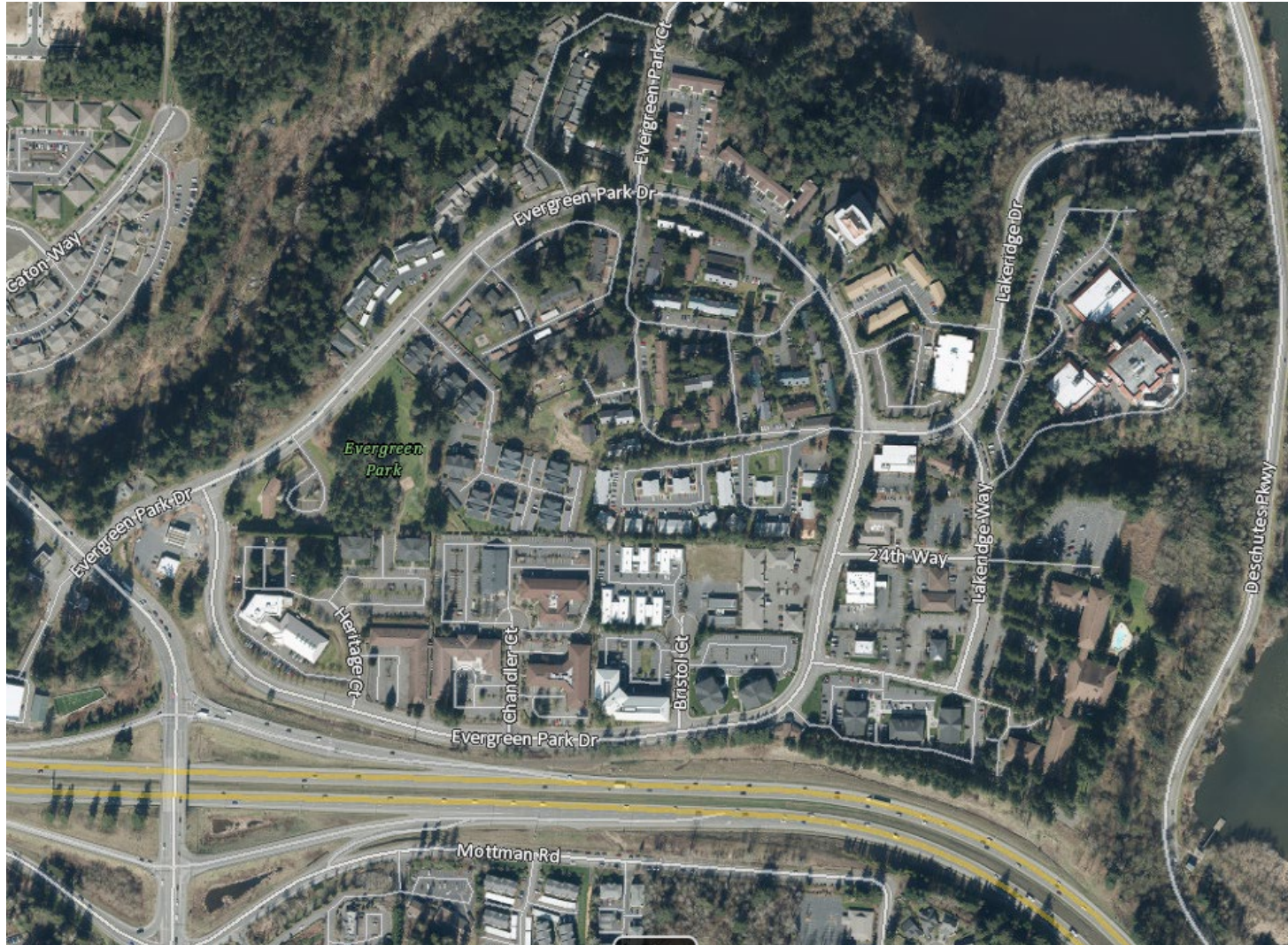


Evergreen Park PUD location



Evergreen Park PUD History

- Evergreen Park PUD established in 1973.
- PUD has been amended since creation. Most recently in 2006.
- Current location of Thurston County Courthouse, a large hotel, among other residential and commercial uses.
- Historically the southern half of the PUD has been used strictly for retail/commercial uses whereas the northern half is developed as a mix of residential uses.
- Zoning codes of the past focused on separating uses.

PUD amendment proposal

- Allow residential uses where previously not allowed.
- No uses are being restricted; more flexibility is being proposed.
- New or redevelopment of properties will occur under separate permits.
- Specific existing uses on properties were not part of this review. The area was reviewed as a whole.

Rezone Application Timeline and Notification

- Presubmission Conference.
- Application Submitted.
- Notice of Application issued to public and agencies.
- Review of application.
- Notice of Hearing and SEPA determination, no appeals
- Public Hearing
- Hearing Examiner Recommendation to council, no appeals
- City council meeting.

Public Comments

- Concern that increased housing would bring more crime and security issues to the area.
- Loss of jobs and meeting space at the Olympia Hotel.
- Concerns about diminished values of commercial office space.
- Many concerned community members provided testimony, which was captured in the Hearing Examiner recommendation.

Consistency with Comprehensive Plan

- Housing
- Transportation
- Climate
- Equity

Decision Authority

This decision shall be based upon the record which was established at the hearing held by the Hearing Examiner, provided that new evidence which was not available at the time of hearing may be included.

1. Adopt the findings of the Hearing Examiner and accept the recommendation, findings and conclusion of the Hearing Examiner as their own.
2. Continue to a future date to allow for additional staff analysis desired by the Council;
3. Deny the application;
4. Modify the Hearing Examiner's decision based on applicable criteria and adopt their own findings and conclusions and approve the PRD; or
5. Remand the matter back to the Hearing Examiner for another hearing;

Hearing Examiner Recommendation

Approve the drafted Ordinance amending the Evergreen Park allowed uses and development standard as proposed. (Exhibit A.).

Note: No new evidence was presented to the city and no appeals were filed on the Hearing Examiner recommendation.