



MEMORANDUM

Date: October 7, 2013
To: Olympia Planning Commission
From: Todd Stamm, Principal Planner
Subject: Urban Neighborhoods – Questions to Consider

For the Planning Commission discussion on October 21, please think about the questions below for each of the areas addressed in the Commission's 'May Addendum.' In particular:

- 1) The areas removed from 'Urban Corridors' designation:
 - a. Harrison Avenue east of Division Street
 - b. State Avenue and Fourth Avenue, east of downtown
 - c. Capitol Boulevard (south of I-5).

- 2) The High Density Neighborhoods downtown, around Capital Mall and along Martin Way/Pacific Avenue east to Lilly Road

- 3) Areas removed from 'Medium Density Housing designation and others placed in Low Density Neighborhood designation:
 - a. South Capitol area (north of I-5)
 - b. West Olympia area east of Black Lake Blvd and north of Auto Mall
 - c. Northeast Olympia area
 - d. Other low-density housing areas.

What should the comprehensive plan try to achieve or avoid in each area? What should be the primary land uses in each of these areas? I.e., which areas should be 'mixed use' (commercial and residential) and which primarily a single use?

What should be the urban form and character in each of these areas? I.e., streetscape and street connections oriented for pedestrian and bicycle or primarily auto-oriented? Land uses and streetscape oriented for frequent transit service? Buildings oriented toward 'framing' the street or setback? Extensively landscaped streets and public spaces? Open space and/or tree tracts?

With regard only to the Urban Corridors: How far from the main streets should these land uses and urban forms extend? (About one-quarter mile in current Plan.) Should properties immediately adjacent to the main streets have different land uses and form? (Current Plan indicates more intense uses should be within about 400 feet - one or two city blocks - of the main street.) Should there be distinctions between the various Urban Corridor areas? (There are 4 types in current Plan, 5 are in proposed Plan update of which 3 remain in May addendum.)