



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
360.570.3722

Monday, June 20, 2016

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 15 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A [16-0740](#) Approval of June 6, 2016 Olympia Planning Commissions Meeting Minutes

Attachments: [OPC draft meeting minutes 6.6.16](#)

4. PUBLIC COMMENT

An opportunity for the public to address the Commission regarding items related to City business, including items on the agenda. However, this does exclude items for which the Commission or Hearings Examiner has held a public hearing in the last 45 days or will likely hold a hearing on in the next 45 days.

5. ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

6.A [16-0741](#) Gateways Project Proposal Briefing

Attachments: [Draft Scope of Work](#)

Estimated time: 20 minutes

6.B [16-0731](#) Briefing on Zoning and Buffer Changes for Cannabis Land Uses

Estimated time: 20 minutes

6.C [16-0732](#) Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Attachments: [Combined comments](#)

Estimated time: 45 minutes

- 6.D [16-0742](#) Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

Attachments: [Public Comments](#)

Estimated time: 45 minutes

- 6.E [16-0737](#) Comprehensive Plan Text Amendment to the Public Health, Arts, Parks and Recreation Chapter - Deliberations and Recommendation

Attachments: [Application Packet](#)

Estimated time: 10 minutes

- 6.F [16-0739](#) Comprehensive Plan Text Amendment to the Land Use and Urban Design Chapter to address Design Review - Deliberations and Recommendation

Attachments: [Application Packet](#)

Estimated time: 10 minutes

- 6.G [16-0697](#) Olympia's Action Plan Letter of Recommendation

Attachments: [Draft Recommendation Letter](#)

[Draft Action Plan web page](#)

[Comprehensive Plan direction for Action Plan](#)

[CompPlan-Summary](#)

[2015 Draft Action Plan public comment summary](#)

[Action Plan Annual Update Cycle](#)

Estimated time: 10 minutes

7. REPORTS

From Officers and Liaisons, and regarding relevant topics.

8. OTHER TOPICS

9. ADJOURNMENT

Approximately 9:30 p.m.

Upcoming

Next regular Commission meeting is July 11, 2016. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.

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City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of June 6, 2016 Olympia Planning Commissions Meeting Minutes

Agenda Date: 6/20/2016
Agenda Item Number: 3.A
File Number: 16-0740

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of June 6, 2016 Olympia Planning Commissions Meeting Minutes

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Meeting Minutes

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501
Contact: Joyce Phillips
360.570.3722

Monday, June 6, 2016

6:30 PM

Room 207

1. CALL TO ORDER

Chair Richmond called the meeting to order at 6:30 p.m.

1.A ROLL CALL

Present: 7 - Chair Carole Richmond, Vice Chair Brian Mark, Commissioner Travis Burns, Commissioner Darrell Hoppe, Commissioner Negheen Kamkar, Commissioner Jerome Parker, and Commissioner Missy Watts

Excused: 1 - Commissioner Paula Ehlers

Absent: 1 - Commissioner Mike Aurderer

OTHERS PRESENT

Community Planning and Development Deputy Director Leonard Bauer
Senior Planner Joyce Phillips
Senior Planner Linda Bentley
ECONorthwest Project Manager Erik Rundell
ESA-Environmental Science Associates Project Manager Ilon Logan

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

3.A [16-0691](#) Approval of May 16, 2016 Planning Commission Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - None

5. ANNOUNCEMENTS

Ms. Phillips announced the following:

- Council's mid-year retreat is on Saturday - June 11, 2016.
- This week's Design Review Board meeting has been rescheduled to June 23, 2016.

- There will not be a Hearing Examiner meeting on June 13, 2016.
- A neighborhood meeting is scheduled for June 8, 2016. This will be an informational meeting on the Draft Community Renewal Area Plan and the Draft Request for Proposal for the property located at 308-310 4th Avenue East, the former Griswold's property.
- Thurston County has received a couple of subdivision applications in the southern portion of the Olympia Urban Growth Boundary.
- Bicycle Corridor Kick-Off Celebration is Saturday - June 11, 2016.
- Reminder: due to the 4th of July holiday the Planning Commission will meet on the 2nd (July 11, 2016) and 4th (July 25, 2016) Mondays in July.

6. BUSINESS ITEMS

6.A [16-0695](#) Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan and Development Regulation Amendments for the Kaiser Harrison Opportunity Area Plan for the Public Hearing.

Chair Richmond opened the Public Hearing. The following people from the public spoke:

John Newman, a resident of Olympia for over 30 years, stated:

- The development of the area is being achieved currently.
- The ECONorthwest analysis is now outdated with reference to residential vacancy rates going up. Vacancy rates are going down.
- Rezoning the area on data that was compiled three years ago is dated.
- The City shouldn't spend a lot of money evaluating the larger retail areas.
- The City shouldn't invest in additional off ramps off from the 101 freeway as there are already sufficient off ramps.
- He will be submitting written comment to the Commission.

Bryan Johnson, a homeowner in the Bay Hill development, stated:

- The area is currently well developed.
- There are a few large retail centers already in place in the surrounding area.
- He is concerned changing the zoning from Low Impact Development (LID) or Professional Office/Residential Multi-Family (PO/RM) to high impact, mixed use or medium density will change the character of the already established surrounding neighborhoods. Currently this is a quiet area.

Darryl Bullington, a longtime resident of the west side, stated:

- He feels that multi story buildings north of and on Harrison are and will continue to destroy the character of West Side.
- He feels trying to increase the tax base of an area that already has a high water table and other problems that had to be overcome to put the housing developments around the Auto Mall area, would be an expense that would be

pushing the envelope.

- He would not like to see higher density in this area but would like to see small farms instead of retail businesses.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

The public hearing was held and closed.

6.B [16-0692](#) Comprehensive Plan Text Amendment, Public Health, Arts, Parks and Recreation Chapter - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan Text Amendment for the Public Health, Arts, Parks and Recreation Chapter for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

The public hearing was held and closed.

6.C [16-0693](#) Comprehensive Plan Text Amendment, Land Use and Urban Design Chapter - Public Hearing

Ms. Phillips reviewed the Comprehensive Plan Text Amendment for the Land Use and Urban Design Chapter for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

The public hearing was held and closed.

6.D [16-0672](#) Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Ms. Bentley and Ms. Logan reviewed the Critical Areas Ordinance Amendments to OMC 18.32, 18.02.180, and 18.37.070 for the Public Hearing.

Chair Richmond opened the Public Hearing. There was no public comment.

Daniel Einstein from the public asked a few questions and indicated that he will be submitting written comment to the Commission.

Written comments from the public will be accepted until 5:00 p.m. on June 10, 2016.

The public hearing was held and closed.

6.E [16-0697](#) Olympia's Action Plan

Mr. Bauer presented a briefing on Draft Action Plan.

Commissioner Parker motioned, seconded by Commissioner Mark, to have

Chair Richmond write a recommendation letter on behalf of the Planning Commission to the City Council stating that the Draft Action Plan is consistent with the Olympia Comprehensive Plan. The motion passed.

The recommendation was discussed and continued to the Planning Commission due back on 6/20/2016.

7. REPORTS

Commissioner Parker reported he will attend the upcoming Arts Commission meeting.

Chair Richmond attended the Downtown Strategy discussion on Urban Design. She also attended a meeting about the Columbia Place project on June 1, 2016.

Commissioner Watts stated she recently observed in another City, banners congratulating the recent 2016 graduating classes. She suggested the City of Olympia look into doing this in the future.

8. OTHER TOPICS

Chair Richmond asked the new Commissioners to briefly explain what their interests are in serving on the Planning Commission. Commissioners Frank, Kamkar and Burns all commented.

9. ADJOURNMENT

The meeting was adjourned at 9:10 p.m.



Planning Commission

Gateways Project Proposal Briefing

Agenda Date: 6/20/2016
Agenda Item Number: 6.A
File Number: 16-0741

Type: information Version: 1 Status: In Committee

Title

Gateways Project Proposal Briefing

Recommended Action

Move to receive the report and provide feedback to Arts Commission staff liaison.

Report

Issue:

The Arts Commission staff liaison will provide an overview of the Gateways Project Proposal to date. This staff report takes the form of a bulleted list of points that will be used for presentation to General Government and Council.

Staff Contact:

Stephanie Johnson, Arts Program Manager, Parks, Arts & Recreation (OPARD), 360.709.2678.

Presenter(s):

Stephanie Johnson, Arts Program Manager, Parks, Arts & Recreation (OPARD), Staff Liaison to the Arts Commission

Background and Analysis:

Background/Purpose

- The Gateways concept is envisioned in the City's 2015 Comprehensive Plan. The intent is to signal transition moving into and out of Olympia's city center by means of eight gateways and landscaped boulevards at major transition points.
- Although the Gateways were identified by location in the Comprehensive Plan, there was no guiding description about **what** the Gateways themselves were meant to be (size, shape, composition, etc.)
- Implementation of the Gateways concept is not in the current work plan of any City commission or department, seen as a long-term strategy to happen in future years.
- \$180,000 for public art generated by the construction of City Hall (1% for Art) has not been utilized.
- The Arts Commission sees these Gateways as an opportunity to use the City Hall funds in a "placemaking" project in which public art is sited throughout our community. Art selection and placement would occur through an inclusive, coordinated process of public involvement.

- There had originally been a thought to incorporate this project with a signage program, specifically to update the Plum Street entrance sign. That addition would have added or changed locations of some Gateways identified in the Comprehensive Plan and compromised the concept of Gateways as markers of entry into Olympia. The signage effort has been separated from the Gateways project and will move forward independently.
- Following the General Government meeting of January 29, 2016, members of the Arts Commission have met with members of the Planning Commission to review and edit the draft master plan RFQ. Staff and Commission members have also met with the Coalition of Neighborhood Associations as well as the Planning Commission. Arts Commissioners have also met with staff from Community Planning and Development, General Government, and Public Works.

Process

- Defining the Gateways through public art entails 8 projects at very separate locations, realized over a number of years. The Arts Commission and Planning Commission recommend the project proceed thru a master plan. A master plan will maintain a sense of continuity among these projects while allowing each neighborhood to make individual contributions to the nearest Gateway. A master plan will also consider the interface between art elements and civic boulevards (while not specifically planning the boulevards).
- In moving forward, the Arts Commission will take a lead role, and coordinate with the Planning Commission to work together through the RFQ and master plan development.
- The drafting of a master plan by a consultant team based upon contact with many citizens and neighborhood associations, will incorporate community input at the very beginning of the planning process. A consultant team could include public artists, landscape architects, planners, and public involvement professionals.

Goals/Outcomes

- The master plan will identify themes and opportunities inclusive for all Gateways. This will help to frame the general concept for all 8 gateways for community and Council approval before bringing public artists on-board to design and fabricate the individual Gateways.
- A master plan will also help prioritize the sequence of Gateway development, and will coordinate Gateways with planned transportation projects, easements or other property ownership issues, and budgets.
- Once completed, the master plan will act as a framework for each "Call for Artist" that follows for each Gateway. Each of these successive Gateway public art projects will include community outreach, Arts Commission and technical staff review and Council approval.

Funding

- From the \$180,000 from City Hall 1% for Art, the Arts Commission has set aside \$50,000 for master plan development. It does not expect the additional \$130,000 to fund all 8 Gateways. Of recent projects, the budget for Sky River Trees at the HOCM by Koryn Rolstad was \$64,000, and Olympia Carvings by Steve Jensen at the Log Cabin Roundabout, \$63,000.
- Additional funds to complete the Gateways may be acquired through future transportation projects that meet the threshold for 1% for Art (over \$500,000). Having a community-supported master plan also creates opportunities to apply for grants.
- While it may take time for the Arts Commission to acquire the funding to complete all 8

Gateways, a master plan will help maintain continuity between the first dedicated Gateway and the last.

Neighborhood/Community Interests (if known):

This concept has been shared with the Coalition of Neighborhood Associations. The response was mostly positive, with a few questions as to the necessity of a Master Plan. The bulleted list that comprises this staff report has been developed to address that concern.

Options:

Receive the report and provide feedback to Arts Commission staff liaison.

Financial Impact:

See Funding section above.

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Gateways Public Art Master Plan

SCOPE FOR THE GATEWAYS PUBLIC ART MASTER PLAN

Approved by City Council on _____

FRAMEWORK

Olympia's Comprehensive Plan sets out a vision for City Gateways and Boulevards as follows:

"Gateways" to Olympia are to be located at the entry/exit points of landscaped "civic boulevards," at city boundaries, topographical changes, transition in land use, and shifts in transportation densities. Three of the eight gateways are located at the city limits and may include "Welcome to Olympia" signage. Gateways provide a grand entrance into the capital city of the State of Washington. . . . Each civic boulevard will have a distinctive special environmental setting that is shaped by a public planning process that involves citizens, neighborhoods, and city officials.

- Land Use and Urban Design > Urban Corridors



The Olympia Arts Commission and Olympia Planning Commission have identified Gateways as an opportunity for public art that accomplishes several goals:

- Places public art deep into Olympia's neighborhoods
- Contributes to a sense of community identity
- Introduces place making elements that help to define and *also bring together* different areas of our community

Purpose for a Gateways Public Art Master Plan:

A Gateways Public Art Master Plan will be a blueprint by which to move forward on each of the identified gateways, presenting overall concepts and themes, location and cost analysis and prioritization. This is not a design or fabrication opportunity, but concept only. The Gateways Public Art Master Plan process will facilitate community discussion and distill that feedback into values that will inform the plan. The Master Plan will

- Identify priorities – steps the City will take over 5-6 years that will have the greatest impact toward completion of the Gateways project



Gateways Public Art Master Plan

- Include illustrations of concepts and themes for each location
- Set the stage for future grant opportunities and community partnerships to realize the project
- Consider the interface between the Gateway art elements and proposed civic Boulevards.

To form a Gateways Public Art Master Plan, we will:

- **Involve and engage neighborhood representatives and stakeholders** to gain a better understanding of the community history and experience of each location
- **Explore and evaluate each identified gateway** site to make sure each creates a “shift” in the experience of place and has the potential to host public art
- **Reconnect and verify** to make sure the plan has captured the character of neighborhoods and community in development of concepts and themes
- **Develop criteria** to guide a future development plan and order the sequence of projects

PUBLIC PARTICIPATION PLAN



Goals for the Public Process

- Follow the public participation goals & policies in the [Comprehensive Plan](#).
- Engage with adjacent neighborhoods and broader stakeholder group.
- Clearly articulate what is being asked of the public, how their input will be used, and report back about what was heard
- Create a space that captures the community vision for the art component at each location
- Use visually-oriented, data-driven information
- Build a foundation for strong continued public engagement

Communication and Outreach

Points of Contact:

- Stephanie Johnson, Project Lead - Day- to-Day contact
- Marygrace Jennings, Chair, Olympia Arts Commission
- Jerry Parker, Olympia Planning Commission and liaison to the Arts Commission



Gateways Public Art Master Plan

Glossary of Roles

City Staff/Point of Contact

Role: Provide logistical support the consultant in organizing Olympia project meetings. Act as a liaison to the community, Arts Commission, Planning Commission, Staff Team and Council.

Coalition of Neighborhood Associations

Role: Provide guidance in working with neighborhood associations.

Neighborhood associations, businesses, agencies, etc. in proximity to each proposed Gateway location

Role: Provide community history and experience with which to shape Master Plan recommendations.

Staff Team

Role: Provide technical feedback and assistance.

Stakeholder group at large

Role: Identified community members provide wider perspective.

