



Planning Commission

Recommendation to City Council on Capitol Campus Zoning

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Title

Recommendation to City Council on Capitol Campus Zoning

Recommended Action

Move to recommend to City Council that the entirety of the Capitol Campus owned or controlled by the State of Washington be designated as a "Planned Unit Development" zone on the City's zoning map.

Report

Issue:

Assuming the proposed Comprehensive Plan update is approved by City Council as recommended by the Planning Commission in December of 2013, should the zoning map of the City's development code be amended to change the Capitol Campus from various zones to "Planned Unit Development" land use zoning?

Staff Contact:

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Presenter:

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Background and Analysis:

Washington's Growth Management Act requires that development regulations must be "consistent with and implement the comprehensive plan." RCW 36.70A.040. An update to the City's Comprehensive Plan recommended by the Planning Commission is now being considered by the City Council. A Council decision on the Plan is expected in the next few months. To provide for timely consideration of associated changes in the City's development regulations, including the land use zoning map, the City staff has proposed consideration of a variety of development code amendments, including the zoning change (also known as a "rezone") described above.

Olympia's pending update of its Comprehensive Plan and the proposed Future Land Use map in particular, now being reviewed by the City Council, would designate the central Capitol Campus of the State of Washington as a "Planned Development" area." The draft Plan states that, "This

designation includes 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. 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. Generally residential densities should range from seven to thirteen units per acre, but the specific mix of land uses will vary with the zoning, environment, and master plan of each site. In addition to a variety of housing types, these areas may include neighborhood centers as described below. Each of the two planned developments along Yelm highway may include a larger neighborhood-oriented shopping center with a supermarket. The planned development designation also includes retaining certain existing, and potentially new, manufactured housing parks in locations suitable for such developments. 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. [Emphasis added.] In addition to 'Evergreen Park' - the areas sometimes called 'courthouse hill' - other planned developments in the City include the Briggs Urban Village and three 'neighborhood villages.'

The Capitol Campus is an area managed, controlled and generally owned by the State of Washington for specific purposes. Except for unique business arrangements, such as the new Department of Enterprise Services buildings, it usually does not include privately-owned buildings leased by the State, such as those near Plum Street. The City's zoning map indicates that a variety of zones are applicable to the Campus. For example, the largest portion is designated as Commercial Services - High Density, while a portion of Heritage Park is designated as Residential Multi-family High-Rise, others such as near Union Avenue are in the Downtown Business category, and Deschutes Parkway is in the residential and Evergreen Park Planned Unit Development zones of the lands to the west.

Despite the implications of the zoning map, the City of Olympia's zoning is not applicable to lands that are part of the Capitol Campus. Instead, pursuant to State law this area is planned and 'regulated' by the Capitol Campus Design Advisory Committee and the State Capitol Committee in accordance with a 'Master Plan' adopted by the State. In place of its more common regulatory role, the City works in cooperation with the State in the planning for Campus development and activities.

The City does have authority to regulate shoreline development of the Campus because under the Shoreline Management Act the City is acting on behalf of the Washington Department of Ecology; and the City inspects construction on the Campus for compliance with building codes pursuant to an agreement with the State. And the Growth Management Act does provide that, "State agencies shall comply with the local comprehensive plans and development regulations and amendments thereto adopted pursuant to this chapter." RCW 36.70.103.

To reflect the unique relationship between the State and City regarding development of this area, the staff proposes that the Zoning Map be amended to designate the Campus as a 'planned development.' By doing so, the development regulations would both be consistent with the Comprehensive Plan update being considered by the City Council and would more accurately communicate this relationship to the public.

The criteria set forth in Olympia Municipal Code 18.59.050 should be used to evaluate any change in

zoning: (A) The rezone is consistent with an approved amendment to the future land use map; (B) The rezone is consistent with the Comprehensive Plan; (C) The rezone will maintain the public health, safety, or welfare; (D) The rezone is warranted in order to achieve consistency with the Comprehensive Plan, or because of a need for additional property in the proposed land use district classification, or because the proposed zoning classification is appropriate for reasonable development of the subject property; and (E) The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Neighborhood/Community Interests:

To date, except for communications with State staff, notice of this proposal has generated minimal interest. On May 22, 2014, City staff hosted a combined public information meeting regarding the four pending zoning map changes. Only State staff participated with regard to this particular proposal.

Options:

1. Recommend that zoning of all of the Capitol Campus be changed to “Planned Unit Development.” (Note, this zoning map change should be accompanied by a code amendment providing for the possibility of lands to be removed from the Campus without sufficient time for the zoning map to be amended - the specific text of this provision would be drafted by the City Attorney prior to amendment of the map by the Council.)
2. Retain the existing zoning of the Capitol Campus.

Financial Impact:

None. Consideration of this change is part of budget for Comprehensive Plan update.