

2015 Comprehensive Plan Amendment - Preliminary Proposal

Proposed by 48 members of the Bigelow Neighborhood Association 11/9/14

A. Type of proposed amendment

1. Text amendment _____ Map amendment _____ Both X

2. What issue is addressed or problem solved by the proposed amendment?

Zoning in and around the Olympia Avenue Historic District is contradictory and does not protect the historic and residential character of this area.

2013 zoning map at right

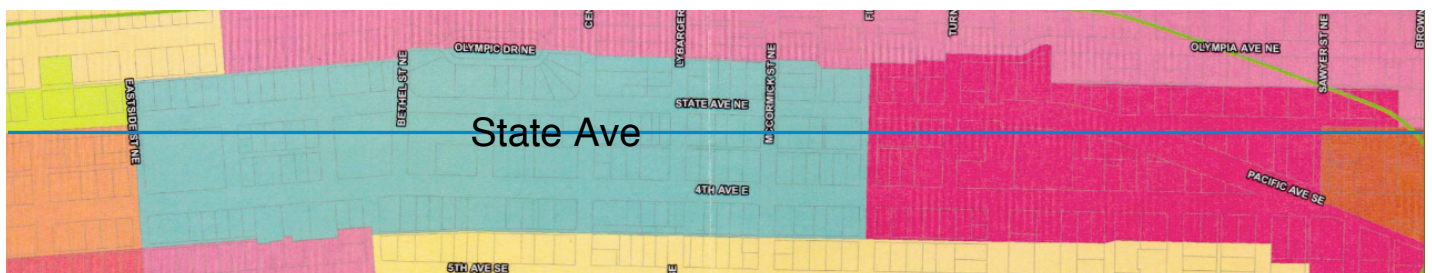
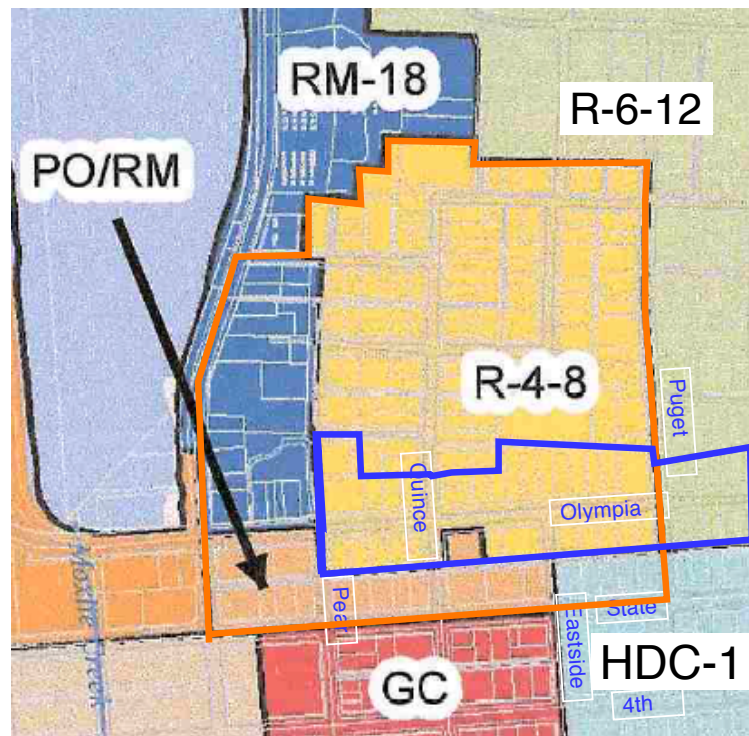
orange outline: Bigelow Neighborhood Association boundary

