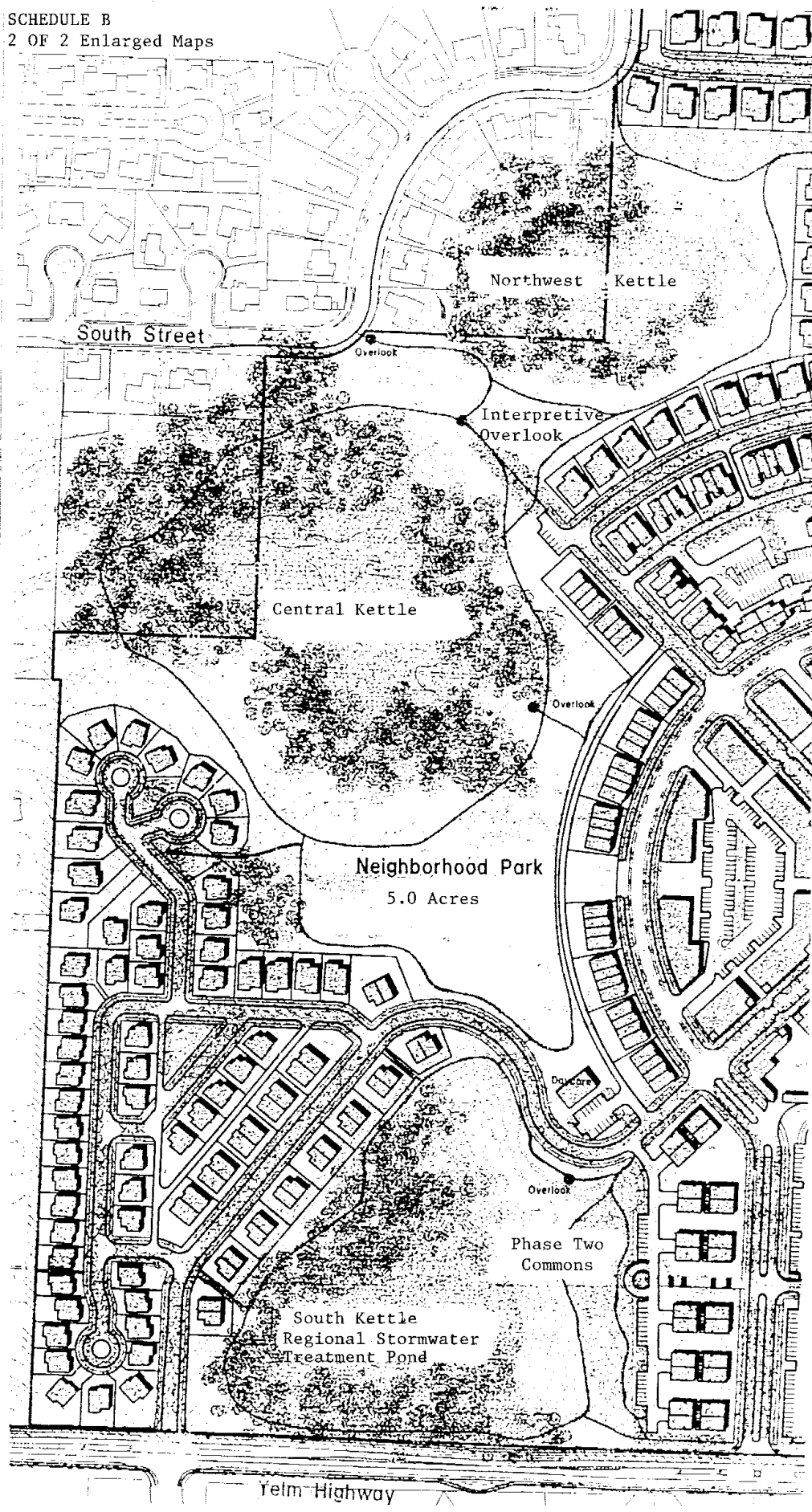
SCHEDULE A

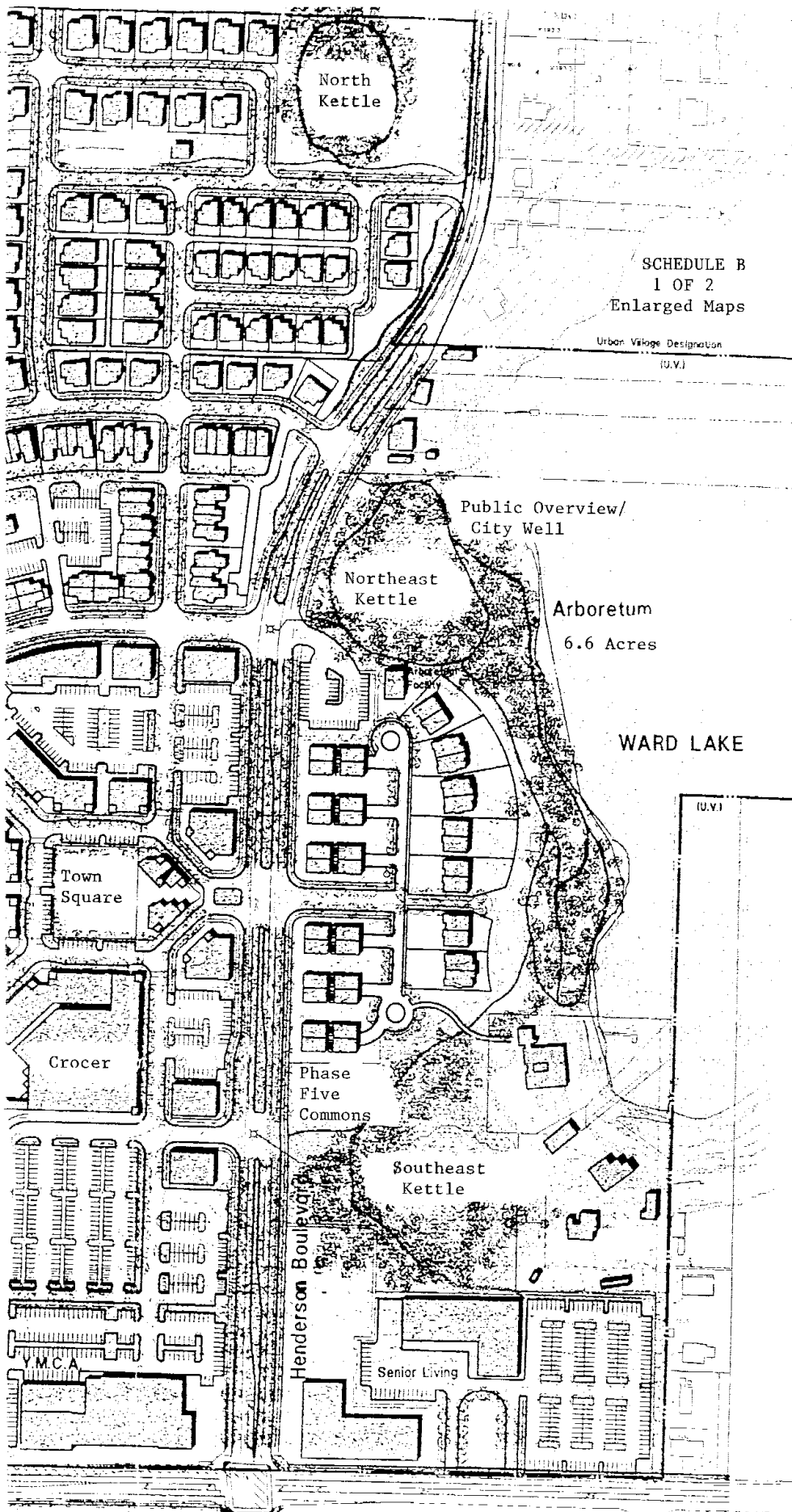
That part of the Southwest Quarter Section 25 and the Northeast Quarter of Section 35 and the Northwest Quarter Section 36, Township 18 North, Range 2 West, W.M., more particular described as follows:

Beginning at the intersection of the North right-of-way of Middle Street with the northerly extension of the Easterly right-of-way line of Pifer Road, said point is common to the city limits of Olympia and Tumwater; thence southerly along the East right-of-way of Pifer Street, which is Tumwater's city limits, to its intersection with the easterly extension of the northerly line of the Plat of South Street Heights as recorded in Volume 24 of Plats, page 14, records of Thurston County, Washington; thence southerly along the easterly margin of Third Street as shown on the Plat of Ward Homestead as recorded in Volume 2 of Plats, page 63, records of said county to its intersection with the northeasterly extension of the southerly margin of Pifer Street as dedicated in said Plat of South Street Heights; thence southwesterly along said extension, said extension being a non tangent curve with a radius of 125 feet, to the centerline of said Third Street; thence southerly along said centerline to the southerly right-of-way line of South Street; thence westerly along said right-of-way for 15 feet more or less to the Tumwater City limits; thence continuing westerly along said right-of-way and Tumwater's city limits to the southwest corner of the Plat of South Street Heights; thence southerly 569.31 feet and westerly 382.57 feet along the existing Tumwater city limits to the easterly line of the Plat of Deschutes Valley Addition as recorded in volume 5 of Plats, Page 74, records of said county; thence southerly along said plat line and Tumwater's city limits to the northerly right-of-way line of Yelm Highway; thence easterly along said right-of-way line to the northerly extension of the easterly right-of way line of the southerly leg of Henderson Boulevard; thence southerly along said extension to the southerly right-of-way line of Yelm Highway; thence easterly along said right-of-way line to a point 373 feet westerly of the North-South Center Section Line of said Section 36; thence northerly parallel to the North-South center of section line along the westerly line of the Betty Burns Living Trust as recorded in Volume 2102 of Deeds, page 311, to the North line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence East along said line to the Northeast Corner of the said Southeast Quarter, which point is on the existing city limits of Olympia; thence northerly, easterly, northerly and westerly along the Existing Olympia city limits to the point of beginning.



SCHEDULE B
2 OF 2 Enlarged Maps





SCHEDULE B
1 OF 2
Enlarged Maps

Urban Village Designation
(U.V.)

Public Overview/
City Well

Northeast
Kettle

Arboretum
6.6 Acres

WARD LAKE

(U.V.)

Town
Square

Crocer

Phase
Five
Commons

Southwest
Kettle

Henderson Boulevard

Senior Living



CITY OF OLYMPIA

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Page: 8 of 56

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Thurston Co, WA

Ordinance No. 5971

AN ORDINANCE amending the Olympia Comprehensive Plan adopted July 12, 1994 under Resolution No. M-1383 and as previously amended under Resolution No. M-1394; and amending Sections 14.10.200, 14.10.303, 18.05.040, 18.05.050, 18.05.080 of the Olympia Municipal Code, Unified Development Code.

WHEREAS, the Washington Growth Management Act (RCW 36.70A) required that the City of Olympia and other jurisdictions within Thurston County adopt comprehensive plans, and

WHEREAS, Olympia adopted its Growth Management Act Comprehensive Plan by passage of Resolution No. M-1383 and amended same on December 11, 1994 by Resolution No. M-1394, and

WHEREAS, the Growth Management Act allows amendments to the Comprehensive Plan on an annual basis, and

WHEREAS, the Planning Commission has recommended that the Olympia Comprehensive Plan, including the Capital Facilities Plan, be updated and amended in various ways, and

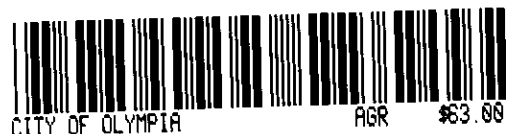
WHEREAS, the Olympia City Council considered the recommendations of the Olympia Planning Commission, held a public hearing on said recommendations on October 19, 1999, and conducted study sessions on the proposed recommendations, and

WHEREAS, the Council finds it necessary and in the public interest that the Olympia Comprehensive Plan, including the Capital Facilities Plan, and the Olympia Municipal Code, Unified Development Code be amended as indicated below.

THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

SECTION 1. Capital Facilities Plan.

- a. That the document entitled Olympia Preliminary Capital Facilities Plan for 2000-2005, a copy of which is attached hereto as Exhibit A, is hereby incorporated by reference as the Capital Facilities Plan for the City of Olympia for the years indicated and shall replace and supersede the Olympia Preliminary Capital Facilities Plan for 1999-2004.
- b. That the document entitled Olympia School District Capital Facilities Plan for 1999-2005, "three copies of which are on file in the office of the Director of Administrative Services and available for public inspection, is hereby adopted by reference as part of the Olympia Preliminary Capital Facilities Plan and shall replace and supersede the Olympia School District Capital Facilities Plan for 1998-2004.



