



Public Hearing: Engineering, Design, and Development Standards revisions related to the Capital Mall Triangle

Olympia City Council
May 20, 2025

David Ginther, Senior Planner

Capital Mall Triangle Subarea



Project Components

Subarea Plan (adopted July 2024)

- 20-year plan with vision, goals, and recommended actions



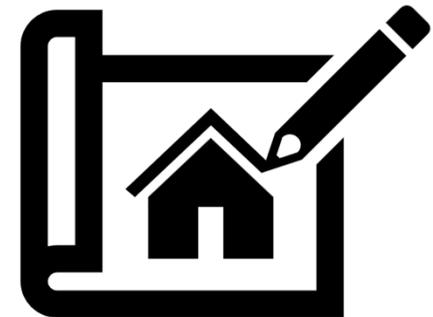
Environmental Impact Statement

- Evaluates environmental impacts of future development



Development Regulation Changes

- 1) Changes to the EDDS
- 2) Planned Action Ordinance



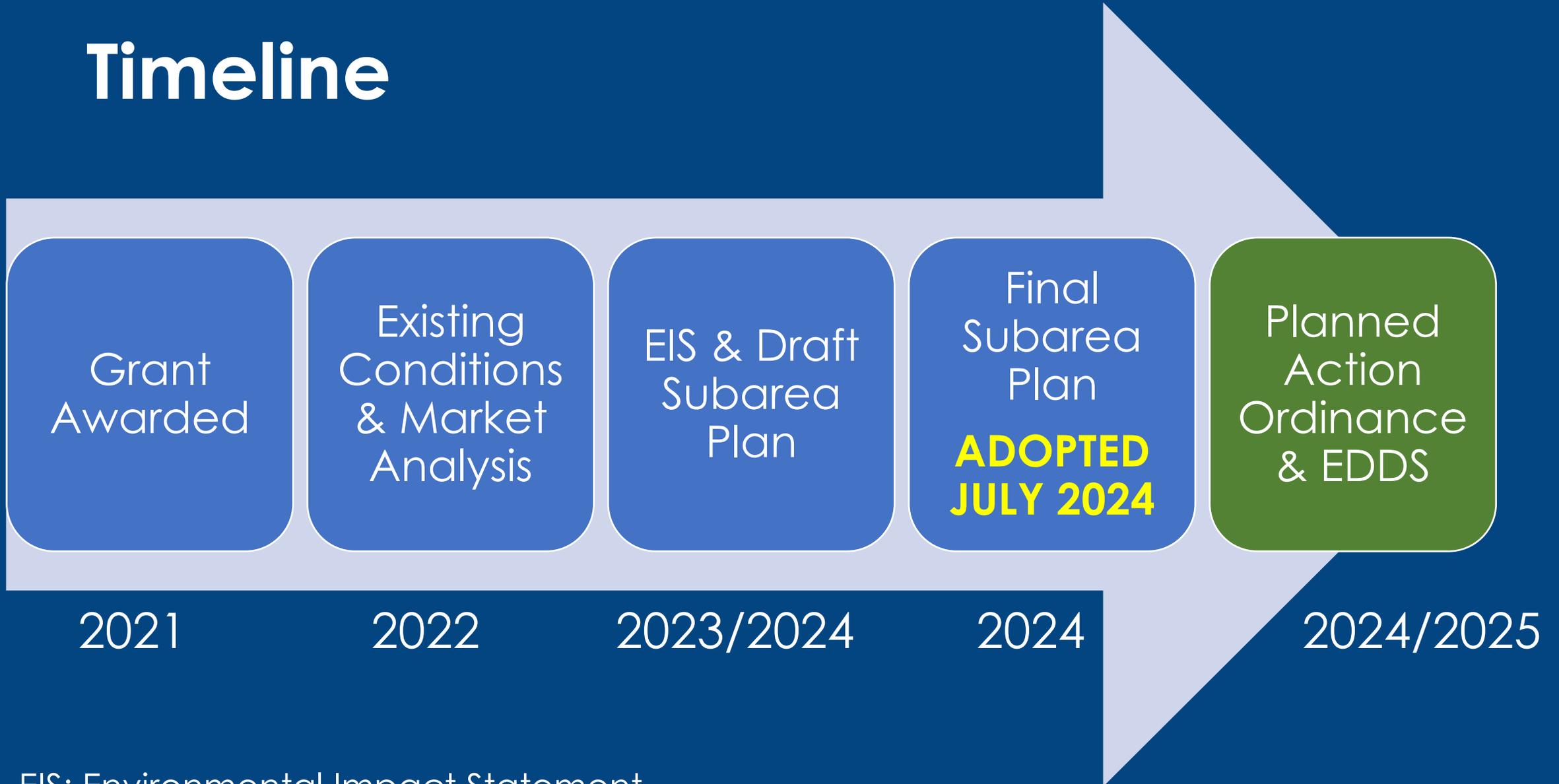
Primary Project Goal

To help implement the community's vision in the City's adopted Comprehensive Plan

1. "...evolve into a complete urban neighborhood with a mix of jobs, housing, and services."
2. "Maximize the potential of the Capital Mall area as a regional shopping center..."



