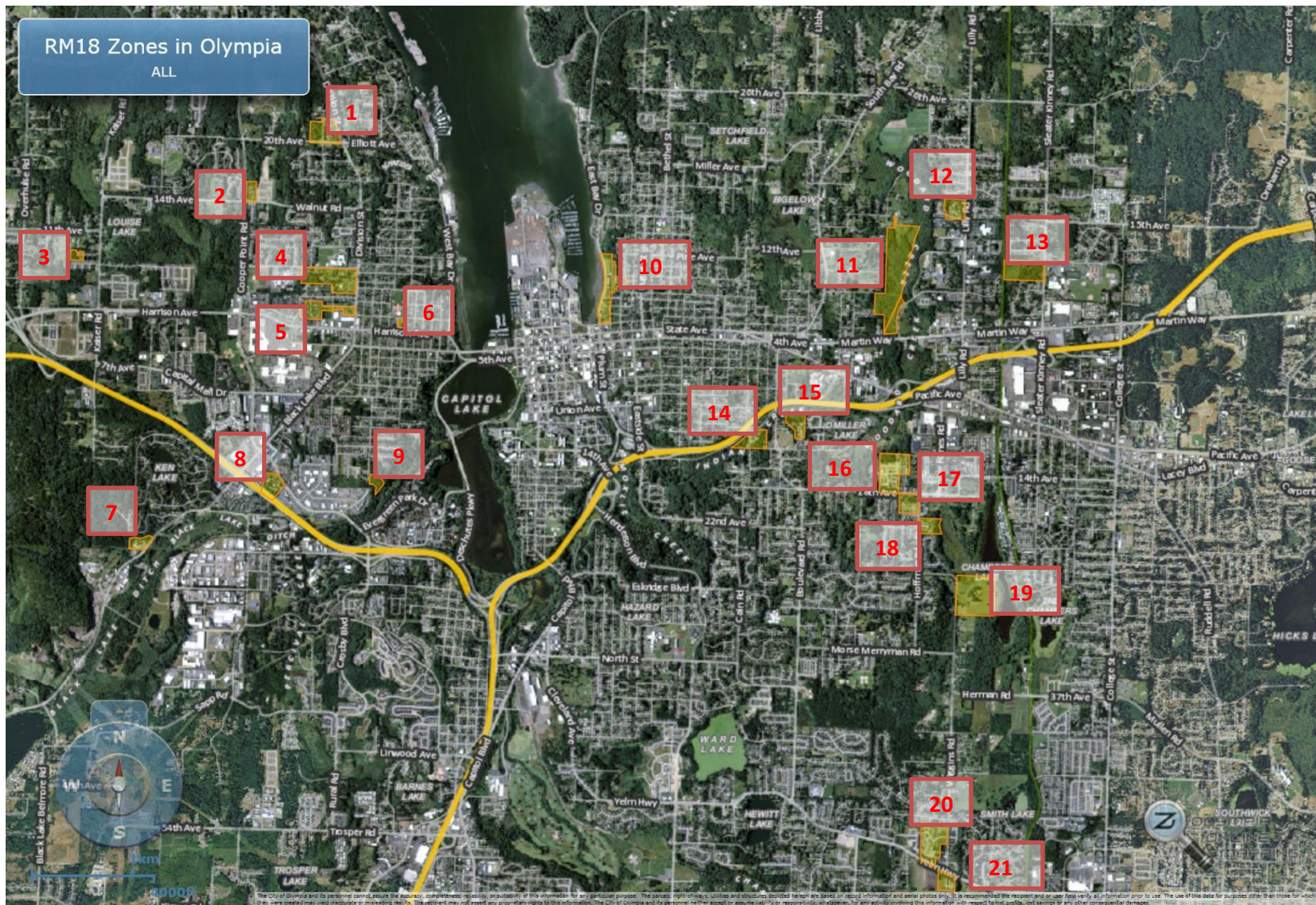


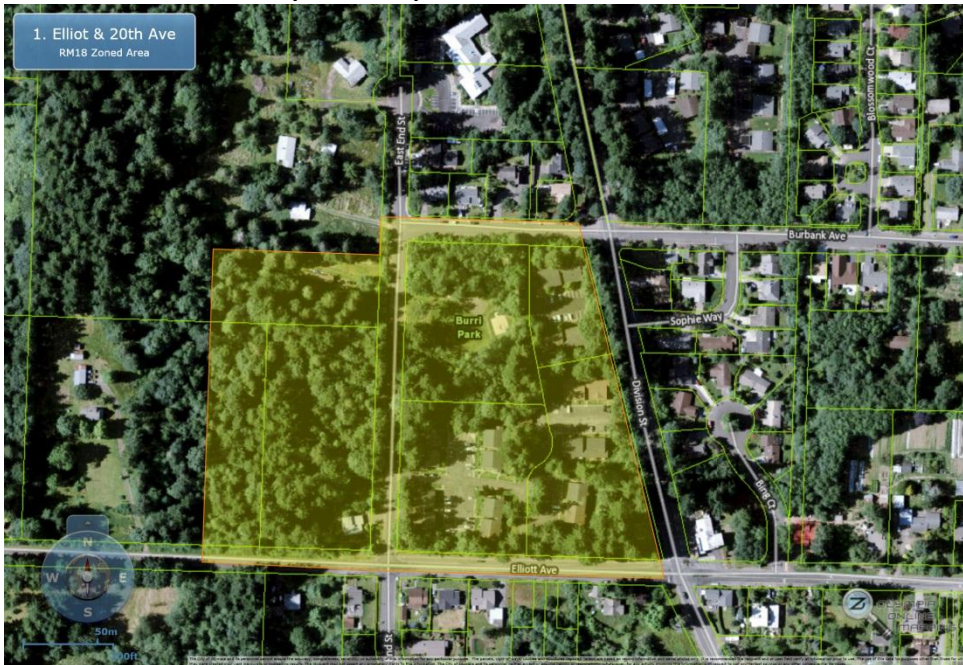
### Potentially Affected Properties in RM-18 Zones

The proposed code amendment would apply to properties that are 5+ acres in size and zoned Residential Multifamily Eighteen Units per Acre (RM-18.) The following map depicts the 21 areas within the City's Urban Growth Area that are zoned RM-18, in yellow. Potentially affected properties within those areas are depicted on the following pages, and are numbered according to the map below.





### 1. Division & 20<sup>th</sup> Ave (Elliot Ave)



#### 1. About:

- **Affected parcels:** None
- **No. of parcels:** 5+2 which are split zoned RM18 and R4-8
- All less than 5 acres
- *Except* the 2 split zoned parcels total approximately 6.31 & 16.5 acres
- The intent of the Code is to not split zones (this is really rare, and it occurred almost 20 years ago.) OMC 18.02.160 provides direction for how to handle split zones at time of permit. Generally, the R4-8 zoning would apply.

### 2. 14<sup>th</sup> & Cooper Point Rd



#### 2. About:

- **No. of parcels:** 1
- **Affected parcels:** 1
  - Approximately 5 acres
- Developed – Walnut Estates apartment complex
- Cyrene Subdivision to the East – currently being built out by Highmark Homes LLC.



**3. 11<sup>th</sup> & Kaiser Rd**



- 3. About:**
- **No. of parcels:** 5
  - **Affected parcels:** None
  - Total size of RM18 area is less than 3 acres
  - Developed – Fairfield Townhomes

**4. Division St, N. of Bush Ave**

**5. Division St, S. of Bush Ave**



- 4. About:**
- **No. of parcels:** 33
  - **Affected parcels:** 1
    - Approximately 18.48 acres
    - Developed – Apartment complex owned by Evergreen Limited Partnerships
  - Jefferson Middle School to the North; Capital High

- 5. About:**
- **No. of parcels:** 20
  - **Affected parcels:** 1
    - Approximately 9.39 acres
    - Developed – Apartment complex, Olympic Heights
  - Capital Mall is across Harrison to the south



## 6. Harrison & Plymouth Ave



### 6. About:

- **No. of parcels:** 5
- **Affected parcels:** None
- Total size of RM18 area is about 1.25 acres
- Parcel to the east is an apartment building
- 3 parcels are owned by WA State Dept. of Enterprise (State's childcare center)

## 7. Black Lake Blvd

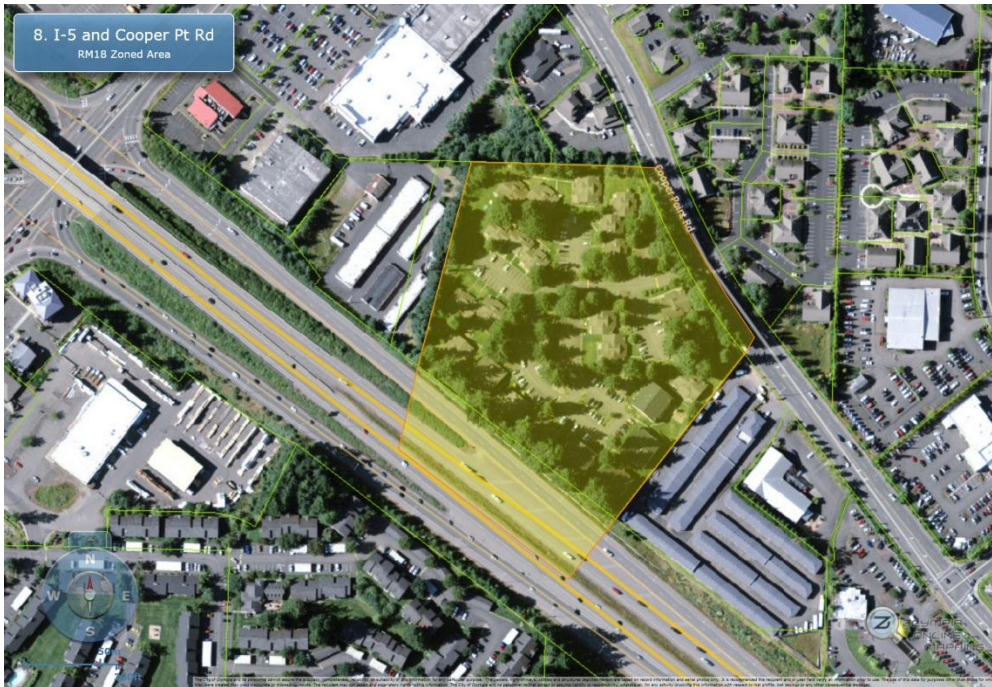


### 7. About:

- **No. of parcels:** 1
- **Affected parcels:** 1
  - Approximately 5 acres
  - Developed – Hope Community Church
- Area to the west was once also zoned RM18, but it was rezoned a few years ago to Residential Low Impact (RLI) due to environmental constraints – church was left with RM18 zoning



