

## **LUEC Recommendation for Amendment to High-Density Neighborhoods Definition for City Council Public Hearing Draft of Comprehensive Plan**

Revise the definition of High-Density Neighborhoods on page 97 of December 2013 Draft Olympia Comprehensive Plan as follows:

***High Density Neighborhoods Overlay***: *High Density Neighborhoods are multi-family residential, commercial and mixed use neighborhoods with densities of at least 25 dwelling units per acre for residential uses that are not re-using or redeveloping existing structures. ~~Specific zoning may provide for densities higher than 25 units per acre.~~ New mixed-use developments include a combination of commercial floor area ratio and residential densities that are compatible with a high-density residential neighborhood. The height in these neighborhoods will be determined by zoning and based on the “Height and View Protection Goals and Policies.”*

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Following is background information which will not be included in the Public Hearing draft.

Current Olympia Planning Commission Recommendation:

*High Density Neighborhoods are multi-family residential, commercial and mixed use neighborhoods with densities of at least 25 dwelling units per acre. Specific zoning may provide for densities higher than 25 units per acre. The height in these neighborhoods will be determined by zoning and based on the “Height and View Protection Goals and Policies.”*

City Manager Recommendation at February 25, 2014, work session:

*High Density Neighborhoods are multi-family residential, commercial and mixed use neighborhoods with a goal of densities of at least 25 dwelling units per acre for single-use residential developments. Specific zoning may provide for densities higher than 25 units per acre, but not less than 15 units per acre.*