

Evergreen Park PUD amendment; Exhibit 4

At the conclusion of the public hearing for the Evergreen Park PUD amendment (23-2792) the Hearing Examiner left the record open and requested that city review the proposal under the criteria listed in Olympia Municipal Code (OMC) 18.59.050. Several city staff were utilized in providing the analysis provided below. The record was left open only for the requested analysis and additional public comment was not added to the record.

OMC 18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment may only be approved if the Council concludes that at minimum the proposal complies with subsections A through C below. To be considered are whether:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan.

The Comprehensive Plan provides the following excerpts applicable to the proposed PUD amendment:

Planned Developments. This designation includes areas of mixed uses where specific 'master plans' are required prior to development. This designation is intended to achieve more innovative designs than in conventional developments, but which are also compatible with existing uses in the area. Innovative designs may include offering a wider variety of compatible housing types and densities, neighborhood convenience businesses, recreational uses, open space, trails and other amenities. Two unique planned developments include substantial government office buildings and related uses - these are the Capitol Campus; and Evergreen Park, which includes the site of the Thurston County courthouse.

While these villages and the Evergreen Park PUD will have many characteristics in common, the design and composition of each project varies in response to site conditions, location, market demand, available street and utility capacity, and the character of the surrounding neighborhood and will evolve over time.

Staff analysis: This amendment is proposed to an area located in an existing PUD. The future land use map indicates this area is intended to remain a PUD. The goal of this amendment is to bring to PUD in closer alignment with existing development standards throughout the city. All zoning districts which primarily support retail/commercial development also allow residential uses in these districts. The applicant is requesting the revision so that the PUD can better serve market demand for additional housing units. The PUD was established with a unit count associated with the residential portion of the PUD. This unit count is not applicable to the commercial/retail area as these areas in the city do not maximum density requirements. The limit on density is established by height limits, setback requirements, and other development standards but no limit shall be applied to the retail/commercial area of the PUD to provide consistency with other similar zoning districts throughout the city at large.

Planned development policies in the comprehensive plan:

GL1. PL1.6 Provide for a compatible mix of housing and commercial uses in commercial districts and village sites that enables people to walk to work and shopping, supports transit and includes convenience businesses for residents. Integrate adjacent uses with walkways and bike paths leading from residential areas to commercial districts and neighborhood-oriented businesses. **GL11**

PL11.1 Encourage increasing the intensity and diversity of development in existing commercial areas by mixing commercial and multi-family development along with entertainment and cultural centers in a way that will reduce reliance on cars and enable people to work, shop, recreate and reside in the same area.

PL11.3 Work with developers to identify commercial areas for infill and redevelopment, to remove unnecessary barriers to this type of development, and to provide the infrastructure needed for intensive commercial and mixed-use development.

Staff Analysis: The existing PUD was written at a time when there was less interest in mixed use within a district. While the existing PUD is mixed use because it allows a mix of uses the mix is separated by zoning district locations. This is unique to this PUD. The other Planned Developments within the City encourage mixed use buildings and allow residential within the commercial districts. The proposed amendment would bring the PUD into closer conformance with the Comprehensive Plan by increasing the residential density within the commercial district.

Housing chapter policies:

PL16.1 Support increasing housing densities through the well-designed, efficient, and cost-effective use of buildable land, consistent with environmental constraints and affordability. Use both incentives and regulations, such as minimum and maximum density limits, to achieve such efficient use.

PL16.2 Adopt zoning that allows a wide variety of compatible housing types and densities.

PL16.5 Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.

PL16.8 Encourage and provide incentives for residences above businesses.

PL16.13 Encourage adapting non-residential buildings for housing.

Staff Analysis: The policies of the housing chapter support the proposed amendment because the proposal is to increase the area within the City in which adaptive re-use of existing buildings can include housing options. The area is currently served by public streets and utilities adequate to provide for housing. The area has access to transit with ¼ mile of all lots affected by the proposal. And the proposed amendment would allow residential units to be built above existing or future office space. This proposal supports increasing housing stock and housing options which is consistent with the goals and policies of the City.

Climate: The project proposes to amend the Evergreen Park PUD in the Retail Commercial use district. This amendment will allow for increased housing opportunities in an area already served by city services. The proposed change would allow for increased urban density in an area that does not currently allow for residential uses. The PUD is currently served by existing public street and served by public transportation (bus routes). Future housing would have access to public transportation. The area of the subject PUD is served by existing transit routes (bus stops). New residents would have the option to utilize public transportation. The existing PUD contains sidewalk connections and bike lanes that provide pedestrian and bike access to the large city. New residents would have ample opportunity to bike or walk to nearby services.