Public Engagement Activities

- Work with City staff for 8 location specific meetings and one community meeting. Consultant to follow up as needed to capture a strong sense of each area's history and community identity
- Provide preliminary findings at a presentation to the City's General Government Committee and Arts Commission and Planning Commission
- (Staff to make contact with City Advisory Committees)
- Present final report to the Olympia City Council

Master Plan Deliverable

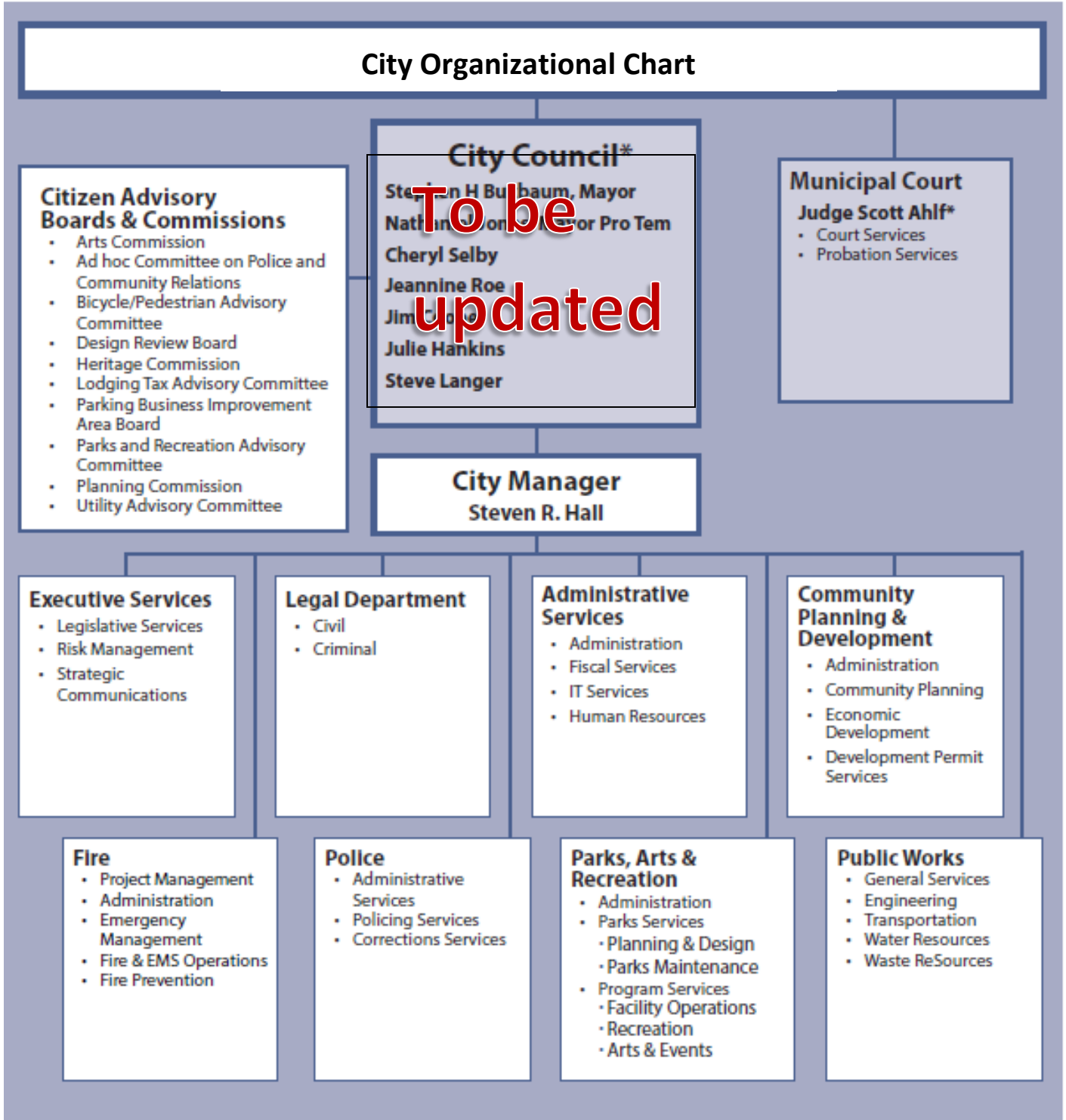
A written report to include the tasks outlined in the following scope of work and address the following:

- Development of a public art implementation schedule that lists priority actions and initiatives for next 5-6 years.
- An overview of each location, including aggregate findings from neighborhood meetings, distillation of values, and possible points of departure for public art projects, including sample images.
- A fully developed framework of a unifying theme.



Gateways Public Art Master Plan

City Organizational Chart





Gateways Public Art Master Plan

SCOPE OF WORK

| Task |
|--|
| <p>Analyze Locations: Sites have been selected based on City boundaries, topographical changes, transition in land use, and shifts in transportation densities. Consultant is to familiarize themselves with each location and identify and clarify distinct physical aspects of each, which may include characterization by type. Consultant is to make recommendations to support or adjust the original proposed locations based on this analysis.</p> |
| <p>Develop Individual and Common Themes: Following research and public engagement, the consultant is to develop overarching themes, either conceptual or physical, that tie all the gateways together even as each is site-specific to that location.</p> |
| <p>Develop a Framework of Values or Criteria Expressed by Community</p> |
| <p>Explore and Provide Examples of Types of Possible Artwork: The Master Plan should include thematic concepts for each location for future implementation.</p> |
| <p>Provide Reasonable Budget Per Location to include maintenance and/or operating costs.</p> |
| <p>Develop a Procurement and Implementation Strategy to help the City prioritize projects at each site. Analysis should include information such as planned future infrastructure upgrades to each site, constructability, possible easement issues, prioritization and any other considerations.</p> |
| <p>Public Engagement: Facilitate a broad, open participation process that engages public and stakeholders in the evaluation of information and alternatives. 'Community conversations' should educate about the Gateways project, engage the community in discussion around specific locations, and include broad discussion of possible types of art, without designing a specific proposal.</p> |



Planning Commission

Briefing on Zoning and Buffer Changes for Cannabis Land Uses

Agenda Date: 6/20/2016
Agenda Item Number: 6.B
File Number: 16-0731

Type: information Version: 1 Status: In Committee

Title

Briefing on Zoning and Buffer Changes for Cannabis Land Uses

Recommended Action

Committee Recommendation:

Not referred to committee

City Manager Recommendation:

None.

Report

Issue:

Brief the Planning Commission on interim changes to zoning and buffer requirements for cannabis related land uses in the Olympia Municipal Code.

Staff Contact:

Chris Grabowski, Lead Code Enforcement Officer, CP&D, 753-8168

Presenter(s):

Chris Grabowski, Lead Code Enforcement Officer, CP&D 360.753.8168

Background and Analysis:

In November of 2012, Washington State voters passed Initiative Measure No. 502 (I-502) legalizing the sale of recreational cannabis in the State of Washington. Subsequently, on May 7, 2013, the Olympia City Council established a moratorium on all new cannabis related land uses. The moratorium was for one year initially, and is renewed every six months after holding a public hearing, per State law. On October 15, 2013, Council approved interim zoning regulations for I-502 recreational marijuana and lifted that portion of the moratorium which applied to those uses. At its April 19, 2016 meeting, the City Council extended the moratorium for an additional six months after holding the requisite public hearing. That extension is set to expire the first week of November, 2016.

In 2015, the Washington State Legislature passed comprehensive legislation (2SSB 5052 & HB 2136) creating rules for the largely unregulated medical cannabis collectives and establishing a State

regulated system overseen by the Liquor and Cannabis Board, and the Washington State Department of Health. The long-standing "collectives" are now much smaller and more tightly regulated "cooperatives" that cannot easily rotate their four-person membership. The four-person cooperative can grow up to fifteen (15) plants per member. Cooperatives cannot sell or donate their product to other medical users, even those registered with the state, and members have to work the plants rather than pay into the cooperative. The State's new regulations mandate that all existing collective storefronts cease operation by July 1, 2016.

The number of State licensed retailers has been increased in the City of Olympia to meet demand previously met by the collective storefronts. To serve the medical users who will need or want access to marijuana at a store, the state authorized the creation of 222 licenses in addition to the 334 it originally authorized. The State allotted the City of Olympia three new retail cannabis licenses, in addition to the two licenses it received in the original round of licensing. All of five of these retail licenses have been assigned. The three new licensees have gone through the Hearing Examiner review process and are open for business.

The Olympia City Council approved interim regulations for State licensed retailers which add more allowed zones for sales, and reduces certain buffers to restricted land uses as authorized by State law. Under its 2014 regulations, the City allowed retail sales of cannabis through State licensed retail stores in General Commercial (GC) and High Density Corridor 4 (HDC-4) zones and production and processing in Light Industrial (LI) zones. The interim regulations approved by Council in 2015 added High Density Corridor 3 (HDC-3) and Medical Services (MS) zones to those allowed for retail sales, and reduced buffers on restricted land uses to 500 feet, except for schools and playgrounds, which remain at 1,000 feet. There was no change to the zoning requirements for producers/processors.

Neighborhood/Community Interests (if known):

City Council conducted a public hearing on the interim regulations.

Representatives of Green Lady Inc., a licensed retail marijuana establishment located on Pacific Avenue, requested a separation requirement be considered for the regulations. City Council declined to consider such a requirement, indicating that no other types of businesses have one.

Options:

Briefing only. Staff will bring proposed permanent regulations forward to the Planning Commission later in the year for public hearing and consideration.

Financial Impact:

None



Planning Commission

Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Agenda Date: 6/20/2016
Agenda Item Number: 6.C
File Number: 16-0732

Type: recommendation Version: 1 Status: In Committee

Title

Critical Areas Ordinance, Amendments to OMC 18.32, 18.02.180, and 18.37.070

Recommended Action

Move to recommend to City Council adoption of amendments to OMC 18.32 Critical Areas; 18.02.180 Definitions; and 18.37.070 Nonconforming Structures and Uses Within Critical Areas Buffers.

Report

Issue:

Whether to recommend to City Council approval of amendments to the Critical Areas Ordinance (CAO).

Staff Contact:

Linda Bentley, Senior Planner, Community Planning and Development, 360.753.8046

Presenter(s):

Linda Bentley, Senior Planner, Community Planning and Development, 360.753.8046

Background and Analysis:

Public Hearing

The Planning Commission held a properly noticed public hearing on the proposed amendments to OMC 18.32, 18.02.180 and 18.37.070 on June 6, 2016. The public hearing was left open for written comments until 5:00 p.m. on June 10, 2016. Three written comments were received and are attached.

Staff responses to the public comments will be provided to the Planning Commission for its deliberations on June 20, 2016. Other recommended amendments from staff will also be provided.

Comprehensive Plan

The proposed amendments are consistent with the Comprehensive Plan as follows:

Our Natural Environment

What Olympia Values: Olympians value our role as stewards of the water, air, land, vegetation, and animals around us, and believe it is our responsibility to our children and grandchildren to restore, protect, and enhance the exceptional natural environment that surrounds us.

Our Vision for the Future: A beautiful, natural setting that is preserved and enhanced.

Goal N2 Land is preserved and sustainably managed.

PN2.1 Acquire and preserve land by a set of priorities that considers environmental benefits, such as stormwater management, wildlife habitat, or access to recreation opportunities.

PN2.2 Preserve land when there are opportunities to make connections between healthy systems; for example, land parcels in a stream corridor.

PN2.6 Conserve and restore wildlife habitat in both existing corridors and high-priority separate sites.

Other Legal Requirements

A 60-day notice of adoption of development regulations (critical areas ordinance) was sent to WA Department of Commerce on May 17, 2016.

A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued May 25, 2016. We received no comments by the deadline of 5:00 p.m., June 8, 2016. The deadline for appeals is 5:00 p.m., June 15, 2016.

Options:

1. Move to recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting.
2. Move to not recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting.
3. Move to recommend to City Council approval of amendments to OMC 18.32, 18.02.180 and 18.37.070, as presented by staff at 6/20/16 Planning Commission meeting with the following changes: [list changes]

Attachment:

Written comments from the public

| Planning Commission Public Hearing for Critical Areas Ordinance Update Held June 6, 2016 – Comments Received by June 10, 2016 | |
|--|--|
| Pages 1-3 | Daniel Einstein, Olympia Coalition for Ecosystems Preservation |
| Pages 4-7 | Jamie Glasgow, Wild Fish Conservancy |
| Pages 8-11 | Elizabeth Rodrick, Black Hills Audubon Society |

ESA Memo

1. Bibliography does not include cited reference: Semlitsch and Jensen, 2001

CAO Updates:

1. **18.32.100**: Please add: To "protect" critical areas means to maintain their values and functions, this requires no net loss of critical areas values and functions." RCW 36.70A.172(1); WAC 365-195-825(2)(b); Tulalip Tribes of Wash. v. Snohomish Cy., CPSGMHB No. 96-3-0029 (Final Decision & Order, Jan. 8, 1997); Pilchuck Audubon Soc'y v. Snohomish Cy., CPSGMHB No. 95-3-0047 (Final Decision & Order, Dec. 6, 1995).
2. **18.32.110**: Previous item **C** eliminated. Matrix states that it is covered by item **A**, but item **A** includes no specific buffers.
3. **18.32.111** Exceptions: Item **D** allows development within the footprint of existing paved surfaces that were previously approved. Olympia is an old city. In some cases, there are paved surfaces and indeed structures on City ROW that never underwent a process of approval under an existing City CAO. Must clarify that grandfathering does not extend to these areas. An example, park of the Rotary Park at West Bay includes "historic" paving.
4. **18.32.111** Exceptions: Item **G** indicates that manual invasive species removal is allowed. This is a sensible exception given the prevalence of English Ivy in our neighborhoods. However, there are places where Ivy, for example, prevents erosion on steep slopes. While removal should be encouraged, it is important to require that erosion control and native species replanting accompany ivy removal.
5. **18.32.112** General Provisions: Item **D** allows a utility exception where no other alternatives exist. Here we need to make a distinction between *public* utility and *private* utility. For example, if a geographically isolated parcel falls in a critical area or can only be reached via an access driveway through a critical area, it should be required that the access and accompanying utility meets the criteria in the CAO. If it cannot, no exception should be granted and the development should be deemed unworkable.
6. **18.32.300** Important Habitats and Species: New Item **A** removes specific buffers and refers to guidelines under **18.32.305-18.32.330**. **18.32.315** asserts that no development will be allowed in important habitats without WDFW approval. However, WDFW has no regulatory authority. It simply makes recommendations. In the CAO, cities may opt to adopt those recommendations. This should be clarified. It is recommended that the City explicitly adopt those recommendations in the CAO in order to avoid a legal limbo that would benefit neither the intent of protection nor the certainty of the developer. **18.32.320** further adds to the uncertainty by invoking a case-by-case standard in consultation with WDFW. It is not clear with whom in the City that final decision rests.
7. **18.32.330** Management Plan: First sentence is grammatically faulty, resulting in lack of clarity, and should be revised. Please consider making this two sentences.
8. **18.32.330**: If some impacts are unavoidable, what steps will be taken to minimize them and how will the impacts be mitigated?
9. **18.32.330**: WAC -365-190-130 (3) does not appear to provide mitigation guidelines but is rather a list of potential critical areas.

10. **18.32.405** Priority Riparian Areas: Item **B**, sub-item 2 determines which areas of the western shore of Budd Inlet fall under this jurisdiction. This sentence is structurally ambiguous. It is not clear if the “not included” modifier is limited to the BNSF causeway and trestle or if the “not included” modifier also operates on “West Bay Drive NW, Olympic Way NW, and parcels west of the rights-of-ways of West Bay Drive NW and Olympic Way NW;” The sentence needs to be revised.

Moreover, if West Bay Drive NW, Olympic Way NW, and parcels west of the rights-of-ways of West Bay Drive NW and Olympic Way NW are indeed exempted then a justification needs to be given *based on sound science*. As compromised as they are, parcels east of WBD are critical habitat for both juvenile and adult salmon, including endangered species. If excepted, this would contradict the City’s own habitat assessment for WBD and would be viewed negatively by numerous stakeholders, including non-governmental organizations, tribes and state agencies. Moreover, the parcels west of WBD include the mouth and former pocket estuary at Schneider Creek. This is a fish bearing creek and historically a salmon bearing creek. The City’s own data shows that even today an odd few salmon make it through the disjointed, fish-blocking culvert at Smyth Landing. Exempting this area, and again the language is not clear, could set the City up for possible litigation under the Endangered Species Act and should be avoided.

11. **18.32.410** Streams and Priority Riparian Areas – Typing: Re-write type definitions based on WAC 222-16-031. Reference this WAC and Section 13 of the Forest Practices Board Manual (Guidelines for water typing) which is incorporated via the WAC.

