

Olympia Planning Commission Rationale for High Density Neighborhoods

(Excerpts from OPC meetings where High Density Neighborhoods were discussed)

From February 11, 2013 OPC Minutes:

- Intent is to create high density neighborhoods in three designated areas [as listed]. This will encourage and direct growth to those areas and limit it elsewhere.
- Result would be beneficial environmentally and revitalizing for downtown. Denser areas would be designed and developed "green cities."
- Don't focus higher densities along the connections between focus areas, where there are existing low-density neighborhoods.

From the Dec 16, 2013 OPC Minutes:

-Specifying the intention so commercial developers do not find the barrier too great to create residential.

(Intent is that individual developments in the HDN can be exclusively commercial, exclusively residential or mixed residential.)

Chair Parker moved, seconded by Commissioner Andresen, to specify the intent in language of "single use residential, single use commercial or mixed use". The motion passed unanimously. Commissioner Brown moved, seconded by Chair Parker to change the number "30" with "at least 25". The motion passed unanimously.

From the Dec 16, 2013 OPC staff report, Attach 2:

A question has arisen about what it means for the High Density Neighborhood areas to be considered "an overlay" rather than a formal land use designation ... The land use designations shown on the Future Land Use map and defined in the Land Use chapter show approximate locations of various residential, commercial, industrial and mixed use land uses in the city and its growth area. (This map provides guidance for establishing zoning and other regulations and ensures land use and development consistent with the Comprehensive Plan.) ... An overlay area on a map depicts a specific area where additional criteria for regulations or incentives will apply.