blue outline: Olympia Avenue Historic District boundary,

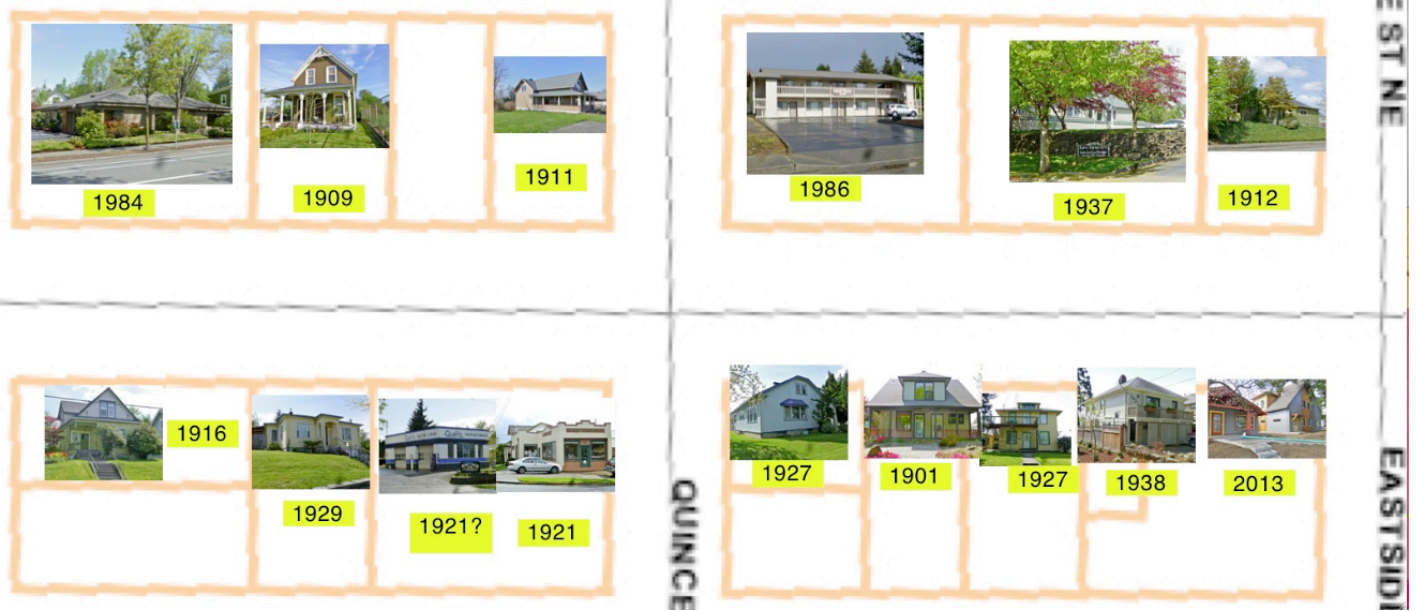
- The Olympia Avenue Historic District includes properties on both sides of Olympia Avenue, from Pear to Tullis streets. While most of this area is appropriately-zoned R-4-8, the section of Olympia between Puget and Tullis is zoned R-6-12, and one lot is zoned PO/RM.

We request that all of the Olympia Avenue Historic District, except the existing clinic at 1005 Olympia be zoned R-4-8.

- State Avenue is zoned HDC-3 (red-orange, below), from Sawyer east, HDC-2 (fuchsia) from Sawyer to Fir, HDC-1 (aqua) from Fir to Eastside, but PO/RM (yellow) and GC (orange) from Eastside to Plum streets. HDC-1 and -2 both require that new buildings are compatible with surrounding heights, architectural features, and materials. PO/RM and GC do not.



Although State Avenue from Tullis to Pear isn't an historic district, 12 out of 21 buildings are well-maintained houses or businesses built before 1938. Only two of these have historic plaques. PO/RM zoning here allows buildings of any style, unless next door to a house with an historic plaque. See illustration below



Having PO/RM and GC zones which include historic homes and abut an historic district, does not offer protection to historic properties.

We ask that the zoning of State Avenue on **both** sides be changed to HDC-1 from Fir to Plum streets. This will still allow most uses and heights that PO/RM allows, but will require new construction to be compatible with surrounding properties. It will also make the entire stretch of east State Avenue HDC.