SECTION 2. That Chapter Seven: Parks and Open Space, GOALS AND POLICIES, Policy POS 2.2 , of the Olympia Comprehensive Plan is hereby amended to read as follows:

POS 2.2 Develop pedestrian walkways, bike paths, and an urban trail system which feature some of the area's unique open space settings, including waterfront, the western shoreline of West Bay, creeks and marshes, wooded areas, and areas of historical significance.

SECTION 3. That Chapter Seven: Parks and Open Space, GOALS AND POLICIES, Goal POS4*, Policies Section, of the Olympia Comprehensive Plan is hereby amended to read as follows:

POS 4.4 An area from the 5th Avenue Bridge to West Bay Marina, from the west shoreline of West Bay to West Bay Drive is an important scenic waterfront that needs to be planned in a coordinated manner. Creating a vision for this area will involve a variety of stakeholders including property owners, Port of Olympia and other local, state and federal agencies and the public. A plan for this area may include recreation facilities, proposed changes in land uses and multi-modal transportation improvements. A planned waterfront from Percival Landing to the West Bay Marina will allow for predictable and organized public and private investments.

POS ((4.4)) 4.5 Identify and preserve artesian well sites for future community parks.

POS ((4.5)) 4.6* Design open space to define the community, to create outdoor spaces, to protect wildlife habitat and the natural environment, and to create public and civic spaces.

SECTION 4. That Chapter Seven: Parks and Open Space, GOALS AND POLICIES, Policy POS 8.9 , of the Olympia Comprehensive Plan is hereby amended to read as follows:

POS 8.9 With the Port of Olympia, jointly improve public recreation access improvements to East Bay, West Bay, and other areas of the Port peninsula.

SECTION 5. That Chapter Seven: Parks and Open Space, of the Olympia Comprehensive Plan is hereby amended to read as follows:

TABLE VII-5: URBAN TRAILS

Trail Name	Trail Number	Trail Length (miles)
Olympia-Woodland Trail	(0-16)	2.50
Woodland-Tumwater Trail	(0-17)	1.00
<u>West Bay Trail</u>	<u>(0-9)</u>	<u>1.50</u>
Percival Canyon Trail	(0-11)	1.25



Percival Canyon-West Bay Link	(0-10)	0.75
East-West Link	(0-28)	0.25
Evergreen-Highway 101 Trail	(0-4)	2.40
Decatur Street Link	(0-8)	0.10
Mission Creek Trail	(0-20)	1.50
Indian Creek Trail	(0-21)	1.50
Woodard Easement Line	(0-23)	1.50
Chambers Lake Loop Trail	(0-25)	2.50
Log Cabin Trail	(0-24)	0.75
Capitol Lake Crossing	(0-12)	1.00
((West Bay Trail))	((0-9))	((1.50))
West Side Ravine Trail	(0-6)	0.75
Kaiser-Black Lake Trail	(0-5)	1.50
Pine Cove Creek Trail	(0-1)	2.50
Grass Lake Nature Trail	(0-2)	0.75
Grass Lake-Yauger Trail	(0-3)	0.25
Grass Lake Mud Bay Trail	(0-27)	0.75
Downtown Railroad Trail	(0-14)	0.75
Downtown Moxlie-Indian Trail	(0-26)	0.75
Woodard Creek Trail	(0-22)	2.00

SECTION 6. That Chapter Seven: Parks and Open Space, IMPLEMENTATION, Project Priorities, Urban Trails Section, of the Olympia Comprehensive Plan is hereby amended to read as follows:

Urban Trails As shown by citizen input and the recent passage of the 1993 Urban Trails Plan, urban trails are strongly supported by residents of Olympia. While trail-related activities rank high in preference, trails are in short supply. Olympia now provides less than one tenth of a mile of



trails for every 1000 residents. Increased funding through grants, capital facilities budgets, and bonds will be needed to realize full implementation of the Urban Trails Plan. The name, number, and length of future trail corridors are listed in order of priority in Table VII-6.

In 1999, the need for creating a plan for the west shoreline of West Bay required a change in urban trail implementation priorities as displayed in Table VII-5. Trail O-9, West Bay Trail, moved to second priority behind the Olympia Woodland Trail. Trail O-9 may involve a rails-to-trail conversion in the event that Burlington Northern Santa Fe Railroad Company files intent to abandon. If notice to abandon is filed, the City should apply to convert to trail under applicable federal regulations.

SECTION 7. That Chapter Seven: Parks and Open Space, IMPLEMENTATION, Project Priorities, Community Park Acquisition and Development Section, of the Olympia Comprehensive Plan is hereby amended to read as follows:

Community Park Acquisition and Development

Community park acquisition and development will generally be limited to expansion of existing community parks. Percival Landing expansion, Capitol Lake/Heritage park development, and Yashiro Japanese Garden expansion will have priority over acquiring new sites. Funding for these projects will be primarily through grants for expansion.

POS 4.4 identifies the need to develop a long-term plan or vision for future development of the west shoreline area of West Bay. A plan would identify potential community park and urban trail improvements within the broader mandate of residential, commercial, and industrial development. West Bay is an untapped, scenic resource area which needs to be well-designed and planned for, mindful of existing and emerging private and public needs.

SECTION 8. That the following NEW POLICY LU 10.61 is hereby added to Chapter One: Land Use and Urban Design, GOALS AND POLICIES, of the Olympia Comprehensive Plan:

NEW POLICY LU 10.61 Multifamily included in an urban village center block that is contiguous to the town square may be exempt from the maximum proportion of multifamily housing specified in Figure 1-2.

SECTION 9. That Chapter One: Land Use and Urban Design, Area Specific Goals and Policies, West Bay, of the Olympia Comprehensive Plan is hereby amended to read as follows:

West Bay

The West Bay shoreline accommodates several industrial uses, in some cases, in close proximity to upland residential and office uses. This has resulted in ongoing conflicts between some



industrial and residential uses in the area. The closure of the sawmill at the northern end of West Bay Drive provides an opportunity to begin redeveloping this area with a mixture of commercial, office and residential uses that would complement the existing uses in the area and add to the area's vitality. The Port discussion above outlines the Port's plans for its property in this area.

The City is interested in developing a plan for the area from the 5th Avenue Bridge to West Bay Marina (including the upland properties taking access from West Bay) in order to: 1) create a vision for the area by involving stakeholders (property owners, Port of Olympia, and local, state and federal agencies and the public), 2) maximize opportunities in the area for coordinated recreation, land use and transportation improvements, and 3) allow for predictable and organized public and private investment.

The following policies address the issues and opportunities for industrial development and redevelopment in this area.

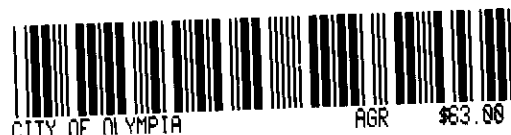
SECTION 10. That Chapter Six: Transportation, "GOALS AND POLICIES," Policy T 3.3 of the Olympia Comprehensive Plan is hereby amended to read as follows:

T 3.3 Give priority to alternative modes of transportation City-wide when transportation projects are proposed, especially in Downtown and along High Density Residential Corridors.

Note: Before improvements are made, a checklist or some other process should be used during environmental review that tells how the transportation project will affect other modes besides motorized vehicles. Until a list of locations for medians is adopted, the checklist or process should include an analysis of the feasibility and benefits of a median for a street under consideration for improvements.

SECTION 11. That the following sections of the "2015 Transportation Network Improvements Project List for Bikeways" of Chapter Six: Transportation of the Olympia Comprehensive Plan are hereby amended to read as follows:

	Project List for Class III Bikeways(*) Downtown (BL-D#) (Ordinance #5757, 12/16/97; #5861, 12/15/98.)
BL-D1	4th Avenue between Olympic Way and Plum Street (20 year).
BL-D2	State Street/Water Street between 4th Avenue and Plum Street (20 year).
BL-D3	Water: 5th and Legion (20 year).
BL-D4	Columbia: Capitol Campus to 26th (20 year).



BL-D5	Capitol Way between State Avenue and South City limits (20 year).
	Chestnut and 14th Avenue (connection to I-5 Bike Path) (10 year).

	Project List for Class IV Bikeways(*) Downtown (Ordinance #5757, 12/16/97; #5861, 12/15/98.)
BL-D6	Eastside: State to Olympia Ave (10 year).
BL-D7	Pear: Legion to Olympia (10 year).
BL-D8	Washington: Capitol Way to 18th (20 year).
	18th Avenue: Washington to Jefferson (20 year).
	Columbia: 21st to 26th (20 year).
	Water: 14th to 21st (20 year).

	Project List for Class II Bikeways Downtown (BL-D#) (Ordinance #5757, 12/16/97; Ordinance #5861, 12/15/98.)
BL-D9	Capitol Way: 26th to City Limits (20 year).
BL-D10	Legion Way between Water and Capitol (10 year).
BL-D11	Legion Way between Capitol and Plum (10 year). <u>COMPLETE</u>
	Olympia: EastBay to Franklin
	5th Avenue: Deschutes to Water
	4th Avenue Bridge (10 year)
	<u>Capital Way between Farmers Market to State Avenue</u>

((2 Included in the six-year Capital Facilities Plan-

* These improvements are not mapped. They would be built over time or as development or redevelopment takes place in the downtown or in the High Density Corridor. Partial funding included in the Capital Facilities Plan.))

	Project List for Class II Bikeways(*) Westside (BL-W#) (Ordinance #5757, 12/16/97; #5861, 12/15/98.)
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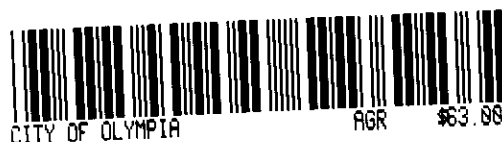


BL-W1	Deschutes Parkway, from 5th Avenue to city limit line.
BL-W22	Black Lake Boulevard, from Mottman to city limit line (10 year).
BL-W3	Olympic Way: end of bridge to Sherman (one sided facility) (10 year).
BL-W4	Conger: Division to Cooper Point (10 year).
BL-W5	Division: Harrison to Conger (10 year). COMPLETE
BL-W6	4th Avenue between Black Lake Boulevard and Kenyon Street (10 year).
BL-W7	14th Avenue, from Kaiser to Division (10 year).
BL-W8	Mottman: Black Lake to City limits (10 year).
BL-W8A	Evergreen Park Drive: entire roadway (20 year).
BL-W10	Cooper Point: Mud Bay to 20th (10 year).
	<u>Decatur Street: 9th Avenue to Cooper Point Road</u>

	Project List for Class III Bikeways(*) Westside (BL-W#) (Ordinance #5757, 12/16/97; #5861, 12/15/98)
BL-W11	Decatur Street/Caton Way between Cooper Point Road and 4th Avenue (20 year).
BL-W12	4th Avenue between Olympic Way and Black Lake Boulevard (10 year).
	Rogers: W 4th to Bowman (20 year).
	Bowman: Roger to Division (20 year).
	Sherman: Harrison to Jackson (20 year).
	Madison: Percival to Division (20 year).
	Jackson: Sherman to Percival (20 year).
	Percival: Jackson to Madison (20 year).

((2 Included in the six-year Capital Facilities Plan.

* These improvements are not mapped. They would be built over time or as development or redevelopment takes place in the downtown or in the High Density Corridor. Partial funding included in the Capital Facilities Plan.))



SECTION 12. That the Olympia Comprehensive Plan, Map 6-2, Bicycle Transportation, is hereby amended to reflect the amendments to the "2015 Transportation Network Improvements Project List for Bikeways" as indicated in Section 11 of this Ordinance, and further as indicated below. Such amendments are reflected on the attached Exhibit B, which is hereby incorporated by reference as though fully set forth herein and shall replace and supersede any maps in conflict therewith.

