

The update of Olympia’s Comprehensive Plan now being considered by the City Council has led to a review of the current City zoning map. One of the sites that the staff has identified for a possible change is the ‘Capitol View blocks’ – two blocks located northeast of the Justice Center bounded by 7<sup>th</sup> and 8<sup>th</sup> Avenues and Pear and Eastside Streets.



**Current Land Use Zoning:**  
Commercial Services – High Density (CS-H)

**Being Considered:** Change to Professional Office/Residential Multi-family (PO/RM) zone

**Why change?** Commercial Services is a zone primarily applied to Capitol Campus – only two other properties in Olympia are in this zone. The City has no zoning authority on the State Campus – instead planning for the campus is done by State government. This has led the City to consider whether different zoning might be more appropriate for the two remaining privately-owned CS-H sites.

**Options:** Retain CS-H zoning; change to PO/RM zoning; or choose another zone (to date City staff have not identified a viable third option.) See next page for a basic comparison of the two zones.

**New Future (long-term) Land Use designation for these two blocks being considered as part of the Comprehensive Plan update: “Professional Offices & Multifamily Housing.** This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district, and moderate-to-high density multifamily housing in structures as large as four stories.”

The zoning code describes the purpose of PO/RM as: “This district is intended to: provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate a low vehicular traffic characteristic of less intrusive uses; and provide for a compatible mix of office, moderate- to high-density residential, and

small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.”

Comments and questions regarding this proposal should be directed to Todd Stamm, Principal Planner, at city hall at 360.753.8597 or [tstamm@ci.olympia.wa.us](mailto:tstamm@ci.olympia.wa.us). Note that before any decisions are made, the Olympia Planning Commission would hold a public hearing and review the proposal – and any final decision would be made by the City Council.

**TABLE 6.01 (EXCERPT) PERMITTED AND CONDITIONAL USES**

**CAPITOL VIEW COMPARISON**

P=Permitted; C=Conditional Use (special approval required); Prohibited uses not listed

COMMERCIAL DISTRICT	CSH	PO/RM
<b>1. EATING &amp; DRINKING ESTABLISHMENTS</b>		
Drinking Establishments	C	
Restaurants, without drive-in or drive-through	P	C
<b>2. INDUSTRIAL USES</b>		
Publishing	C	C
Wholesale Sales		C
<b>3. OFFICE USES (See also SERVICES, HEALTH)</b>		
Banks	P	P
Business Offices	P	P
Government Offices	P	P
<b>4. RECREATION AND CULTURE</b>		
Art Galleries	P	P
Commercial Recreation		C
Health Fitness Centers and Dance Studios	P	P, maximum 5,000 sq.ft.
Libraries	P	C
Museums	P	C
Parks, Neighborhood	P	P
Parks & Playgrounds, Other	P	P
<b>5. RESIDENTIAL</b>		
Apartments	P	P
Boarding Houses	P	P
Co-Housing		P
Duplexes	P	P
Fraternities, Dormitories	P	C

COMMERCIAL DISTRICT	CSH	PO/RM
Group Homes (6 or less)	P	P
Group Homes (7 or more)	C	C
Retirement Homes	P	P
Single-Family Residences	P	P
Single Room Occupancy Units	P	
Townhouses	P	P
<b>6. RETAIL SALES</b>		
Commercial Greenhouses, Nurseries, Bulb Farms	C	C
Electric Vehicle Infrastructure	P	P
Food Stores	P	P; maximum 5,000 sq.ft.
General Merchandise Stores		P; maximum 5,000 sq.ft.
Office Supplies and Equipment	P	P, maximum 5,000 sq.ft.
Pharmacies and Medical Supply Stores	P	P, maximum 5,000 sq.ft.
Specialty Stores		P, maximum 5,000 sq.ft.
<b>7. SERVICES, HEALTH</b>		
Hospitals	P	
Nursing, Congregate Care, and Convalescence Homes	C	C
Offices, Medical	P	P
<b>8. SERVICES, LODGING</b>		
Bed & Breakfast Houses (1 guest room)		P

COMMERCIAL DISTRICT	CSH	PO/RM
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P
Hotels/Motels	P	
Lodging Houses	P	P
<b>9. SERVICES, PERSONAL</b>		
Adult Day Care Home	P	P
Child Day Care Centers	P	P
Crisis Intervention	C	P
Family Child Care Homes	P	P
Funeral Parlors and Mortuaries		C
Laundries and Laundry Pick- up Agencies		P
Personal Services	P	P
<b>10. SERVICES, MISCELLANEOUS</b>		
Printing, Commercial	P	P
Public Facilities (see also Public Facilities, Essential below)	P	C
Radio/T.V. Studios	P	P
Recycling Facilities	P	P
School - Colleges and Business, Vocational or Trade Schools	P	C
Servicing of Personal Apparel and Equipment		P
Workshops for Disabled People	C	C
<b>11. PUBLIC FACILITIES, ESSENTIAL</b>		
Inpatient Facilities	C	C
Jails	C	
Other Correctional Facilities	C	C
Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities		C

COMMERCIAL DISTRICT	CSH	PO/RM
Radio/TV and Other Communication Towers and Antennas	C	C
Sewage Treatment Facilities	C	C
State Education Facilities	C	C
State or Regional Transportation Facilities	C	C
<b>12. TEMPORARY USES</b>		
Off Site Contractor Offices	P	P
Emergency Housing	P	P
Mobile Sidewalk Vendors		P
Residences Rented for Social Event (6 or less in 1 year)	P	P
Residences Rented for Social Event (7 or more in 1 year)	C	C
Temporary Surface Parking Lot	P	P
<b>13. OTHER USES</b>		
Agriculture	P	P
Animals	P	P
Cemeteries	C	C
Fraternal Organizations	P	P
Garage/Yard/Rummage and Other Outdoor Sales	P	P
Home Occupations	P	P
Parking Facility, Commercial		P
Places of Worship	C	C
Racing Pigeons	C	C
Satellite Earth Stations	P	P
Schools	C	C
Utility Facility	P/C	P/C
Wireless Communications Facilities	P/C	P/C

**TABLE 6.02 (Excerpt) COMMERCIAL DISTRICTS' DEVELOPMENT STANDARDS**

**CAPITOL VIEW COMPARISON**

<b>STANDARD</b>	<b>Commercial Services (CS-H)</b>	<b>Professional Office/Residential Multi-Family (PO/RM)</b>
<b>MINIMUM LOT SIZE</b>	7,200 Sq. Ft. if bldg. height is 35' or less. 12,500 Sq. Ft. if bldg. height is over 35'.	No minimum, except residential; 7,200 sq. ft. for apartments
<b>FRONT YARD SETBACK</b>	No minimum.	10' minimum
<b>REAR YARD SETBACK</b>	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories.	10' minimum; Except next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories.
<b>SIDE YARD SETBACK</b>	5' minimum if building has 1 or 2 stories. 10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height.	No minimum on interior, 10' minimum on flanking street; Except: Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. Solely residential structures: 5'.
<b>MAXIMUM BUILDING HEIGHT</b>	75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner.	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.
<b>MAXIMUM BUILDING COVERAGE</b>	No requirement.	70%, except 55% for residential only structures
<b>MAX. DEVELOPMENT COVERAGE</b>	100%	85%, except 75% for residential only structures
<b>ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS</b>	Residential uses must comply with High Rise Multi-family (RM-H zone) development standards. (See table 4.04 of Development Code.)	Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet.