



OLYMPIA

Land Use & Urban Design Chapter

2045





Chapter Sections

- Introduction
- General Land Use and Design
- Land Use Patterns & Energy
- Urban Design, Historic Structures, and Built Form
- Industry
- Commercial Uses and Urban Corridors
- Urban Corridors
- Focus Areas
- Housing (removed)
- Downtown and other Neighborhoods
- Annexation (added)
- Appendices

General Chapter Amendments

- Accessibility for all community members
 - Equity in land use planning
 - Social interaction through design
 - Review and simplification of zoning code
 - Public art and public spaces
 - Annexation, moratoriums, and transfer of development rights
 - Urban agriculture
 - Variety of housing types for different income levels, lifestyles, and household sizes
 - Neighborhood Centers
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Community Engagement

- Olympia 2045 Open House - July 2024
- Council of Neighborhood Associations - Nov 2024
- Council of Neighborhood Associations Sounding Board - late 2024 to early 2025
- Public Survey - March 2025
- 1st draft of chapter released - April 2025
- Community Meeting #1 - June 2025
- 2nd draft of chapter released - June 2025
- Community Meeting #2 - July 2025
- 3rd draft of chapter released - July 2025
- Public hearing - July 21, 2025



Public Comment

- Neighborhood planning collaboration and support
- Social interaction integrated into development design
- Accessibility for all members of the community
- Equity in land use planning
- New “Urban Residential” land use designation
- Large number of zone districts and complex zoning
- Diverging views on small scale commercial in residential neighborhoods

Committee/Commission Review



- Planning Commission
- Social Justice and Equity Commission
- Youth Council
- Land Use and Environment Committee
- City Council



Olympia Youth Council 2025

Planning Commission Recommendation

- “Urban Residential” Future Land Use Designation
- Small scale commercial uses in neighborhoods (PL19.6 and 19.2)
- “Shared streets” (PL17.10)
- Drive through uses (PL18.8 - also see PL1.21)
- Evaluate the “Urban Corridors” Future Land Use Designation (PL13.9)
- Increased zoning capacity

Land Use and Environment Committee (1)

- Small scale commercial uses in neighborhoods (PL19.6)
- Urban Residential designation (Appendix A)
- New Plum Street Focus Area
- New policy to address new drive-through uses city-wide (PL1.21)



Land Use and Environment Committee (2)

- Food System Plan (PL24.16)
- Cultural Resource Management Plan (PL3.9)
- Evaluate expanding the Urban Corridor designation (PL13.9)

Urban Residential Future Land Use Designation

Existing

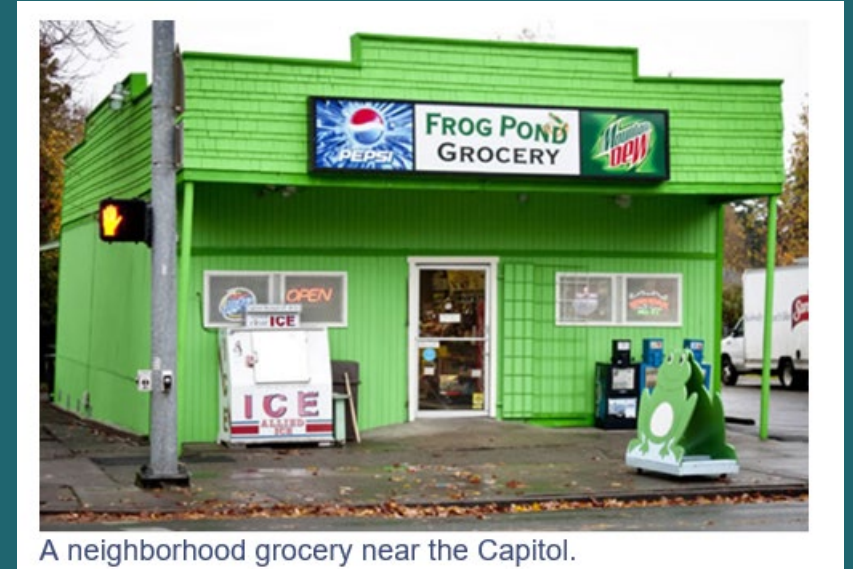
FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Low Density Neighborhoods	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre Residential – 4 units per Acre Chambers Basin Residential – 4 to 8 Units per Acre Residential – 6 to12 Units per Acre (only when adjacent to similar or higher density zoning district)
Medium Density Neighborhoods	Residential Multifamily – 18 Units per Acre Residential Multifamily – 24 Units per Acre
Mixed Residential	Mixed Residential 7 – 13 Units per Acre Mixed Residential 10 – 18 Units per Acre

Proposed

FUTURE LAND USE MAP DESIGNATION	ZONING DISTRICT(S)
Urban Residential	Residential – 1 Unit per 5 Acres Residential Low Impact Residential – 4 Units per Acre Residential – 4 units per Acre Chambers Basin Residential – 4 to 8 Units per Acre Residential – 6 to12 Units per Acre (only when adjacent to similar or higher density zoning district) Residential Multifamily – 18 Units per Acre Residential Multifamily – 24 Units per Acre Mixed Residential 7 – 13 Units per Acre Mixed Residential 10 – 18 Units per Acre

Small Scale Commercial Uses

- Intended to provide goods and services to local residents
- Conditional use permit and design standards to be required to address parking, lighting, solid waste, etc.
- Discussion item: Additional work on policy PL19.2 spearheaded by Councilmembers Gilman and Madrone



Recommended Motion

Move to approve the Resolution accepting the updated Land Use and Urban Design Chapter.





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Contact info

David Ginther, Senior Planner
olympia2045@ci.olympia.wa.us