1. Capitol Way from State Avenue to the Farmers Market
Reclassify bike improvements from Class III to Class II
Change street configuration from four lanes to three lanes
2. Decatur Street from 9th to Cooper Point Road
Change from Class III to Class bicycle facility
3. Carlyon from Hawthorne Street to Henderson Boulevard
Change from Class III to Class II bicycle facility
4. 12th Avenue/Pine from Puget Street to Sleater-Kinney Road
Change from Class III to Class II bicycle facility
5. Wiggins Road from Yelm Highway to Hoffman Road
Change from Class III to Class II bicycle facility
6. Wiggins Extension/27th Avenue from Hoffman to Allen
Remove bicycle facility from Bicycle Transportation Map
Roadway reclassification from Major Collector to
Neighborhood Collector
Eastern portion of roadway connection is no longer planned
7. Lindell/Lister Road Connection
Remove bicycle facility from Bicycle Transportation Map
Roadway connection no longer planned
8. Henderson from I-5 to Yelm Highway
Change from proposed Class II to existing Class II
9. Division Street from Harrison Avenue to Conger Street
Change from proposed Class II to existing Class II
10. Boulevard Road from city limits to Yelm Highway
Change from proposed Class II, no time frame to existing Class II
11. Cain Road from 22nd to North Street
Change from proposed Class III to existing Class III



12. Log Cabin Road/Cain Road from Boulevard to North Street
Change from proposed Class II to existing Class II
13. North Street from Cain Road to city limits
Change from proposed Class II to existing Class II
14. Puget Street from 4th Avenue to San Francisco
Change from proposed Class III to existing Class II

SECTION 13. That the Olympia Comprehensive Plan, Map 6-3, Transportation 2015, is hereby amended to reflect reclassification of Fourth Avenue (Black Lake to Kenyon Street) and Kenyon Street (Capital Mall to Harrison Avenue) from Neighborhood Collector to Major Collector.

SECTION 14. That Subsection 14.10.200(A)(51) of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:

51. "Landslide hazard areas" mean those areas which are potentially subject to risk of mass movement due to a combination of geologic, topographic and hydrologic factors. The following areas are considered to be subject to landslide hazards:

- a. Any area with a combination of:
 - i. Slopes fifteen percent or steeper, and
 - ii. Impermeable subsurface material (typically silt and clay), frequently interbedded with granular soils (predominantly sand and gravel), and
 - iii. Springs or seeping groundwater during the wet season (November to February);
- b. Steep slopes of forty (40) percent or greater;
- c. Any areas located on a landslide feature which has shown movement during the past ten thousand years or which is underlain by mass wastage debris from that period of time.
- d. Any area potentially unstable as a result of undercutting by wave action and is identified as "Unstable" or "Intermediate Stability" on the maps of the Coastal Zone Atlas of Washington, Volume 8, Thurston County (1980), as amended. (Refer to Figures 6 and 7 - See Ord. 5272 on file with the City Clerk-Treasurer.) The Hearing Examiner may exclude slopes of 40% or greater from the Critical Area Ordinance definition of "Landslide hazard area," where non-natural slopes are found to be stable and meet the Uniform Building Code.



SECTION 15. That Section 18.05.080 of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:

18.05.080 Development standards. A. General. Table 5.04 identifies the basic standards for commercial development (i.e., offices, retail sales, and services uses identified in Table 5.01) in the NC, NV, UV, COSC and UC districts. Table 5.05 identifies the basic development standards for residential uses in these districts. The reference numbers listed in these tables refer to the list of additional development standards below.

B. Maximum Housing Densities.

1. Calculation of Maximum Density. The maximum densities and average maximum densities specified in Table 5.05 are based on the entire site, with the following limitations:

a. The area within Critical Areas shall not be counted; however, Critical Area buffers shall be included in the density calculation consistent with Section 14.10.35, Critical Areas, Calculation of Residential Density.

b. The area of the required minimum open space for the village or center (see Table 5.05) shall not be counted.

c. The following requirements shall apply to all villages and centers:

i. The density of a village center (as delineated in a master plan approved pursuant to Chapter 18.57, Master Planned Developments) and the density of the remainder of the project shall be calculated separately from one another.

ii. The village center and the remainder of the project shall each comply with the maximum average density requirements in Table 5.05.

2. Maximum Densities. The maximum housing densities shown in the top row of Table 5.05 refer to the maximum density of individual project components. The housing density for the overall project, however (i.e., all of the property subject to an approved Master Plan), shall not exceed the maximum average density for the district specified in the second row of Table 5.05. For example, a neighborhood village may contain an apartment complex with 24 dwelling units per acre provided that the average density for the entire development does not exceed 13 units per acre.

3. Convalescent Homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in such facilities, however, shall be counted as individual housing units in the density calculation. The site containing a nursing/convalescent home depending on shared kitchen facilities shall be deducted from the land available for residential development when calculating the maximum density for the village or center. (The excess density shall not be transferred to other portions of the site.)

4. Accessory Dwelling Units. Accessory dwelling units built subsequent to the initial sale of the primary residence on a lot are not subject to the maximum density limits specified in Table 5.05. In addition, accessory units built on a maximum of 20 percent of a development's lots are not subject to the maximum density requirements, provided they are built prior to the time the primary unit on the lot is initially sold or receives occupancy approval (if built by the owner).



5. Density Bonuses. The maximum housing densities identified in Table 5.05 may be increased as follows:

- a. Bonus for restoring degraded sites.

i. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to 20 percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of the buffer required by Chapter 14.10, Critical Areas) will be restored and maintained according to specifications approved by the City.

ii. Sites proposed for this density bonus shall be posted with a notice describing the proposal and opportunities to comment. Property owners within 300 feet of the site shall be given notice of the proposal and 15 days to comment. Such notice may be done concurrently with any other notice required by this Code.

iii. Prior to taking action on a request for a density bonus, the Hearing Examiner shall consider:

- (a) the applicable Comprehensive Plan policies,
- (b) the public's comments,
- (c) the expected public benefit that would be derived from such restoration,
- (d) the net effect of the restoration and the increased density on the site,
- (e) the relative cost of the restoration and the value of the increased density, and
- (f) the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks.

iv. The City may require the developer to provide an estimate of the cost of the proposed restoration and other information as necessary to make a decision on the request.

b. Bonus for low income housing.

i. A density bonus shall be granted for low income housing (see Section 18.02.180, Definitions) at the rate of one additional housing unit allowed for each unit of low income housing provided, up to a maximum of a 20 percent density bonus.

ii. The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus shall remain as part of the development for at least 20 years. This time period shall begin on the date that final inspection of all of the low income housing has been performed. This document shall be recorded, at the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.

C. Minimum Housing Densities.

1. Calculation of Minimum Density. The minimum average densities specified in Table 5.05 are based on the entire site, with the following limitations: [Note: Table 5.05 in Section 18.05]

a. The entire site shall be included in the minimum density calculation except environmentally Critical Areas and their associated buffers (see Chapter 14.10 OMC); tracts accommodating stormwater facilities required in compliance with the Drainage Design Manual; existing, opened street rights-of-way; and land to be sold or dedicated to the public,



other than street rights-of-way (e.g., school sites and parks, but not street rights-of-way to be dedicated as part of the proposed development).

- b. All dwelling units in convalescent homes/nursing homes and accessory units count toward the minimum density required for the site by Table 5.05, in the same manner as provided above in Section 18.05.080(B)(3) Maximum Housing Densities -- Convalescent Homes and 18.05.080(B)(4) Maximum Housing Densities -- Accessory Dwelling Units.

c. The following requirements shall apply to all villages and centers:

i. The minimum residential density of a village center and that of the remainder of a village or center shall be calculated separately from one another.

ii. There shall be no minimum density requirement for a village center other than the requirement for mixed use buildings specified in Section 18.05.050(C)(2) Village/Community Center--Mixed Use above. The minimum density of an urban center shall be calculated based on that portion of the site which is more than five hundred (500) feet from an interstate highway, including areas devoted to both residential and nonresidential uses. The procedures for calculating the required number of units are as provided in Sections 18.05.080(3)(1)(a), (2), and (3) above.

iii. The remainder of a village shall comply with the minimum density requirements in Table 5.05.

2. Average Density. A housing project may contain a variety of housing densities provided that the average density for the entire development (i.e., all of the property subject to a single Master Planned Development approval) is neither less than the minimum density nor more than the maximum density established for the district in Table 5.05. No part of the development, however, may exceed the maximum density established in row one of Table 5.05 (see Section 18.05.080(B)(2) Maximum Densities).

3. Density Allowance for Site Constraints. At the request of the applicant, the Director or Hearing Examiner may reduce the minimum density required in Table 5.05, to the extent s/he deems warranted, in order to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article (e.g., poor soil drainage, the presence of springs, steep topography (e.g., over 20 percent), rock outcrops, or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see Section 18.05.080(F) Clustered Housing).

4. Density Allowance for Natural Features/Habitat Protection. At the request of the applicant, the Director may reduce the minimum densities to the extent necessary to accommodate trees to be retained consistent with Chapter 16.60, Tree Protection and Replacement. (Also see Section 18.05.080(F)(1), Mandatory Clustering.) At the request of the applicant, the Director may also authorize a reduction in the minimum density requirements in order to enable retention of Significant Wildlife Habitat identified on Map 2-4 in the Comprehensive Plan.



D. Minimum Lot Size.

1. **Nonresidential Uses.** The minimum lot size for non-residential uses (e.g., churches and schools) may be larger than the minimum lot size identified in Tables 5.04 and 5.05. Refer to Table 4.01 Permitted and Conditional Uses in Residential Districts, and Section 18.04.060 Residential Districts Use Standards for regulations pertaining to non-residential uses in residential areas. Also see Section 18.04.060(K) Group Homes for the lot size requirements for group homes.

2. **Clustered Lots.** Lot sizes may be reduced by up to 20 percent consistent with Section 18.05.080(F), Clustered Housing.

E. Transitional Lots.

1. **Lot Size.** The square footage and width of those residential lots in developments located in the NC, NV, UV, COSC, and UC districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than 85 percent of the minimum lot size and width required in the adjoining lower density district.

2. **Setbacks.** The minimum rear yard building setback for lots in the NC, NV, UV, COSC, and UC districts which share a rear property line with a parcel in an R-4, R 4-8, or R 6-12 district shall be the same as the setback required for the adjoining lower density district.

F. Clustered Housing.

1. Mandatory Clustering.

a. **Criteria for clustering.** The Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site to:

- i. Protect groundwater used as a public water source (e.g., wellhead protection areas); or
- ii. Enable retention of trees (based upon a recommendation by the City's Urban Forester, consistent with Chapter 16.60, Tree Protection and Replacement, Olympia Municipal Code); or
- iii. Preserve Significant Wildlife Habitat identified on Map 2-4 of the Comprehensive Plan; or
- iv. Accommodate urban trails identified on Map 7-1 of the Comprehensive Plan; or
- v. Preserve scenic vistas pursuant to Sections 18.20.070 View Preservation and 18.50.100 Scenic Vistas; or
- vi. Enable creation of buffers between incompatible uses (see Chapter 18.36, Landscaping and Screening).

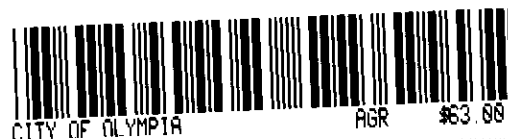
b. **Degree of clustering.**

i. The approval authority may allow up to a 20 percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering of the permitted number of dwelling units on the site.

ii. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 5.05), without the written authorization of the applicant.

2. Optional Clustering.

a. Applicants for housing projects may request up to 20 percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land for the following purposes:



- Mandatory Clustering above; or
- i. To meet the criteria listed in Section 18.05.080(F)(1)
 - ii. To avoid development on slopes steeper than 20 percent; or
 - iii. To preserve natural site features such as rock outcrops or topographical features; or
 - iv. To otherwise enable land to be made available for public or private open space.
- b. The approval authority may grant such requests if s/he determines that the development would not have a significant adverse impact on surrounding land uses.

G. Lot Width.

1. Measurement. The minimum lot width required by Table 5.05 shall be measured between the side lot lines at the point of intersection with the minimum front setback line established in Table 5.05.

2. Varied Lot Widths. The width of residential lots in the NC, NV, UV and COSC districts shall be varied to avoid monotonous development patterns.

a. No more than three (3) consecutive lots, uninterrupted by a street, shall be of the same width. This requirement does not apply to townhouses.

b. Lot widths shall be varied by a minimum of six (6) foot increments.

c. The minimum lot widths specified in Table 5.05 may be reduced by six (6) feet for individual lots to provide variety, provided that the average lot width for the project is no less than the minimum lot width required by Table 5.05.

3. Minimum Street Frontage.

a. Each residential lot, other than for townhouse and cottage housing, shall have a minimum of thirty (30) feet of frontage on a public street.

