

Amendments to Development Standards for Urban Villages

City Council

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Olympia's Centers/ Village Approach

- 1995
 - Comprehensive Plan Adopts a Centers Approach
 - Zoning Code Update includes 18.05 – Villages
- Four Types of Centers/Villages
 - Neighborhood Centers
 - Neighborhood Village
 - Urban Village
 - Community Oriented Shopping Center

18.05.020 Purposes



A. Urban Village (UV) and Neighborhood Village (NV) Districts. The purposes of the Urban Village and Neighborhood Village Districts are as follows:

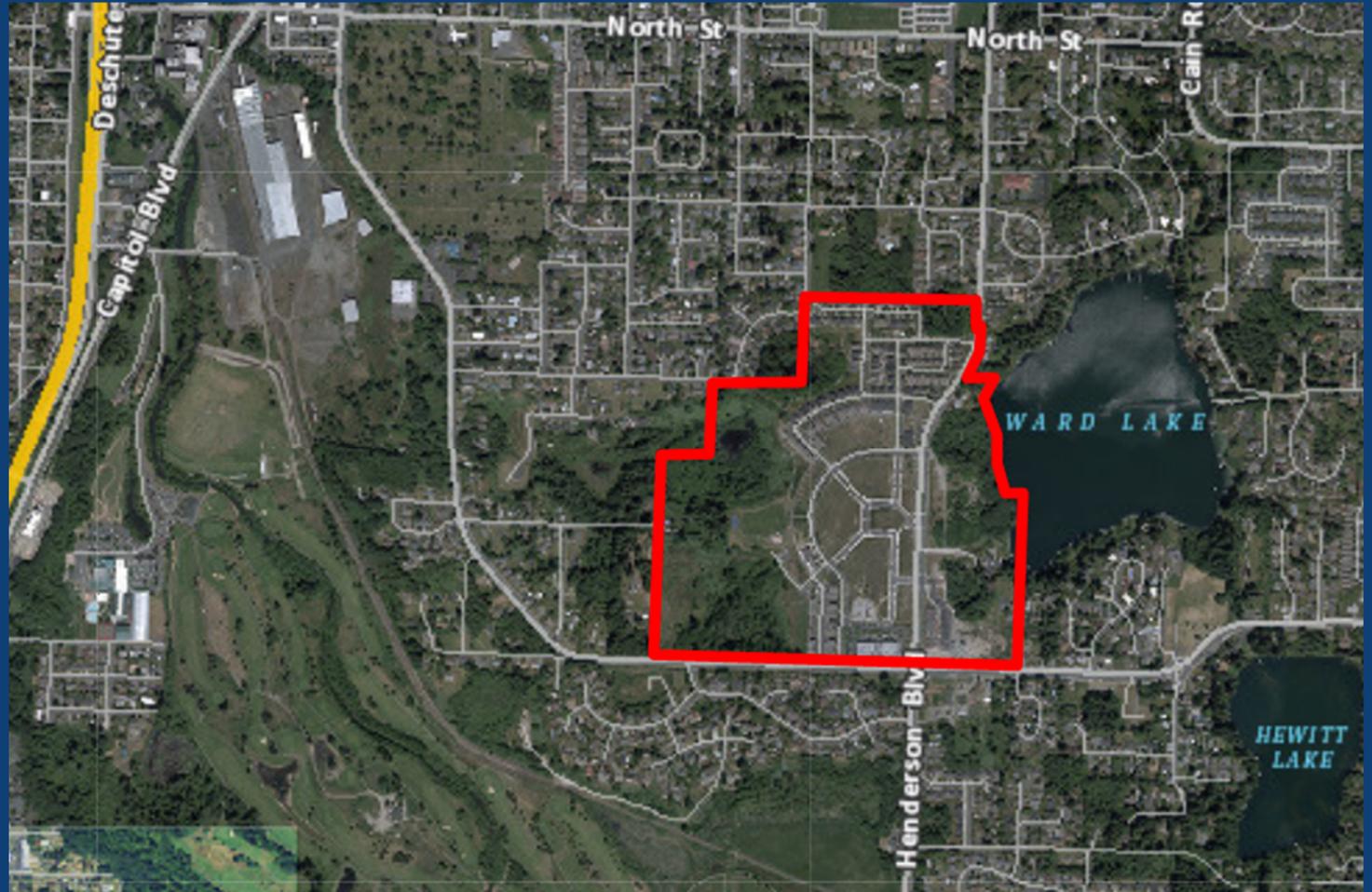
1. To enable development of integrated, mixed use communities, containing a variety of housing types arranged around a village center, which provide a pleasant living, shopping, and working environment; a sense of community; and a balance of compatible retail, office, residential, recreational, and public uses. [NOTE: Urban villages and neighborhood villages are very similar, except for the size and service area of their commercial component. Urban villages contain a larger and more diverse commercial component intended to serve multiple neighborhoods while the commercial uses in neighborhood villages are scaled to serve the immediate neighborhood.]