B. Proposed map amendments (if any)

1. If any associated map amendments are proposed, please describe the purpose:

- **To eliminate conflicting zoning and design district designations.**
- **To protect the unique historic character of the OAHD and surrounding historic properties**

2. Please describe the specific proposed map designation change(s) and related information:

Map(s) proposed to be amended	Acres or square feet	Current Designation(s)	Proposed Designation(s)
Comprehensive Plan Map(s):	7.5 acres	R-6-12, PO/RM, GC	R 4-8, HDC-1
Zoning or other Development Code Map(s):	7.5 acres	R-6-12, PO/RM, GC	R 4-8, HDC-1

- Please submit with specific site highlighted the following maps or excerpts and a list of tax parcel numbers for all of properties directly affected by the proposed map amendment(s):

Affected areas in pink outline



R-6-12 to R-4-8

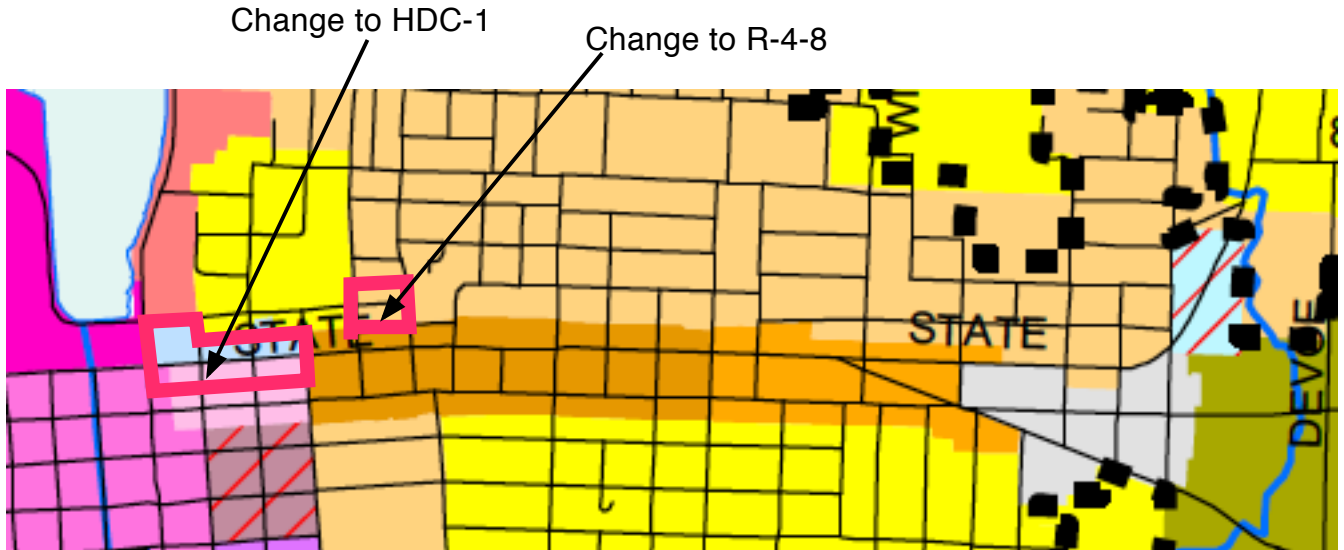
Parcel	Zone Now	Proposed
68200100100	R-6-12	R-4-8
68200100200	R-6-12	R-4-8
68200100500	R-6-12	R-4-8
68200400700	R-6-12	R-4-8
68200400800	R-6-12	R-4-8
68200400900	R-6-12	R-4-8
68200401000	R-6-12	R-4-8
68200401100	R-6-12	R-4-8
68200401200	R-6-12	R-4-8

