



Planning Commission

Commercial Design Review Expansion - Deliberation and Recommendation

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Title

Commercial Design Review Expansion - Deliberation and Recommendation

Recommended Action

Move to recommend approval of code amendment as proposed by City staff.

Report

Issue:

In December the City of Olympia adopted a major update of its Comprehensive Plan. Among the many changes was a revision of the policy describing the scope of 'design review' -- the City's process that regulates the architecture and complementary landscaping of developments. In response, City staff proposed that the development code be amended to require that all commercial buildings and substantial commercial remodels adjacent to most public streets meet the City's "Basic Commercial Design Criteria." The staff's proposal also included a variety of amendments to clarify design review procedures. (See attachment.) The Planning Commission held a public hearing on this proposal on May 18, 2015, and accepted written comments until May 22. The Commission is to make a recommendation to the City Council regarding this proposal. (File 13-0114)

Staff Contact:

Todd Stamm, Principal Planner, Community Planning and Development Department, (360.753.8957)

Presenter:

No presentation - staff will be present to respond to Commission questions.

Background and Analysis:

The staff report and attachments of May 18, 2015, provides more in depth background regarding the proposal. Following the hearing, Commissioners presented clarifying questions to the staff - responses are provided in the attached 'Design Review Q&A.' The full content of Commissioner Parker's query is also attached.

Neighborhood/Community Interests:

In addition to comments at the public hearing, written comments received from the public are attached to this report.

Options:

1. Recommend that City Council adopt the code amendment as proposed.
2. Recommend that City Council adopt a specific alternative amendment.
3. Recommend that the development code not be amended with regard to this issue.

Financial Impact:

Proposed amendment would add to City's cost of providing design review services - most of cost would be recovered from development application fees. Proposed regulatory change may increase the cost of some developments and have other secondary impacts as described by commenting parties.