Specify:

(i) Waters having any of the following characteristics are presumed to have fish use:
 (A) Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington; and having a gradient of 16 percent or less; (B) Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington, and having a gradient greater than 16 percent and less than or equal to 20 percent, and having greater than 50 acres in contributing basin size based on hydrographic boundaries; (C) Ponds or impoundments having a surface area of less than 1 acre at seasonal low water and having an outlet to a fish stream; (D) Ponds of impoundments having a surface area greater than 0.5 acre at seasonal low water.

12. **18.32.430 Streams and Priority Riparian Areas - Hearing Examiner Authorized Uses and Activities**: Item **C**, sub-item 2 states that “Streams may be relocated under a mitigation plan...” Please revise to “Streams may be relocated under a mitigation **or restoration** plan ...”
13. **18.32.435** Streams and Priority Riparian Areas – Buffers: Item **C** Standard Buffer Width Range lists buffers. Please specify what determines the required buffer within the range?

14. **18.32.435** Sub-item 1, page 36: “Stream buffers shall be measured on a horizontal plane, outward from the ordinary high water mark (OHWM) on each side of the stream. (See Figure X)”. Please use the bankfull width as per the table.
15. **18.32.435**. Figure X shows OHWM but code refers to bankfull width. Be consistent. Change schematic to show OHWM (or BFW) above wetted width. Add perennial vegetation and/or scour to demonstrate demarcation of OHWM or BFW. And/or reference DoE handbook on identifying BFW, etc.
16. **18.32.435**: Item F, sub-item 7 change “considered” to “implemented”, as in “Other types of mitigation measures as provided in “Land Use Planning for Salmon, Steelhead and Trout: A land planner’s guide to salmonid habitat protection and recovery,” Washington Department of Fish and Wildlife, 2009, have been implemented.”
17. **18.32.525** Wetlands: Item H, sub-item 4 specifies that crossings using culverts shall use super-span or oversize culverts. At a minimum, the minimum diameter needs to be specified and a maximum length should also be specified. Culverts prevent critical biological processes that are inversely affected by residence time and thus length. Please consult the best-available science here¹. Excessive length also limits migration of anadromous fish. Olympia also currently has intertidal culverts. There should be a separate specification for such culverts to assure that the culverts work at both high and low tides.
18. **18.32.655** Erosion Hazard Areas: Should specify that licensed geotechnical surveys should be cleared with the City before the work is actually done. There have been cases where such surveys were done within the City’s seasonal moratorium on excavation, resulting in erosion within City recognized critical areas. Call before you dig.

¹ Beaulieu JJ, Golden HE, Knightes CD, et al. Urban Stream Burial Increases Watershed-Scale Nitrate Export. Singer AC, ed. *PLoS ONE*. 2015;10(7):e0132256. doi:10.1371/journal.pone.0132256.



Wild Fish Conservancy

N O R T H W E S T

Linda Bentley
 City of Olympia
 PO Box 1967
 Olympia, WA 98507

June 9, 2016

Re. Comments to Olympia Critical Areas Ordinance Update

Ms. Bentley,

Thank you for the opportunity to submit these comments on the City staff proposed amendments to OMC 18.32. With a few exceptions (notably, the potential reduction in buffer widths proposed in 18.32.435), we feel the proposed amendments move the CAO in the right direction - providing more consistency and clarity – especially in terms of addressing the conflicting classification information currently provided in 18.42.410 (Typing System). I hope you and your team will consider the following comments and I encourage you to contact me for clarification if you have any questions about them.

As an aside, I am curious to understand the City's code revision process. I presume City staff worked with the contracted consultant (ESA) to prepare the proposed code revisions, but I wonder which City staff from which departments. Specifically, were Environmental Services or Water Resources staff actively engaged in the drafting or review of the proposed revisions? Their first-hand professional experience with Olympia's surface waters and the ability of existing regulations to meet "no net loss" goals would be invaluable to informing this important process.

18.32.100.

To provide some important context for the CAO goals, add: *"To "protect" critical areas means to maintain their values and functions. This requires no net loss of critical areas values and functions."*

RCW 36.70A.172(1); WAC 365-195-825(2)(b); Tulalip Tribes of Wash. v. Snohomish Cy., CPSGMHB No. 96-3-0029 (Final Decision & Order, Jan. 8, 1997); Pilchuck Audubon Soc'y v. Snohomish Cy., CPSGMHB No. 95-3-0047 (Final Decision & Order, Dec. 6, 1995).

18.32.330 (A)

Replace ‘mitigated’ with ‘*avoided*.’

Add “*If some impacts to critical areas are unavoidable, what steps will be taken to minimize them and how will the impacts be mitigated to ensure no net loss of critical area values and functions?*”

WAC 365-190-130 (3) is identified for guidance. Is there mitigation guidance there? It appears to be a list of items counties and cities should consider when classifying and designating critical areas.

18.32.410

Here (and throughout), reference WAC 222-16-031 instead of 030. 031 is the WAC the state is currently operating under and will be doing so for the foreseeable future (WA DNR will confirm) as the modeled maps described in first paragraph of 030 and 031 have not been (and likely will not be) developed. I know it is confusing as 030 uses the S,F,N, and U nomenclature; but the current rule is provided in 031. WA DNR uses the 031 rule and the 030 nomenclature via the crosswalk table provided at the top of 031.

For clarity and consistency OMC should reference WAC 222-16-031 and Section 13 of the Forest Practices Board Manual (Guidelines for water typing) which is incorporated via the WAC.

Specifically, OMC 18.32.410 should state (verbatim from WAC 222-16-031):

- (i) *Waters having any of the following characteristics are presumed to have fish use:*
 - (A) *Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington; and having a gradient of 16 percent or less;*
 - (B) *Stream segments having a defined channel of 2 feet or greater within the bankfull width in Western Washington, and having a gradient greater than 16 percent and less than or equal to 20 percent, and having greater than 50 acres in contributing basin size based on hydrographic boundaries;*
 - (C) *Ponds or impoundments having a surface area of less than 1 acre at seasonal low water and having an outlet to a fish stream;*
 - (D) *Ponds of impoundments having a surface area greater than 0.5 acre at seasonal low water.*

18.32.430 (C) (2)

“Streams may be relocated under a mitigation *or habitat restoration* plan for the...”

18.32.435 (C) (Table)

Remove the buffer width ranges and provide one required width. Otherwise, there is the potential for a reduction in the width of required riparian buffers compared to the current code. We do not believe the best available science supports any reduction in the width of the current buffers. To the contrary, we believe the BAS supports removing the low end of each of the ranges provided:

S = 250ft

F>5ft = 250ft

F<5ft = 200ft

Np and Ns with mass wasting potential = 225ft

Np and Ns without mass wasting potential = 150ft

18.32.435 (C) (Table)

Additional Comments

1. The proposed table provides no buffer width requirement for Type N tributaries to Type N streams. The BAS supports buffering them as they often comprise the headwaters of our watersheds, are sensitive to disturbance, and can have the greatest downstream impact by distance. OMC currently provides 150ft buffers on them, while the proposed code provides nothing.
 - a. Remove “draining to Type S or F streams or directly to Puget Sound” from the two Type N definitions in the table.
2. Who is determining mass wasting potential, at what scale, and using what criteria? This should be clearly identified.

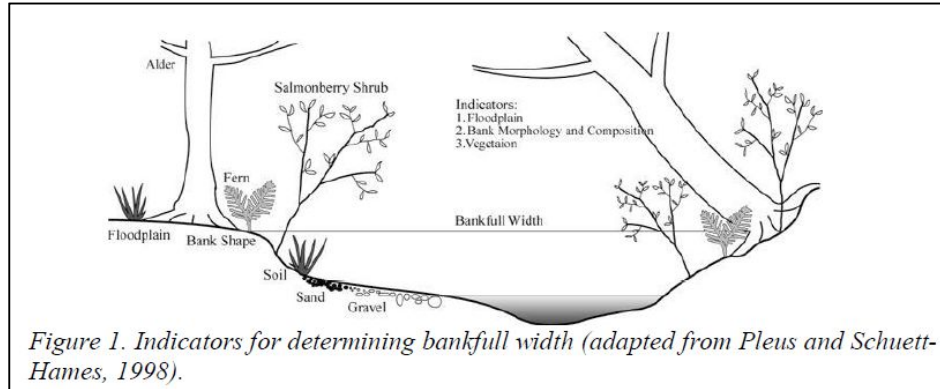
18.32.435 (C) (1)

Replace “ordinary high water mark (OHWM)” with “*bankfull width (BFW)*” to be consistent with the WAC referenced in 18.32.410 and the table provided in 18.32.435. BFW is defined by WA DNR in Section 2 of the Forest Practices Board Manual: http://file.dnr.wa.gov/publications/fp_board_manual_section02.pdf

18.32.435 (C) (Figure X on p.37)

Redraw this figure to show BFW instead of OHWM, for consistency.

Also, show BFW above the wetted width (it almost always is), and provide a more meaningful figure (see below from WA DNR FPBM Section 2 referenced above).



18.32.435 (E)

See edit below. If vegetation and buffer elements are inadequate, they should not be used to determine the density of the replanting.

“If the vegetation and other buffer elements are inadequate, then the buffer shall be planted with native trees ~~to~~ with a density and species composition ~~common in the specific buffer area and with an understory of native plants~~ commonly found in comparable but healthy riparian areas of Thurston County and as approved by the City of Olympia Urban Forester.”

18.32.435 (F) (1)

Remove #1. Are these not the very places we need to protect and restore riparian function?

18.32.435 (F) (7)

Rewrite: ~~Other types of~~ Alternative mitigation measures as provided in “Land Use Planning for Salmon, Steelhead and Trout: A land planner’s guide to salmonid habitat protection and recovery,” Washington Department of Fish and Wildlife, 2009, have been ~~considered~~ proposed by the applicant and approved by the Department.

Thank you for your efforts to prevent net loss of critical areas values and functions in Olympia,



Jamie Glasgow, Director of Science
Wild Fish Conservancy
206.310.9302
Jamie@wildfishconservancy.org

Cc: Leonard Bauer, Olympia Planning Commission, City Council Liaison



A Washington State Chapter of the National Audubon Society
 P.O. Box 2524, Olympia, WA 98507
 (360) 352-7299 www.blackhills-audubon.org

Black Hills Audubon Society is a volunteer, non-profit organization of more than 1,300 members in Thurston, Mason, and Lewis Counties whose goals are to promote environmental education and protect our ecosystems for future generations.

June 10, 2016

Olympia Community Planning and Development Department
 PO Box 1967
 Olympia, WA 98507-1967

Dear Sir or Madam:

The purpose of this letter is to place in the record that Black Hills Audubon Society supports including "Habitats and Species of Local Importance" in the update of the Olympia Critical Areas Ordinance (CAO).

The CAO Gap Analysis Matrix (rev. May 2016) section 18.32.300 indicates that Species and Habitats of Local Importance" is a gap in the code that will be addressed in Phase 2. However, the March 28, 2016 technical memo on the CAO Gap Analysis and Best Available Science Consistency Review (on pages 3 and 8) should also acknowledge this inconsistency with the Growth Management Act.

Please keep me informed of when Phase 2 of the CAO Update will occur so that BHAS may participate.

For your information, I am attaching the section of the Thurston County Critical Areas Ordinance that addresses this topic, with 24.25.065 (C) highlighted.

Respectfully submitted,

Elizabeth Rodrick
 Vice President

24.25.065 Fish and wildlife habitat conservation areas – Important habitats and species.

Important animal and plant species, their habitats of primary association, and other important habitats protected under this chapter are:

A. Federally Listed Species and Associated Habitats. Animal and plant species listed under the federal Endangered Species Act (64 FR 14307) as endangered, threatened, or candidates for listing and their habitats of primary association. (Consult the U.S. Fish and Wildlife Service and National Marine Fisheries Service for current listings.)

B. State Listed Species and Associated Habitats.

1. Priority species and their habitats of primary association. Priority species identified on the WDFW Priority Habitats and Species (PHS) List and their habitats of primary association. (Consult the State Department of Fish and Wildlife for the current PHS list).

2. Priority habitats. Priority habitats identified on the WDFW Priority Habitats and Species (PHS) List. (Consult the State Department of Fish and Wildlife for the current PHS list).

3. Prairies meeting the following criteria are priority habitats:

- a. Prairie habitat, as defined in chapter 24.03 and Table 24.25-4 TCC;
- b. Areas less than one acre in size with characteristics meeting the definition of prairie habitat which are functionally connected to another prairie habitat located within one-half (0.5) mile of the subject area.

4. Oregon white oak (*Quercus garryana*) woodlands, stands, and individual trees meeting the following criteria are subject to this section:

- a. Oak woodlands, as defined in chapter 24.03 TCC.
- b. Oak Savanna, as defined in chapter 24.03 TCC.
- c. Individual oak trees and stands of oak or oak conifer associations less than one acre in size that are located within one-half (0.5) mile of a stand meeting the criteria in this subparagraph.

5. State listed plant species, such as those occurring on the Department of Natural Resources' List of Known Occurrences of Rare Plants.

C. Habitats and Species of Local Importance.

1. Habitats of local importance. Habitats of local importance in Thurston County are listed in Table 24.25-4 in Appendix 24.25-1.

2. Species of local importance. Wildlife species of local importance are listed in Table 24.25-5 in Appendix 24.25-1.

3. In addition to requirements of chapter 24.91 TCC, adding or removing habitats and species of local importance is subject to the following:

Thurston County Critical Areas Ordinance – Title 24, 2012

- a. Submission requirements. This chapter must be amended to add or remove a habitat or species of local importance. Any request to add or remove a habitat or species shall be submitted, in writing, to the Resource Stewardship Department and must include the following information:
- i. The nominator's name, address, and contact information;
 - ii. The common and scientific names of the nominated species or habitat;
 - iii. Reasons, supported by best available science, why the habitat or species should be added or removed for the list of locally important habitats or species.
 - iv. Maps or inventories of known occurrences of the nominated habitat or species within the county, dates of observation of the species and contact information for observers;
 - v. Habitat management recommendations, based upon best available science, including potential uses and restrictions of the habitat; seasonally sensitive areas and other measures necessary for the protection of dependent species; and
 - vi. Other supporting documentation that the approval authority determines is necessary to make a decision regarding the request.
- b. The approval authority shall evaluate the request and supporting data, with consideration of this subsection, in consultation with a professional biologist knowledgeable regarding the subject species or habitat. Staff will forward their recommendation about the requested addition or removal to the Board of County Commissioners as part of the proposed docket of code amendments. The County evaluation of the request will, at a minimum, consider:
- i. The scientific validity of the information submitted;
 - ii. The sufficiency of the habitat to sustain the species over time; and
 - iii. The versatility of the habitat to sustain species other than the one being nominated for designation.



Planning Commission

Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

Agenda Date: 6/20/2016
Agenda Item Number: 6.D
File Number: 16-0742

Type: recommendation Version: 1 Status: In Committee

Title

Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

Recommended Action

Move to approve and submit a letter to Council regarding the proposed Comprehensive Plan and Development Regulations amendments for the Kaiser Harrison Opportunity Area Plan.

Report

Issue:

Whether to deliberate and offer a recommendation to Council on the proposed Comprehensive Plan and Development Regulation amendments proposed to implement the Kaiser Harrison Opportunity Area Plan.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The Kaiser Harrison Opportunity Area subarea planning process was conducted based on direction provided in the 2013 Investment Strategy and the Economy chapter of the comprehensive plan.

The Investment Strategy recommended that the City:

- Remove barriers for mixed use development
- Fund infrastructure improvements, and
- Consider zoning changes that permit retail and residential uses, such as High Density Corridor.

The comprehensive plan called for follow up planning work to be conducted in these opportunity areas to encourage growth in targeted areas.

The City began this work in mid to late 2015 by updating the market study that had been conducted in 2013 and by interviewing stakeholders within the study area and surrounding area, as well as Intercity Transit staff. In early 2016 public workshops and meetings were conducted in order to get a better sense of the types of development desired for this area. Over the months of February and March there were six meetings to gather community input. Staff also received comments via email and met with people who were unable to attend these meetings but wanted the opportunity to participate.