PO/RM and GC to HDC-1

Parcel	Zone Now	Proposed
68100200600	PO/RM	HDC-1
68100200800	PO/RM	HDC-1
68100201000	PO/RM	HDC-1
68100300100	GC	HDC-1
68100300200	GC	HDC-1
68100300300	GC	HDC-1
68100300400	GC	HDC-1
68100300500	GC	HDC-1
68100300501	GC	HDC-1
78201900100	PO/RM	HDC-1
78201900400	PO/RM	HDC-1
78201900600	PO/RM	HDC-1
78201900900	PO/RM	HDC-1
78202000100	PO/RM	HDC-1
78202000200	PO/RM	HDC-1
78202700600	PO/RM	HDC-1
78202700700	PO/RM	HDC-1
78202700800	PO/RM	HDC-1
78202700900	PO/RM	HDC-1
78202800100	GC	HDC-1
78202800200	GC	HDC-1
78202800300	GC	HDC-1
78202800400	GC	HDC-1

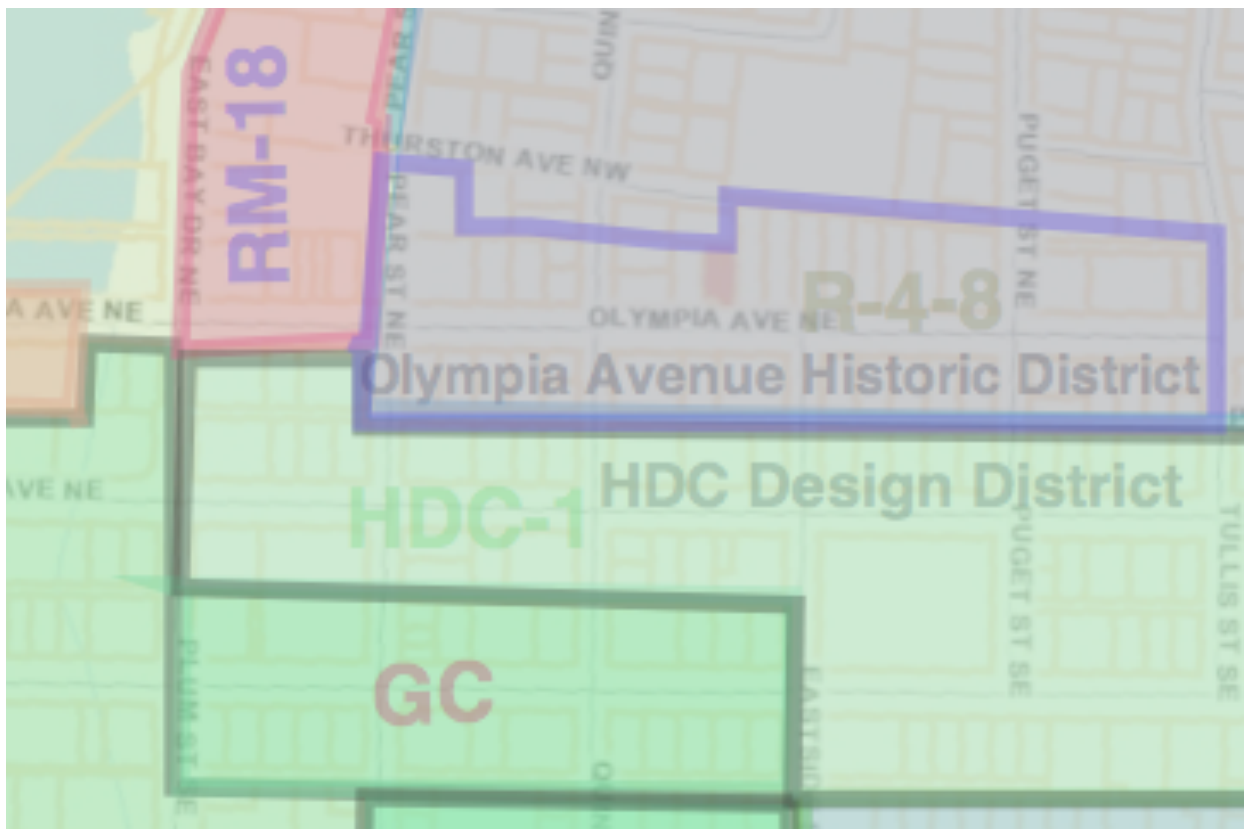
a. Comprehensive Plan Future Land Use Map (detail from from 2015 version)

