



Neighborhood Centers Strategy Report

Olympia City Council

May 21, 2024

Intent of this Briefing

- Present the report – No decisions or changes being requested at this time
- Receive feedback from Council on possible work priorities and answer questions
- Share next steps in how this may influence upcoming Olympia 2045 and Olympia Municipal Code updates



Next Steps



<https://engage.olympiawa.gov/olympia2045>

- Strategies report is a guiding document – no immediate changes
- Report provides guidance for prioritizing Neighborhood Center focused updates in the Olympia 2045 Update
- Outlines text amendments in Olympia Municipal Code that may reduce some barriers and result in more successful centers
- Provides examples of possible economic development opportunities



Questions?

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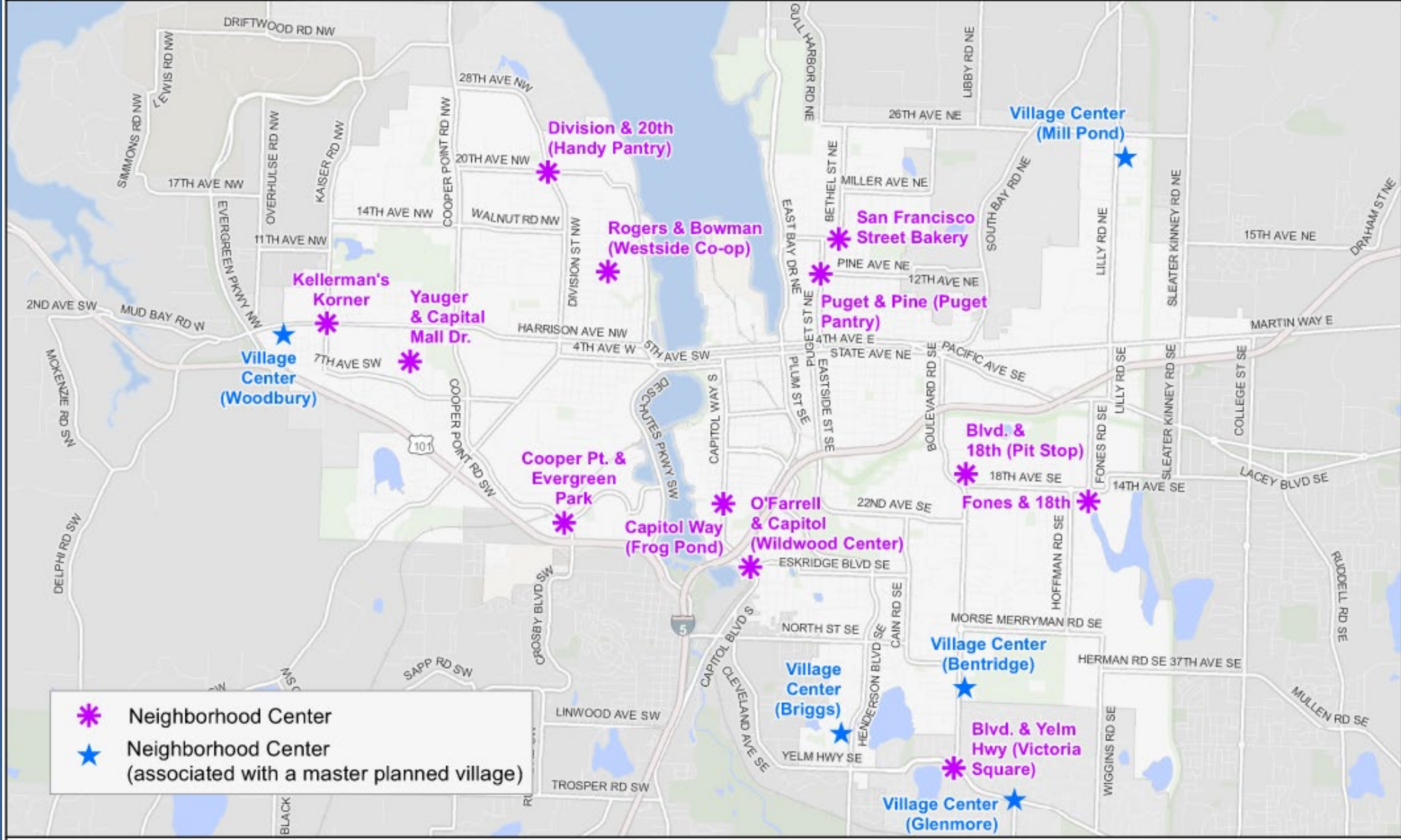
APPENDIX

The following material is provided as reference information only and is not intended as part of the presentation.