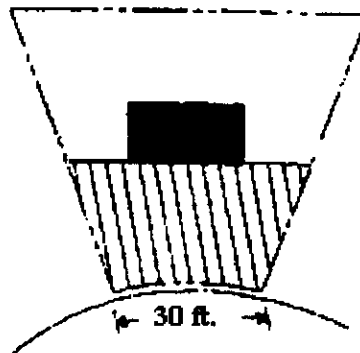


FIGURE 5-2

b. **EXCEPTION:** the City may allow the street frontage to be reduced (creating a flag lot) to the minimum extent necessary to enable access to property where public street access is not feasible (e.g., due to physical site conditions or preexisting development) or to protect environmentally Critical Areas (see Chapter 14.10, Olympia Municipal Code).

c. Subdivisions, short subdivisions, binding site plans, and lot line adjustments creating flag lots (with street frontages of less than thirty (30) feet) are subject to the following conditions:



- lots; and
 - i. The project shall be designed to minimize the creation of flag
 - ii. Adjoining flag lots shall share a common driveway wherever possible; and
 - iii. All driveways accessing flag lots shall be designed to allow fire truck access to within one hundred fifty (150) feet of the residence(s) on the lot(s), unless alternate forms of fire protection approved by the Fire Department are provided (e.g., sprinkler systems); and
 - iv. The area of a flag lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 5.05.

H. Front Yard Setbacks.

- 1. In the NV, NC, UV, and COSC districts, front yard setbacks for residential uses may be reduced to a minimum of ten (10) feet under the following conditions:
 - a. When the garage or parking lot access is from the rear of the lot; or
 - b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or
 - c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage.
- 2. Such setback reductions shall not be allowed where they would result in a setback of fifty (50) percent or less than the setback of an existing dwelling on an abutting lot fronting on the same street. (See Design Guidelines, 18.05A.280, Garage Design.)

I. Maximum Front Yard Setbacks.

- 1. Proportion of Structure to be Built Within Setback.
 - a. At least thirty (30) percent of the front facade of the primary residential structure on the lot must be on or within the maximum front setback line specified in Table 5.05.
 - b. At least seventy (70) percent of the front facade of buildings fronting on a village or center green, park or plaza must be on or within the maximum front setback line specified in Tables 5.04 and 5.05.
- 2. Exceptions to the Maximum Front Yard Setback Standard. The following are exempt from the maximum front yard setbacks specified in Tables 5.04 and 5.05.
 - a. Parcels with physical site constraints. The approval authority may allow larger setbacks than required by Tables 5.04 and 5.05 to accommodate steep or difficult topography, views, rock out-crops, environmentally Critical Areas, or trees designated for preservation.
 - b. Sensitive and high impact uses. The approval authority may allow greater front yard setbacks for nonresidential uses such as schools, nursing homes, public facilities, or utilities which may be sensitive to traffic noise or emissions, or warrant greater separation from adjoining property due to their potential impacts on adjoining land uses.
 - c. Flag lots, (See Section 18.02.180, Definitions, Lots).
 - d. Wedge-shape lots. (See Section 18.02.180, Definitions, Lots).
 - e. Dwellings which front on an arterial street or arterial boulevard.

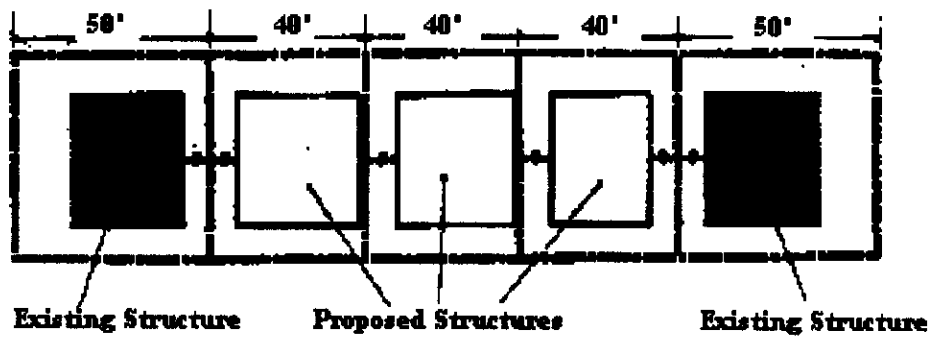
J. Side Yard Setbacks.

- 1. Reduced Side Yard Setbacks. A side yard building setback shall not be required for one (1) side of a residential lot provided that it meets the following conditions:



a. If the distance between the proposed dwelling and property line is less than three (3) feet, the applicant shall provide evidence of at least a three (3) foot wide maintenance easement recorded with the deed of the applicable adjoining lot. Such easements shall provide access for the owner of the applicable lot (with a side yard setback of less than three (3) feet) to maintain the exterior of the wall and roof within three (3) feet of the side property line.

b. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks) or less than ten (10) feet along property lines which abut a public rights-of-way.



Zero Lot Line Housing
FIGURE 5-3

2. Setbacks from Trails and Bike Paths. The minimum side yard setback adjoining a public bike path or walkway shall be ten (10) feet.

K. Measurement of Setbacks. Setback width shall be measured from the outermost edge of the building foundation to the closest point of the applicable lot line.

L. Encroachment into Setbacks.

1. Required setback areas shall be kept free of any building or structure higher than thirty (30) inches.

2. EXCEPTIONS: The buildings and projections listed below shall be allowed in the portion of the setback not contained in a utility, access, or other easement:

a. Accessory structures, including accessory dwelling units, may be located in a required rear yard and/or in the rear thirty (30) feet of a required interior side yard; however, if a garage entrance faces the rear or side property line, it shall be setback at least ten (10) feet from that property line.

b. Cornices, window sills, bay windows, flues and chimneys, planters, and roof eaves may project two (2) feet into the required yard area.

c. Marquees and awnings for commercial uses.

d. Fences in compliance with the fence height requirements specified in Section 18.40.060(D) Fences.

e. Swimming pools, hot tubs and satellite dish antennas may be placed in the rear or interior side yard setback area.

f. Up to fifty (50) percent of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this section the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.

g. Signs in compliance with Chapter 18.42.

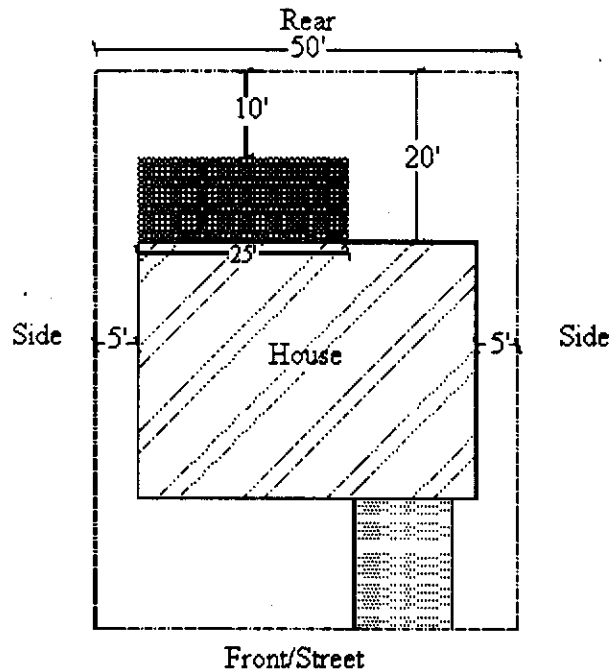


FIGURE 5-4

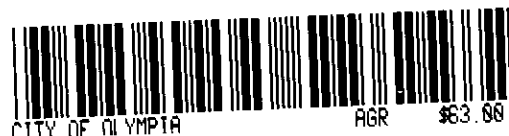
M. Height.

1. **Buildings Fronting on Village/Center Greens or Plazas.** Buildings in villages and community oriented shopping centers which front onto the required park, green or plaza (see 18.05.080(N)(2) Private and Common Open Space--Villages, Community Oriented Shopping Centers, and Urban Centers) shall be at least two (2) stories in height. This requirement does not apply to food or grocery stores.

2. **Commercial/Residential Transitions.** Commercial buildings abutting lots designated for single family residential use shall not exceed two (2) stories or thirty-five (35) feet in height, whichever is less.

3. **Roof Projections.** The following structures may exceed the height limits specified for the district in Table 5.05 by eighteen (18) feet, provided that such structures do not contain floor space:

- roof structures housing elevators, stairways, tanks, ventilating fans and similar equipment required to operate and maintain the building;
- fire or parapet walls;
- skylights;



- d. clock towers;
- e. flagpoles;
- f. chimneys;
- g. smoke stacks;
- h. wireless masts;
- i. T.V. antennas;
- j. steeples; and
- k. similar structures.

4. Tall Buildings. In the NC, NV, UV, and COCS districts, buildings over thirty-five (35) feet in height must comply with the following requirements:

a. The proposed building shall not be located within one hundred (100) feet of the boundary of the village or center. Public rights-of-way adjoining the village or center property boundary shall count toward this separation requirement. Exceptions to this provision shall be granted where topography, stands of trees (designated for retention and approved by the City's Urban Forester), or other site features block the visibility of the section of the building above thirty-five (35) feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and

b. Existing evergreen trees, which the City's Urban Forester determines do not pose undue risks for proposed site improvements or public safety and are appropriate for their location at their mature size, are retained where possible to help screen the building from the view of residents of dwellings abutting the property.

5. Places of Worship. The height of churches and other places of worship may exceed the height limits specified in Table 5.05 provided that the side yard width equals at least fifty (50) percent of the proposed height of the place of worship (including spires and towers).

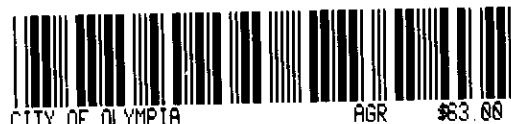
6. Free-Standing Ornamental Structures. Free-standing ornamental structures such as clock towers, sculptures, monuments or other similar features approved as part of a master plan (see Chapter 18.57, Master Planned Developments) shall not exceed 60 feet in height. These structures shall be located in the village center (see Section 18.05.050(C), Village/Community Center) and shall not contain signage.

7. Radio and Television Transmitting and Receiving Towers. The height of radio and television transmitting and receiving towers may exceed the maximum building height allowed in the district, subject to approval of the Hearing Examiner consistent with Section 18.04.060(Z).

8. Water Towers. Water towers may exceed the height limits specified in Table 5.05.

9. Perimeter Buildings. Except as otherwise provided in Section 18.05.080(M), Height, buildings located within one hundred (100) feet of the boundary of the village or center shall not exceed two (2) stories or thirty five (35) feet, whichever is less. This requirement shall not apply to urban centers.

10. A building height waiver may be granted at project entries and along arterial or major collector streets within a Master Planned Community (NV, UV, UC, and COSC) where slopes exist that would cause less than desirable height of building to width of street ratio (a ratio less than 1:4 building height to street width) not to exceed the permitted building height as measured from the fronting street edge.



N. Private and Common Open Space.

1. Development of Open Space.

a. Open space required by Table 5.05 shall be devoted to undisturbed native vegetation, landscaping, and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered part of this required space.

b. Required open space shall not be covered with impervious surfaces, except for walkways, tennis and basketball courts, swimming pools, or similar recreational uses which require an impervious surface. EXCEPTION: A required plaza in an urban center may be covered with impervious surfaces.

c. The Director or Hearing Examiner may increase the impervious surface coverage limits specified in Table 5.05 by up to five (5) percent to accommodate the walkways and recreational uses listed above (see also Chapter 18.36, Landscaping and Screening).

2. Villages, Community Oriented Shopping Centers, and Urban Centers.

a. Neighborhood villages, urban villages, and community oriented shopping centers shall contain at least five (5) percent open space available for public use or common use. Ownership of open space areas and type of access will be determined during the Master Planned Development review (see Chapter 18.57, OMC). As much as fifty (50) percent of this open space may be comprised of environmentally Critical Areas and associated buffers (see Chapter 14.10, OMC).

b. Neighborhood villages, neighborhood centers, urban villages, and community oriented shopping centers must contain a neighborhood park or "green" between one (1) and four (4) acres in size located in the village or community center. Urban centers must contain a "green" or plaza between one (1) and four (4) acres in size. This park, green, or plaza shall have an average slope no greater than five (5) percent; adequate drainage to allow active use in summer; and a width and length of no less than one hundred and fifty (150) feet.

3. Cottage Housing Developments.

a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet.

b. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the cottage housing development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. Such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use in summer.