- Change the current PO/RM and GC zoning to HDC-1 along State from Eastside to East Bay
- Change R-6-12 to R-4-8 on Olympia Avenue from Puget to Tullis



b. Zoning Map (proposed)

All of the OAHD (except 1005 Olympia Ave) becomes R-4-8. Both sides of State from Fir to East Bay become HDC-1. The small piece of Olympia Avenue on the south side between Pear and East Bay becomes HDC-1 (currently a church)



c. Other relevant maps

C. Other information (please feel free to attach any additional information)

1. If a text amendment is proposed, please describe the proposed Comprehensive Plan amendment and provide any specific proposed wording. Please be as specific as possible regarding any text to be deleted, added, etc.

- **Eliminate the PO/RM and GC zones on east State and make it HDC-1 between Eastside and Plum (East Bay).**
- **Include the new HDC-1 zoned area in the HDC Design District and make it so the entire Olympia Avenue Historic District is in the Residential Infill District.**

2. Please describe or explain any development code amendment that you believe might be appropriate to implement the proposed Comprehensive Plan amendment.

See above

3. Are you aware of any other City of Olympia plans (e.g., water, sewer, transportation) affected by, or needing amending, to implement the proposed amendment? If so, please explain.

No new development needed

Note: City staff may contact you seeking additional information or clarification of your proposal.

Email: jayelder@comcast.net

Cell: 360-888-7292



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____

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 type="checkbox"/> Other _____ |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Zone changes around Olympia Avenue Historic District (6A1-D)

Project Address: See Comp Plan Amendment - Preliminary Proposal

Applicant: Jay Elder and 48 petitioners

Mailing Address: 1018 Olympia Ave NE Olympia WA 98506

Phone Number(s): 360-888-7292

E-mail Address: jayelder@comcast.net

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): John Bay

Mailing Address: 1002 Olympia Ave NE Olympia WA 98506

Phone Number(s): 360-561-9744

E-mail Address: johnbay@pobox.com

Project Description: Change zoning on parts of State and Olympia Avenue to protect and be more compatible with the DAHD

Size of Project Site: 7.5 acres

Assessor Tax Parcel Number(s): see attached

Section: S14182w

Township: Olympia

Range: _____

Full Legal Description of Subject Property (attached):

Zoning: Currently PO/RM and GC going to HDCL. R-640 to R-4-F

Shoreline Designation (if applicable): _____

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: unchanged

Sewage Disposal (name of utility if applicable): _____

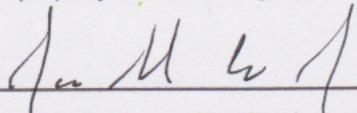
Existing: _____

Proposed: unchanged

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

1/27/15

JL
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.
- NA 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.
- NA 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.)
- NA 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.)

Development Standards

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MAXIMUM HOUSING DENSITY (in units per acre)	8	12		MINIMUM LOT SIZE No minimum, except 1,600 = cottage 3,000 = zero lot 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse 6,000 sq. ft. = duplex 7,200 sq. ft. = multifamily 4,000 = other	No minimum, except 1,600 sq. ft. minimum 2,400 sq. ft. average = townhouse	No minimum, except 1,600 = cottage 3,000=zero lot 1,600 sq.ft. minimum 2,400 sq.ft average = townhouse 6,000 sq.ft. = duplex 7,200 sq.ft. = multifamily 4,000=other
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	8	12		FRONT YARD SETBACK 10' maximum, if located in a High Density Corridor; 10' minimum otherwise.	5' minimum for residential otherwise none.	0-10' See 18.06A. 180
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	4	6		REAR YARD SETBACK 10' minimum; Except: 1. Next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to single-family use or an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district (refer to 1 above if adjacent use is single-family) = 10' minimum + 5' for each bldg. floor above 2 stories.	10' minimum; Except: 1. Next to an R4, R4-8, or R6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories; 10 ft. where an alley separates HDC-1 from the above residential district. 2. Next to MR7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories.