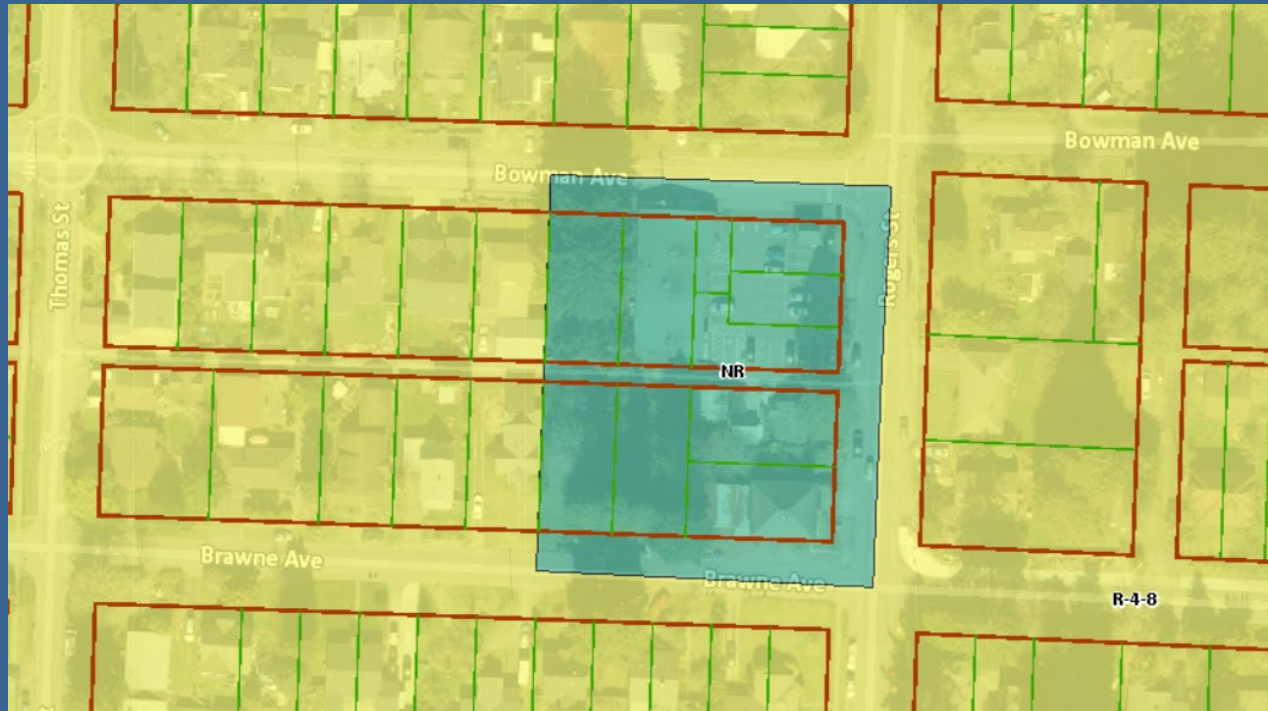


Neighborhood Center Areas

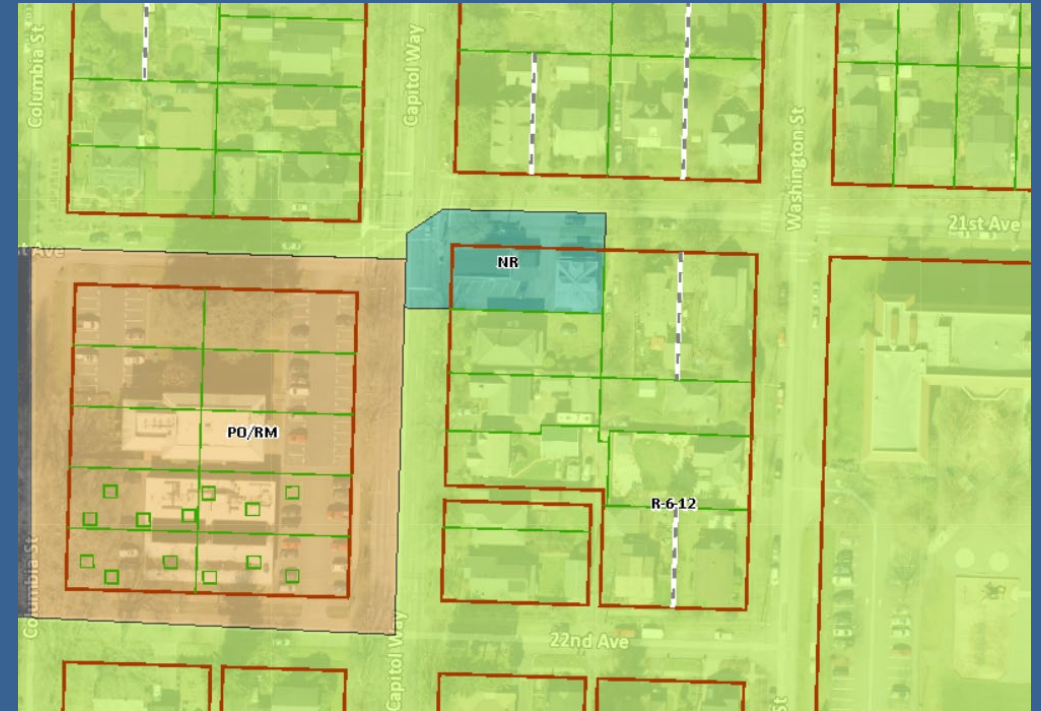
From Olympia's Comprehensive Plan Future Land Use Map



Neighborhood Retail – Zoning for Centers



Rogers & Bowman:
Olympia Food Co-Op, BITS Cafe



Capitol Way:
Frog Pond

Comprehensive Plan Goals & Policies

Goal 21: Neighborhood centers are the focal point of neighborhoods and villages.

PL. 21.10: Review and, as appropriate, revise the current Neighborhood Retail zoning provisions to facilitate the development and health of Neighborhood Centers, including standards to ensure that they minimize impacts to the local neighborhood and fit within its physical context.

Appendix A - Future Land Use Map Designations

Low-Density Neighborhoods. This designation provides for low-density residential development, primarily single-family detached housing and low-rise multi-family housing...Medium Density Neighborhood Centers are allowed within Low Density Neighborhoods.

Neighborhood Centers. This designation provides for neighborhood-oriented convenience businesses and a small park or other public space...these centers should be along major streets and generally near areas of higher residential densities...should be focused on serving nearby residents, be well integrated with adjacent land uses, and have excellent pedestrian and bicyclist access with minimal car parking.

