



Planning Commission

Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

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Title

Kaiser Harrison Opportunity Area Comprehensive Plan and Development Regulations Amendments - Deliberation

Recommended Action

Move to approve and submit a letter to Council regarding the proposed Comprehensive Plan and Development Regulations amendments for the Kaiser Harrison Opportunity Area Plan.

Report

Issue:

Whether to deliberate and offer a recommendation to Council on the proposed Comprehensive Plan and Development Regulation amendments proposed to implement the Kaiser Harrison Opportunity Area Plan.

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):

Several members of the community participated in the public meetings during the development of the preferred alternative for the study area. Most favored more housing and retail office opportunities in the area, wanted the area to be very pedestrian and bicycle friendly as it develops, and supported a multi-use trail and neighborhood park.

At the public hearing, three people testified before the Planning Commission. It was noted that the comment period for written comments would be open until 5:00 p.m. on Friday, June 10, 2016. The city received several written comments prior to the deadline. Those comments are attached for your consideration as part of the deliberation process.

Options:

1. Recommend that City Council adopt the proposed text amendments as proposed.
2. Recommend that City Council adopt the proposed text amendments as modified by the Planning Commission.
3. Recommend that the comprehensive plan not be amended.

Financial Impact:

Staff support and expenses for processing this proposal are included in the Community Planning and Development Department's 2016 budget.

Attachments:

Public Comments Received