Staff Analysis: Based on the above factors the proposed text code amendment would be consistent with goals of the Thurston Climate Mitigation Plan.

Equity: The proposed text code amendment is consistent with the comprehensive plan goals for increased housing within the city limits. This will allow for the potential for increased housing stock. The Evergreen Park PUD currently has exclusive zoning which does not allow residential uses. This restriction is not consistent with other area in the city that allow commercial and retail uses.

Staff Analysis: Zoning code throughout the city with similar zoning would allow for residential uses. This change would open more of the city to residential development serving the community goal of increasing housing in the city.

- B. The rezone will maintain the public health, safety, or welfare.

Concern was expressed by workers at a local hotel located in the PUD that the loss of the hotel would be a major loss of well-paying union jobs and amenities this space provides to the city of Olympia and its visitors. Concerns were also raised about the cities loss of hotel tax revenue associated with the use.

Staff Analysis: The existing PUD is served by an established street network, existing water and sewer utilities. Should the rezone allow for property redevelopment into multifamily housing, any redevelopment would need to meet all City standards which could result in improvements to health, safety, and welfare.

The cities viewpoint is that market conditions drive change in uses of property. This amendment would not restrict the operation of the existing hotel property and hotels would still be an allowed use in the PUD. The city takes the position that the amendment is providing more flexibility for property owners to develop properties based on current market conditions. The city has seen construction of at least four new hotels/motels since the adoption of the 2014 Comprehensive Plan. Several of these include public meeting rooms, though none are comparable in size to the hotel located within the subject site. Other public conference and meeting facilities are also available in the city and in neighboring Lacey and Tumwater. These include facilities on the WA Capitol Campus; at higher education facilities (St. Martin's, The Evergreen State College, and South Puget Sound Community College); LOTT and the Port of Olympia.

- C. The rezone is consistent with other development regulations that implement the comprehensive plan.

Staff analysis: The Hearing Examiner requested additional analysis under rezone criteria because the OMC is lacking criteria for proposed PUD amendments. This proposed zoning change would permit residential uses in the same area of the Evergreen Park PUD that also allows commercial and retail uses. The City of Olympia zoning code includes numerous zoning districts that permit mixed residential and commercial uses, consistent with the Comprehensive Plan.

- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.

Staff analysis: This proposed amendment would permit residential uses in the same area of the Evergreen Park PUD that also allows commercial and retail uses. The City of Olympia zoning code includes numerous zoning districts that permit mixed residential and commercial uses, consistent with the Comprehensive Plan. The adjacent districts within the Evergreen Park PUD allow residential uses and public uses. These uses are also permitted adjacent to mixed use districts in many other areas of the city, including downtown, along transit corridors and in the high-density neighborhood designations.

- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

Staff analysis:

Utilities: The pipe sizes of sewer and water lines within the PUD area are of standard size dictated by the Engineering Design and Development Standards and appear to have capacity for the requested changes. As each site redevelops individual projects shall be evaluated against the current development requirements for any additional requirements and improvements that may be triggered.

Transportation: The proposed Evergreen Park PUD Text Amendment will not have a significant impact on traffic operations throughout the City of Olympia street system. As shown in the table below all the existing uses given (Hotel, Office, Retail) have higher trip generation rates than a Multi-Family Residential use.

If the majority of the PUD was converted to Multi-Family Residential, vehicle trips with daily origins and destinations to this area would decrease by approximately 40 percent and the pm peak hour trips would be reduced by approximately 55 percent. Intersection level of service would increase with less vehicle delays. The PUD area is serviced by Evergreen Park Drive that is a 3-lane Major Collector with bike lanes and sidewalks that has a vehicle capacity for up to 14,000 daily vehicles.

The existing level of service at all intersections is within an acceptable level of service B to C range. A land use change to Multi-Family Residential will not adversely affect these given traffic

conditions. The below figure represents a formula showing that multifamily would result in fewer net trips. These figures were based off review of city accessor records for the square footage of each building.

23-2792 Evergreen Park PUD Text Amendment						
Estimated Trip Generation						

Condition	Land Use	Size	Trip Rates				Trip Generation			
			Daily	PM Peak	Enter	Exit	Daily	PM Peak	Enter	Exit

Existing	Hotel Rooms	193	8.36	0.89	51%	49%	1,613	172	88	84
	Retail KSF 10%	50.4	24.92	2.51	48%	52%	1,256	127	61	66
	Office KSF 90%	453.6	8.77	1.03	16%	84%	3,978	467	75	392
							6,847	766	223	543

Proposed	Multi-Family Units	747	5.44	0.44	61%	39%	4,064	329	201	128
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