



## City Council

### Approval of Ordinance Amending High-Density Corridor-1 Zoning District Text

**Agenda Date:** 6/7/2016  
**Agenda Item Number:** 4.M  
**File Number:** 16-0607

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**Type:** ordinance **Version:** 2 **Status:** Passed

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#### **Title**

Approval of Ordinance Amending High-Density Corridor-1 Zoning District Text

#### **Recommended Action**

##### **Planning Commission Recommendation:**

The Planning Commission recommends approval of the Ordinance to amend the text in Subsection 18.06.100A of the Olympia Municipal Code relating to building heights in High Density Corridor Zones.

##### **City Manager Recommendation:**

Move to approve the Ordinance as referred by the Land Use and Environment Committee and recommended by the Planning Commission on second reading.

#### **Report**

##### **Issue:**

Whether to amend Subsection 18.06.100A of the Olympia Municipal Code to not allow a 'bonus' residential floor in the High Density Corridor-1 (HDC-1) and High Density Corridor-2 (HDC-2) zones within 100 feet of historic districts.

##### **Staff Contact:**

Linda Bentley, Senior Planner, Community Planning and Development Department, 360.753.8046

##### **Presenter:**

None - Consent Calendar Item.

##### **Background and Analysis:**

Background and analysis have not changed from first to second reading.

Residents in the Bigelow Heights neighborhood brought to staff's attention that the City's development code allowed building heights they believed were incompatible with their neighborhood along its south edge and inconsistent with the City's comprehensive plan. Specifically, Olympia's development regulations state that building heights in the HDC-1 and HDC-2 zones within 100 feet of low-density residential zones are limited to 35 feet, but also state that a 'bonus' residential floor is available. City staff brought the issue to the August 27, 2015, Land Use and Environment Committee

meeting, proposing an amendment to the regulations which would state that such a 'bonus' is not available within 100 feet of historic districts - consistent with the newly-adopted Comprehensive Plan.

The Land Use and Environment Committee referred the issue to the Planning Commission for a recommendation.

On October 19, 2015, the Commission held a public hearing regarding this proposal. Two parties commented at the hearing, and others submitted written comments prior to close of the record on October 23.

On November 2, 2015, the Planning Commission made a recommendation to the City Council to approve the amendment proposed by City staff with this additional proviso: "the Olympia Planning Commission believes that while the revised code will bring the code into compliance with the Comprehensive Plan, it raises concerns regarding the general policies of the Comprehensive Plan for a compact, walkable city. Therefore, the Commission strongly recommends the City explore Comprehensive Plan policies regarding density along high density corridors."

#### Consistency with Comprehensive Plan

The Olympia Comprehensive Plan adopted in December 2014 includes Land Use and Urban Design policy 13.7, applicable to the areas zoned as HDC-1 and HDC-2. That policy reads, in part:

Designate different categories of corridors generally as follows:

- Areas nearest downtown along Harrison Avenue east of Division Street and the upper portions of the State Street/Fourth Avenue corridor to the intersection of Fourth Avenue and Pacific Avenue should blend travel modes with priority for pedestrian, bicycle and transit systems. These areas should provide for a mix of low-intensity professional offices, commercial uses and multifamily buildings forming a continuous and pedestrian-oriented edge along the arterial streets. *There will be a 35 feet height limit if any portion of the building is within 100' from a single-family residential zone, provided that the City may establish an additional height bonus for residential development except in areas adjacent to a designated historic district.* [Emphasis added.]

The Comprehensive Plan policy quoted above states that the bonus floor provision may be available in all portions of the HDC-1 and HDC-2 zones, except near a historic district. About two blocks of HDC-1 zoned property along the north side of State Avenue between Eastside and Tullis Streets abuts a designated historic district. (See attached map.)

The attached Ordinance specifies that the bonus floor is not available near historic districts. If adopted, this amendment would immediately apply to only a few properties along State Avenue but it would also be applicable to any similarly situated properties if other historic districts are created.

#### **Neighborhood/Community Interests (if known):**

Residents in the vicinity of the Olympia Avenue historic district and the Bigelow neighborhood in general expressed interest in this issue.

#### **Options:**

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1. Approve the Ordinance as recommended by Planning Commission;
2. Refer back to a Committee or the Planning Commission for further consideration;
3. Not approve the amendment as recommended by Planning Commission.

**Financial Impact:**

No substantial impact to the City.

**Attachments:**

Ordinance

Map