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MINIMUM LOT SIZE	2,500 SF = cottage 4,000 SF = zero lot 2,000 SF = minimum, m, 3,000 SF = average 5,000 SF = townhouse 5,000 SF = other	2,000 SF = cottage 3,500 SF = zero lot 1,600 SF minimum, m, 2,400 SF = average = townhouse 7,200 SF = duplex, triplex 9,600 SF = fourplex 5,000 SF = other	SIDE YARD SETBACK	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	No Minimum; Except: 1. Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR 7-13, MR 10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.	No minimum on interior, 10' minimum on flanking street; Except: 1. Next to R4, R4-8, or R6-12 district = 15' minimum + 5' for each building floor above 2 stories. 2. Next to MR7-13, MR10-18, RM-18, RM-24 or RMH district = 10' minimum + 5' for each bldg. floor above 2 stories. 3. Residential excluding mixed use structures: 5' except 6' on one side of zero lot.
MINIMUM LOT WIDTH	50' except: 35' = cottage 45' = zero lot 18' = townhouse use	50' except: 30' = cottage 40' = zero lot 16' = townhouse 80' = duplex, triplex, fourplex	MAXIMUM BUILDING HEIGHT	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise.	Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; Up to 60' otherwise; or up to 70', if at least 50% of the required parking is under the building; or up to 75', if at least one story is residential.	Up to 35', if any portion of the building is within 100' of R4, R4-8, or R6-12 district; Up to 60' otherwise. Provided that one additional story may be built for residential development only.

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MINIMUM FRONT YARD SETBACKS	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots; 5' for agricultural buildings with farm animals		70%, except 55% for residential only structures	70%; or 85% if at least 50% of the required parking is under the building.	70% for all structures
MAXIMUM FRONT YARD SETBACK				85%, except 75% for residential only structures	85%	85% for all structures
MINIMUM REAR YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots, and zero lots	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, wedge shaped lots, and zero lots		Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100 (D) and Figure 6-3).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100 (D)).	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet (see 18.06.100 (D)).

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; except garage setbacks shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' for triplex, fourplex 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals				

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MAXIMUM BUILDING HEIGHT	35', except: 16' for access ory buildings; 25' for cottage 35' on sites 1 acre or more, if setbac ks equal or exceed buildin g height	35', except: 16' for accessory buildings; 25' for cottages				
MAXIMUM BUILDING COVERAGE	45% = .25 acre or less 40% = .26 acres or more 60% = townhous es	55% = .25 acre or less 40% = .26 acres or more 70% = townhouses				
MAXIMUM ABOVE-GRADE STORIES	2 stories	2 stories, 3 stories = triplex, fourplex				

DISTRICT	R 4-8	R 6-12		PO/RM	GC	HDC-1
MAXIMUM IMPERVIOUS SURFACE COVERAGE	55% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	65% = .25 acre or less 50% = .26 acres or more 70% = Townhouses				
MINIMUM OPEN SPACE	450 SF/unit for cottage developments	450 SF/unit for cottages				

March 19 2015

Jay Elder
Bigelow Neighborhood Association
1018 Olympia Avenue NE
Olympia, WA 98506
360-888-7292
jayelder@comcast.net