4. Multifamily Housing.

a. In neighborhood villages, urban villages, and community oriented shopping centers, parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) shall contain at least thirty (30) percent open space. However, such multifamily housing within one hundred (100) feet of a neighborhood park, green, or public or common open space, which is at least ten thousand (10,000) square feet in size, shall only be required to retain fifteen (15) percent of the site in open space. Impervious surface coverage requirements shall be adjusted accordingly.



b. At least fifty (50) percent of the open space required in 18.05.080(N)(4)(a) above shall be available for the common use of all residents of the multifamily housing.

c. Common open space shall be contiguous with the housing site (e.g., not separated from the dwellings by streets or barriers that impede pedestrian access) and shall be sufficiently level (e.g., five (5) percent average slope) and well drained to allow active use in summer. No dimension shall be less than fifteen (15) feet.

SECTION 16. That Section 18.05.050 of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:

18.05.050 General standards. A. Project Approval or Redesignation.

1. Approval. Developments in the Neighborhood Center, Neighborhood Village, Urban Village, Community Oriented Shopping Center, and Urban Center districts shall be reviewed according to the requirements of Chapter 18.57, Master Planned Developments.

2. Rezoning. Land in a NC, NV, UV, COSC, or UC district may be rezoned to a residential district (see Chapter 18.58, Rezones and Text Amendments) upon demonstration that the site is not viable for the designated uses due to site conditions, infrastructure or street capacity or--in the case of multiple ownerships--land assembly problems.

3. Interim Uses. The following requirements shall apply prior to approval of a Master Planned Development pursuant to Chapter 18.57, Master Planned Developments:

a. Subdivision shall not be allowed prior to Master Plan approval.

b. One single-family home is allowed per existing lot of record prior to approval of a Master Plan.

c. Construction of utilities, roads, and other public infrastructure which is in conjunction with neighboring or abutting projects is allowed prior to Master Plan approval.

4. Pre-existing uses.

a. Any use which was legally constructed prior to August 21, 1995, but which is not a permitted or conditional use under this Chapter, is allowed to continue under the zoning requirements in effect for that use prior to August 21, 1995, (e.g., as a permitted use, conditional use, limited use, special use, non-conforming use, or any other such zoning status, as may be applicable).

b. Any such zoning requirements applicable to said use (e.g., conditions attached to a conditional use permit), which were in effect on August 21, 1995, shall remain in effect for said use until such time as it is discontinued.

B. Project Size.

1. Villages. Urban villages and neighborhood villages shall be no less than 40 acres and no more than 200 acres in size, provided that at least 90 percent of all residences shall be within one-fourth of a mile of the perimeter of the village center. The perimeter of the village center means the boundary of the center identified on an approved Master Plan, consistent with Section 18.05.050(D)(2), Commercial Building--Location.

2. Neighborhood Centers. Neighborhood center developments shall be no less than two acres and no more than ten acres in size.

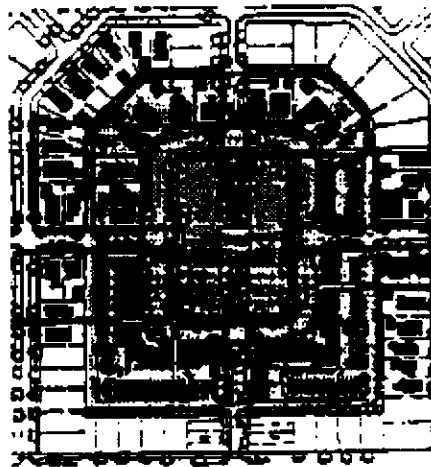
3. Community Oriented Shopping Centers. Community oriented shopping center developments shall be no less than seventeen (17) acres and no more than 40 acres in size.



4. Urban centers shall be no less than twenty (20) acres and no more than forty (40) acres in size.

C. Village Center.

1. Required Center. Each village and each neighborhood center shall contain a village center with a village green or park (see Section 18.05.080(N), Private and Common Open Space), a sheltered transit stop and, as market conditions permit, businesses, services, and civic uses listed in Table 5.01. Each Urban Center shall contain a village green or plaza (See Section 18.05.08(N), Open Space). (See also Section 18.05.050(D)(2) Commercial Building--Location, and Chapter 18.05A, Design Guidelines for Villages and Centers.)



Village Center
FIGURE 5-1

2. Mixed Use. At least ten percent of the gross floor area of village centers in villages and community oriented shopping centers shall be occupied by residential units contained in mixed residential/commercial buildings. Exceptions to this requirement shall be granted if the applicant demonstrates that compliance is not economically feasible (based upon an independent market study accepted by the City).

3. Buildings Fronting on a Village or Center Green. At least sixty (60) percent of the total ground floor street frontage of the non-residential buildings fronting on a village or center green, park, or plaza shall be occupied by retail uses or professional or personal services. (Also see Section 18.05.080(M)(1) Height--Buildings Fronting on Village/Center Greens.)

4. Transit Stop. The sheltered transit stop required in 18.05.050(C)(1), Required Center, shall be located and designed in accordance with specifications provided by the City and approved by Intercity Transit.

5. Village Green or Plaza. The required village green or plaza shall be constructed before more than fifty (50) percent of the commercial space is under construction.



6. Location.

a. Separation.

i. Neighborhood village centers and neighborhood centers shall be separated from one another and from urban villages and community oriented shopping centers by at least one half mile.

ii. Urban village centers and community oriented shopping centers shall be separated from one another by at least one mile.

iii. The Hearing Examiner may allow closer spacing if the applicant demonstrates that the trade areas for the centers are distinct (e.g., segregated by physical barriers) or contain sufficient population (based on existing or planned density) to enable the affected centers to be economically viable.

b. Relationship to major streets.

i. Centers in established neighborhoods and neighborhood villages shall be located along collector streets to make them readily accessible for mass transit and motorists and to enable them to be a neighborhood focal point.

ii. Urban villages and community oriented shopping centers shall be located on sites abutting an arterial street. Such sites must have potential for accommodating moderate density residential development (e.g., 7 to 13 or 14 units per acre for COSC or UV districts respectively) and commercial uses scaled to serve households within a one and one-half (1½) mile radius with frequently needed consumer goods and services.

D. Commercial Building Size, Location, and Type.

1. Size. The total gross floor area of all commercial uses (i.e., those uses specified in Table 5.01 under the general categories "Offices," "Retail Sales," and "Services") in urban villages, neighborhood villages, neighborhood centers, community oriented shopping centers, and urban centers shall not exceed the maximum amounts specified in Table 5.02.

TABLE 5.02
AMOUNT OF COMMERCIAL SPACE

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center
Minimum or Maximum Total Amount of Commercial Floor Space	30,000 sq. ft.	30,000 sq. ft.	225,000 sq. ft., OR 175,000 sq. ft. if the village does not contain a grocery store of at least 35,000 sq. ft.	100,000 sq. ft.	No Maximum
Minimum or Maximum Retail Floor Space	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per authorized residential dwelling or residential lot in the development	75 sq. ft. per authorized residential dwelling or residential lot in the development, exclusive of a grocery store.	At least 50% of total floor space shall be for retail uses, but not more than 70% of total floor space.	At least 30% of the total floor space shall be for retail uses, but not more than 70% of the total floor space.



Minimum or Maximum Combined Office & Services Floor Space	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile	5,000 sq. ft. OR up to 20,000 sq. ft., at a rate of 25 sq. ft. per existing or authorized residential dwelling or residential lot within 1/4 mile	200 sq. ft. per authorized residential dwelling or residential lot in the development.	At least 30% of the total floor space shall be for office or service uses, but not more than 50% of the total floor space.	At least 30% of the total floor space shall be for office or service uses, but not more than 70% of the total floor space.
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2. Location.

a. Commercial uses in urban villages, neighborhood villages, neighborhood centers, and community oriented shopping centers shall meet the following location requirements. Commercial uses in urban centers shall be exempt from these requirements. (Staff note: these requirements have to do with placing all commercial uses within a block or so of the village green in villages and neighborhood centers.. In an urban center, this would be impractical.)

b. Commercial uses shall be contiguous with or across a street from the village or center green/park.

c. Commercial uses shall not extend more than one block or 350 feet, whichever is less, from the perimeter of the village green or park in neighborhood villages and neighborhood centers.

d. Commercial uses shall not extend more than three blocks or 1,100 feet, whichever is less, from the perimeter of the village green or park in urban villages and community oriented shopping centers.

e. In an urban village or community oriented shopping center, the Hearing Examiner may allow buildings comprising up to 20 percent of the authorized commercial floor area to extend up to four blocks or 1,500 feet from the perimeter of the village green under the following conditions:

i. The site's configuration or physical constraints (e.g., critical areas or steep topography) necessitate the location of commercial uses beyond the three block limit; or

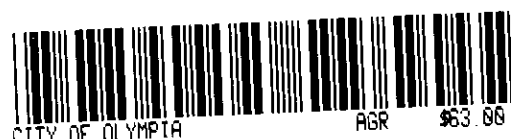
ii. The proposed location of commercial uses would improve the project design, for example, by enhancing the aesthetic quality of the development (e.g., allowing buildings to screen parking lots from public rights-of-way), by increasing pedestrian accessibility, by allowing shared use of parking lots, or by allowing better integration of uses.

E. Mix and Location of Residential Uses.

1. Mix of Dwelling Types--General. Developments in the Urban Village, Neighborhood Village, and Community Oriented Shopping Center districts must attain a mix of residential uses consistent with Tables 5.03A and 5.03B. Table 5.03A addresses the relationship between single-family and multifamily dwellings in general. Table 5.03B addresses the requirement for a variety of multifamily housing types, based on overall size of the project.

a. For purposes of meeting the required mix as shown in Table 5.03A, Single Family and Similar Dwelling Types shall include:

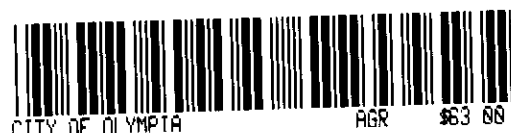
- i. Single-family detached residences
- ii. Group homes with six (6) or fewer clients
- iii. Manufactured homes



- iv. Single family residences above commercial uses (e.g., a single residence above a convenience store)
- v. Townhouses
- vi. Cottage housing
- b. For purposes of meeting the required mix as shown in Table 5.03A, Multifamily and Similar Dwelling Types shall include:
 - i. Apartments with five (5) or more units per structure
 - ii. Boarding homes
 - iii. Duplexes, triplexes, and fourplexes
 - iv. Group homes with seven (7) or more clients
 - ~~((v. Retirement homes))~~
 - v((i)). Multifamily residences above commercial uses (e.g., multiple apartments above retail or office uses)
- c. Other residences.
 - i. For purposes of meeting the required mix as shown in Table 5.03A, the following uses are classified as "other" (i.e., neither "single-family and similar", nor "multifamily and similar"):
 - (a) Accessory dwelling units
 - (b) Nursing/convalescent homes and congregate care facilities
 - (c) ~~((Residences above commercial uses))~~ Multifamily units in an urban village on the blocks contiguous to the town square.
 - ii. Such "other" uses are not counted in determining the required proportions of single-family and multifamily dwellings in Table 5.03A. However, such uses shall be counted in the calculation of total dwellings for purposes of Sections 18.05.080(B) Maximum Housing Densities and 18.05.080(C) Minimum Housing Densities, in the manner provided in those sections.

TABLE 5.03A
MIX OF HOUSING TYPES

	Neighborhood Village	Urban Village	Community Oriented Shopping Center
Single Family and Similar Dwelling Types			
Minimum percentage of total housing units	60%	50%	50%
Maximum percentage of total housing units	75%	75%	75%
Multifamily and Similar Dwelling Types			
Minimum percentage of total housing units	25%	25%	25%
Maximum percentage of total housing units	40%	50%	50%



2. Mix of Dwelling Types--Requirement for Variety.

a. Urban villages, neighborhood villages, and community oriented shopping centers shall achieve a variety of dwelling unit types as specified in Table 5.03B.

b. For purposes of meeting the requirements of Table 5.03B, dwellings shall include the following four types:

- i. Single-family detached dwellings (including manufactured housing);
- ii. Townhouses;
- iii. Duplexes; and
- iv. Triplexes, fourplexes, and apartment structures with five (5) or more units per structure.

TABLE 5.03B
REQUIRED VARIETY OF DWELLING UNIT TYPES IN NV, UV, AND COSC

Number of Dwellings in Project	Minimum Number of Dwelling Types	Minimum Percent of Any Dwelling Type used in the Project (See also Table 5.03A)
1-70	2	25%
71-299	3	10%
300+	4	5%

c. Once the requirements of Table 5.03B have been met, other housing types--whether or not specified in Section 18.05.050(E)(2)(b) above--may be developed in any proportions within the requirements of Table 5.03A.

