

**From:** Paul Ingman [mailto:paulingman@ymail.com]  
**Sent:** Monday, April 29, 2013 11:25 AM  
**To:** Amy Buckler  
**Subject:** Additional refinements to Urban Neighborhoods

Hi Amy,

Roger offered a few refinements and I have incorporated them. The following represents OPC's final document.

Thank you,

Paul

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**Chapter: Land Use and Urban Design**

**Locate in Section: Downtown and other Neighborhoods (p.29 of 44)**

**Goal and Policy: Urban Neighborhoods**

**Map Attached: “Olympia Planning Commission - March 11, 2013: Future Land Use”**

**GOAL:** Olympia’s Neighborhoods provide housing choices that fit the diversity of local income levels and life styles. They are shaped by public planning processes that continuously involve citizens, neighborhoods, and city officials.

**POLICIES:**

**P1:** Establish eight gateways that are entry/exit pathways along major streets to downtown Olympia and our Capitol. These streets will act as tree-lined civic boulevards that present a unified streetscape that enhances the grandeur of our Capital City.

**P2:** High-density Neighborhoods concentrate housing into a number of designated sites: Downtown Olympia; Pacific/Martin/Lilly Triangle; and West Capital Triangle. Commercial uses directly serve High-density Neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density Neighborhoods are primarily walk-dependent. At least one-quarter of the forecasted growth is planned for downtown Olympia.

**P3:** Protect and preserve the existing established Low-density Neighborhoods. Disallow medium or high density development in existing Low-density Neighborhoods except for Neighborhood Centers.

**P4:** Allow Medium-density Neighborhood Centers in Low-density Neighborhoods to include both civic and commercial uses that serve the neighborhood. Neighborhood centers emerge from a neighborhood public process.

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**Chapter: Land Use and Urban Design**

**Section: Appendix A – Future Land Use Map Designations (p.40 to 44)**

**Appendix A – Future land Use Map Designations**

[Following sections define five land use designations of “OPC - Future Land Use Map”.]

**Low-density Neighborhoods:** Protect and preserve the existing established Low-density Neighborhoods by grandfathering in existing zoning limits while providing flexibility for neighborhood-developed sub-area plans. Residential density range, which is primarily single-family detached housing and low-rise multi-family housing, is from a minimum of four to fourteen dwelling units per acre. This range maintains and safeguards the historic character of neighborhoods and specific qualities associated with each neighborhood. Low-density neighborhoods are shaped by a public planning process that continuously involves citizens, the neighborhood, and city officials. Low-density neighborhoods disallow medium or high-density development, except for Neighborhood Centers, but allows for accessory dwelling units. The maximum height in low-density neighborhoods is 35’-0”.

**Medium-density Neighborhoods:** Medium-density Neighborhoods involve multi-family residential densities between 15 to 30 units per acre as determined by the neighborhood public process. Suggested housing land uses may include townhouses and small apartment buildings. Clustering may be permitted.

**Medium-density Neighborhoods Centers:** Medium-density Neighborhood Centers include both civic and commercial uses that serve the neighborhood. These centers are allowed in Low-density Neighborhoods. The neighborhood center density level will emerge from a neighborhood public process. The neighborhood public process will involve all necessary parameters to ensure street improvements, transit access, setbacks, and the appropriate level of housing and public services for each center.

Medium-density Neighborhood Centers provide residential, commercial, and civic spaces. Suggested housing includes townhouses, small apartments, and other multi-family buildings. Low-density commercial neighborhood centers will have a maximum 35’-0” height for both low and medium density neighborhoods. [Note: Tumwater Brewery District, a medium density commercial center, and transit hub may serve as a neighborhood center for southeast Olympia residents.]

**High-density Neighborhoods:** High-density Neighborhoods, include both multifamily and commercial uses, and have residential densities of more than 30 dwelling units per acre. High-density Neighborhoods concentrate housing in a number of designated sites: Downtown Olympia; Pacific/Martin/Lilly Triangle; and West Capital Triangle. Commercial uses directly serve the high-density neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density Neighborhoods contain primarily walk-dependent services. The maximum heights in these neighborhoods are based on the “Height and View Protection Goals and Policies.

