

# Kaiser-Harrison Opportunity Area

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## *Public Participation Plan*



City of Olympia  
Community Planning & Development  
601 4<sup>th</sup> Avenue East | Olympia, WA 98501  
PO Box 1967 | Olympia, WA 98507-1967

## **Background**

In 2013, an investment strategy was prepared that identified the Kaiser-Harrison study area as an “Opportunity Area” – an area with market support for redevelopment but that needed a more strategic approach in order to be realized. The downtown and five other opportunity areas were identified in the city.

The investment strategy information was incorporated into the Economy chapter of the Comprehensive Plan adopted in 2014. The Community Planning & Development Department included work on the Kaiser-Harrison Opportunity Area in its work plan for 2016. However, in 2015 an application for a Comprehensive Plan Amendment (CPA) was submitted for a significant portion of the Opportunity Area. In an effort to consolidate the CPA request and the planning process to address the entire opportunity area, the city and applicants agreed to include the CPA in the 2016 docket and begin the Kaiser-Harrison Planning Process in 2015. The proposed outcome of the planning process is expected to be complete in mid-2016, for consideration by the City Council as part of the 2016 Comprehensive Plan Amendments.

## **Timeline**

The Kaiser-Harrison Opportunity Area Planning Process began in 2015. The City had the market analysis information updated to reflect the market changes since 2013 that affect the area. Additionally, interviews were conducted with property owners, adjacent businesses, and Certified Neighborhood Associations.

A website was created for this planning process. Background information, the project timeline, and the updated market study were included. Using the market analysis and the interview responses, the city is working with property owners, neighborhood residents, the public, and consultants to create preliminary development scenarios. These preliminary scenarios will eventually be used to create a preferred alternative.

## **Public Participation Plan**

Public engagement is an integral part of this planning process. Now that the necessary background information has been collected and preliminary, conceptual development scenarios are being developed, members of the surrounding neighborhoods and the public will be actively involved in shaping the outcome of the preferred development alternative.

Staff gave updates on the planning process via the webpage and at certain public venues. Announcements about the process and updates about progress have been given at the City Council’s Community Economic Revitalization Committee, Olympia Planning Commission, and meetings of the Coalition of Neighborhood Associations.

More active engagement is needed. City staff is proposing the follow outreach methods:

## Public Workshops (in the neighborhood)

There will be at least two public workshops in the neighborhood. At these meetings the background information will be discussed, potential development types and conceptual scenarios will be discussed. The workshops will be held in the evening, to allow a greater number of people to attend.

Notice for these meetings will be provided in multiple ways. The City will mail notice to all property owners with the study area and all property owners within 500 feet of the site. Posters will be provided in key locations near the site. Recognized Neighborhood Associations will be notified in writing. Workshop dates, times, and locations will also be posted on the Kaiser-Harrison Area Plan webpage as well.

## Scheduled Drop-In Forums

Staff will host one or two “Drop In” meetings for people to come in to City Hall to review the background data and development scenarios, ask questions, and provide comments. The meetings will occur during the day and are intended to offer people an alternative to the public workshops, or to provide an opportunity to ask questions based on information discussed at the public workshop.

## Comment Forms

Comment forms will be available at public workshops, Drop-In Forums, and on the webpage.

Planned opportunities are listed below. Upon completion of these, additional public comments will be taken at a public hearing.

### 1. Public Workshop #1

Wednesday, March 9, 2016, 6:30 p.m.  
Marshall Middle School Library  
3939 20th Ave. NW  
Olympia, WA 98502  
(No food allowed, water okay)

### 2. Information Gathering / Drop In

Thursday, March 17<sup>th</sup>, 3:00 – 5:00 p.m.  
Olympia City Hall, Room 207  
601 4<sup>th</sup> Avenue East

### 3. Information Gathering / Drop In

Friday, March 18<sup>th</sup>, 12:00 – 2:00 p.m.  
Olympia City Hall, Room 207  
601 4<sup>th</sup> Avenue East

### 4. Public Workshop #2

Thursday, March 31<sup>st</sup>, 6:30 p.m.  
Marshall Middle School Library  
3939 20th Ave. NW  
Olympia, WA 98502  
(No food allowed, water okay)

## Webpage

The webpage contains information specific to this planning process. It contains background, information regarding the timeline and process for the project, a copy of the Public Participation Plan for the project, and information about how to get involved.

## Planning Commission

Community Planning and Development staff anticipate taking the proposed alternative to the Olympia Planning Commission in the spring of 2016. The Commission may have

briefings on the planning process in March or April. The Planning Commission will hold a public hearing on the proposal.

### **City Council**

The Olympia Planning Commission will make a recommendation to the City Council on the Kaiser-Harrison Area Plan, as well as other Comprehensive Plan Amendments being considered in 2016. The Council may hold an additional public hearing on this or other comprehensive plan amendments under consideration. The Council may make a decision over the summer or in the fall. A decision will be made by the end of the year.

### **How to get Involved**

For more information on how to get involved, please contact Joyce Phillips, Senior Planner, at 360-570-3722 or [jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us).

Information is available on the city website at:

<http://olympiawa.gov/city-services/economic-development/kaiser-harrison-area.aspx>