2022 Low Density Neighborhood Achieved Density

Density Per Zoning District

Zoning Type	Units (Address Points as Residence)	Acres	Achieved Density	
R 1/5		33	36.26	0.91
R-4		33	21.83	1.51
R-4CB		22	118.97	0.18
RLI		1264	665.39	1.90
R 4-8		8733	3606.98	2.42
R 6-12		3836	1322.49	2.90
<u>Total</u>		13921	5771.92	2.41

Neighborhood Center Briefings and Events

- September 16, 2021 – Land Use & Environment Committee
- January 10, 2022 – Olympia Planning Commission
- March 14, 2022 – Council of Neighborhood Associations
- April 15, 2022 – Thurston Chamber Business & Econ. Dev Committee
- July 13, 2022 – Virtual Open House
- July 16, 2022 – Neighborhood Pop-up Events
- July 18, 2022 – Olympia Planning Commission
- July 21, 2022 – Land Use & Environment Committee
- August 8, 2022 – Council of Neighborhood Associations
- August 12, 2022 – End of Engage Olympia online survey
- April 25, 2024 – Land Use & Environment Committee Draft Report Brief
- May 6, 2024 – Olympia Planning Commission Draft Report Brief
- Council of Neighborhood Assoc. – May 13
- Virtual Open House – May 16
- City Council – May 21