**Gateways & Civic Boulevards:** Establish eight gateways that are entry/exit pathways along major streets to downtown Olympia and the State Capitol Campus. These major streets act as tree-lined civic boulevards, providing a unified streetscape that enhances the grandeur of our Capital City.

Gateways to the Deschutes River Valley are located at entry/exit points and along the green civic boulevards that enter the state capital city of the State of Washington. They are located at: city boundaries, topographical changes, transitions in land use, and shifts in transportation densities. Three of the eight gateways are located at the city limits; at these three entrances “Welcome to Olympia” signage may be included. Gateways are densely planted with native evergreen trees and under stories that form the transition between distinct land uses and the formal green civic boulevards. Each civic boulevard forms a unique urban space.

## Chapter: Land Use and Urban Design

### Section: Land Use (p.16 of 51)

#### Goal and Policy: “GT 14 - The Urban Corridors ...”

**GT 14** Delete: “...east 4<sup>th</sup> and State Avenue, portions of Harrison Avenue, ...” and “...portions of Capitol Way ...”

**PT 14.4** Delete: “...east 4<sup>th</sup> and State Avenue...” and “...and portions of Capitol Way...”

**Comment [AB1]:** The Goal 14 and Policy 14.4 are currently in the transportation chapter. Please clarify ... Is this a typo, or does the Commission recommend moving the goal and policy to the Land Use chapter?

**LU Table 1**  
**“OPC - Future Land Use Designations”**  
**(p.43 of 44)**

**Low-density Neighborhoods (LDN)**

**Use: Single-family Residential**

**Density: 4 to 14 units per acre, while protecting existing LDN zoning density.**

**Height: 35 foot maximum**

**Medium-density Neighborhoods (MDN)**

**Use: Multi-family Residential**

**Density: 15 to 30 units per acre**

**Height: 35 foot maximum**

**Medium-density Neighborhood Centers (MDNC)**

**Use: Multi-family Residential and limited low-density Commercial**

**Density: 15 to 30 units per acre**

**Height: 35 foot maximum**

**High-density Neighborhoods (HDN)**

**Use: Multi-family Residential and Commercial**

**Density: Greater than 30 units per acre**

**Height: See Note 1**

**Note 1:** Delete all heights limitations from staff draft on LU Table 1, except as identified above. Specific height limits shall be established by development codes, which are based on the Comprehensive Plan’s “OPC - Height and View Protection Goals and Policies.”

**OLYMPIA PLANNING COMMISSION**  
**PRELIMINARY RECOMMENDATIONS**  
**March 18, 2013**

- Item # 41** - Delete and replace with OPC “Low-density” definition above.
- Item #43** - PL13.9 – Delete “... townhouses...”
- Item #56** - PL11.5 – “No change” (p.20 of 44)
- Item #57** - GL 12 – “No change” (p.22 of 44)

**Chapter: Land Use and Urban Design**  
**Section: Urban Corridors (p.17 of 44)**  
**Policy: Policy PL11.7 (p.20 of 44)**

**Note 2:** [The following section replaces “PL11.7”.] Each Civic Boulevard will have a distinct spatial environmental setting that is shaped by the public planning process that continuously involves citizens, neighborhoods, and city officials. Urban Corridors will be primarily accessed by transit and motor vehicles with provisions for pedestrian and bicycle travel. City of Olympia’s consistent theme along all civic boulevards will be “Urban Green Spaces.” The following table includes: the Urban Gateway number, name, and location; and the Civic Boulevard’s adjoining land use.

## Urban Gateways and Civic Boulevards

1. Priest Point Park Gateway: East Bay Drive at City Limits  
Single-family and Multi-family Residential, and Natural
2. Mt. Rainier Gateway: Martin Way and Pacific Intersection  
Low density Mixed Use in Single-family Residential
3. Interstate Gateway: Henderson and Plum St. Intersection  
Commercial
4. Watershed Park Gateway: Henderson at North Street  
Single-family residential, public schools, and natural
5. Capitol Gateway: Capital Boulevard at City Limits  
Single-family Residential and low-density commercial
6. Deschutes Gateway: Deschutes Park Way at City Limits  
Natural
7. Black Hills Gateway: Harrison and Division Intersection  
Low-density Mixed Use compatible with Single-family Residential
8. Schneider Creek Gateway: Schneider Hill Rd.& West Bay Drive  
Intersection  
Multi-family Residential and Commercial

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