



May 12, 2014

To Representatives of Neighborhood Associations:

Downtown Neighborhood Association
Olympia Downtown Association
South Capitol Neighborhood Association
Wildwood Neighborhood Association
Governor Stevens Neighborhood Association
Eastside Neighborhood Association
East Bay Drive Neighborhood Association
Bigelow Neighborhood Association

Greetings:

Subject: Proposed Land Use Zoning Changes (Olympia file 13-0120)

As I'm sure you know, the City of Olympia is in the process of updating its Comprehensive Plan. State law requires that City development regulations be consistent with the Plan. Thus, although the City Council has made no final decisions regarding the Update, in preparation for changes in the Plan later this year, the City staff is proposing four site-specific amendments of the zoning map. As a Neighborhood Association representative, these proposals may be of special interest to you.

The proposed rezones are:

1. Change zoning of Henderson Park at 2100 Henderson Boulevard SE (a commercial development along Henderson Park Lane including site of a proposed Hilton Gardens hotel) from "Community Service – High Density" to "General Commercial"
2. Change zoning of two Capitol View office blocks bounded by 8th Avenue, Pear Street, Eastside Street, and 7th Avenue SE from "Community Service -- High Density" to "Professional Office/Residential Multi-Family"
3. Change zoning of LOTT wastewater treatment plant site at 500 Adams Street NE from "Industrial" to "Urban Waterfront"
4. Change zoning of the southern portion of Heritage Park (former railroad sidings) now zoned "Urban Waterfront Housing" and remainder of the contiguous Capitol Campus, most of which is now zoned "Community Service – High Density," to "Planned Unit Development" to reflect that the Capitol Campus is planned by the State of Washington

Please see the enclosed map for specific rezone locations. These proposals, if approved, would change the allowed uses and other development standards for these properties.

These proposed rezones will be the subject of public hearings to be held by the Olympia Planning Commission, and possibly the City Council, later this year. In the meantime, to enable interested parties like you to better participate in that process and to obtain more information in an informal setting, **City staff will be hosting an informational meeting beginning at City Hall, 601 Fourth Avenue East at 6:30 p.m., on Thursday, May 22, 2014.** The meeting will include a brief staff presentation at 7:00 p.m., but feel free to drop-in any time before 8:30 p.m. Notice of this meeting has also been provided to property owners in the vicinity (about 300 feet) of each of these sites.

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Questions and comments can also be directed to me by email at tstamm@ci.olympia.wa.us, at 360.753.8597 and at PO Box 1967, Olympia Community Planning and Development Department, Olympia, Washington 98507. Or feel free to come by City Hall between 8:00 a.m. and 5:00 p.m. on weekdays.

Thanks for your interest.

Sincerely,



Todd Stamm
Principal Planner

TS:js

Enclosure

cc: Coalition of Neighborhood Associations