The majority of the public comments received were fairly consistent. People generally wanted the area to be bicycle and pedestrian friendly with connections to nearby trails and uses such as parks; urban design elements such as awnings, outdoor seating, and public spaces, and incorporating a Pacific Northwest architectural style; a mix of retail, office, and residential uses; a broader variety of housing, specifically including cottage and mixed use housing; a neighborhood park that people could walk, bike, or drive to; and to have more public transportation throughout the area.

Based on the comprehensive plan, updated market study, and the public comments received, the Preferred Alternative was developed. Proposed amendments to the comprehensive plan and the development regulations are being proposed in order to implement that preferred alternative. This includes amendments to the text of the plan and development regulations in the Olympia Municipal Code, as well as amendments to the Future Land Use Map, Zoning Map, and the Design Review Map.

Neighborhood/Community Interests (if known):

Several members of the community participated in the public meetings during the development of the preferred alternative for the study area. Most favored more housing and retail office opportunities in the area, wanted the area to be very pedestrian and bicycle friendly as it develops, and supported a multi-use trail and neighborhood park.

At the public hearing, three people testified before the Planning Commission. It was noted that the comment period for written comments would be open until 5:00 p.m. on Friday, June 10, 2016. The city received several written comments prior to the deadline. Those comments are attached for your consideration as part of the deliberation process.

Options:

1. Recommend that City Council adopt the proposed text amendments as proposed.
2. Recommend that City Council adopt the proposed text amendments as modified by the Planning Commission.
3. Recommend that the comprehensive plan not be amended.

Financial Impact:

Staff support and expenses for processing this proposal are included in the Community Planning and Development Department's 2016 budget.

Attachments:

Public Comments Received

Joyce Phillips

From: northbeachcomm@cs.com
Sent: Wednesday, June 08, 2016 9:00 AM
To: Joyce Phillips
Subject: 6 story buildings on Kaiser Rd and Mud Bay??

HELLO CITY OF OLYMPIA, PLANNER; J. PHILLIP;

The information on the Kaiser/Harrison Opportunity Area Rezone has not been advertised to the general public here in Oly., it is a big change! This rezone suggestion was pushed by a developer in 2014 and 2015. Now this new proposal will allow buildings to be 100,000 sq ft in size on Kaiser Rd, Mud Bay Rd area. This is huge! I am against this proposal. Mud Bay is a unique area, with a salt water inlet. We do not need huge buildings here. This is wrong to allow this.

Here is a list of my concerns;

1. The rezone is not needed because the current development is already meeting the City of Olympia's goals for development in this area.
2. The Eco-northwest comments on the Executive Summary is inaccurate because it uses outdated information. Please update this information.
Page 2 of this report, says that rental housing is waning and vacancy rates increasing. The opposite is true. Rentals are in demand and rents are rising. Page 3 says 100,000 to 150,000 sq. ft. showed be allowed. Please update this report!
3. Higher buildings in a new then already zoned is not desirable. Changing 4 stories to 6 stories is not compatible.
4. A rezone change of allowing 100,000 sq ft buildings, or greater for grouped retail, is not desirable for this area.
5. Highway 101 ramps are not needed and will never be funded by the state.

Please do a new analysis on this issue.

We need a new report on this area.

The data that you have is too old.

Thanks;

Lisa Riener

2103 Harrison Ave #2

Oly., WA

98502

360-956-0221

#15-0080



June 9, 2016

City of Olympia
Planning Department

Re: Kaiser Harrison Opportunity Area

As it stands the current PORM zoning in this corridor is very limited on what it allows for development. PORM is a strange, inconsistent zoning especially when you compare it to other zonings in the City that are much more streamlined. Most of the land in the proposed area is undeveloped because of this reason. It has almost no flexibility to coincide with market demand. The few retail stores in the area exist because they were vested, because they were built in the County and were annexed in to the City in the early 2000's. There is not one new (non vested) business or restaurant in this corridor in the last 20 years. PORM zoning is very cumbersome and cost prohibitive for the developer and the City to do anything with.

The proposed zoning in the corridor makes it flexible for not only the land owner and the City to work together to develop and change with market demand. With this ease you will see more development which in turn gives the City a much greater tax base than vacant land to support the parks, the pedestrian friendly and all the trails that surround the area. The tax revenue will support what the public has said it wants.

The road widening project on Harrison and Kaiser was well laid out and set the groundwork for the area to support the additional traffic and ingress and egress out of the City. At each intersection the City has put in the infrastructure to be able to add stoplight, turn signals to handle any traffic.

You have a large number of homes on the far westside in and around the corridor and there are no new restaurants, shopping, retail stores or commercial experiences in that area to support the houses. The research that the City has collected from the residents, homeowners and community reflects that people want to be able to shop and eat within a couple of blocks of their homes. Jay's Farm stand offers a sense of community. People are able on a daily basis to walk from Bayhill, Grass Lakes and the other housing developments in and around the corridor and shop at Jay's. It is a experience they seem to enjoy.

#15-0080

With the development standards and review corridor outlined in rezoning the area, it will not just be another development, they are creating the ability to support existing houses put new business/ townhomes in and have a place where people can eat live/shop and walk to parks nature trails. This will give the area a sense of community. The rezone will not only increase the city's tax revenue immensely but will change it to a vibrant community. The research and the comments that the city collected indicated that is what the community wants.

Some people expressed concern about the potential for increased noise due to the rezoning and development. The ability to create noise either more loudly or for a longer period time is the same under the current zoning and the proposed zoning. The rezoning sets a standard for greater offsets on property lines than already exist in the current zoning, thus mitigating any adverse impact that new development might have.

The infrastructure along the corridor is in place and will support the changes in zoning and will grow with development, in addition the Yauger/Kaiser off ramps are slated for a few years out, and will also help with that. The City has set forth guidelines and has established the review corridor with rezone to support the community and change it for the better and help it evolve in to a vibrant place for all facets of living.

We feel that the rezone is one of the best things to come for the far west side of Olympia. The groundwork has been laid to make it beautiful, vibrant and to afford the area a sense of community. Please rezone the corridor as it set forth in the Kaiser Harrison Opportunity Area Plan.

Kern Rexius

June 8, 2016

Olympia Community Planning and Development Department
P.O. Box 1967
Olympia, WA 98507-1967



Re: Project Number 15-0080 Kaiser/Harrison Opportunity Area Plan

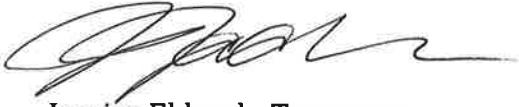
I am writing to voice my support for this proposed plan. I believe that the positive impact on our city and community will far outweigh the negative. I believe that basic economics tells us that everything must be paid for by someone and basic politics tells us that in everything there must be compromise. I believe that this proposed zoning change gives a solution to the economic dilemma as well as the political one.

I have lived and/or worked in Olympia my entire life. My father owns the property located at 405 McPhee Rd SW that we currently occupy with our business Lew Rents West. This property has been owned by my family since 1978. Our family has been in business in Olympia since 1928. In regard to the property on McPhee Rd, I grew up in the house next to this property. I, as others who testified at the hearing on June 6, 2016, remember this area when it was nothing but trees and a few houses. My father also grew up in a home located inside this proposed zoning area. Our family has deep roots in this little corner of the city. We differ in opinion with the gentlemen that testified, we see the opportunity for balance in this plan. We believe that there is room for growth that can be balanced harmoniously with local community. I will be the first person to stand up for local and family business but I also see that our city is burdening the small local businesses with providing all of the tax revenue for services every citizen of Olympia expects. Simply put, if we wish to have all of the things that money buys we must find a way to raise the money to buy those things. I have not seen the statics of projected tax revenue from this project but I can only imagine that it would provide the funds to assist with needed basic services as well as spaces like parks and trails. This could also be a large part of solving the financial issue of dealing with the homeless epidemic that plagues Olympia.

It is very clear that at this time Olympia is lacking the funding to pay for needed services. I have met with members of the Olympia police department on several occasions in regard to the crime in our area as well as crimes that have occurred against our business. They all say that there just are not enough resources to provide the services needed to deal with the homeless epidemic and the criminal activity. There are not enough officers, there is not funding for mental health, substance abuse and homeless assistance. As business owners we are having to protect our assets on our own. We have had to pay to install costly surveillance systems, fencing, alarm systems and motion detectors yet have still suffered large monetary loss because of the lack of services. Not only services like police and prosecutors but also mental health services, services for the homeless, drug and alcohol programs and community awareness programs. Our business and property are protected by a fence, alarms and cameras but other property and business owners that I have talked with in the area do not have all of that and have been effected even more than we have. There are property owners in the area that fight homeless encampments and vandalism on a regular basis at their own expense. There are business owners that don't feel comfortable being in their businesses at night or walking to their cars after dark. There are business and property owners in this area that have to go out and clear their property of needles and garbage before their customers and clients arrive in the morning. How can we solve these problems? We must find ways to raise revenue without compromising the feel of the community. Again, I think that this proposal does just that. No plan will be perfect but it is all about compromise.

Olympia annexed this area in question several years ago and added extensive improvements to the streets and utilities. Why would the city do that for no benefit? If the city were a business there would have to be an equal monetary benefit to the expense. Unfortunately houses and medical offices do not provide the revenue that the City needs to justify the costs of the improvements. Mr. John Newman testified at the hearing that he recalls a time when the area in question was nothing but trees and open space. I also recall a similar time but that does not mean that I lose all sense of reason and economics. Very simple math tells us that the City needs tax revenue to provide the very things that Mr. Newman and the other gentlemen that testified want. Residential property is, in general, less valuable per square foot than commercial therefore pays a lower amount of property tax. The residents pay sales tax for items purchased in the city but not to the city if they go elsewhere to purchase needed goods. West Olympia is lacking in so many services that the residents do go elsewhere. By having a local community center with a good mix of businesses you eliminate the need for residents to go outside the city to spend their money. You also create jobs for people who will in turn spend their money in the area. Having walkable and bike friendly streets and areas also solves some of the traffic problems and creates a harmonious environment for business and residents.

I see this project as an opportunity. An opportunity for the City and for the people. Why would the city not want to provide for its citizens by generating revenue in a controlled environment such as this? I think this is an opportunity to build revenue while also showing everyone that Olympia is a good place to do business and to live.



Jessica Eklund - Treasurer

Lew Rents West, Inc.

405 McPhee Rd SW

Olympia, WA 98502

360-357-3314

June 9, 2016

Hand Delivered



Joyce Phillips
 City of Olympia – Community Planning & Development
 601 – 4th Avenue E.
 Olympia, WA 98501

RE: Public Comment on Kaiser/Harrison Project File No. 15-0080

Dear Ms. Phillips:

I am an Olympia resident and homeowner in the Bayhill neighborhood, which is located just north of Harrison Avenue and adjacent to the proposed site development “opportunity area.” I have lived in the Bayhill neighborhood for nearly two years with my wife and young daughter. During my time as a resident in this community, the location has been quiet, enjoyable, and a safe neighborhood for families and children. I am writing to voice my concerns and opposition to the proposal to change the current zoning classifications of the Kaiser/Harrison “opportunity area” due to the many adverse consequences to the existing neighborhood properties.

The proposal to change the zoning classification to primarily “mixed use” would greatly alter the character of the neighborhoods that surround the affected area. I am particularly concerned with the proposed change of permitted use from quiet, single family homes and a few modest businesses, to a busy, commercialized shopping center. There is an unavoidable, adverse impact that the additional noise, odors, and increased traffic will have to the existing residential neighborhoods. The noise and light pollution that will occur will negatively impact the quiet enjoyment of these properties, where a large number of homeowners are younger families with small children. Also, there is currently very limited on-street parking in the Bayhill neighborhood. It is highly foreseeable that patrons to the new commercialized shopping center will park in the Bayhill neighborhood to access those properties. This would create a significant increase in non-resident traffic in my neighborhood and the other surrounding neighborhoods in the area (Grass Lake, Woodbury Crossing, Kaiser Place), negatively impacting the availability of on-street parking for residents and the safety of the many children who currently use these secluded, residential roadways as play areas since they presently experience minimal traffic.

Additionally, there are already multiple shopping centers within approximately one (1) mile of the proposed “opportunity area,” specifically at the intersection of Harrison Avenue and Cooper Point Road. In fact, there are multiple vacant commercial properties located in those shopping centers which could be utilized by businesses. In contrast, the area affected by the proposal is dominated by residential properties and neighborhoods. The fact that these neighborhoods are set apart from the busy arterials of the Westside is the reason many homeowners live in this area. It certainly is one of the attractions that led me to make my family home in Bayhill. To create a

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new commercialized shopping center literally across the street (Harrison Avenue or Kaiser Road) would completely change the nature of these neighborhoods and the privacy sought by living further away from downtown or the existing Westside shopping centers.

I am also particularly concerned with the proposed changes to the zoning north of Harrison Avenue. The proposed zoning changes to the properties north of Harrison Avenue (adjacent to the Bayhill neighborhood) seem both unnecessary and inconsistent with remaining proposal. The properties south of Harrison already include multiple small or moderate businesses. Changing the zoning of those properties to allow for massive commercial businesses, including up to 60,000 sq. ft. single purpose commercial use, is a dramatic change to the character of the businesses and properties that have already been established in that area.

Even so, the proposal to develop the properties to the south of Harrison Avenue seems much more consistent with the current utilization of that area than to do so north of Harrison Avenue. As stated above, the properties south of Harrison Avenue already have established, modest businesses. However, each of those are located on the opposite side of four (4) lanes of traffic on Harrison Avenue, which is a significant distance from the residential properties on the northern side of Harrison. If the proposed zoning changes take effect to the properties north of Harrison, no similar setback will exist or is possible to re-create. Unfortunately, the increased setback requirements in the proposal only require an additional five (5) feet than exists in the current zoning classification. That is so insignificant it is essentially non-consequential when compared to the difference of permitting a residential home vs. a large, multistory commercial business.

The properties located in the northwest corner of the "opportunity area," at the intersection of Kaiser and Harrison and adjacent to the Western edge of the Bayhill neighborhood, currently consists of a small, modest business that is backed up against a natural greenbelt and the Bayhill stormwater ponds. This greenbelt currently serves as both a natural landscape that is consistent with the beauty and appeal of other neighborhoods on the Cooper Point peninsula, but also as a natural sound buffer from the increased traffic on the recently expanded Harrison Avenue. Altering that property from a natural area to mixed use and/or multifamily housing would be a significant change to the area and the privacy of the existing residential properties. Similarly, the Bayhill stormwater ponds that abut Harrison Avenue were established with the current use of the surrounding properties in mind, not a commercialized shopping center across the street which would present a much greater impact than was intended or foreseeable. Also, increasing the residential zoning from R4-8 to R6-12 would be inconsistent with the surrounding residential properties, including the townhomes that are located in the rear of the Bayhill neighborhood, and would affect the marketability of those existing units that were constructed under the current zoning classifications for the area.

Likewise, on the Eastern border of the Bayhill neighborhood, those properties have existed for many years as quiet, low impact type uses: a sole, single family residence and the rear greenhouses of the Bark and Garden Center, respectively. To alter the zoning classification of those properties to mixed use, which allows multi-story commercial businesses (up to six floors), would substantially and negatively affect the privacy, safety and character of the residential

Public Comment re File No. 15-0080

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Page 3 of 3

properties immediately adjacent to that area. In the current zoning classification, that property is PO/RM and has been utilized consistent with that permitted use (specifically, a single family residence). Even if the use of the property was converted to professional offices, which is also a currently permitted use, that would have a much lesser impact than the virtually unmitigated types of permitted use allowable under a mixed use classification. Professional offices often do not have any impact outside of normal business hours, in stark contrast to other types of commercial uses such as restaurants, retailers, shopping centers, or grocery stores. Further, the impact of allowing a mixed use classification that would permit a six-story commercial building would irrefutably damage the marketability of the surrounding residential properties that could very well have multi-story buildings peering into their yards and private homes. This would have an immediate, negative effect on the over 100 private residences already established in the Bayhill neighborhood alone. Such a use would also stand in high contrast, and in my opinion, grossly out of place, to the surrounding properties that are all residential low impact uses.