Example: Assume a neighborhood village with 400 dwelling units. According to Table 5.03A, at least 240 units (60% of the 400 total), and not more than 300 units (75%) must be single-family and similar dwelling types. At least 100 units (25%), and not more than 160 units (40%) must be multifamily and similar dwelling types.

According to Table 5.03B, the project must include four of the specified dwelling types. The developer chooses to build 240 single-family detached dwellings, meeting the requirement of 60% set in Table 5.03A. The developer also chooses to build 40 townhouse units (10% of the 400 total), 20 duplex units (5%--i.e., the minimum), and 80 units (20%) in triplexes, fourplexes, and apartment structures with five or more units. For the final five percent, the developer chooses to build 20 units of cottage housing, an optional housing type not required in Section 18.05.050(E)(2)(b) above.

3. Intensity of Development. The density of residential uses shall be highest around the village/community center and lowest adjacent to existing neighborhoods.



F. Development Phasing.

1. Intent. It is the intent of this Section on development phasing to achieve a mix of land uses throughout the buildout of villages and centers; to allow sufficient flexibility to enable development of viable commercial centers; and to ensure that the residential development of villages and centers is as vigorously pursued as the commercial development. For purposes of meeting the requirements of this Section on development phasing, the following terms shall be interpreted as follows:

- a. "Completion of development" shall mean:
 - i. final plat approval in the case of lots for individual single family, townhouse, or duplex dwellings (i.e., one main building per lot), and
 - ii. passage of final inspection for all other residential and commercial development.
- b. Percentages of authorized development refer to:
 - i. percentage of authorized dwelling units for residential development, and
 - ii. percentage of authorized gross floor area for commercial development.

2. Commercial and residential. In villages and community oriented shopping centers, residential development shall be phased to precede commercial development as follows:

- a. At least five percent of the total authorized residential development must be completed before the first commercial development may take place; whereupon approval may be granted for construction of commercial buildings comprising up to ten percent of the authorized commercial floor area.
- b. Upon completion of 15 percent of the total authorized residential development, approval may be granted for construction of buildings comprising up to 40 percent of the authorized commercial floor space.
- c. When 30 percent of the total authorized residential development has been completed, approval may be granted for construction of the remaining authorized commercial floor space.

3. Multifamily and single family phasing. In villages and community oriented shopping centers, multifamily development shall be phased relative to detached single family development as follows:

- a. At least 15 percent of the total authorized detached single family development must be completed before the first multifamily development may take place; whereupon approval may be granted for construction of up to 40 percent of the authorized multifamily units.
- b. Thereafter, approval may be granted for construction of an additional one percent of the authorized multifamily units for every additional one percent of the authorized single family development completed.

Examples: 16 percent of the single family development; 41 percent of the multifamily development

25 percent of the single family development; 50 percent of the multifamily development



50 percent of the single family development; 75 percent of the multifamily development

4. Child Day Care Center. If a child day care center is a required use, a site shall be provided once 75% of the residences have been constructed.

SECTION 17. That the Olympia Comprehensive Plan Future Land Use Map 1-3 and the City of Olympia Zoning Map are hereby amended to reflect the following redesignations and rezones: Horton Property from Neighborhood Village (NV) to Residential 4-8 (R-4-8); Geisler Property from Neighborhood Village to Professional Office/Residential (PO/RM); Ice Property from Residential 4-8 (R-4-8) to Light Industrial/Commercial (LI/C); Stoll Road area from Manufactured Housing Park (MHP) to General Commercial (GC). Such redesignations and rezones are reflected on the attached Exhibits D and E, respectively, which are hereby incorporated by reference as though fully set forth herein and shall replace and supersede any maps in conflict therewith.

SECTION 18. That Table 14.10.303 of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:





TABLE 14.10.303
REGULATED USES AND ACTIVITIES WITHIN CRITICAL AREAS AND BUFFERS

REGULATED USES AND ACTIVITIES	FREQUENTLY FLOODED AREAS	LANDSLIDE HAZARD AREA	IMPORTANT SPECIES	STREAMS	WETLAND - CLASS I	WETLAND - CLASS II	WETLAND - CLASS III	WETLAND - CLASS IV
1. Agricultural--Building Access--(See "Trails")	P	X	Ab	P	X	X	A	A
2. Agricultural Conversion (Blueberries, Cranberries, Pasture, Wetland Nursery)	P	A	A	C	X	X	A	A
3. Agricultural Ditch Maintenance	P	NA	P	NA	P	P	P	P
4. Agricultural Ponds--(Stock Watering)	P	X	P	X	X	C	A	P
5. Agriculture Access Road	A	A	A	A	X	A	A	A
6. Agriculture--Existing & Ongoing Aquaculture--(See "Fish Hatchery")	P	P	P	P	P	P	P	P
7. Aquatic Vegetation Management	A	NA	C	A	X	C	A	A
8. Bank Stabilization	A	A	X	A	X	X	A	A
9. Beach Access	A	A	A	A	A	A	A	A
10. Beaver Pond Removal	A	NA	NA	C	X	C	C	C
Boating--(See "Outdoor Recreation Activities")								
11. Boat Access--Hand Launch Site	A	NA	A	A	X	X	A	A
Camping Site & Day Camp--(See "Parks")								
12. Critical Area Tract	P	P	P	P	P	P	P	P
13. Critical Facilities	C	X	A	X	X	X	X	C
14. Dock/Float	A	NA	A	A	X	C	A	A
15. Drainage District Ditch Maintenance	A	NA	A	A	C	C	A	A
16. Drainage Ditch (Private)	P	NA	A	A	X	X	C	A
17. Duck/Wildlife Blind	P	NA	A	P	A	A	P	P
18. Education & Scientific Research	A	A	P	A	A	A	A	A
19. Emergency--Temporary Permit	A	A	A	A	A	A	A	A
20. Enhancement--Independent of Development Project	A	A	A	A	X	C	A	A



21. Existing Structure--Remodel & Replacement	A	A	A	A	A	C	C	C	A	A	A
22. Fence	P	A	A	A	A	X	X	A	A	A	A
23. Fill (as part of another use or activity)	A	A	A	A	C	X	X	X	C	C	C
24. Firewood Cutting	P	X	X	X	X	X	X	X	X	X	X
Fishing--(See "Outdoor Recreation Activities")											
25. Fish Hatchery	A	X	A	A	X	X	X	X	C	C	C
26. Forest Practices--Class I, II, III	P	P	P	P	P	P	P	P	P	P	P
27. Forest Practice--Class IV Conversion	A	A	A	A	A	X	X	X	A	A	A
28. Golf Course	C	X	A	A	C	X	X	X	C	C	C
Hiking--(See "Outdoor Recreation Activities")											
Hunting--(See "Outdoor Recreation Activities")											
Interpretive Site--(See "Trails")											
29. Mineral Extraction	C	C	A	A	C	X	X	X	C	C	C
30. Mitigation Site	A	X	A	A	A	X	X	X	A	A	A
31. Mooring Buoy	A	NA	A	A	A	X	X	C	A	A	A
32. Navigational Aid	P	NA	A	A	A	X	X	C	A	A	A
33. Noxious Weed Control	A	A	A	A	A	A	A	A	A	A	A
34. Outdoor Recreation Activities--(bird watching, non-motorized boating, bicycling, canoeing, fishing, hiking, horseback riding, hunting, jogging, photography, swimming, and similar activities)	P	P	A	A	P	P	P	P	P	P	P
35. Open Space Area	P	P	P	P	P	P	P	P	P	P	P
36. Other Uses Allowed by Zoning District	P	X	X	X	X	X	X	X	X	X	X
37. Parks--Public & Private	P	P	P	A	P	C	C	A	A	A	P
Path--(See "Trails")											
Photography--(See "Outdoor Recreation Activities")											
38. Ponds--Private (< 1 acre)	P	X	A	A	X	X	X	X	A	A	P
39. Public Facility (Not School)	C	X	A	A	C	X	X	X	X	X	C
40. Public Structures (Not School)	C	C	C	C	C	X	X	X	X	X	C
41. Public Project of Significant Importance	C	C	C	C	C	C	C	C	C	C	C
42. Radio/TV Towers	C	X	A	A	X	X	X	X	C	C	C

43. Restoration/Revegetation of Site	A	A	A	A	A	X	A	A	A	A
44. Road/Street--Short Private Access (<100')	A	A	A	A	A	X	C	A	A	A
45. Road/Street--Repair & Maintenance	P	P	P	P	P	P	P	P	P	P
46. Road/Street--Expansion of Existing Corridor	A	A	A	A	A	C	C	A	A	A
47. Road/Street--New Facilities	P	C	A	A	A	X	C	A	A	A
48. Signs--(Interpretation, Critical Area Boundary, Survey Markers)	P	P	P	P	P	P	P	P	P	P
49. Single Family Residence	A	X	A	A	X	X	X	X	X	X
50. Site Investigation	P	P	P	P	P	P	P	P	P	P
51. Stormwater, Private Retention & Detention Facility	A	Ab (@ toe)	A	A	C1b/A2b	X	X	C/Ab	C/Ab	C/Ab
52. Stormwater, Regional Retention & Detention Facility	A	Ab (@ toe)	A	A	C1b/A2b	X	X	C/Ab	C/Ab	A
53. Stormwater, Temporary Sediment Control Ponds	P	Ab (@ toe)	A	A	C1b/A2b	X	X	Ab	Ab	Ab
54. Stream Relocation	C	NA	NA	NA	C	X	C	C	C	C
Swimming--(See "Outdoor Recreation Activities")										
Swimming Float--(See "Dock/Float")										
55. Trails & Trail Related Facilities	P	P	A	A	P	C	A	A	A	P
56. Utility--Existing & Ongoing	P	P	P	P	P	P	P	P	P	P
57. Utility Facility	C	C	A	A	C	X	C	C	C	C
58. Utility Line--Overhead	P	A	A	A	A	X	C	A	A	A
59. Utility Line--Underground	P	A	A	A	C	X	C	C	C	A
Viewing Platform--(See "Trails")										
Walkway--Elevated--(See "Trails")										
60. Well and Pump House (Private)	P	P	A	A	Ab	X	Ab	Ab	Ab	Ab
61. Wetland Relocation	NA	NA	A	A	C	X	C	C	C	C
62. Wildlife Nesting Structure	P	P	P	P	P	A	A	P	P	P
63. Yard and Garden--Existing and Ongoing	P	P	P	P	P	P	P	P	P	P

NOTES:
P = Permitted
A = Administrative Use Review Required
C = Conditional Use Permit or Substantial Development Permit Required
b = Only in the buffer
A2 - Administrative Use Review for Type 4 & 5 streams
NA = Not Applicable
CI = Conditional Use Review for Type 1,2,3 streams

SECTION 19. That Table 5.04 of Section 18.05.080 of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:





CITY OF OLYMPIA

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Thurston Co. WA

TABLE 5.04
COMMERCIAL DEVELOPMENT STANDARDS
(including mixed commercial/residential buildings)

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center	OTHER STANDARDS
MINIMUM LOT SIZE	5,000 sq. ft.	5,000 sq. ft.	None.	None.	None	
FRONT YARD SETBACK	10' maximum	10' maximum	10' maximum	10' maximum	10' maximum	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets. 2. Section 18.40.060(C), clear sight triangle requirements. 3. 18.05.080(I)(1) 4. 18.05.080(K) 5. 18.05.080(L)
MINIMUM REAR YARD SETBACK (Note: One use shall not be considered next to another use or district if a street or road intervenes.)	None, EXCEPT: 1. 15' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex, manufactured home, or townhouse. 2. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 15' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex, manufactured home, or townhouse. 2. 10' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 20' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex or townhouse. 2. 15' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 20' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex or townhouse. 2. 15' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	None, EXCEPT: 1. 20' minimum + 5' for each building floor above 2 stories next to an R-4, R 4-8, or R 6-12 district, or a single family dwelling, duplex or townhouse. 2. 15' minimum + 5' for each building floor above 2 stories next to other residential district or a multifamily.	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets. 2. 18.05.080(K) 3. 18.05.080(L)



