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## City Council

### Approval of Ordinance to Adopt Kaiser Harrison Opportunity Area Plan

**Agenda Date:** 8/23/2016  
**Agenda Item Number:** 6.A  
**File Number:** 16-0843

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

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**Title**

Approval of Ordinance to Adopt Kaiser Harrison Opportunity Area Plan

**Recommended Action**

**Committee Recommendation:**

Move to approve on second reading, the Planning Commission recommendation to adopt the Kaiser Harrison Opportunity Area Plan and related amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map, Official Design Review Map, and sections of Title 18 of the Olympia Municipal Code.

**City Manager Recommendation:**

Move to approve on second reading, the Kaiser Harrison Opportunity Area Plan Ordinance as recommended by the Planning Commission.

**Report**

**Issue:**

Whether to approve the Kaiser Harrison Opportunity Area Plan and adopt related amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map, Official Design Review Map, and sections of Title 18 of the Olympia Municipal Code.

**Staff Contact:**

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

**Presenter(s):**

Joyce Phillips, Senior Planner, Community Planning and Development

**Background and Analysis:**

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

In 2013 this area was identified in the Investment Strategy as an area for redevelopment. In 2014 the Investment Strategy was referenced in the Economy Chapter of the Comprehensive Plan, and called for subarea planning for the opportunity areas. In 2015, the City received an application for a Comprehensive Plan Amendment to amend the Future Land Use Map and Rezone the area to allow for mixed use development. The City Council placed this item on the docket for 2016

Comprehensive Plan Amendments and directed staff to begin work on the subarea plan in 2015.

In order to develop the plan for this area, staff worked with planning and economic consultants to update the market study, interview property owners in and near the study area, and hold several public meetings to gather input. Three alternatives were proposed. The public was invited to provide input on the three alternatives, which ultimately led to the development of the preferred alternative. In order to implement the preferred alternative several amendments are proposed, including amendments to the Comprehensive Plan text, Future Land Use Map, Official Zoning Map, Official Design Review Map, and text amendments to sections of Title 18 of the Olympia Municipal Code.

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

Several property owners, business owners, and occupants within and near the study area participated in the public meetings and public hearing. Thirteen written comments from the public were received and considered by the Planning Commission. Of the comments received eight were in support of the proposal while five were opposed. Concerns that were raised primarily dealt with compatibility of potential new uses with the existing residential neighborhoods on the north side of Harrison Avenue. Provisions that will help ensure compatibility include increased building setbacks, reduced building heights within 100 feet of the existing neighborhoods, and upper story step-backs for any buildings over three stories in height.

**Options:**

1. Approve the Kaiser Harrison Opportunity Area Plan and adopt related amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map, Official Design Review Map, and sections of Title 18 of the Olympia Municipal Code.
2. Modify the Kaiser Harrison Opportunity Area Plan and related amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map, Official Design Review Map, and sections of Title 18 of the Olympia Municipal Code.
3. Do not approve the approve the Kaiser Harrison Opportunity Area Plan or adopt related amendments to the Comprehensive Plan, Future Land Use Map, Official Zoning Map, Official Design Review Map, and sections of Title 18 of the Olympia Municipal Code. Provide staff with guidance moving forward.

**Financial Impact:**

Staff support and expenses for processing this proposal are included in the Community Planning and Development Department's 2016 budget. Some of the proposed amendments will have an indirect financial impact to the City. For example, reviewing the City's design review process and criteria for consistency with the goals and policies of the Comprehensive Plan will impact the Community Planning and Development Department's work plan and budget in the future. Additionally, the provision of a potential Neighborhood Park in the Kaiser Harrison Opportunity Area may impact the Parks, Arts and Recreation Department's timing or location criteria for the provision of a Neighborhood Park in west Olympia.

**Attachments:**

Ordinance  
Kaiser Harrison Opportunity Area Plan  
Preferred Alternative  
Kaiser Harrison webpage