



Planning Commission

Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing

Agenda Date: 6/6/2016
Agenda Item Number: 6.A
File Number: 16-0695

Type: public hearing **Version:** 1 **Status:** Filed

Title

Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing

Recommended Action

Public Hearing; no action required.

Report

Issue:

Whether the Planning Commission will hold a public hearing to receive testimony about proposed comprehensive plan and development regulation amendments related to the Kaiser Harrison Opportunity Area.

Staff Contact:

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Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The Kaiser Harrison Opportunity Area subarea planning process was conducted based on direction provided in the 2013 Investment Strategy and the Economy chapter of the comprehensive plan.

The Investment Strategy recommended that the City:

- Remove barriers for mixed use development
- Fund infrastructure improvements, and
- Consider zoning changes that permit retail and residential uses, such as High Density Corridor.

The comprehensive plan called for follow up planning work to be conducted in these opportunity areas to encourage growth in targeted areas.

The City began this work in mid to late 2015 by updating the market study that had been conducted

in 2013 and by interviewing stakeholders within the study area and surrounding area, as well as Intercity Transit staff. In early 2016 public workshops and meetings were conducted in order to get a better sense of the types of development desired for this area. Over the months of February and March there were six meetings to gather community input. Staff also received comments via email and met with people who were unable to attend these meetings but wanted the opportunity to participate.

The majority of the public comments received were fairly consistent. People generally wanted the area to be bicycle and pedestrian friendly with connections to nearby trails and uses such as parks; urban design elements such as awnings, outdoor seating, and public spaces, and incorporating a Pacific Northwest architectural style; a mix of retail, office, and residential uses; a broader variety of housing, specifically including cottage and mixed use housing; a neighborhood park that people could walk, bike, or drive to; and to have more public transportation throughout the area.

Based on the comprehensive plan, updated market study, and the public comments received, the Preferred Alternative was developed. Proposed amendments to the comprehensive plan and the development regulations are being proposed in order to implement that preferred alternative. This includes amendments to the text of the plan and development regulations in the Olympia Municipal Code, as well as amendments to the Future Land Use Map, Zoning Map, and the Design Review Map.

Neighborhood/Community Interests (if known):

There was a public meeting on May 25th to present the preferred alternative and the proposed amendments to the public. At that meeting staff went through the background, the public process and its outcome, and what is being proposed in order to implement the preferred alternative. While there were not many questions of staff at that meeting, those in attendance were encouraged to attend the public hearing to provide comments, or to provide comments in writing by June 10, 2016.

The written public comment period extends through Friday, June 10, 2016. Any public comments received by June 10, 2016 will be forwarded to the Planning Commission at their June 20th meeting.

Options:

Public Hearing; no action required.

Financial Impact:

This planning process fits within the existing budget and staff resources of the Community Planning and Development Department. Following completion of an updated plan, some implementation items may require additional funding.

Attachments:

Preferred Alternative Map
Kaiser Harrison Opportunity Area Plan
Comprehensive Plan Text
Comprehensive Plan Map
Zoning Map
Design Review Map
Commercial Districts Text

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Pedestrian Street Overlay Text
Design Review Text
Project Webpage