



Planning Commission

Ordinance Removing Zoning Designations from the State Capitol Campus

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Title

Ordinance Removing Zoning Designations from the State Capitol Campus

Recommended Action

Move to recommend approval of the attached ordinance amending the City's zoning map to remove all zoning designations from the entirety of the Capitol Campus owned or controlled by the State of Washington.

Report

Issue:

Should the zoning map of the City's development code be amended to remove zoning designations from the State Capitol Campus?

Staff Contact:

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Presenter:

Leonard Bauer, Deputy Director

Background and Analysis:

The Washington State Capitol Campus is an area designated, managed and controlled by the State of Washington for specific purposes. State law (Chapters 43.34 and 79.24 RCW) provides governing authority for planning, land use and development for the State Capitol Campus to the State Capitol Committee. A map of properties that are part of the State Capitol Campus is attached.

The City of Olympia does not have land use planning or zoning authority for the State Capitol Campus. In place of its more common regulatory role, the City works in cooperation with the State in the planning for Campus development and activities.

The City does have authority to regulate shoreline development on the Campus because under the Shoreline Management Act the City is acting on behalf of the Washington Department of Ecology; and the City inspects construction on the Campus for compliance with building codes pursuant to an agreement with the State.

Despite the state laws described above, the City's zoning map currently applies a variety of zoning

districts to the Campus. For example, the largest portion is designated as Commercial Services - High Density, while areas around Capitol Lake are designated as Residential Multi-family High-Rise, Residential 4-8 & 6-12, Urban Waterfront, and Planned Unit Development. Areas near Union Avenue and Sylvester Park are in the Downtown Business zoning district.

During the City's process of updating its Comprehensive Plan, questions were raised regarding the appropriate zoning of the State Capitol Campus. On July 7, 2014, the Olympia Planning Commission considered a staff recommendation to zone the State Capitol Campus as a 'planned development.' However, this proposal was discontinued when the State Capitol Campus Committee objected based on the state laws cited above. Subsequently, the City Attorney and CPD staff have had numerous conversations with staff of the WA Department of Enterprise Services and the Attorney General's Office to identify an approach to the City's zoning map that would accurately communicate the jurisdictional authorities for the State Capitol Campus. The parties have now agreed that removing all zoning map designations for the State Capitol Campus is the most accurate depiction of existing jurisdictional land use authority of the State Capitol Campus Committee. The attached ordinance accomplishes this change, and adds a note to the Official City Zoning Map that reads "The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus."

Neighborhood/Community Interests:

On May 22, 2014, City staff hosted a combined public information meeting regarding four pending zoning map changes, including the proposed zoning of the State Capitol Campus as planned development. Only State staff participated with regard to that proposal. Since that time, except for communications with State staff, notice of this proposal has generated minimal public interest.

Historically, the South Capitol Neighborhood Association has had strong interest in any land use changes on the State Capitol Campus. The attached ordinance clarifies, but does not change, land use authority over the State Capitol Campus.

Options:

1. Recommend adoption of the attached ordinance removing zoning designations from the State Capitol Campus on the City Zoning Map.
2. Retain the existing zoning of the Capitol Campus.

Financial Impact:

None.

Attachments:

Draft Zoning Ordinance
Proposed Map Changes