As it stands, the Kaiser/Harrison "opportunity area" has already been actively developed in a reasonable manner under the current zoning classifications and consistent with the needs and demands of the surrounding community. The area has expanded appropriately with primarily residential properties and modest, small businesses. The proposed development plan would completely change the character of the area by converting it from a primarily residential area to a busy, commercialized "town center." Frankly, between the expanded gentrification of the downtown area, the expansive Westside Capital Mall, and existing commercial shopping centers only one mile from the "opportunity area," it seems as though those needs have already been satisfied.

In light of the above, I strongly urge the Planning Commission and the City Council to reject the proposed development plan for the Kaiser/Harrison "opportunity area." Alternatively, I would greatly appreciate your consideration to mitigate the concerns identified in this comment, perhaps at a minimum by excluding the properties north of Harrison Avenue from the proposal. Thank you.

Sincerely,



Bryan D. Johnson
305 Nine Bark Street NW
Olympia, WA 98502

Joyce Phillips

From: Shelby Hentges <Shelby@mphholdings.com>
Sent: Thursday, June 09, 2016 2:39 PM
To: Joyce Phillips
Subject: Kaiser-Harrison Opportunity Area Public Comments

Dear Olympia Planning Commissioners,

I attended the Olympia Planning Commission's Meeting and Public Hearing for the Kaiser-Harrison Opportunity Area on Monday night. As mentioned in our Comprehensive Plan Amendment application for Re-zone submitted last year, the Opportunity Area Study incorporated in the Comprehensive Plan's Economic Development section identified this area as a suitable location for retail, and that it should be transformed into a commercial and residential center over time.

The Staff's recommendations are based on their consultant's Market Study and Analysis of the area, along with months of public meetings where members of the community in the area and stakeholders were able to provide input on the types and scale of development they would like to see happen. Implementing these recommendations is a good opportunity for the City to meet market demands while fulfilling the priorities identified during the public process: zoning that allows for commercial and residential development to occur on a scale that meets the needs for the area and will incorporate multi-modal transportation opportunities with a focus on pedestrian-oriented development, public spaces to allow for greater sense of community, and utilization of urban design principles. By utilizing the Urban Corridor, and more specifically the HDC-4 zoning designation on the majority of our site, City staff and the public would have further input in the design of any future development in the area through the required Design Review process. Any buildings over 25,000 square feet would require additional design elements, and any over 60,000 square feet would require a development agreement, allowing even further input at the City and citizen levels.

The multi-family development in this area has grown swiftly in recent years. The proposed Comprehensive Plan amendment allows the City the flexibility to answer market demands and the opportunity to balance the new residential development with adequate commercial and retail services, while requiring additional public participation through the process to ensure compliance with the City's vision and goals. This would help to ensure success and vitality within the area and allow this new neighborhood to create an identity of its own.

We urge you to support the proposed amendments.

Thanks,
Shelby Hentges



www.mphholdings.com

shelby@mphholdings.com

360.570.8540 p. 360.570.8513 f.

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Joyce Phillips

From: Michael Murphy <mike.murphy.dvm@gmail.com>
Sent: Thursday, June 09, 2016 3:29 PM
To: Joyce Phillips
Subject: Kaiser Harrison rezone

Hello,

My name is Mike Murphy and I am a property owner in the area being considered for re zoning. I am emailing to express my support for the re zone. As a property owner, I am in contact with the local area residents and have a feel for the needs that are developing. The re zone will allow more flexibility so the area can be properly developed based on the needs the community desires.

I am available if you would like to discuss this further.

Thank you,

Mike Murphy

--

Mike Murphy
mike.murphy.dvm@gmail.com

Steamboat Animal Hospital/People Pets and Vets/CYR
6531 Sexton Drive NW
Olympia, WA 98502
wrk 360-866-7331 ext 107
cell 360-790-5640
fax 360-866-6058

Joyce Phillips

From: Amy Evans <amymariaevans@gmail.com>
Sent: Thursday, June 09, 2016 5:01 PM
To: Joyce Phillips
Subject: Harrison/Kaiser Zoning Public Comment

Dear Planning Commission:

I am writing to express a public comment regarding potential rezoning in the Harrison/Kaiser area. I own a small business, Bon Lemon, located at 4419 Harrison Avenue, Suite 101 and reside on Cooper Point. I have an interest in the rezone as both a business owner and a local resident. It is my opinion that without an expansion in land use options, my business will fail to thrive and adequate services will be unavailable for local residents.

Without more land use options, other businesses will be unable to move into our neighborhood, which will be detrimental to my business. With the addition of other businesses in our building (Industrie, Blue Heron), we have seen an increase in sales, and we are confident adding additional businesses nearby will have a similar impact. When shoppers are able to get a variety of their needs met in one area, more customers come and create a symbiotic relationship between each business' customer base. I love the growing sense of community we have here, and I want that to grow. Small businesses are the fabric of our unique community in West Olympia, not to mention very important for supporting our tax base. I can't wait to see more local business owners like us providing a service to the community in West Olympia; rezoning will allow landowners to meet that need and allow businesses like mine to thrive.

Without additional land use options, adequate services will be unavailable to West Olympia residents. There has been a significant increase in the number of residences near my shoppe and in West Olympia in general. We all need places to shop for groceries, get gas, buy a gift, or go out to dinner. Without additional businesses, there will not be adequate services for all of the residents of the Westside. Expanding land use options would allow us to stay nearby, without the need for using additional fossil fuels to drive all the way across town. We love supporting West Olympia by shopping local and want to see more options available.

The only argument against rezoning is a denial of growth, which is a foregone conclusion. West Olympia is not a rural area, and failing to provide adequate opportunities for businesses and services for the growing number of residents does a disservice to the reality of what our community needs. Our community needs the beneficial resources more land use options provides.

Thank you for considering my input. I hope you will choose to support our wonderful community, by allowing us the opportunity to cultivate our thriving West Olympia community center.

Sincerely,

Amy M. Evans, Esq.

#15-0080

Joyce Phillips

From: nwsurveyqc@cs.com
Sent: Friday, June 10, 2016 8:00 AM
To: Joyce Phillips
Subject: Comments, Kaiser/Harrison Opportunity Area

To:

Joyce Phillips, AICP | Senior Planner

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: (360) 570-3722 | Email: jphillip@ci.olympia.wa.us

From John Newman, 2103 Harrison Ave NW, Olympia, WA 98502

Comments for:

Opportunity Areas and The Kaiser/Harrison Opportunity Area Rezone.

The rezone to a higher density of HDC-4 in the Kaiser/Harrison Opportunity area should not be approved. The existing zoning should be maintained. This area is being developed right now and meeting the City's goals of growth. Stores are being finished every month and development that is neighborhood friendly will continue.

The Econorthwest comments on the Executive Summary is inaccurate because it uses outdated information. Page 2 says that rental housing is waning and vacancy rates increasing. The opposite is true. Rental housing is in demand and rents are rising. This area should continue to be used for residential, both multi and single homes. Econorthwest states that 100,000 to 150,000 sq. ft. of grouped retail should be allowed. This is too much retail for this area. A smaller rezone area should be considered.

Highway 101 ramps are not needed and will never be funded by the state. There are off-ramps at the Evergreen State College exit, and off ramps at the Mud Bay exits. Using these existing ramps will save the state and city 10s of millions of tax dollars.

Joyce Phillips

From: Anne Buck <culinaryexotica@gmail.com>
Sent: Friday, June 10, 2016 2:13 PM
To: Joyce Phillips
Subject: rezone, Kaiser and Harrison

No to the rezone, not needed. Anne Buck

Joyce Phillips

From: Ron Thomas <Ron@tarstudio.com>
Sent: Friday, June 10, 2016 12:03 PM
To: Joyce Phillips
Cc: Shelby Hentges (Shelby@mphholdings.com); Kim Andresen (Kim@mphholdings.com)
Subject: Kaiser Harrison Opportunity Area Plan - Letter of Support

Joyce;

I would like to begin by thanking you, Leonard and the rest of the City's team for facilitating the public outreach process over the past year for the Kaiser Harrison Opportunity Area Plan. It's been a long haul, with public feedback being solicited on a wide range of topics. I do believe the plan that's currently moving forward is, in large part, an accurate reflection of the public feedback received to-date.

As a local architect actively engaged in our community, I have a keen interest in the outcome of this planning effort. This culmination of this area plan will have a direct impact on my business and, more importantly, the future quality of life for citizens in the immediate Kaiser Harrison neighborhood and beyond (considering the possible infrastructure improvements in this area). The importance of your efforts to re-zone this area, supported by broad based community input, cannot be overstated. These efforts will help set the stage for the type of development that can truly create a vibrant mixed-use "opportunity area" for the greater Kaiser Harrison area of our city.

For the sake of full disclosure, my firm does have two clients with significant land holdings within the boundaries of the Kaiser Harrison Opportunity Area. That being said, I do believe the zoning changes being proposed are heading in the right direction (changing PO/RM to HDC4). This will provide for the greatest range of flexibility, allowing the private sector to seize the opportunities that will be created by this rezone. You can't force the market to follow a prescriptive path; however, you can do your best to set up a framework that allows for a wide variety of uses.

I strongly support the current plan with one exception. Please consider changing the area identified on the preferred plan as PO/RM that is north of 7th AVE SW between the HDC4 and GC zones. I feel this area should continue as HDC4 all the way down to 7th Ave SW. This HDC4 zone would be a much better transition to the GC zone to the south and will allow for multiple access points from Kaiser Rd SW and 7th Ave SW into the large area zoned as HDC4.

Again, thank you for your efforts to-date. Please let me know if there's anything we can do to further support the City's efforts as you approach the final stages of the Kaiser Harrison Opportunity Area Plan.

Respectfully,

Ron

Ron Thomas, AIA, President
Thomas Architecture Studio, Inc.
109 Capitol Way N
Olympia, WA 98501
(O) 360-915-8775
(C) 360-545-2147

Joyce Phillips

From: Evan Parker <eparker@kiddermathews.com>
Sent: Friday, June 10, 2016 4:36 PM
To: Joyce Phillips
Subject: Kaiser-Harrison Opportunity Area Public Comments

Dear Planning Commission:

I am writing to express a public comment regarding potential rezoning in the Harrison/Kaiser area. I am an active licensed Commercial Real Estate Broker in Olympia. I have an interest in the rezone as a business owner, listing agent and local resident. It is my opinion that without an expansion in land use options, West Olympia will fail to thrive and provide adequate services to local residents. I am also genuinely concerned about Olympia's ability to compete with the neighboring jurisdictions and the regional market as a whole without this type of commitment.

The multi-family development in this area has grown significantly in recent years and there is more in the pipeline. The proposed Comprehensive Plan amendment allows the City the flexibility to answer market demands and the opportunity to balance the new residential development with adequate commercial and retail services, while requiring the process to ensure compliance with the City's vision and goals. This will help to ensure success and vitality within the area and allow this new neighborhood to create an identity driven by market demand. Without this rezone, I am certain, the designated area of opportunity will continue to fill in with multifamily units and completely miss the opportunity to provide for local businesses and the deserving residents of this community.

I strongly urge you to support the proposed amendments.

Evan Parker

First Vice President, Partner

KIDDER MATHEWS

1550 Irving Street SW, Suite 200, Olympia, WA 98512

T 360.705.0174 | **F** 360.705.9860 | **C** 360.556.0107

eparker@kiddermathews.com | kiddermathews.com

[download vcard](#) | [view profile](#)

Please consider the environment before printing this email.

Joyce Phillips

From: Thera Black <thera.black@comcast.net>
Sent: Friday, June 10, 2016 4:51 PM
To: Joyce Phillips
Subject: Kaiser Harrison Opportunity Area

Dear Planning Commissioners - I'm writing to express my support for the proposed rezone for the Kaiser Harrison Opportunity Area. I was unable to attend your hearing on Monday so am submitting my comments via email.

There are thousands of rooftops in that part of the city with many more on the horizon. This area needs commercially-viable zoning to enable the kind of economic development that supports some of the retail and services needed by this population.

I know that "60,000 square feet" sounds huge to people but it's really not. As I listen to concerns it seems people are confusing "60,000 square feet" with "ugly building syndrome." They're not synonymous.

As I understand it, the new zoning includes provisions for Design Review Board oversight, which is good. As we've learned over the years, though, development must be economically viable if we want attractive buildings and that means large enough to attract tenants who can afford the costs of those design details. Those tenants in turn create the customer base that enables smaller 'mom and pop' businesses to flourish within the same commercial center.

The City and residents want amenities - trails, parks - that will be provided by developers. I don't see how those wishes can be fulfilled if zoning precludes the ability for developers to build projects that are attractive and which satisfy day-to-day needs of the people who live there. The rezone will allow the area's commercial development to catch up to the residential growth that is already there (and is planned to increase). This rezone will enable the kind of economic opportunity that the City has long touted as good for neighborhood convenience, the kind of opportunity that reduces the need for people to drive, the kind of opportunity that is consistent with the goals and values embodied in our Comprehensive Plan. The design review process will ensure we get high quality design and frontage improvements. Mitigations will ensure area residents enjoy a more complete and connected non-motorized network and the convenience of not having to drive all the way into the Westside commercial center for everything.

We've accepted the residential growth our plans call for. This is the next step to get the commercial activities people need close to where they live to enjoy a more urban lifestyle with less reliance on driving. One without the other - a sea of residential with no adjacent commercial services - is a 20th century way of thinking that is out of synch with our values and our Comp Plan.

Please approve the rezone for the Kaiser Harrison Opportunity Area.

I am happy to answer any questions you may have.

Thank you -

#15-0080

Thera Black

Joyce Phillips

From: waltjorgensen@comcast.net
Sent: Friday, June 10, 2016 4:56 PM
To: Joyce Phillips
Subject: Comments to Item # 16-0695 Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan Public Hearing

Dear Ms Phillip;

Please accept my comments to item # 16-0695 Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing.

The Kaiser Harrison Opportunity Area Plan fails to adequately address transportation. For much of the area depicted in the "Preferred Alternative Map" area, there is no available City of Olympia transportation. Lack of transportation will lead to increased driving trips. This development plan does not meet the City's Comprehensive Plan goals for transportation and reduction of carbon dioxide emissions. An excerpt from a Comprehensive Plan vision statement indicates: *"Olympians want a transportation system that can move people and goods through the community safely while conserving energy and with minimal environmental impacts."* The Growth Management Act guides cities to link transportation and land use planning.

Additionally, the Future Land Use map and an associated policy identifies three High Density Neighborhoods as areas to concentrate new development (*in the map they are referred to as the "High Density Neighborhood Overlay."*) The area surrounding Capitol Mall is one of these high density neighborhoods. Given that there is no readily available transportation in much of the "Preferred Alternative Map" area, it would be wise to plan new west side development around the Capitol Mall.

Listed below are some of the Comprehensive Plan goals and policies that pertain to this subject:

PL14.2 Concentrate housing into three high-density Neighborhoods: Downtown Olympia, Pacific/Martin/Lilly Triangle; and the area

surrounding Capital Mall. Commercial uses directly serve high-density neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density neighborhoods are highly walkable. At least one-quarter of the forecasted growth is planned for downtown Olympia.

Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

PL1.3 Direct high-density development to areas with existing development where the terrain is conducive to walking, bicycling and transit use and where sensitive drainage basins will not be impacted. Community sources of emissions of carbon dioxide and other climate-changing greenhouse gases are identified, monitored and reduced.

PN8.5 Reduce the pollution and energy consumption of transportation by promoting the use of electric vehicles and expanding accessible and inviting alternatives that reduce vehicle miles traveled, including transit, walking and cycling (see also GT25).

PN8.5 Reduce the pollution and energy consumption of transportation by promoting the use of electric vehicles and expanding accessible and inviting alternatives that reduce vehicle miles traveled, including transit, walking and cycling (see also GT25).

A mix of strategies is used to concentrate growth in the city, which both supports and is supported by walking, biking, and transit.

PT13.4 Promote infill in close-in neighborhoods and increased land-use density in activity centers and downtown to reduce sprawl, car trips, and to make the best use of the existing transportation network.

Intercity Transit's short- and long-range plans are supported.

PT18.1 Support Intercity Transit's existing and planned services and facilities by ensuring that street standards, system operational efficiencies, land uses, and site design support transit along current and future routes.