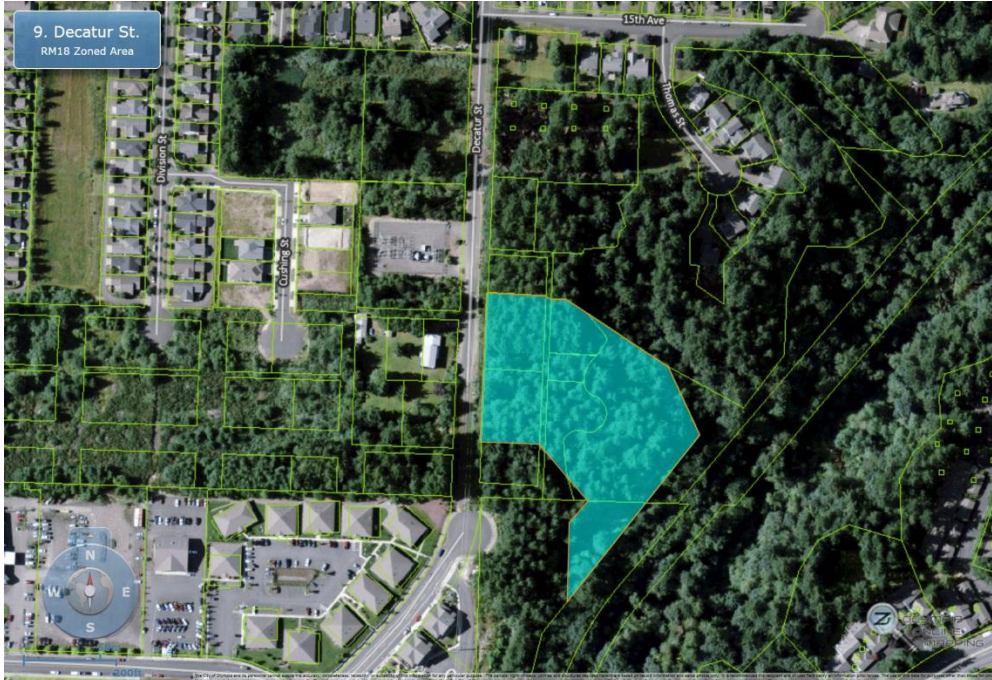
## 8. I-5 and Cooper Pt. Rd



### 8. About:

- **No. of parcels: 1**
- **Affected parcels: 1**
  - Approximately 8.2 acres
  - Developed – Apartment complex, Central Park Villa LLC
- Capital Auto Mall is to the east and north

## 9. Decatur St



### 9. About:

- **No. of parcels: 4 + 3 split zone parcels (RM18 & PO/RM)**
- Same standards would apply to split zones as addressed in #1.
- This is an extremely odd parcel shape and it's not clear why this occurred.
- **Affected parcels:**
  - No parcels are 5+ acres: *however,*
  - Over 5 acres are in contiguous ownership
  - Undeveloped
- “The Decatur (Non Connection)” is to the south (by the roundabout)



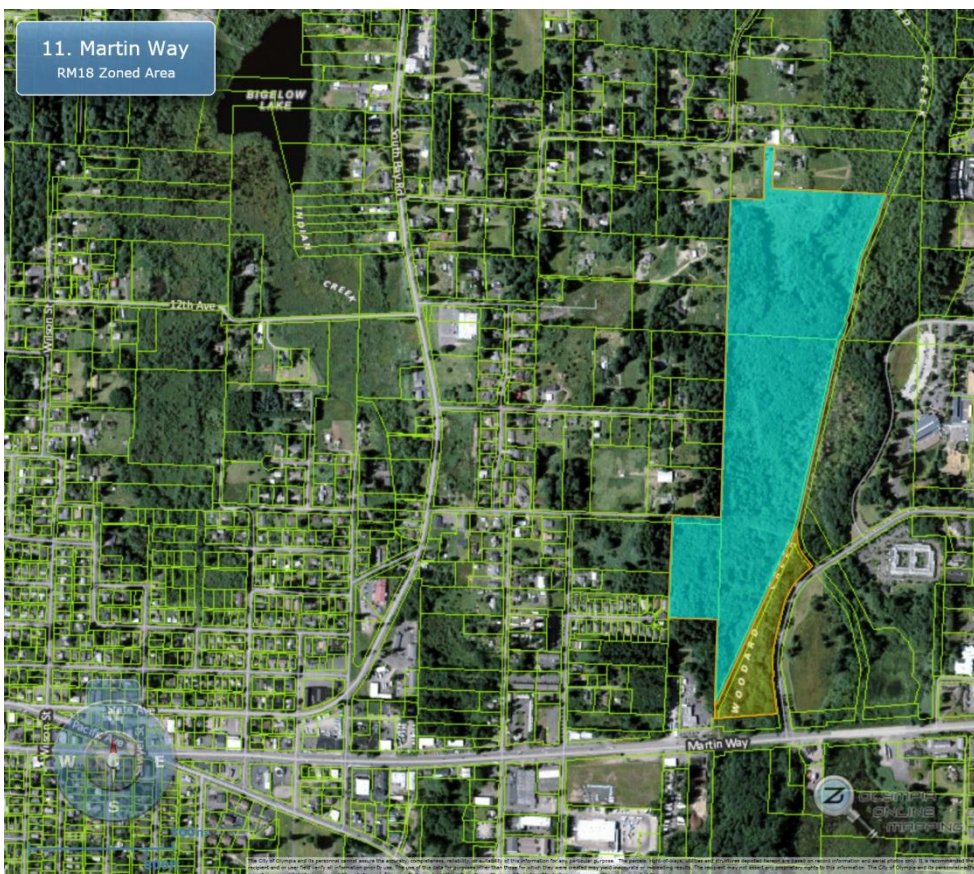
### 10. East Bay Drive



#### 10. About:

- **No. of parcels:** 29
- **Affected parcels:** 1
  - Approximately 9.25 acres
  - Developed – Condos
- Area also contains an apartment complex and single family homes