Zoning Code Amendment Evaluation Process

- Whether the amendments furthering the goals of the Comprehensive Plan
 - Urban Villages are walkable mixed-use regional commercial centers
 - Learning from the past:
 - 1995 assumption that commercial was the main economic driver
 - Could not predict covid
 - Thurston County Economic Development Council data indicate an increase in commercial demand not for office space
 - Allow for adaptability / avoid overly detailed requirements
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Briggs Urban Village

- 137 Acres
- 75 acres of open space
- Annexed in 1999
- 1997-2003 EIS and Master Plan Development Adoption
- Briggs Village is the only Urban Village in the City of Olympia.



Zoning Code Amendment vs. Master Plan Amendment

Zoning Code OMC 18.05

- Code that establishes urban village
- Density
- Grocer size
- Range of allowed commercial space minimums and maximums.
- Height around town squares in urban villages

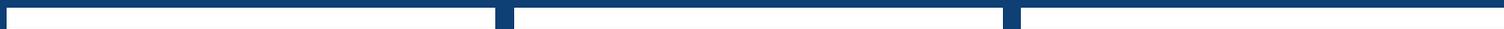
Future Master Plan Amendment

- Will look at the specific Master Plan (Briggs) and plan will be required to comply with OMC 18.05
- Number of residential units and layout.
- Parking requirements
- Layout and design.



Land Use & Environment Committee Recommended Zoning Changes

- Reduces the required commercial space in the village
- Increases the allowed percentage of multifamily and reducing the required percentage of single-family homes allowed in urban villages
- Eliminates the maximum number of stories for mixed use buildings facing the town square
- Maintains requirement for a grocery store and sets minimum size of 9,200 square feet
- Sets new threshold and timing for the Village Green or Plaza to be constructed. This will ensure that the Village Green is completed with the next residential or mixed-use project that occurs in the urban village core



Topic (Urban Village)	Adopted	Proposed
Daycare	Required in Urban Villages	Permitted use in Urban Villages.
Amount of commercial space	Max of 225,000. Minimum based on the number of residential units. 75 sq ft per dwelling.	<u>Min.</u> 500 square feet per acre of village. Max. 1300 square feet per acre of village.
Single family percentages	Min 50% Max 75%	Min 15% Max 75%
Multifamily percentages	Min 25% Max 50%	Min 25% Max 85%
Height of mixed-use buildings fronting the town square	3 stories.	4 stories around town square.
Max housing density in Urban Villages.	24 units per acre	None (No density limit)

Topic (Urban Village)	Adopted	Proposed
Phasing requirement for constructing village green or plaza	Before 50% of required commercial space is under construction	At the time residential development occurs within the village core
Grocery Store requirements.	Grocer is required in Urban Villages. No minimum with max of 50,000 square feet.	Grocer required. Setting minimum at 9200 square feet, max of 50,000 square feet.

Comprehensive Plan Support

- Increased flexibility to respond to market conditions. (GL 16)
- Increased housing densities. (PL 16.1. and PL 16.11)
- Current code is restrictive, other commercial areas not restrict density. (PL 16.2 PL 16.5)
- Encouraging residential units above commercial. (PL 16.8)
- Maintains the requirement of a commercial core. (PL 21.4)
- Require village integrity but provide flexibility for developers to respond to market conditions. (PL 24.8)



Public Comments

Comments received throughout the public process focus on the following themes:

- Grocer size supporting basic food needs, support for a full-service grocer. Not a convenience store
- Not allowing the applicant/city to abandon the intent of the Urban Villages/Briggs Urban village. Focus on the expectation of the commercial core being developed to allow residents to walk/bike to services
- Parking is recognized as a major concern related to the YMCA at Briggs Village



Comments submitted by applicant

The applicant has submitted a number of comments letter supporting their positions:

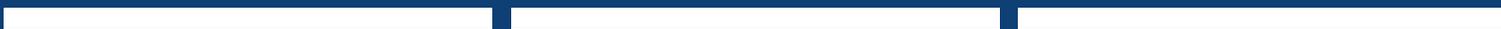
- Applicant has indicated an increase in height from 45 feet to 50 feet is needed to achieve 4 stories around the village green
- The applicant has also provided information about the challenges around the grocer store requirement in the Briggs Village



Questions?

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Potential Amendment Language

1. Add words "**the entire**" to TABLE 5.02 in the new draft ordinance as follows:

TABLE 5.02 AMOUNT OF COMMERCIAL SPACE DISTRICT Urban Village

Min. 500 square feet per acre of **the entire** village.

Max. 1300 square feet per acre of **the entire** village.

2. Modify Section B as follows:

B. Grocery stores.

Urban village (uv) and community oriented shopping center (cosc) district requirements: the minimum grocery store size shall be 12,000 square feet, with a maximum size of 50,000 square feet of gross floor area. Provided, if a grocer has committed by contract to lease or buy a grocery space of at least 9,200 square feet, such store may be permitted and constructed notwithstanding the 12,000 square feet limitation."