PT18.2 Coordinate with Intercity Transit on bus stop locations so they are safe, accessible and inviting for pedestrians and bicyclists.

PT18.3 Consult with Intercity Transit when new developments are being reviewed so that current and future bus routes can be accessed by transit vehicles.

PT18.4 Make transit more inviting by designing transit access at major destinations such as worksites, schools, medical facilities and shopping complexes in a manner that allows efficient access for buses, while placing bus stops in locations that are more convenient than parking areas.



Planning Commission

Comprehensive Plan Text Amendment to the Public Health, Arts, Parks and Recreation Chapter - Deliberations and Recommendation

Agenda Date: 6/20/2016
Agenda Item Number: 6.E
File Number: 16-0737

Type: recommendation Version: 1 Status: In Committee

Title

Comprehensive Plan Text Amendment to the Public Health, Arts, Parks and Recreation Chapter -
Deliberations and Recommendation

Recommended Action

Approve and submit a letter to Council regarding the proposed text amendment to the Public Health,
Arts, Parks and Recreation chapter of the Comprehensive Plan.

Report

Issue:

Whether to deliberate and offer a recommendation to Council on the proposed text amendment to
Olympia's Public Health, Arts, Parks and Recreation chapter of the Comprehensive Plan.

Staff Contact:

Jonathon Turlove, Associate Director, Parks, Arts and Recreation, 360.753.8068

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The City of Olympia Comprehensive Plan was adopted in December of 2014. The City's Arts, Parks
and Recreation Plan was adopted in February 2016. The proposed amendments would ensure
consistency between the Public Health, Arts, Parks and Recreation chapter of the Comprehensive
Plan and the recently adopted Parks, Arts and Recreation Plan.

Neighborhood/Community Interests (if known):

While both plans had significant public outreach and interest, this proposal has resulted in no public
comments. This is likely due to the fact that most people would presume the city plans are consistent
with each other, or that the city will make the changes when needed to ensure the plans are
consistent.

Options:

1. Recommend that City Council adopt the proposed text amendments as proposed.
2. Recommend that City Council adopt the proposed text amendments as modified by the Planning Commission.
3. Recommend that the comprehensive plan not be amended.

Financial Impact:

Staff support and expenses for this proposal are included in the Community Planning and Development Department's 2016 budget.

Attachments:

Application Packet

GENERAL LAND USE APPLICATION



OFFICIAL USE ONLY

Case #: 16-0039
 Received By: jmp

Master File #: 16-0001
 Project Planner: Joyce

Date: 3/25/16
 Related Cases: 16-0001

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- | | |
|---|---|
| <input type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment (Lot Consolidation) | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Tree Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Rezone or Code Text Amendment Suppl.</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Comp Plan Amendment – Public Health, Arts, Parks and Recreation Chapter

Project Address: N/A

Applicant: Jonathon Turlove, Olympia Parks, Arts and Recreation

Mailing Address: P.O. Box 1967, Olympia, WA 98507

Phone Number(s): 360.753.8068

E-mail Address: jturlove@ci.olympia.wa.us

Owner (if other than applicant): Olympia Parks, Arts and Recreation

Mailing Address: P.O. Box 1967, Olympia, WA 98507

Phone Number(s): 360.753.8068

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: The sections of the Public Health, Arts, Parks and Recreation chapter that discuss how many acres of Neighborhood Parks, Community Parks, and Open Space needed will be updated to be consistent with the Parks, Arts and Recreation Plan that was adopted February 9, 2016.

Size of Project Site: N/A

Assessor Tax Parcel Number(s): N/A

Section : N/A Township: N/A Range: N/A

Full Legal Description of Subject Property (attached):

N/A

Zoning: N/A

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: _____

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: _____

Access (name of street(s) from which access will be gained): _____

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

3/22/16

JT
Initials

I understand that for the type of application submitted, the applicant is required to pay actual Hearing Examiner costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)



Final Comprehensive Plan Amendment Application

OFFICIAL USE ONLY

Case #: 16-0039
 Received By: jmp

Master File #: _____
 Project Planner: Joyce

Date: 3/25/16
 Related Cases: 16-0001

| | |
|--|---|
| One or more of the following supplements must be attached to this Comprehensive Plan Amendment Application: | |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment (Proposed Specific Text and/or Maps) <input type="checkbox"/> Any Related Zoning Map (Rezzone) or Text Amendment <input type="checkbox"/> Other | <input type="checkbox"/> Adjacent Property Owner List (If site-specific amendment) <input type="checkbox"/> SEPA Checklist |
| Applicant: <u>Jonathon Turlove, Olympia Parks, Arts and Recreation</u> | |
| Mailing Address: <u>P.O. Box 1967, Olympia, WA 98507</u> | |
| Phone Number(s): <u>360.753.8068</u> | |
| E-mail Address: <u>jturlove@ci.olympia.wa.us</u> | |
| Site Owner: <u>Olympia Parks, Arts and Recreation</u> | |
| Mailing Address: <u>P.O. Box 1967, Olympia, WA 98507</u> | |
| Phone Number(s): <u>360.753.8068</u> | |
| Other Authorized Representative (if any): _____ | |
| Mailing Address: _____ | |
| Phone Number(s): _____ | |
| E-mail Address: _____ | |
| Description of Proposed Amendment: <u>The sections of the Public Health, Arts, Parks and Recreation chapter that discuss how many acres of Neighborhood Parks, Community Parks, and Open Space needed will be updated to be consistent with the Parks, Arts and Recreation Plan that was adopted February 9, 2016.</u> | |
| Size of Proposed Amendment Area: <u>N/A</u> | |
| Assessor Tax Parcel Numbers (s): <u>N/A</u> | |
| Site Address (if applicable): _____ | |
| Special areas on or near site (show areas on site plan): | |
| <input checked="" type="checkbox"/> None <input type="checkbox"/> Creek or Stream (name): _____ <input type="checkbox"/> Lake or Pond (name): _____ <input type="checkbox"/> Swamp/Bog/Wetland <input type="checkbox"/> Scenic Vistas <input type="checkbox"/> Flood Hazard Area | |
| <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine <input type="checkbox"/> Historic Site or Structure | |

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

| | | |
|---|-------------------------|-------------------------------|
| Print Name <u>Jonathon Turlove, Associate Planner</u> | Signature(s) | Date <u>3/23/16</u> |
|---|-------------------------|-------------------------------|



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

ATTACHMENT 1

Olympia

| | | |
|-------------------------|--------------------------------|--------------------------------|
| OFFICIAL USE ONLY | | |
| Case #: <u>116-0039</u> | Master File #: _____ | Date: <u>3/25/16</u> |
| Received By: <u>jmp</u> | Project Planner: <u>JOLYCE</u> | Related Cases: <u>116-0001</u> |

Rezone **Text Amendment**

Current land use zone: _____

Proposed zone: _____

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

**Proposed Changes to the Public Health, Arts, Parks and Recreation Chapter of
the Olympia Comprehensive Plan**

The following shows proposed changes to the Public Health, Arts, Parks and Recreation chapter that will make the chapter consistent with the Parks, Arts and Recreation Plan that was adopted February 9, 2016. These changes primarily involve updating references to acres of Neighborhood Parks, Community Parks, and Open Space needed. There are no proposed changes to goals, policies, or maps.

Public Health, Arts, Parks and Recreation

Extraordinary parks, arts and recreation provide opportunities for meaningful life experiences.

What Olympia Values:

Olympians value the role parks, open space, recreation and art play in our lives; as these contribute to our sense of community, and to our physical, spiritual and emotional well-being.

Our Vision for the Future:

A healthy, fun and enriching place to live.

Read more in the [Community Values and Vision](#) chapter

Introduction

Olympia's great parks, vibrant arts community, and many recreation and enrichment programs enrich our lives and strengthen our connection to the community. Public gathering places, whether a small pocket park or large playfield satisfy our need to join with others in the community. One only has to walk to a neighborhood park, search for a new skill to learn, or catch the latest downtown Arts Walk to experience this. The City, community groups, volunteers, and businesses all play a vital role in shaping parks, arts, and recreation. These facilities and programs improve people's quality of life, promote active lifestyles, create a sense of place and contribute to the local economy. The City of Olympia takes an active role, when appropriate, in influencing regional health policy where it relates to Olympians.

Parks, Arts and Recreation Programs and Facilities  SHARE

Parks and recreation programs support healthy lives, and those healthy individuals and families help sustain a healthy community. City programs offer opportunities to exercise and reduce stress, as well as support personal growth and emotional well-being.

Some recreational amenities are regional in nature and a regional approach to their implementation can be effective. As it developed this plan, the City looked at opportunities for coordinating with other local and regional governments to develop more

parks and recreational facilities. For example, community parks lend themselves to a regional approach, particularly if a potential site is located near a border with Lacey, Tumwater, or Thurston County. Other regional efforts could include an Art Center, a regional trail network, recreational programming, or even an ice skating rink or swimming pool. The City will continue to explore these opportunities.

The following goals and policies apply to all parks, arts and recreation programs, and facilities.

GR1

Unique facilities, public art, events, and recreational programming encourage social interaction, foster community building, and enhance the visual character and livability of Olympia.

PR1.1 Continue to provide extraordinary parks and community programs that contribute to our high quality of life and attract tourism and private investment to Olympia.

PR1.2 Promote City parks, arts, and recreation programs and facilities so they are used and enjoyed by as many citizens as possible.

PR1.3 Be responsive to emerging needs for programs, facilities, and community events.

GR2

The City leverages its investments in parks, arts and recreation programs and facilities.

PR2.1 Seek non-profit organization and citizen partnerships, sponsorships, grants, and private donations for park and facility acquisition, development, operation, programming, and events.


PR2.2 Use creative problem-solving and cost-effective approaches to development, operations, and programming.

PR2.3 Continue the Joint Use Agreement between the City and the Olympia School District to provide recreation facilities and programming for the community.

PR2.4 Seek opportunities to increase revenues generated by users of park facilities and concessions.

PR2.5 Search for opportunities for mixed-use facilities and public/private partnerships.

Parks

There are 52 parks and open spaces in the City of Olympia that give us a variety of opportunities to enjoy the outdoors from hiking in Watershed Park, to keeping cool in the Heritage Park Fountain, to strolling along Percival Landing, to getting married in the Rose Garden at Priest Point Park. Despite the number of parks we have, however, there are still unmet needs, such as soccer fields, dog parks, community gardens, bike and nature trails, and open space. For a complete inventory of all existing park, recreation and open space lands in Olympia see the [Parks, Arts and Recreation Plan](#) .

[Olympia Area Parks and Trails](#)

Over the next 20 years, Olympia will face a number of challenges as it works to meet the demand for parks and open space:

- **Funding for Large Capital Projects.** Current funding is not adequate to complete the Percival Landing project and the Isthmus gateway, acquire and develop a 40-acre community park, and complete the West Bay Park and Trail. These are all multi-million dollar projects.
- **Acquiring Land for New Parks.** As our population increases we will need more parks and open space to maintain the same level of service standards yet less land and fewer large parcels will be available.
- **Maintaining an Aging Infrastructure.** As Olympia's park infrastructure ages, it becomes more important, and more expensive, to maintain.

Maintaining the quality of Olympia's parks and recreation system

Level of Service Standards

The Parks and Recreation Plan:

Every six years, the City undertakes an extensive public outreach effort to update its [Parks, Arts and Recreation Plan](#). During this time, citizens have an opportunity to share what they want from our park system, and our arts and recreation needs, which are used to update Olympia's park level of service standards. ~~Level of service standards are referred to as "Target Outcome Ratios in the~~ [Parks, Arts and Recreation Plan](#). These standards -- the ratio of developed park land per 1,000 residents --- are used to evaluate the need to acquire more park land or build more recreation facilities.

The Capital Facilities Plan:

The [Capital Facilities Plan](#) describes how the City finances new park acquisition and development, which is funded by a variety of sources including the two percent private utility tax, park impact fees, Washington's State Environmental Policy Act (SEPA) mitigation fees, grants and donations. While most of the park projects proposed in the [Parks, Arts and Recreation Plan](#) already have identified funding sources, some do not.

Neighborhood Parks

A Neighborhood Park is usually a small playground and open area designed primarily for non-supervised, non-organized recreational activities. A typical Neighborhood Park might include a children's playground, a picnic shelter, a restroom, and open grass areas for passive and active use. These parks also may include trails, tennis courts, basketball courts, skate courts, public art, and community gardens. Since each Neighborhood Park is unique, residents will often travel throughout the City to experience a variety of them. The service area for Neighborhood Parks is thus the entire City and its Urban Growth Area.

Neighborhood parks such as Lion's Park provide nearby places to be active.

There are currently 23-26 Neighborhood Parks in Olympia totaling 69-72 acres. As Olympia's population grows, some of our Neighborhood Parks are nearing capacity. To address this, the City estimates that it needs to acquire three-ten additional Neighborhood Park sites totaling approximately 11-20 acres within 10-20 years. This is also consistent with the goal expressed in the Parks, Arts and Recreation Plan of having a neighborhood park within one mile of all walking distance to most residences.

For more information on the Neighborhood Park standard see the Parks, Arts and Recreation Plan [↗](#).

Community Parks

Community Parks are designed to serve the larger community, and are either athletic fields or sites that have a special focus.

Athletic field space can range from a single field at a park to a multiple-field complex. Large athletic field complexes are the most cost-effective for efficient scheduling and maintenance. Though they are designed for organized activities and sports, individual and family activities are also encouraged. Athletic field complexes bring large groups together and require more facilities, such as parking, restrooms and picnic shelters. Olympia's three existing athletic field complexes are: LBA Park, Yauger Park and Stevens Field. Combined, these parks total 75 acres.

Other Community Parks may have a special focus, such as a waterfront, garden, or water feature. Some examples include the Heritage Park Fountain, Yashiro Japanese Garden, and Percival Landing.

Community parks add to Olympia's vitality (Percival Landing).

Olympia provides athletic fields through a combination of City parks and school fields. But there still is a need for additional rectangular fields. In recent years, soccer groups have been turned away and have used fields available in other jurisdictions. Some athletic fields have been so over-used that they cannot recover for the following season, which is leading to long-term deterioration. While the City will continue its efforts to acquire large parcels for future athletic field complexes, it recognizes that with very few large undeveloped parcels available, it may be necessary to meet the future athletic field need with single fields at multiple parks.

Community Parks also can have special features such as off-leash dog areas, bicycle courses, freshwater swim beaches, waterfront access and community gardens. Based on community needs, Olympia will also need to add additional Community Park acreage to provide for these desired recreational amenities.

For organized sports, it matters less where the player lives, but rather where a game is scheduled. Much like a transit system or library system that is "area-wide", Community Parks serve the entire Olympia urban growth area. Thus the service area for Community Parks is defined as being all of Olympia and all of Olympia's urban growth area.

~~The Community Park level-of-service standard is determined by analyzing athletic field and non-athletic field community needs separately.~~ The City estimates that it needs ~~two additional athletic field oriented community parks totaling 63 acres and 7 special use oriented community parks totaling 29 acres~~ to acquire an additional 84 acres of community parks to meet the demand for Community Parks within 20±0 years. For more information on the Community Park standard see the Parks, Arts and Recreation Plan [↗](#).

Open Space

Open Space is defined as primarily undeveloped land set aside for citizens to enjoy nature and to protect the natural character of Olympia's landscape. It may include trails; wetlands; wetland buffers; stream or river corridors and aquatic habitat; forested or upland wildlife areas; ravines, bluffs, or other geologically hazardous areas; prairies/meadows; and undeveloped areas within existing parks. Trail development to allow passive recreation such as nature observation and hiking is encouraged in these areas, except in cases where wildlife conservation is the primary function. Parking and trailhead facilities such as restrooms, information kiosks and environmental education facilities are also appropriate.

(Note that the term "Open Space" as used in this chapter has a more specific meaning than as used in the [Natural Environment Chapter](#) pursuant to RCW [36.70A.160](#) [↗](#)).

Open spaces such as Mission Creek Nature Park provide opportunities to experience nature within the city.

