

## Attachment 1



September 27, 2023

RE: Text Amendment Statement Document

Statement:

Thomas Architecture Studios proposes a text amendment to the Olympia Municipal Code, Table 6.01 and Section 18.06.060.F.2. The proposed amendment will help facilitate the development of mixed-use multifamily projects within specific auto-oriented corridors in the Downtown Business district, helping to add density to the city core. The intent of the proposed text amendment is to provide a pathway for drive-throughs and drive-through centric businesses to be allowed in these certain areas, provided that they are included in tandem with a mixed-use multifamily development. Allowing drive-through uses to be included as part of mixed-use developments strengthens a project's appeal to commercial tenants and increases project feasibility. The proposed text amendment requires that any proposed drive-through uses be seamlessly integrated within the overall project and be secondary to the ground floor commercial uses. Further, proposed drive-throughs shall not be located along lot frontages and shall also minimize any crossings of pedestrian and cycling routes. (Note: Mixed-use multifamily development refers to projects with ground floor commercial uses and multi-unit residential uses on the floors above. For the purposes of the proposed text amendment, these mixed-use multifamily developments must be a minimum of two stories.)

The proposed text amendment strategically limits the implementation of drive-throughs included within mixed-use multifamily developments to properties abutting existing auto-centric street segments in the Downtown Business district. The targeted area is along Plum Street between Union Ave and 5th Ave, and has been identified due to this street's direct access to and from Interstate 5 and its high potential for mixed-use multifamily development. Additionally, this segment of Plum Street already has existing drive-through uses, and currently includes a center median (Note: See included map for locations of current drive-through uses as well as the extents of the area proposed in the text amendment). The proposal is therefore consistent with current land uses, and the center median provides an element of safety that restricts the potential impact of drive-through entries and exits. Plum Street is also recognized as a 'downtown entry street' in the City's downtown design guidelines, which highlights its distinct nature within the city fabric and its role in connecting the city to Interstate 5. 'Downtown entry streets' are defined as "arterials with relatively high traffic volumes that bring travelers into the Downtown" and emphasize creating "an attractive street front even if the uses may be auto-oriented." The proposed text amendment aligns with both of those statements. Lastly, the City's comprehensive plan promotes "development in urban areas where public services are already present" and focuses on "higher densities downtown, along urban corridors, and near

neighborhood centers." The comprehensive plan also encourages "densities and land use types consistent with many types of transportation," so the proposed text amendment will help accomplish many of the City's noted development goals.

In conclusion, the intent of the proposal is to increase the potential for quality mixed-use multifamily development, boost economic development opportunities, and preserve and enhance the current character of Plum Street while protecting the less-auto centric nature of the rest of the Downtown Business district.



Respectfully submitted,

Thomas Architecture Studios  
Ron Thomas, AIA, President

Thomas Architecture Studios  
Donnie Hull, AIA, Project Manager



September 27, 2023

RE: Specific Text Amendment in Bill Format

Table 6.01:

Modify table to show 'Restaurants, with drive-in or drive-through' as a conditional use in the Downtown Business district.

PERMITTED AND CONDITIONAL USES

COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							18.130.020
<b>1. EATING &amp; DRINKING ESTABLISHMENTS</b>														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060(GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F) (3)				<b>C 18.06.060.F.2</b>				C 18.06.060(F) (1)	C 18.06.060(F) (1)	P 18.06.060(F) (3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060(U) (3)	C	P	P 18.06.060(U) (2)	P	P	P 18.06.060(U) (1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F) (2)	18.06.060(HH)	18.06.060(F) (2)							

18.06.060.F.2:

Downtown Business and Urban Waterfront (UW) Requirements. Drive-through and drive-in uses are allowed on properties abutting Plum Street between Union Ave and 5th Avenue if included as part of a mixed-use multifamily development with ground floor commercial uses and residential uses above (for a minimum development size of two stories). Drive-throughs must also be secondary to the commercial uses, not be located along a lot frontage, and must minimize crossings of pedestrian and cycling routes. ~~are prohibited as a primary or accessory use~~ (exception: drive-through banks are a conditional use). Existing drive-in and drive-through restaurants permitted before January 1, 1994, are conforming uses. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations or conditional use requirements. Other uses made nonconforming by this zoning ordinance are subject to the requirements of Chapter 18.37, Nonconforming Buildings and Uses.

Respectfully submitted,

Thomas Architecture Studios  
Ron Thomas, AIA, President

Thomas Architecture Studios  
Donnie Hull, AIA, Project Manager