MINIMUM SIDE YARD SETBACK (Note: One use shall not be considered next to another use or district if a street or road intervenes.)	None, EXCEPT: 1. 10' maximum on flanking street; 2. 15' minimum + 5' for each building above 2 stories next to R-4, R 4-8, or R-6-12 district, or a single family, duplex, manufactured home, or townhouse.	None, EXCEPT: 1. 10' maximum on flanking street; 2. 15' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R-6-12 district, or a single family, duplex, manufactured home, or townhouse.	None, EXCEPT: 1. 10' maximum on flanking streets; 2. 20' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R-6-12 district, or a single family, duplex, manufactured home, or townhouse.	None, EXCEPT: 1. 10' maximum on flanking street; 2. 20' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R-6-12 district, or a single family, duplex, manufactured home, or townhouse.	None, EXCEPT: 1. 10' maximum on flanking street; 2. 20' minimum + 5' for each building floor above 2 stories next to R-4, R 4-8, or R-6-12 district, or a single family, duplex, manufactured home, or townhouse.	1. 50' minimum setback for agriculture buildings (or structures) which house animals other than pets. 2. Section 18.40.060(C), clear sight triangle requirements. 3. 18.05.080(K) 4. 18.05.080(L)
MAXIMUM BUILDING HEIGHT	30 feet for commercial structures; or 45 feet for residential or mixed-use structures.	30 feet for commercial structures; or 45 feet for residential or mixed-use structures; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	45 feet; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	3 stories, up to 45 feet; EXCEPT: 35 feet within 100 ft. of R-4, R 4-8, or R 6-12 district.	3 stories, up to 35', if within 100' of R 4, R 4-8, or R-6-12 district; 4 stories, up to 60' otherwise; or 5 stories, up to 70', if at least 50% of the required parking is under the building; or 6 stories, up to 75', if at least 1 story is residential (staff note: this standard is taken from the general commercial district)	18.05.080(M)
MAXIMUM ABOVE-GRADE STORIES	2 stories 3 stories	2 stories 3 stories	3 stories EXCEPT: 2 stories within 100 ft. of R-4, R-4-8, or R 6-12 district.	3 stories EXCEPT: 2 stories within 100 ft. of R-4, R-4-8, or R 6-12 district.		18.05.080(M)(10)
MAXIMUM BUSINESS OCCUPANCY SIZE (GROSS FLOOR AREA)	5,000 sq. ft.	5,000 sq. ft.	15,000 sq. ft., EXCEPT: one grocery store may be up to 50,000 sq. ft.	15,000 sq. ft., EXCEPT: one building may be 50,000 sq. ft.	No maximum	Residential floor area in a mixed-use building shall not be counted in determining the maximum building size.

MAXIMUM BUILDING COVERAGE	70%	70%	70%; or 85% if at least 50% of the required parking is under the building or in a structure.	70%; or 85% if at least 50% of the required parking is under the building or in a structure.	70%; or 85% if at least 50% of the required parking is under the building or in a structure.	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	85%	85%	85%	85%	85%	
ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS			For retail uses over 25,000 sq ft in gross floor area, see also 18.06.100 (G)	For retail uses over 25,000 sq ft in gross floor area, see also 18.06.100 (G)	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8' (see 18.06.100(F)) For retail uses over 25,000 sq ft in gross floor area, see also 18.06.100 (G)	

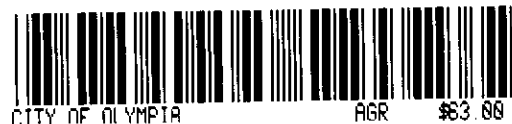


SECTION 20. That Table 5.01 of Section 18.05.040 of the Olympia Municipal Code and ordinances pertaining thereto are hereby amended to read as follows:



TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center	APPLICABLE REGULATIONS
District-Wide Regulations						18.05.050
RESIDENTIAL USES						
Accessory Dwelling Units	P	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	P	18.05.060(D) 18.05.050(E)
Boarding Homes	C	P	P	P	P	
<u>Congregate Care Facilities</u>		P	P	P	P	18.05.050(E)(1)(X)(c)(d)
Cottage Housing		P	P	P	P	18.05.060(D) 18.04.060(H)
Duplexes		P	P	P	P	18.05.060(D)
Group Homes with 6 or Fewer Clients		P	P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes		P	P	P		18.05.060(D) 18.04.060(O)
Nursing/Convalescent Homes		P	P	P	P	18.04.060(S)
((Retirement Homes))		((P))	((P))	((P))	((P))	
Residences Above Commercial Uses	P	P	P	P	P	
Single-Family Residences	P	R	R	R	P	18.05.060(D)
Single Room Occupancy Units					P	
Townhouses	P	P	P	P	P	18.05.060(D) 18.64
OFFICES						
Banks	P	P	P	P	P	18.05.060(A)



**TABLE 5.01
PERMITTED, CONDITIONAL AND REQUIRED USES**

DISTRICT	Neighborhood Center	Neighborhood Village	Urban Village	Community Oriented Shopping Center	Urban Center	APPLICABLE REGULATIONS
District-Wide Regulations						18.05.050
RESIDENTIAL USES						
Accessory Dwelling Units	P	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	P	18.05.060(D) 18.05.050(E)
Boarding Homes	C	P	P	P	P	
Congregate Care Facilities		P	P	P	P	18.05.050(E)(1)(c) (d)
Cottage Housing		P	P	P	P	18.05.060(D) 18.04.060(H)
Duplexes		P	P	P	P	18.05.060(D)
Group Homes with 6 or Fewer Clients		P	P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	C	18.04.060(K), 18.04.060(W) -
Manufactured Homes		P	P	P		18.05.060(D) 18.04.060(O)
Nursing/Convalescent Homes		P	P	P	P	18.04.060(S)
((Retirement Homes))		((P))	((P))	((P))	((P))	
Residences Above Commercial Uses	P	P	P	P	P	
Single-Family Residences	P	R	R	R	P	18.05.060(D)
Single Room Occupancy Units					P	
Townhouses	P	P	P	P	P	18.05.060(D) 18.64
OFFICES						
Banks	P	P	P	P	P	18.05.060(A)



Offices - Business	P	P	P	P	P	P	P	P	
Offices - Government	P	P	P	P	P	P	P	P	
Offices - Medical	P	P	P	P	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	C	C	C	C	
RETAIL SALES									
Apparel and Accessory Stores	P	P	P	P	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	P	P	P	P	Sites within high density corridors, see 18.17.020 (B)
Food Stores	R	R	R	P	P	P	P	P	
Furniture, Home Furnishings, and Appliances								P	Sites within high density corridors, see 18.17.020 (B)
General Merchandise Stores	P	P	P	P	P	P	P	P	
Grocery Stores	P	P	P	R	R	R	R	P	18.05.060(C)
Office Supplies and Equipment								P	
Pharmacies and Medical Supply Stores	P	P	P	P	P	P	P	P	
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	P	P	P	P	
Specialty Stores	P	P	P	P	P	P	P	P	
SERVICES									
Health Fitness Centers and Dance Studios	P	P	P	P	P	P	P	P	
Hotels/Motels								P	
Laundry and Laundry Pick-up Agency	P	P	P	P	P	P	P	P	
Personal Services	P	P	P	P	P	P	P	P	
Printing, Commercial				P	P	P	P	P	
Radio/TV Studios								P	
Recycling Facility - Type I	P	P	P	P	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	P	P	P	P	
ACCESSORY USES									



Residences Rented for Social Event, 6 times or less per year	P	P	P	P	P	P	18.04.060(E)
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	C	C	18.04.060(E)
Rummage or Other Outdoor Sales	P	P	P	P	P	P	18.04.060(E)
Temporary Stands							18.06.060(Z)
OTHER USES							
Agricultural Uses, Existing	P	P	P	P	P	P	
Animals/Pets	P	P	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	P	R	P	P	18.05.060(B) 18.04.060(D)
Community Clubhouses	P	P	P	P	P	P	
Conference Centers						P	
Crisis Intervention	C	C	C	C	C	C	18.04.060(I)
Fraternal Organizations						P	
Home Occupations (including adult day care, bed and breakfast houses, elder care homes, and family child care homes)	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C	C	C	C	C	P	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	C	P	
Places of Worship	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	P	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	C	C	18.04.060(W), 18.04.060(Z)
Schools	C	C	C	C	C	P	18.04.060(DD)
Sheltered Transit Stops	R	R	R	R	R	R	18.05.050(C)(4)
Utility Facilities	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)

LEGEND		
P = Permitted	C = Conditional	R = Required



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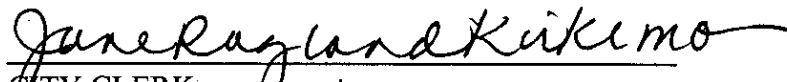
SECTION 21. If any provision of this ordinance or its application to any person or circumstances is held invalid, the remainder of this ordinance, or application of the provision to other persons or circumstances, shall be unaffected.

SECTION 22. The effective date of this ordinance shall be January 22, 1999.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

**COPY SUBMITTED
FOR RECORDING**

Passed: December 14, 1999
Approved: December 14, 1999
Published: December 19, 1999





**CITY OF OLYMPIA, WASHINGTON
CAPITAL FACILITIES PLAN
2000-2005**

PARKS PROJECTS	FUNDING	2000	2001	2002	2003	2004	2005	TOTAL
Ballfield Expansion	Impact Fees	85,525	85,525	85,525	85,525	85,525	85,525	513,150
	Voted		523,040					523,040
Bond Repayment	CIP	132,010	132,010	260,400	260,400	260,400	260,400	1,305,620
Comprehensive Plan Update	CIP	15,000						15,000
Eastside Reservoir Tennis Ct	CIP	27,000						27,000
	Impact Fees	44,000						44,000
Friendly Grove Neigh. Park	Impact Fees	210,000						210,000
	Grant	324,000						324,000
	CIP	241,000						241,000
Grass Lake Refuge	Impact Fees	324,000						324,000
LBA Irrigation Renovation	Grant	75,000						75,000
Neighborhood Park Acq & development	Impact Fees	56,960	56,960	56,960	56,960	56,960	56,960	341,760
	Voted		506,600					506,600
Open Space Expansion	Impact Fees	198,678	198,678	198,678	198,678	198,678	198,678	1,192,068
	CIP	50,000	50,000	50,000	50,000	50,000	50,000	300,000
	Voted		3,755,542					3,755,542
Priest Point Park	CIP	25,000	25,000	25,000	25,000	25,000	25,000	150,000
School Field Renovation	CIP		20,000		20,000		20,000	60,000
10th & Decatur Park	CIP	250,000	409,000					659,000
Tennis Courts	Impact Fees	7,758	7,758	7,758	7,758	7,758	7,758	46,548
Urban Trails	CIP	50,000	50,000	50,000	50,000	50,000	50,000	300,000
	Voted		2,210,916					2,210,916
Watershed Trail Expansion	CIP		27,500					27,500
TOTAL		2,115,931	8,058,529	734,321	754,321	734,321	754,321	13,151,744
	Impact Fees	926,921	348,921	348,921	348,921	348,921	348,921	2,671,526
	Voted	0	6,996,098	0	0	0	0	6,996,098
	CIP	790,010	713,510	385,400	405,400	385,400	405,400	3,085,120
	Grant	399,000	0	0	0	0	0	399,000
	TOTAL	2,115,931	8,058,529	734,321	754,321	734,321	754,321	13,151,744