Research has shown that residents are willing to travel across town looking for the special and unique features associated with one Open Space in particular. For instance, Watershed Park provides walking trails in a stream and wetland complex while Priest Point Park provides saltwater beach access and old growth forests. Much like a transit system or library system that is "area-wide", Open Spaces serve the entire Olympia urban growth area. Thus the service area for Open Space is defined as being all of Olympia and all of Olympia's urban growth area.

~~Olympia already has a substantial inventory of Open Space acreage. Priest Point Park, Grass Lake Refuge, and Watershed Park alone comprise over 630 acres. To retain the current ratio of Open Space to population would require acquiring approximately 140 more acres to the inventory every 10 years. Lack of available land parcels and insufficient funding makes this unfeasible. Yet, Open Space has a very high value to Olympia residents. At the Parks, Arts & Recreation public workshops related to parks planning, when people were asked, "What parks, arts or recreation experience do you value most?" the number one response was "nature." In a series of neighborhood workshops conducted for a recent update to the Parks, Arts and Recreation Plan, one of the most dominant themes was "Buy open space/natural areas – provide nearby access to nature."~~

~~Four Open Space projects totaling 111313 acres of Open Space acquisition are therefore proposed for development within the next 10-20 years. While this will result in a slightly lower ratio of Open Space to population in 10 years, these projects will be valuable additions to Olympia's Open Space inventory and These acquisitions will meet the Open Space Level of Service Standard and will help address the impact of projected population growth on the Open Space system. For more information on the Open Space standard see the Parks, Arts and Recreation Plan [↗](#).~~

The level of service standards outlined above and the following goals and policies will guide Olympia's park system towards achieving its vision over the next 20 years.

Goals and Policies

GR3

A sustainable park system meets community recreation needs and Level of Service standards. [SHARE](#)

PR3.1 Provide parks in close proximity to all residents.

PR3.2 Ensure that Olympia's park system includes opportunities for its citizens to experience nature and solitude as a healthy escape from the fast pace of urban life.

PR3.3 Preserve and enhance scenic views and significant historic sites within Olympia's park system.

PR3.4 Identify and acquire future park and open space sites in the Urban Growth Area.


PR3.5 Beautify entry corridors to our City and our neighborhoods, giving priority to street beautification downtown and along Urban Corridors.


PR3.6 Continue to collect park impact fees within the Olympia City Limits and SEPA-based mitigation fees in the Olympia Urban Growth Areas so new development pays its fair share to the park and open space system based on its proportionate share of impact. Work with Thurston County to devise an alternative system for funding parks and open space in the unincorporated Urban Growth Area.

PR3.7 During development review, if consistent with park level of service standards or other needs, encourage developers to dedicate land for future parks, open space, and recreation facilities.

PR3.8 Develop parks or plazas near Urban Corridors.

GR4

An urban trails system interconnects parks, schools, neighborhoods, open spaces, historical settings, neighboring jurisdictions' trails systems, important public facilities, and employment centers via both on- and off-street trails.  SHARE

PR4.1 Coordinate with adjacent jurisdictions and State agencies to build a regional trail network and coordinated trail signage program that is consistent with the [Thurston Regional Trails Plan](#) .

PR4.2 Use existing rail, utility, and unopened street rights-of-way, alleys, streams (where environmentally sound), and other corridors for urban trails.

PR4.3 Preserve unimproved public rights-of-way for important open space, greenway linkages, and trails.

PR4.4 Encourage walking and bicycling for recreation and transportation purposes by linking parks to walking routes, streets and trails.

PR4.5 When located in areas where future trails are shown on the adopted map, ensure that new development provides appropriate pieces of the trail system using impact fees, the SEPA process, trail Right-of-Way dedication, or other means.


GR5

A lively public waterfront contributes to a vibrant Olympia.

PR5.1 Complete Percival Landing reconstruction and West Bay Park construction.

PR5.2 Encourage creation of a public shoreline trail as property north of West Bay Park is developed.

PR5.3 Develop a West Bay trail alignment that follows the shoreline and connects to Deschutes Parkway to the south.

PR5.4 Designate waterfront trails and important waterfront destinations as the "Olympia Waterfront Route" as outlined in the [Thurston Regional Trails Plan](#) .

PR5.5 Encourage the acquisition of saltwater shoreline property and easements to create more public access to the waterfront.

PR5.6 Preserve street rights-of-way when they extend to shorelands and install signs that indicate public access.

GR6

Olympia's parks, arts and recreation system investments are protected.

PR6.1 Continue to implement and refine the City-wide Asset Management Program to make sure the City's public facilities remain functional and safe for as long as they were designed for.

PR6.2 Establish a dedicated and sustainable funding source for maintaining City parks, landscape medians, roundabouts, entry corridors, street trees, City buildings, and other landscaped areas in street rights-of-way.

PR6.3 Protect the City's investment from damage by vandalism, encampments, and other misuse in a manner that preserves the intended purpose.

PR6.4 Consider regional approaches to funding major recreational facilities, such as swimming pools, regional trails, art centers, and tournament-level athletic fields.

PR6.5 Establish a strategy for funding maintenance and operation of new park facilities before they are developed.

Arts

Olympia is now home to approximately 2,500 individual artists and almost 100 arts organizations and venues. Our resident artists are musicians, writers, actors, and visual artists who are both nationally known and emerging. Olympia hosts award-winning theater, ground breaking music performances, the Procession of the Species, and a strong visual arts community that ranges from informal artists to those with nationwide gallery representation.

Arts Walk is one of the largest public events in the community and a source of civic spirit and pride.

Over the next 20 years, Olympia will face two challenges:

- **Creating an Arts Center.** In 1989, the City first identified a need for a regional arts center with exhibition space, working studios, and rehearsal space for regional artists.

- **Retaining Artists.** Social and economic factors such as cost of living, affordable housing, and stable economy may make it harder for Olympia to retain its artists.

Goals and Policies

GR7

Permanent and temporary public art is located in parks, sidewalks, roundabouts, public buildings, alleys and other public spaces.

PR7.1 Include diverse works of art.

PR7.2 Ensure opportunities and participation by local, regional and national artists.

PR7.3 Use public art to create unique community places and visible landmarks.

PR7.4 Incorporate art into public spaces such as sidewalks, bridges, parking meters, tree grates, buildings, benches, bike racks and transit stops.

PR7.5 Encourage community participation at all levels of the public art process.

PR7.6 Ensure our public art collection is regularly maintained so it retains its beauty and value.

PR7.7 Encourage art in vacant storefronts.

PR7.8 Encourage neighborhood art studios.

PR7.9 Support art installations that produce solar or wind generated energy.

PR7.10 Help artists, organizations and businesses identify possible locations in commercial areas for studios and exhibition space.

PR7.11 Establish an "art in city buildings" program that would host rotating art exhibits.

GR8

Arts in Olympia are supported.

PR8.1 Pursue a regional community arts center.

PR8.2 Pursue affordable housing and studio/rehearsal space for artists, including support for, or participation in, establishing or constructing buildings or sections of buildings that provide living, work and gallery space exclusively for artists.

PR8.3 Encourage broad arts participation in the community.

PR8.4 Provide opportunities for the public to learn about and engage in the art-making process.

PR8.5 Provide opportunities that highlight the talent of visual, literary and performing artists.

PR8.6 Provide technical support to art organizations.

PR8.7 Establish and promote a theater and entertainment district in downtown Olympia.

PR8.8 Create a range of opportunities for the public to interact with art; from small workshops to large community events.

PR8.9 Encourage early arts education opportunities.

Recreation

The City's recreation programs promote physical and mental well-being, bring citizens together in a positive, supportive, and fun atmosphere, and create memorable experiences for individuals and families. The City offers traditional programs such as sports leagues, youth camps and clinics, and special interest classes. It also responds to emerging recreational interests, such as the Ultimate Frisbee league, high-energy dance classes, and community gardens. ~~In 2010~~ Each year, approximately 400 teams participated in City sports leagues, more than 4,000 citizens ~~took take~~ a leisure recreation class, and more than 1,500 ~~kids and teens~~ youth participated in camp programs. In addition to enhancing participants' wellness, people who participate in these programs also gain a sense of belonging to the community.

Recreation Programs foster community health and wellness ("Kids Love Soccer" Program).

Olympia's recreation programs face the following challenges:

- **Activating our Community.** Our sedentary lifestyles are contributing to health problems. The City must find places and programs that can compete with the ease and simplicity of TV and computers for our time and attention
- **Connecting with Nature.** Our electronic toys and indoor jobs have created a culture less connected to nature. If our residents are not connected to nature it will become increasingly difficult for them to understand or embrace environmental stewardship
- **An aging population that's ready for action:** Between 2010 and 2030, Olympia's senior population is projected to double. But the seniors of the future are likely to be more active and adventurous than in prior generations. Olympia's recreation programs need to embrace this trend.

Goals and Policies

GR9

Olympians enjoy lifelong happiness and wellness.

PR9.1 Provide opportunities that promote a mentally and physically active lifestyle and healthy food choices, including participation in local food production.

PR9.2 Provide programs and facilities that stimulate creative and competitive play for all ages.

PR9.3 Provide programs, facilities, and community events that support diverse self-expression.

PR9.4 Provide opportunities for bringing balance, relaxation, and lifelong learning into one's life.

GR10

Families recreate together.

PR10.1 Enhance recreation opportunities for the Olympia area's physically and mentally disabled populations.

PR10.2 Provide recreational opportunities for all family structures.








PR10.3 Work towards providing recreation programs that are affordable and available to all citizens.

PR10.4 Provide parks and programs to serve people of all ages, and with many different abilities, and interests.

PR10.5 Develop programs and design park facilities that encourage activities people can do together regardless of their age.

PR10.6 Provide convenient, safe, active, outdoor recreation experiences suited for families.

For More Information

- [Parks, Arts and Recreation Plan](#) 
- Olympia's [Capital Facilities Plan](#)  shows how park projects will be funded during a six year period
- For a complete list of all of Olympia's parks and trails, see [Parks and Trails](#) 
- For a comprehensive look at regional trail planning, see the [Thurston Regional Trails Plan](#) 
- Information on the City's Public Art Collection can be found at [Public Art](#) 
- In 2007, the Art's Commission participated in an [Arts Center Feasibility Study](#) 
- To learn more about the City of Olympia's recreational programs and classes, see [Recreation](#) 



Planning Commission

Comprehensive Plan Text Amendment to the Land Use and Urban Design Chapter to address Design Review - Deliberations and Recommendation

Agenda Date: 6/20/2016
Agenda Item Number: 6.F
File Number: 16-0739

Type: recommendation Version: 1 Status: In Committee

Title

Comprehensive Plan Text Amendment to the Land Use and Urban Design Chapter to address Design Review - Deliberations and Recommendation

Recommended Action

Move to approve and submit a letter to Council regarding the proposed text amendment to the Land Use and Urban Design chapter of the Comprehensive Plan.

Report

Issue:

Whether to deliberate and offer a recommendation to Council on the proposed text amendment to the Land Use and Urban Design chapter of the Comprehensive Plan.

Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The City of Olympia's Comprehensive Plan was adopted in December of 2014. The comprehensive plan addresses urban design issues. The City has not revised or updated its design review process or criteria since the Comprehensive Plan was adopted. The proposed amendment would require the city to periodically update its Design Review process and criteria, so it is consistent with the Comprehensive Plan.

Neighborhood/Community Interests (if known):

There was a significant amount of community interest and participation in the development of the Comprehensive Plan. There have not been any comments on this particular proposal, most likely because it would result in the City's design review process and criteria being even more consistent with the Comprehensive Plan.

Options:

1. Recommend that City Council adopt the proposed text amendments as proposed.
2. Recommend that City Council adopt the proposed text amendments as modified by the Planning Commission.
3. Recommend that the comprehensive plan not be amended.

Financial Impact:

Staff support and expenses for processing this proposal are included in the Community Planning and Development Department's 2016 budget. The work to analysis and update the City's design review criteria and process will require additional resources, as part of the Department's budget in the future.

Attachments:

Application Packet



Final Comprehensive Plan Amendment Application

| | | |
|---------------------------------|-------------------------------|--------------------------------|
| OFFICIAL USE ONLY | | |
| Case #: <u>110-0040</u> | Master File #: _____ | Date: <u>3/28/16</u> |
| Received By: <u>[Signature]</u> | Project Planner: <u>Joyce</u> | Related Cases: <u>110-0001</u> |

One or more of the following supplements must be attached to this Comprehensive Plan Amendment Application:

| | |
|---|--|
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment (Proposed Specific Text and/or Maps) | <input type="checkbox"/> Adjacent Property Owner List (If site-specific amendment) |
| <input type="checkbox"/> Any Related Zoning Map (Rezone) or Text Amendment | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Other | |

Applicant: Olympia Planning Commission
 Mailing Address: PO Box 1967, Olympia, WA 98507
 Phone Number(s): 360.753.8314
 E-mail Address: OPC Staff Liaison Joyce Phillips: jphillip@ci.olympia.wa.us

Site Owner: n/a
 Mailing Address: _____
 Phone Number(s): _____

Other Authorized Representative (if any): n/a
 Mailing Address: _____
 Phone Number(s): _____
 E-mail Address: _____

Description of Proposed Amendment: (attach information as necessary) The intent is so the city would periodically review the current design procedures and standards in the context of any problems or conflicts experienced in the administration of the design review standards to determine if the procedures and standards can be revised to provide improved guidance to concerned parties. See attached proposed language.

| | | |
|---|--|---|
| S I T E S P E C I F I C | Size of Proposed Amendment Area: <u>Does not apply</u> | |
| | Assessor Tax Parcel Numbers (s): _____ | |
| | Site Address (if applicable): _____ | |
| | Special areas on or near site (show areas on site plan): | |
| | <input type="checkbox"/> None | |
| | <input type="checkbox"/> Creek or Stream (name): _____ | |
| | <input type="checkbox"/> Lake or Pond (name): _____ | |
| | <input type="checkbox"/> Swamp/Bog/Wetland | <input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine |
| | <input type="checkbox"/> Scenic Vistas | <input type="checkbox"/> Historic Site or Structure |
| | <input type="checkbox"/> Flood Hazard Area | |

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

| | | |
|---|------------------------------------|------------------------------|
| Print Name <u>Carole Richmond, Chair</u> | Signature(s) <u>[Signature]</u> | Date <u>Mar. 28, 2016</u> |
|---|------------------------------------|------------------------------|

GENERAL LAND USE APPLICATION



OFFICIAL USE ONLY

Case #: 16-0040

Master File #: _____

Date: 3/28/16

Received By: [Signature]

Project Planner: Joyce

Related Cases: 16-0001

One or more of the following **Supplements** must be attached to this **General Land Use Application**:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other Final Comprehensive Plan Amendment
- Text Amendment

Project Name: Design Review Text Amendment

Project Address: City of Olympia

Applicant: Olympia Planning Commission

Mailing Address: PO Box 1967, Olympia, WA 98507

Phone Number(s): 360.753.8314

E-mail Address: OPC Staff Liaison Joyce Phillips, jphillip@ci.olympia.wa.us

Owner (if other than applicant): n/a

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): n/a

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: The intent is so the city would periodically review the current design procedures and standards in the context of any problems or conflicts experienced in the administration of the design review standards to determine if the procedures and standards can be revised to provide improved guidance to concerned parties. See attached proposed language.

Size of Project Site: n/a Applies citywide

Assessor Tax Parcel Number(s): Does Not Apply

Section : Does Not Apply

Township: Does Not Apply

Range: Does Not Apply

Full Legal Description of Subject Property (attached):

Applies citywide

Zoning: All city zoning districts where design review is, or will be, required

Shoreline Designation (if applicable): All shoreline designations where design review is, or will be, required

Special Areas on or near Site (show areas on site plan):

Creek or Stream (name): Does Not Apply

Lake or Pond (name): Does Not Apply

Swamp/Bog/Wetland

Historic Site or Structure

Steep Slopes/Draw/Gully/Ravine

Flood Hazard Area (show on site plan)

Scenic Vistas

None

Water Supply (name of utility if applicable): Does Not Apply

Existing: Does Not Apply

Proposed: Does Not Apply

Sewage Disposal (name of utility if applicable): Does Not Apply

Existing: Does Not Apply

Proposed: Does Not Apply

Access (name of street(s) from which access will be gained): Does Not Apply

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

3/28/16

Initials I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Each complete **General Land Use Application** shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

REZONE OR CODE TEXT AMENDMENT SUPPLEMENT



OFFICIAL USE ONLY

Case #: 16-0040 Master File #: _____ Date: 3/28/16
 Received By: [Signature] Project Planner: Joyce Related Cases: 16-0001

Rezone **Text Amendment**

Current land use zone: All zoning districts where design review is, or will be, required.