### 11. Martin Way



#### 11. About:

- **No. of parcels:** 4
- **Affected parcels:** all
  - Sisters of Providence (St. Pete's) owns all 4 parcels
  - Total approximately 63 acres
- Undeveloped
- Wetland and stream buffers will limit development here



## 12. Lilly Rd & Woodard Green Dr.



### 12. About:

- **No. of parcels:** 1
- **Affected parcels:** 1
  - Approximately 9.29 acres
  - Developed – Apartment complex owned by Huntington I LLC

## 13. Sleater Kinney Rd



### 13. About:

- **No. of parcels:** 2
- **Affected parcels:** 2
  - Approximately 9.75 acres each
  - Contiguous ownership
- **Undeveloped**
- **Wetland and stream buffers will limit development here**



#### 14. Wheeler Ave., W of Blvd Rd



#### 14. About:

- **No. of parcels:** 12
- **Affected parcels:** None
- Total size of RM18 area is approximately 11.5 acres
- Stream buffer may limit development, if the stream is exposed (not in a culvert.)

#### 15. Creekwood Ct., E. of Blvd Rd

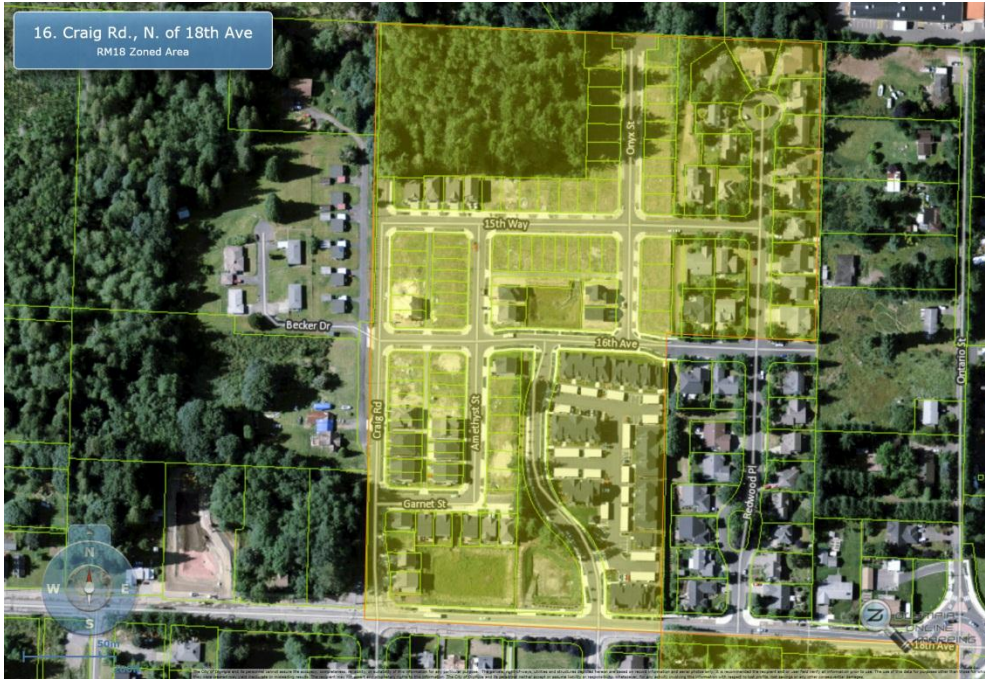


#### 15. About:

- **No. of parcels:** 14
- **Affected parcels:** None
  - Although the undeveloped parcel is appx. 6.44 acres, it is a 'Tree Tract' owned by Creekwood PRD – it cannot be developed.