Timeline



EIS: Environmental Impact Statement

EDDS: Engineering Design and Development Standards

Engagement & Review for EDDS Changes

- February 20, 2025 – Land Use and Environment Committee
- March 27, 2025 – Land Use and Environment Committee
- May 20, 2025 – Public Hearing

Note: LUEC reviewed the EDDS amendments and forwarded them to City Council for a public hearing with no changes. EDDS amendments are not reviewed by the Planning Commission.

Subarea Plan Recommendation

“Require maximum block perimeters of 1,200 to 1,600 feet but allow perimeters of up to 2,000 feet, depending on site conditions. If block perimeters larger than 1,600 feet are allowed, require smaller through-block connections designed for pedestrian, bicycle, and emergency vehicle access. Adopt spacing guidelines like in Figure 7-3.”

(Action T-2 in the Subarea Plan)



Subarea Plan Recommendation

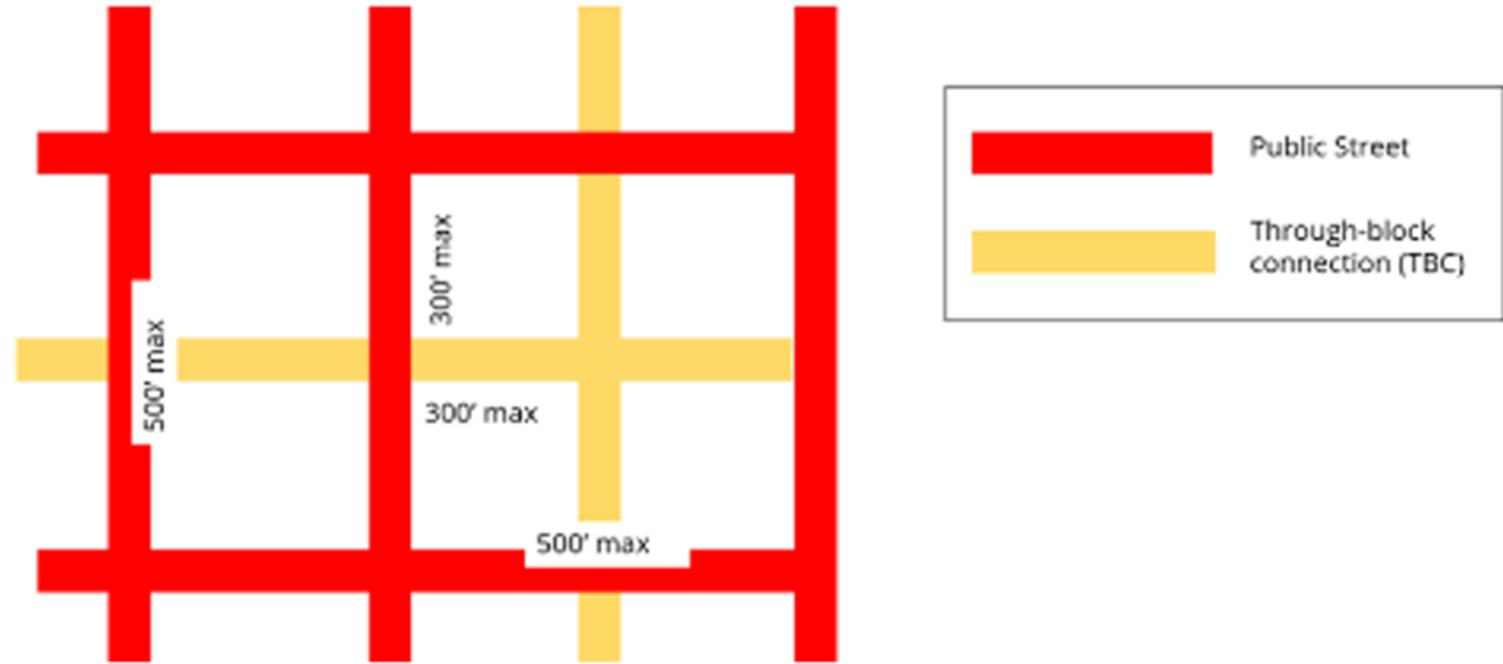


Figure 7-3. Potential essential street and through-block connection spacing requirements

EDDS Revisions for Block Sizes

Existing Requirements

350'-500' per block side

Proposed within the Capital Mall Triangle Subarea

300' to 400' but may be up to 500' if intervening public cross-block pedestrian, bicycle, and emergency access connections are provided.



Recommended Motion

- Move to approve the Ordinance adopting the EDDS changes, as proposed

Note: LUEC forwarded the ordinance to City Council with no changes.





Planned Action Ordinance and EDDS Revisions

Capital Mall Triangle Subarea



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