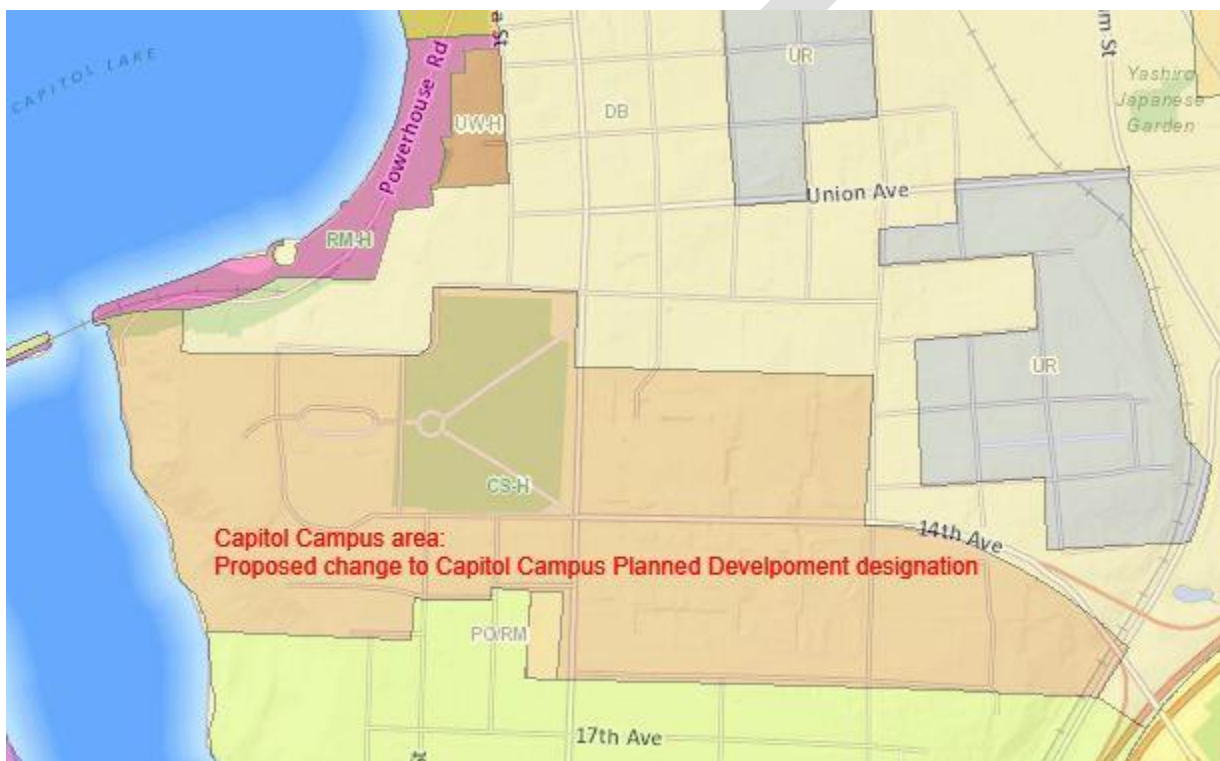


The update of Olympia’s Comprehensive Plan now being considered by the City Council has led to a review of the City’s current zoning map. One of the sites that the staff has identified for a possible change is the Capitol Campus. The staff is now seeking public comment on this possibility. Comments and questions should be directed to Todd Stamm, Principal Planner, at city hall at 360.753.8597 or 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.

Specifically, the Council is considering designating the capitol campus area as a “Planned Development” in the updated Comprehensive Plan. That document describes Planned Development areas as “areas of mixed uses where specific ‘master plans’ are required prior to development. These master plans are prepared and proposed by one or a few parties and subject to review and confirmation by the City. This designation is intended to achieve more innovative designs than in conventional developments but which are also compatible with existing uses in the area.”



Current Land Use Zoning: Although most of the campus is designated as “Commercial Services-High Density” (CS-H), a portion of Heritage Park is designated as High Rise Multi-family (RM-H), and various other zones such as Downtown Business are currently applied to other portions of the campus.

Being Considered: Change Capitol Campus area to **Planned Unit Development (PUD)** zoning district. Note, this change would NOT apply to any lands outside the Campus.

Options: Retain current zoning; change to Planned Unit Development zoning; or another zoning district. The two campus blocks downtown (Sylvester Park and Office of Superintendent of Public Instruction (“Old Capitol”) and a portion of campus west of Capitol Lake may or may not be included – the specific boundary of the ‘PUD’ would be determined in cooperation with the State.

Why change? For decades the City of Olympia has shown the Capitol Campus on the City’s zoning map as if it were subject to City development regulations like other property. However, the City does not have authority to regulate State lands within the Campus boundary. Instead that authority is reserved to the State and administered primarily by the Capitol Campus Design Advisory Committee and the State Capitol Committee. The City works in cooperation with these bodies and the Washington Department of Enterprise Services to ensure that the State’s Capitol Master Plan and resulting development is consistent with the community’s goals.

“Planned Unit Developments” are areas within the City subject to specific and unique master plans, rather than traditional zoning. Amending the City’s zoning map to designate the campus as a “PUD” would acknowledge the State-planned nature of this area, and that the Capitol Master Plan is the guiding document.