

To: Mayor Stephen Buxbaum and the Olympia City Council

From: Jerry Parker - Chair of the Olympia Planning Commission

Subject: Transmittal of an Addendum to the Recommendations of the Olympia Planning Commission for the Update of the Olympia Comprehensive Plan

Date: May 6, 2013

This Addendum to the Recommendations of the Olympia Planning Commission for the Update to the Olympia Comprehensive Plan revises a set of recommendations conveyed in the Planning Commission's recommended draft.

Two reasons account for this separate transmittal. First, the staff requested that the Commission complete its recommendations for the Update on March 18, in order to allow the staff to integrate these recommendations into the draft for timely transmittal to the Council.

Second, the terms of four of the nine members of the Commission expired at the end of March. Consequently, the recommendations in this Addendum reflect the decisions of the five members who remained in April. This change in the Commission's membership argues for a separation of the two related sets of recommendations regarding the Update to the Comprehensive Plan.

The recommendations that follow were discussed and voted upon at Commission meetings of April 1, April 15, and May 6. As noted in our transmittal letter for the recommendations adopted March 18, these subsequent recommendations pertain to a major topic that was addressed during the Commission's deliberations: the Urban Neighborhood Map and policies related to that map. The Commission approved that map, but ran out of time to complete its deliberations on incorporation of map into the draft plan.

Specifically, this Addendum responds to a motion made at the March 18 Planning Commission meeting directing the remaining members to identify for the Council inconsistencies resulting from adoption of the Urban Neighborhood Map that need to be resolved by the Council.

(A copy of the motion is provided below.)

The following summarizes the provisions in the Urban Neighborhood Map and recommended revisions to the draft Update that are attached to this Addendum.

- The attached revised Urban Neighborhood Map identifies slightly different areas proposed for "high density" within the urban corridors. This revised Urban Neighborhood Map also clarifies that an area on the eastside of Olympia that is

designated as medium density housing on the Future Land Use Map is proposed for low density housing on the Urban Neighborhood Map.

- The following changes are recommended to Appendix A (Future Land Use Map Designations) in the draft: (Need to confirm that we voted to approve this. We certainly discussed the draft from Commissioner Ingman and revised some of the language.)
 - The provisions for Low Density Neighborhoods are revised to provide for densities of 4 to 14 dwelling units per acre and that current zoning limits would be grandfathered. The provisions for Medium Density Neighborhoods are revised to provide for densities of 15 to 30 dwelling units per acre and suggested housing types are identified.
 - The provisions for Neighborhood Centers is revised to provide for Medium Density Neighborhood Centers in Low Density Neighborhoods to provide services for the adjacent residents. Such centers are to be designated by a neighborhood planning process.
 - A new provision is established for High Density Neighborhoods. These neighborhoods are recommended to have a density of 30 dwelling units per acre or above.
 - The revisions to Attachment A specify a height limit of 35 feet for both the low and medium density neighborhoods. The height for the high density neighborhood designation is recommended to be governed by the provisions in the Comprehensive Plan related to Height and View Protection.
 - The recommendations identify names for each of the eight gateways approved at the March 18 meeting.

At the May 6 meeting, the Commission.....

The following motion regarding the Future Land Use Map and the Urban Neighborhood Map was agreed to at the March 18 meeting of the Olympia Planning Commission.

“Move forward to City Council both the Future Land Use map from the July Draft and Commissioner Ingman’s Urban Neighborhood’s map. Includes an understanding that OPC will do some work in April so that both maps conform to goals and policies re: Urban Neighborhoods being recommended by OPC. (Intent is not to change the recommendation, rather make sure maps accurately reflect the Urban Neighborhood goals and policies being recommended, and identify any inconsistencies to be worked out at the Council level.”
(Motion and majority vote – 3/18.)