**16. Craig Rd, N. of 18<sup>th</sup> Ave**



**16. About:**

- **No. of parcels:** 119
- **Affected parcels:** None
- Total area of RM18 is approximately 24.60 acre
- Undeveloped parcel to the left and north is a tree tract which cannot be developed.
- The “famed” 2009 project, 18<sup>th</sup> Ave Estates is in the lower right corner of the RM-18 area.
- Single family parcels to the left have developed since this image was captured.

**17. 18<sup>th</sup> Ave & Hoffman**  
**18. Hoffman & 22nd Ave**



**17. About:**

- **No. of parcels:** 30
- **Affected parcels:** None
- Total area is approximately 10.20 acres
- Two contiguous parcels to the right and north are owned by Puget Sound Energy.

**18. About:**

- **No. of parcels:** 11
- **Affected parcels:** None
  - No parcels are 5+ acres: *however,*
  - 9 parcels totaling over 5 acres are in contiguous ownership



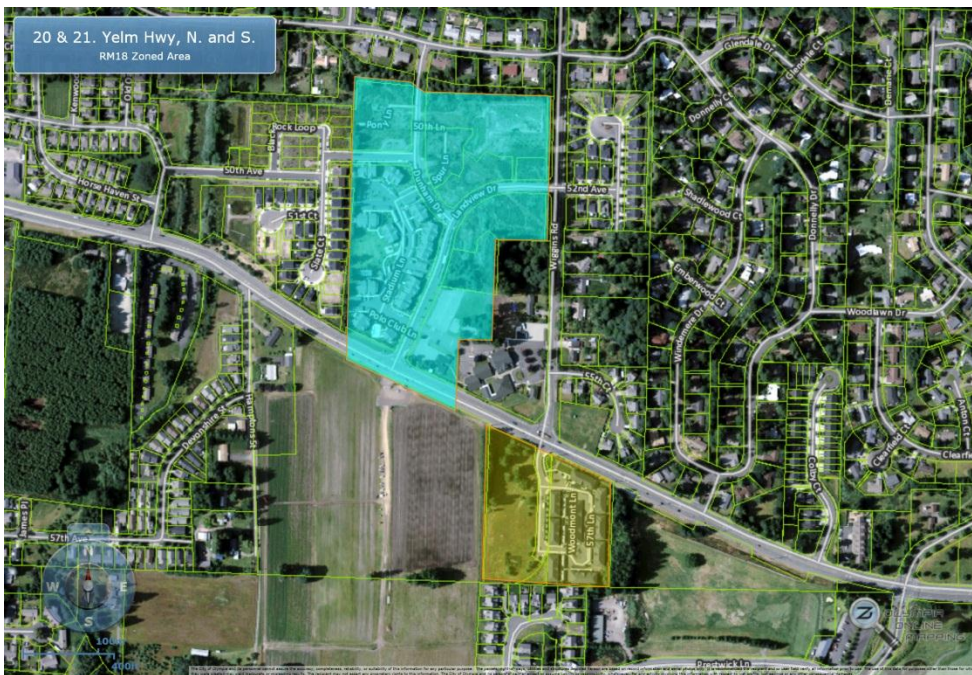
**19. Wiggins Rd**



**19. About:**

- **No. of parcels: 4**
- **Affected parcels:**
  - The 4 parcels are in contiguous ownership and total approximately 21.50 acres
- This area has been zoned RM-18 since at least 1994

**20. Yelm Hwy, North**  
**21. Yelm Hwy, South**



**20 & 21. About:**

- **No. of parcels: (North) 9**
- **No. of parcels: (South) 1**
- **Affected parcels: No parcels are 5+ acres**
  - However, 5 parcels in the North area are in contiguous ownership by Polo townhomes
- This is in Olympia's unincorporated urban growth area (UGA), thus currently under Thurston County jurisdiction. The City and County intend to have similar development code regs in the unincorporated UGA. The County was notified of this proposed amendment. If Olympia passes the code change, we will forward it to the County so they can consider whether to make a similar change.