



Land Use & Environment Committee

Require Alleys for All New Development and Other Considerations

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Title

Require Alleys for All New Development and Other Considerations

Recommended Action

City Manager Recommendation:

Recommend policy language that encourages alleys in new development to the City Council. This language would be included in the Public Hearing Draft of the Comprehensive Plan.

Report

Issue:

Whether to forward the City Managers recommended policies related to alleys to City Council for the Public Hearing Draft of the Comprehensive Plan. This issue was referred the LUEC on February 25 for their recommendation.

Staff Contact:

Sophie Stimson, Senior Planner, Public Works Transportation, 360.753.8497

Presenter(s):

Sophie Stimson, Senior Planner, Public Works Transportation, 360.753.8497
The Olympia Planning Commission has been notified of the meeting.

Background and Analysis:

Current Comprehensive Plan Policy on Alleys states that alleys are encouraged in residential and commercial development. They contribute to greater access and mobility in our transportation system. They also contribute to improved urban form by minimizing the need for driveways in front of a lot.

The Olympia Planning Commission recommends Comprehensive Plan policy language that requires alleys in new development.

More alleys will be difficult for the City to maintain because funding is not in place to maintain the alleys we currently have. Additional alleys will result in more impervious surfaces, increasing stormwater runoff that must be managed (treated, conveyed and detained).

For these reasons, staff recommends Comprehensive Plan Policy language that encourages alleys but does not require them. Policy Language is needed for the Council Public Hearing Draft of the Comprehensive Plan.

Neighborhood/Community Interests (if known):

Public testimony gathered during the Imagine Olympia process did not address whether alleys should be required or encouraged. Several comments suggested alleys in the downtown because they can be used for placemaking, attractive bicycle and pedestrian paths with lighting, art, and landscaping.

Options:

Option 1. Recommend policy language to the City Council that encourages alleys in new development. This language would be included in the Public Hearing Draft of the Comprehensive Plan, as follows:

- *Encourage alleys and retain alleys as public right-of-way.(Policy PT 3.4)*
- *Encourage alleys behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind. (Policy PT 3.5)*

Option 2. Forward the Planning Commission recommendation to require alleys in new development to the City Council. This language would be included in the Public Hearing draft of the Comprehensive Plan, as follows:

- *Require alleys and retain alleys as public right-of-way. (Policy PT 3.4)*
- *Require alleys behind lots fronting on arterials and collectors, so that houses or businesses can face the street, sidewalks are continuous, and vehicles can access properties from behind. (Policy PT3.5)*

Financial Impact:

There is currently no budget for regular alley maintenance. Maintenance work is done on an as-requested basis.