Proposed zone: No zone changes proposed as a result of the proposed code text amendment

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: *Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.*

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

Proposed Comprehensive Plan Text Amendment Regarding Design Review

Land Use and Urban Design Chapter

GL6: Community beauty is combined with unique neighborhood identities.

PL6.1 Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for:

- Commercial and mixed use development adjacent to freeways and public streets
- Other highly-visible, non-residential development, such as the Port of Olympia, campus developments, and master planned developments
- Multifamily residential development and manufactured housing parks
- Detached homes on smaller lots (less than 5,000 square feet) and in older neighborhoods (pre-1940)
- Properties listed on a Historic Register or located within a designated historic district

Rationale for Proposed Text Amendment to the Comprehensive Plan Regarding Design Review

Proposed Amendment:

PL6.1 Establish and periodically update a design review process and design criteria consistent with the goals and policies in the Comprehensive Plan for:

Rationale:

In "*Design Review*" (Hinshaw/ APA Planning Advisory Service/ Report Number 454) the author provides excerpts from the decision of the Washington Supreme Court in the case: *Anderson v. Issaquah*.

With reference to design standards, the Court found:

"Whenever a community adopts such standards they can and must be drafted to give clear guidance to all parties concerned."

With reference to ambiguous design standards, viz.

"appropriate proportions"

"harmonious" colors

Landscaping that is "attractive....transition" to adjoining properties

The Court found that such terms "do not give effective or meaningful guidance to applicants, to design professionals, or to the public officials of Issaquah who are responsible for enforcing the code...." (Hinshaw, p. 9).

The Requirements and Guidelines in the Olympia Code (Chapter 18.100) appear more specific than those cited above. Moreover, it is recognized that design standards cannot be so specific as to eliminate creative work or to create a bland and uniform physical environment.

It is inevitable that individuals will vary in their determination of what constitutes appropriate design. However, it is useful to periodically review the current design procedures and standards in the context of problems and conflicts experienced in the administration of these procedures and standards to determine if the procedures and standards can be revised to provide improved guidance to all concerned parties.

Such periodic reviews should be conducted with full public participation and should include graphic materials accessible to the City residents with no professional training in design.



Planning Commission

Olympia's Action Plan Letter of Recommendation

Agenda Date: 6/20/2016
Agenda Item Number: 6.G
File Number: 16-0697

Type: recommendation **Version:** 2 **Status:** In Committee

Title

Olympia's Action Plan Letter of Recommendation

Recommended Action

Recommend the Draft Action Plan (Attachment 2) to City Council as consistent with Olympia Comprehensive Plan.

Report

Issue:

Whether to conclude the Action Plan is consistent with the Olympia Comprehensive Plan and recommend to City Council.

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning and Development (CPD), 360.753.8206

Presenter(s):

Leonard Bauer, Deputy Director

Background and Analysis:

At the June 6, 2016 Planning Commission meeting, the Commission received an update on the Action Plan. After discussion the proposal, the Commission authorized Chair Richmond to draft a letter to the City Council recommending approval of the Action Plan. The draft letter (see Attachment 1) will be considered by the full Commission at the meeting on June 20, 2016.

Neighborhood/Community Interests (if known):

The Action Plan is a document that will have community-wide impacts.

Options:

1. Recommend the Draft Action Plan (Attachment 2) to City Council as consistent with Olympia Comprehensive Plan.
2. Direct staff to work on specific amendments to the Draft Action Plan and bring back to the Planning Commission for additional consideration.

Financial Impact:

Type: recommendation **Version:** 2 **Status:** In Committee

None; this work item is already budgeted for 2016. Individual actions within the Action Plan may require additional resources to implement.

Attachments:

Draft Letter of Recommendation

Hyperlink to Draft Action Plan

Comprehensive Plan Direction for Action Plan

Comprehensive Plan Summary

2015 Draft Action Plan Public Comment Summary

Action Plan Annual Update Cycle

Olympia Planning Commission

June 20, 2016

Olympia City Council
City Hall
Olympia, WA

Subject: Recommended Approval of Olympia's Draft Action Plan

Dear Council Members:

We are pleased to recommend approval of the City of Olympia's Draft "Action Plan" to implement the 2014-2034 Comprehensive Plan. This Action Plan will be updated annually to include new priorities, targets and actions. The idea for an Action Plan emerged from concerns that elements of the City's first Comprehensive Plan under the Growth Management Act (1994-2014) had not been adequately assessed for success, failure, and "lessons learned" before embarking on development of the Plan Update. Fortunately, the Planning Commission was able to answer questions about the effectiveness of the former plan and to proceed to completion of the updated plan, but this process probably took longer than would have been necessary had a systematic assessment of the former plan been in place.

The Draft Action Plan is designed to address this concern by creating a system or framework that links actions to outcomes in a logical sequence carried out over an annual cycle to ensure achievement of the Comprehensive Plan's 20-year vision. Known as "outcome-based" or "results-based" management, this system originated in the federal government and non-profit sector to measure success in areas that cannot easily be measured in monetary terms. This system is intended to help responsible parties report on how well goals are being met and money is being spent, when the return is not primarily monetary, but qualitative, such as social, health and environmental goals.

Key steps typically include:

1. Vision: What are we going to achieve? (found in Comprehensive Plan)
2. Plan: How are we going to do it? Who is going to do it? When? With what resources?
3. Action: What are we going to do in the next year or two?
4. Review: Did we accomplish what we set out to? Why or why not? How can we do better next time?

Olympia's Draft Action Plan

Olympia's Draft Action Plan focuses on five key areas (in no particular order):

1. Community Safety and Health
2. Downtown
3. Economy
4. Environment
5. Neighborhoods

Each area contains a summary of the vision and goals from the Comprehensive Plan, Action Items and Community Indicators. This distillation can also serve as a "dashboard" of information that can be easily communicated to the public.

As can be seen in this list, the five key areas also represent a balanced range of social, environmental, and economic objectives, which themselves form the pillars of a "sustainable" approach to community development.

Olympia's Draft Action Plan not only positions the City to achieve the Comprehensive Plan's vision, but fundamental City goals: Sustainability, Accountability, Transparency, and Civic Engagement.

Community Partnership

Achieving the Comprehensive Plan's vision and outcomes will require action by many different actors over time. A new approach to developing the annual Action Plan will be its dependence on a community partnership of City departments, County agencies, the non-profit and private sectors, and citizens to collect and report data. This will ensure that the City will not be solely responsible for collecting the range of required data; instead, this responsibility will be shared across the partnership. This interdependence will also promote community involvement and buy-in, which will help ensure the Action Plan's viability and overall quality.

Recommendations

We offer two suggestions that we feel will add to the success of this project:

- Consider strengthening the environmental "key area" of the Action Plan, as this is an area that often gets "short shrift" in community development plans. In particular, we urge the City to identify actions that will help it to implement the goals of the Sustainable Thurston Plan, including the goal of Carbon Neutrality by 2050. We also urge the Council to consider doing more to elevate "sustainability" as a key community outcome and goal.

- Consider using the completion of annual Action Plans as a key opportunity for public engagement and celebration. Ensure that the public has an opportunity to share in the success that it will have helped to achieve.

Summary

We recommend that the Council approve this Draft Action Plan, so that the City has all the tools it needs to implement the Comprehensive Plan.

Many people were involved in the development of this Draft Action Plan over the past 18 months, which greatly improved its quality and ensures its responsiveness to public concerns. We wish to thank everyone involved for their time and efforts, as well as to thank the Community Planning and Development staff for producing a first-rate product that is sure to pay dividends in the future. We thank the staff for their willingness to allow this product to evolve into its present form, and for their hard work and leadership. This is a product that reflects the goals of the Comprehensive Plan, that will be highly visible, and of which we can all be proud.

Respectfully yours,

Carole Richmond, Chair
Olympia Planning Commission

DRAFT

Olympia Comprehensive Plan Direction for 'Action Plan'

COMPREHENSIVE PLAN - INTRODUCTION

Implementation - The Action Plan

This Comprehensive Plan does not include specific actions or measurements. A companion document to the Plan is an "action plan" or "implementation strategy" that will take the community's vision and goals as defined in the Comprehensive Plan, and lay out a path by which we can achieve them. Actions may take a variety of forms ranging from large construction projects to the creation of new guiding documents and plans.

The Action Plan will also be heavily focused on tracking our effectiveness and demonstrating success. A set of performance measures will show where we began and where we currently are in relation to our desired outcomes, with results reported back to the community. The action plan will be updated annually or biannually through a collaborative community process.

The City looks for partners from all sectors of the community to help implement the Comprehensive Plan through the Action Plan. Partners may include residents, businesses, developers, non-profits, the faith community, schools, neighborhood associations, other government agencies and organizations. Partnerships will help our community work together to realize our common vision.

PUBLIC PARTICIPATION CHAPTER

Goals and Policies

GP1 The City, individual citizens, other agencies and organizations all have a role in helping accomplish the vision and goals of the Comprehensive Plan.

PP1.1 Develop a strategy to implement the Comprehensive Plan goals and policies. Collaborate with partners, including City Advisory Committees and Commissions, neighborhoods, and other community groups, so that the strategy reflects community priorities and actions.

PP1.2 Annually measure and highlight progress towards achieving the Comprehensive Plan goals and policies. Engage the community in updating the strategy, publish performance reports, and recognize community partners who contribute to achieving the vision.

PP1.3 As the action plan is developed and carried-out, the City will provide education, technical assistance, volunteer opportunities and other methods to include the community in this work.

Comprehensive Plan Overview: Below is a summary of Olympia's 2014 Comprehensive Plan. The plan is our road-map for where we, as a community, want to see ourselves in 20 years. Our vision is a reflection of our community values.

Our Vision | Olympians Enjoy...

| | | |
|--|--|---|
| <p>Community, Safety & Health</p> | <ul style="list-style-type: none"> • Inclusive, Respectful, Civic Participation • A Safe & Prepared Community • Health and Wellness • Adequate Food and Shelter • A Quality Education |  |
| <p>Downtown</p> | <ul style="list-style-type: none"> • A Vibrant, Attractive Urban Destination • A Safe and Welcoming Downtown For All • A Mix of Urban Housing Options • A Variety of Businesses • Connection to Our Cultural & Historic Fabric • Engaging Arts & Entertainment Experiences |  |
| <p>Economy</p> | <ul style="list-style-type: none"> • Abundant Local Products and Services • A Thriving Arts and Entertainment Industry • Sustainable Quality Infrastructure • A Stable Thriving Economy |  |
| <p>Environment</p> | <ul style="list-style-type: none"> • Clean, Water & Air • A Daily Connection to Nature • Preserved, Quality Natural Areas • A Toxin-free Community • A Waste-Free Culture |  |
| <p>Neighborhoods</p> | <ul style="list-style-type: none"> • Distinctive Places & Gathering Spaces • Nearby Goods & Services • Neighborhoods that are Engaged in Community Decision Making • Safe & Welcoming Places to Live |  |

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What we heard from you...

How we are responding.

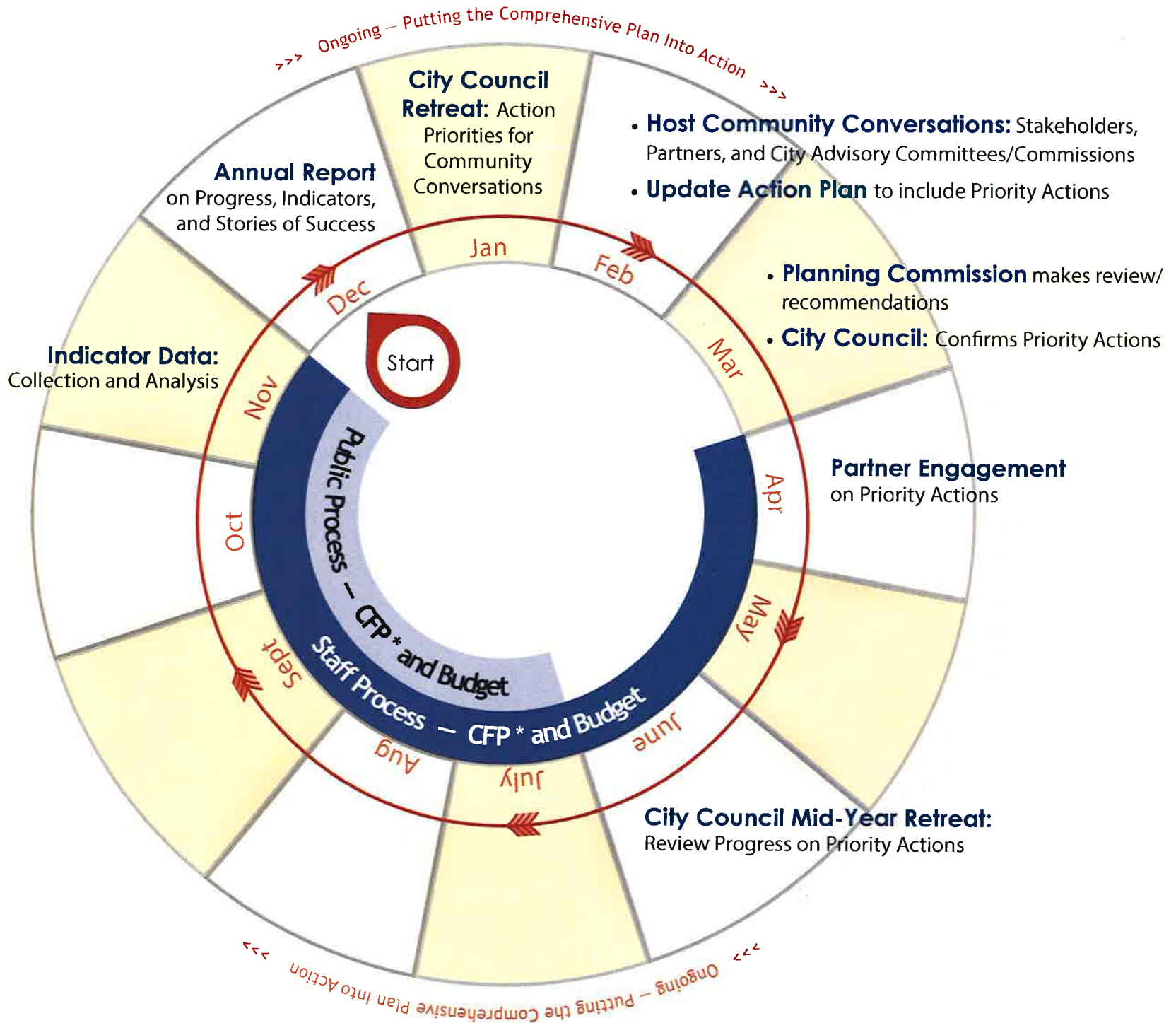
| | |
|---|---|
| Better connect the desired outcomes, indicators, and actions | Completing results maps (Also called "so that" logic chains) |
| Develop community-wide indicators and actions | Broadening indicators and actions beyond those on which the City has the greatest impact |
| Develop a Plan potential partners can get excited about | Engaging partners at the strategy or action level |
| Prioritize actions based on community values and interests | Prioritizing actions with an emphasis on community feedback, partner opportunities, and resource/funding availability |
| Address the real challenges our community faces (and not just the symptoms) | Revising and refining the actions to focus on solving "root causes;" better connecting actions to desired outcomes |
| The health and vibrancy of downtown is critical | Including Downtown in the first iteration of the Action Plan; sharing and coordinating with the Downtown Strategy process |

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ATTACHMENT 4



Action Plan | Annual Cycle



*CFP - Capital Facilities Plan Planning Commission Meeting

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ATTACHMENT 5