EXHIBIT A



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TRANSPORTATION	FUNDING	2000	2001	2002	2003	2004	2005	TOTAL
Bicycle Improvements	CIP	100,000	100,000	100,000	100,000	100,000		600,000
Major Bike Improvements	CIP(utl tax)	115,290	100,000	74,680	62,028	37,630	100,000	389,628
	Grant			600,000	600,000	300,000		1,500,000
Cooper Pt Right Turn Lane	Impact Fee	271,000						271,000
Cooper Pt Channelization	Developer		155,000					155,000
Fones Road Widening	Impact Fee				2,266,800		985,400	3,252,200
	Grant				3,570,210		1,552,004	5,122,214
4th/5th Corridor/Bridge	Cash Contrib.	208,000	1,200,000	1,200,000	2,012,000			4,620,000
Improvements	Impact Fee	492,000	1,045,250	434,000	308,750			2,280,000
	Grant	1,300,000	3,254,750	5,016,000	429,250			10,000,000
	PWTF loan		2,500,000	3,350,000	850,000			6,700,000
Hazard Elimination	Grant		170,000	170,000		170,000		510,000
Safety Projects	CIP		30,000	30,000		30,000		90,000
Mud Bay Widening	Grant			845,900	2,065,238			2,911,138
	Impact Fee			563,953	1,435,847			1,999,800
New Signal Installations	Impact Fee		175,000			175,000		350,000
Parking Mgmt Imp	Grant	108,900						108,900
	Parking Rev	77,320	186,220	186,220				449,760
Pedestrian Crossings	CIP	30,000	50,000	30,000	50,000	30,000	50,000	240,000
	Grant	20,000	0	20,000	0	20,000	0	60,000
PWTF Loan Repayment	CIP	91,475	91,475	89,710	87,940	86,175	59,930	506,705
Sidewalk Construction	CIP	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Sleater Kinney Imprvmts	Impact Fee				144,200			144,200
Street Access Imprvmts	CIP	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Stscape Corridor Imprvmts	CIP	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Street Repair and	CIP	1,013,000	525,000	530,000	540,000	676,000	676,000	3,960,000
Reconstruction	St. Fund	275,000	275,000	275,000	275,000	275,000	275,000	1,650,000
	Grant		1,566,700					1,566,700
Traffic Calming	CIP	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Yauger Way Extension	Impact Fee						460,410	460,410
TOTAL		4,401,985	11,724,395	13,815,463	15,097,263	2,199,805	4,458,744	51,697,655
	CIP	1,649,765	1,196,475	1,154,390	1,139,968	1,259,805	1,185,930	7,586,333
	Cash Contrib	208,000	1,200,000	1,200,000	2,012,000	0	0	4,620,000
	Developer	0	155,000	0	0	0	0	155,000
	St. Fund	275,000	275,000	275,000	275,000	275,000	275,000	1,650,000
	Grant	1,428,900	4,991,450	6,651,900	6,664,698	490,000	1,552,004	21,778,952
	PWTF Loan	0	2,500,000	3,350,000	850,000	0	0	6,700,000
	Impact Fee	763,000	1,220,250	997,953	4,155,597	175,000	1,445,810	8,757,610
	Parking Rev	77,320	186,220	186,220	0	0	0	449,760
	TOTAL	4,401,985	11,724,395	13,815,463	15,097,263	2,199,805	4,458,744	51,697,655

OTHER PROJECTS

	FUNDING	2000	2001	2002	2003	2004	2005	TOTAL
City Facilities	Councilmanic					11,000,000		11,000,000
	Voted			9,000,000				9,000,000
Downtown Beautification	CIP	15,000	15,000	15,000	15,000	15,000	15,000	90,000
Farmer's Mkt Debt	CIP	105,609	106,349	105,722	106,007	106,000	106,000	635,687
Information Mgmt Systems	CIP	175,000	175,000	175,000	175,000	175,000	175,000	1,050,000
TOTAL		295,609	296,349	9,295,722	296,007	11,296,000	296,000	21,775,687
	CIP	295,609	296,349	295,722	296,007	296,000	296,000	1,775,687
	Councilmanic	0		0	0	11,000,000	0	11,000,000
	Voted	0		9,000,000	0	0	0	9,000,000
	TOTAL	295,609	296,349	9,295,722	296,007	11,296,000	296,000	21,775,687



UTILITY CAPITAL FACILITIES PLAN

FUNDING		2000	2001	2002	2003	2004	2005	TOTAL
Distribution Improvements	Rates	646,000	646,101	596,160	382,350	1,297,630	2,233,341	5,801,582
Wellhead Protection	Rates	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Oversizing	Rates	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Pre design work	Rates	35,000						35,000
PWTF Loan Repayment	Rates	29,964	29,472	28,981	28,490	27,999		144,906
Replace Sm Dia Piping	Rates	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Storage Systems	Rates	1,834,391	620,926	357,290	1,348,096	50,000	50,000	4,260,703
System Upgrades	Rates	230,000	70,000	50,000	50,000	50,000	70,000	520,000
Water Plan Update	Rates		300,000					300,000
Water Source Development	Rates	627,663	350,647	368,620				1,346,930
TOTAL WATER		3,678,018	2,292,146	1,676,051	2,083,936	1,700,629	2,628,341	14,059,121
Grass Lake Interceptor Repl	Rates						650,000	650,000
	LOTT Rates						650,000	650,000
Emergency Preparedness	Rates	20,000						20,000
4th Ave Bridge Sewer Repl	Rates		500,000					500,000
Generator Replacement	Rates	270,000						270,000
Holiday Hills Lift Sta Upgrade	Rates	70,000	240,000					310,000
Infrastructure Rehab Program	Rates	250,000	250,000	250,000	250,000	250,000	250,000	1,500,000
Mud Bay Extension	Rates			109,000	631,000		320,000	1,060,000
Pre design work	Rates	25,000						25,000
PWTF loan Repayment	Rates	18,210	17,800	17,390	27,762	27,028		108,190
Sm Projects/Oversizing	GFC	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Upgrades w/ Overlay Program	Rates	83,000	50,000	50,000	50,000	50,000	50,000	333,000
TOTAL SEWER		786,210	1,107,800	476,390	1,008,762	377,028	1,970,000	5,726,190
Budd Inlet Outfall Treatment	Rates		200,000	100,000				300,000
Collector System Upgrades	Rates	200,000	300,000					500,000
College Ck Treatment Fac	Rates			150,000				150,000
Creek/Wetland Reforestation	Rates	50,000						50,000
Habitat Land Acquisition	Rates	175,000						175,000
Ensign Rd Treatment Fac	Rates				100,000	100,000		200,000
	Grant				400,000	100,000		500,000
Misc Drainage Projects	Rates	150,000	150,000	150,000	150,000	150,000	150,000	900,000
Percival Ck Stabilization	Rates			300,000				300,000
PWTF Loan Repayment	Rates	136,570	132,025	129,305	126,590	123,875	121,000	769,365
Water St. Stormwater Upgrade	Rates	140,000						140,000
Wiggins Rd Storm Conveyance	Rates					250,000		250,000
TOTAL STORMWATER		851,570	782,025	829,305	776,590	723,875	271,000	4,234,365

CITY OF OLYMPIA, WASHINGTON

Project Totals

UTILITY CFP PROJECTS

	2000	2001	2002	2003	2004	2005	TOTAL
Grants	0	0	0	400,000	100,000	0	500,000
GFC	50,000	50,000	50,000	50,000	50,000	50,000	300,000
LOTT Rates	0	0	0	0	0	650,000	650,000
Rates	5,265,798	4,131,971	2,931,746	3,419,288	2,651,532	4,169,341	22,569,676
TOTAL	5,315,798	4,181,971	2,981,746	3,869,288	2,801,532	4,869,341	24,019,676



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GENERAL GOVERNMENT PROJECTS

FUNDING	2000	2001	2002	2003	2004	2005	TOTAL
CIP	2,735,384	2,206,334	1,835,512	1,841,375	1,941,205	1,887,330	12,447,140
Cash Contrib.	208,000	1,200,000	1,200,000	2,012,000	0	0	4,620,000
Councilmanic	0	0	0	0	11,000,000	0	11,000,000
Developer	0	155,000	0	0	0	0	155,000
Grant	1,827,900	4,991,450	6,651,900	6,664,698	490,000	1,552,004	22,177,952
PWTF Loan	0	2,500,000	3,350,000	850,000	0	0	6,700,000
Impact Fees	1,689,921	1,569,171	1,346,874	4,504,518	523,921	1,794,731	11,429,136
Parking Rev	77,320	186,220	186,220	0	0	0	449,760
Street Fund	275,000	275,000	275,000	275,000	275,000	275,000	1,650,000
Voted	0	6,996,098	9,000,000	0	0	0	15,996,098
TOTAL	6,813,525	20,079,273	23,845,506	16,147,591	14,230,126	5,509,065	86,625,086

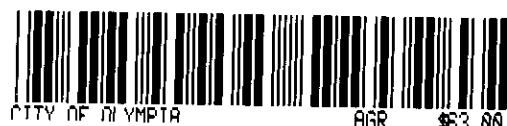
Combined General & Utility Project Totals

FUNDING	2000	2001	2002	2003	2004	2005	TOTAL
CIP	2,735,384	2,206,334	1,835,512	1,841,375	1,941,205	1,887,330	12,447,140
Cash Contrib.	208,000	1,200,000	1,200,000	2,012,000	0	0	4,620,000
Councilmanic	0	0	0	0	11,000,000	0	11,000,000
Developer	0	155,000	0	0	0	0	155,000
GFC	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Grant	1,827,900	4,991,450	6,651,900	7,064,698	590,000	1,552,004	22,677,952
Impact Fees	1,689,921	1,569,171	1,346,874	4,504,518	523,921	1,794,731	11,429,136
LOTT Rates	0	0	0	0	0	650,000	650,000
Parking Rev	77,320	186,220	186,220	0	0	0	449,760
PWTF loan	0	2,500,000	3,350,000	850,000	0	0	6,700,000
Street Fund	275,000	275,000	275,000	275,000	275,000	275,000	1,650,000
Rates	5,265,798	4,131,971	2,931,746	3,419,288	2,651,532	4,169,341	22,569,676
Voted	0	6,996,098	9,000,000	0	0	0	15,996,098
Total	12,129,323	24,261,244	26,827,252	20,016,879	17,031,658	10,378,406	110,644,762

COUNTY FUNDED PROJECTS IN URBAN GROWTH BOUNDARY

	1999	2000	2001	2002	2003	2004	2005	TOTAL
Chehalis Western Trail	225,000			200,000		300,000	200,000	700,000
Jail Information System		300,000	200,000					500,000
Satellite Jail		6,448,081	4,412,639					10,860,720
Information Technology		50,000	50,000	50,000	50,000	50,000	50,000	300,000
Special Projects		600,000	750,000	750,000	900,000	900,000	900,000	4,800,000
HVAC Renovation		1,940,000	560,000					2,500,000
Building 5		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	12,000,000
Animal Shelter		88,007	92,310	92,310	92,310	92,310	92,310	549,557
Total		11,426,088	8,064,949	3,092,310	3,042,310	3,342,310	3,242,310	32,210,277

OLYMPIA SCHOOL DISTRICT CAPITAL FACILITIES PLAN IS INCLUDED IN THE APPENDIX FOR REFERENCE



CITY OF OLYMPIA

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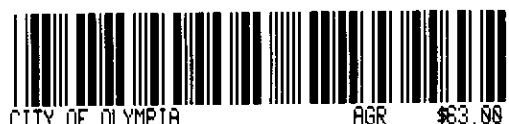
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EXHIBIT B

CITY OF OLYMPIA COMPREHENSIVE PLAN BICYCLE TRANSPORTATION MAP 6-2

MAP 6-2 PRODUCED BY: THE OLYMPIA COMMUNITY PLANNING & DEVELOPMENT
AND ADVANCE PLANNING & HISTORIC PRESERVATION

ORIGINAL MAP PRODUCED IN COLOR AND NOT SUITABLE FOR SCANNING.
ORIGINAL MAP 6-2 IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE
(753-8325) AT CITY HALL LOCATED AT 900 PLUM STREET SE, OLYMPIA.



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EXHIBIT C

CITY OF OLYMPIA COMPREHENSIVE PLAN TRANSPORTATION 2015 - MAP 6-3

**MAP 6-3 PRODUCED BY: THE OLYMPIA COMMUNITY PLANNING & DEVELOPMENT
AND ADVANCE PLANNING & HISTORIC PRESERVATION**

**ORIGINAL MAP PRODUCED IN COLOR AND NOT SUITABLE FOR SCANNING.
ORIGINAL MAP 6-3 IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE
(753-8325) AT CITY HALL LOCATED AT 900 PLUM STREET SE, OLYMPIA.**



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EXHIBIT D

CITY OF OLYMPIA COMPREHENSIVE PLAN FUTURE LAND USE MAP 1-3

MAP 1-3 PRODUCED BY: THE OLYMPIA COMMUNITY PLANNING & DEVELOPMENT
AND ADVANCE PLANNING & HISTORIC PRESERVATION

ORIGINAL MAP PRODUCED IN COLOR AND NOT SUITABLE FOR SCANNING.
ORIGINAL MAP 1-3 IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE
(753-8325) AT CITY HALL LOCATED AT 900 PLUM STREET SE, OLYMPIA.



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EXHIBIT E
CITY OF OLYMPIA ZONING MAP

FEB 16 2000

DAVIDE MACKIE

TOO LARGE TO REPRODUCE
ORIGINAL AVAILABLE FOR REVIEW
IN CITY CLERK'S OFFICE
OR
COMMUNITY PLANNING AND DEVELOPMENT
DEPARTMENT



CITY OF OLYMPIA

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