Todd Stamm
Olympia Planning Department

Dear Todd,

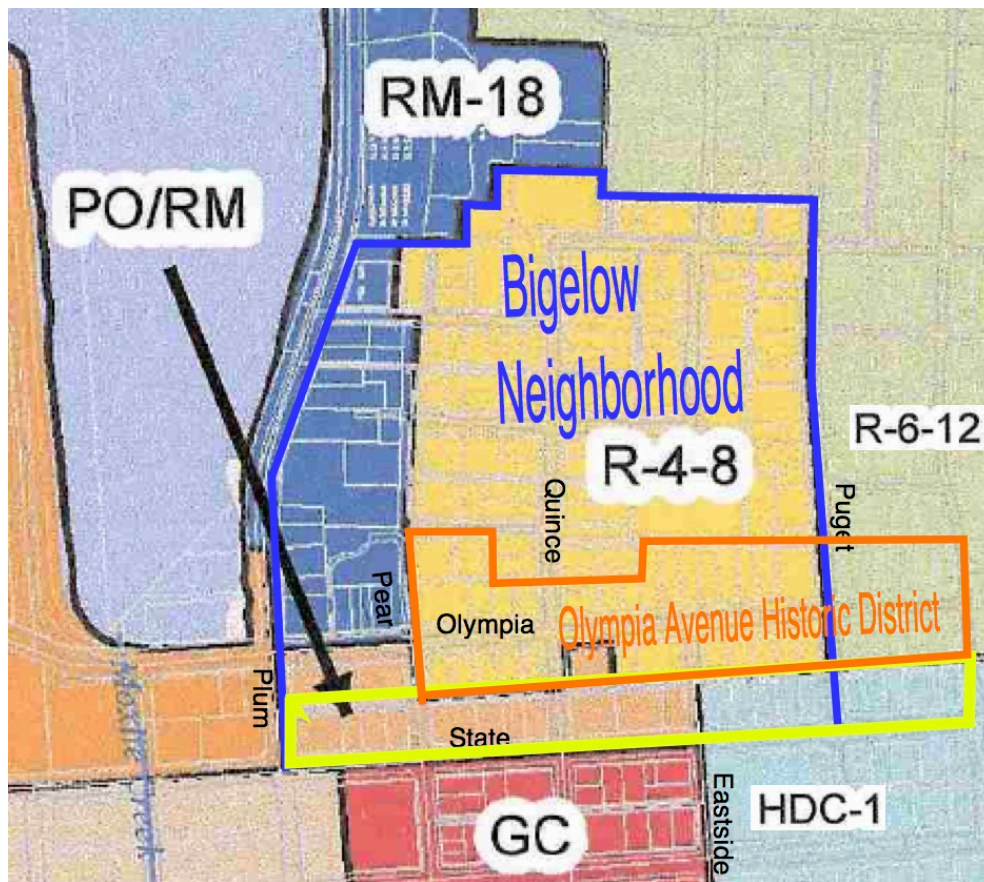
Thanks for meeting with me yesterday to explain the requirements and realities of the zoning change request I and 40 other residents submitted November 9, 2014. I would like to scale back that request to just two parts:

1. The 2014 Comprehensive Plan, approved on December 16, 2014, directs that along State and 4th Avenues, buildings can be no more than 35 feet high, whether or not they have residential development, when adjacent to historic districts.

PL13.7 Designate different categories of corridors generally as follows:

- Areas nearest downtown along Harrison Avenue east of Division Street and the upper portions of the State Street/Fourth Avenue corridor to the intersection of Fourth Avenue and Pacific Avenue should blend travel modes with priority for pedestrian, bicycle and transit systems. These areas should provide for a mix of low-intensity professional offices, commercial uses and multifamily buildings forming a continuous and pedestrian-oriented edge along the arterial streets. **There will be a 35 feet height limit if any portion of the building is within 100' from a single-family residential zone, provided that the City may establish an additional height bonus for residential development except in areas adjacent to a designated historic district.**

We ask that this provision be made into code as soon as possible on the north side of State Avenue, from East Bay Drive to Tullis Street (see yellow box on map below). If possible, we would also request that new construction in this area also be compatible with adjacent historic properties, as it would be in HDC-1.



2. City-wide, the PO/RM and GC zones are outdated and problematic land-use designations. We would suggest that the Planning Department review them and replace them, as soon as possible, with designations more in keeping with their surroundings and current needs.

In sending this letter, we are dropping our previous request to:

- rezone the PO/RM and GC areas along the north side of State and west of Pear on Olympia Avenue, to HDC-1
- down-zone Olympia Avenue from Puget to Tullis Streets from R-6-12 to R-4-8

Thanks for your help and patience,

Jay Elder