**CAPITOL VIEW ZONING**

May 22, 2014

The update of Olympia’s Comprehensive Plan now being considered by the City Council has led to a review of the current City zoning map. One of the sites that the staff has identified for a possible change is the ‘Capitol View blocks’ – two blocks located northeast of the Justice Center bounded by 7th and 8th Avenues and Pear and Eastside Streets.

**Current Land Use Zoning:** Commercial Services – High Density (CS-H)

**Being Considered:** Change to Professional Office/Residential
Multi-family (PO/RM) zone

**Why change?** Commercial Services is a zone primarily applied to Capitol Campus – only two other properties in Olympia are in this zone. The City has no zoning authority on the State Campus – instead planning for the campus is done by State government. This has led the City to consider whether different zoning might be more appropriate for the two remaining privately-owned CS-H sites.

**Options:** Retain CS-H zoning; change to PO/RM zoning; or choose another zone (to date City staff have not identified a viable third option.) See next page for a basic comparison of the two zones.

**New Future (long-term) Land Use designation for these two blocks being considered as part of the Comprehensive Plan update:** “Professional Offices & Multifamily Housing. This designation accommodates a wide range of offices, services, limited retail uses specifically authorized by the applicable zoning district, and moderate-to-high density multifamily housing in structures as large as four stories.”

The zoning code describes the purpose of PO/RM as: “This district is intended to: provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate a low vehicular traffic characteristic of less intrusive uses; and provide for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.”

Comments and questions regarding this proposal should be directed to Todd Stamm, Principal Planner, at city hall at 360.753.8597 or tstamm@ci.olympia.wa.us. Note that before any decisions are made, the Olympia Planning Commission would hold a public hearing and review the proposal – and any final decision would be made by the City Council.

**TABLE 6.01 (EXCERPT) PERMITTED AND CONDITIONAL USES**

**CAPITOL VIEW COMPARISON**

P=Permitted; C=Conditional Use (special approval required); Prohibited uses not listed

| **COMMERCIAL DISTRICT** | **CSH** | **PO/RM** |
| --- | --- | --- |
| **1. EATING & DRINKING ESTABLISHMENTS** |  |  |
| Drinking Establishments | C  |  |
| Restaurants, without drive-in or drive-through | P | C |
| **2. INDUSTRIAL USES** |  |  |
| Publishing | C | C |
| Wholesale Sales |  | C  |
| **3. OFFICE USES (See also SERVICES, HEALTH)** |  |  |
| Banks | P | P |
| Business Offices | P | P |
| Government Offices | P | P |
| **4. RECREATION AND CULTURE** |  |  |
| Art Galleries | P | P |
| Commercial Recreation |  | C |
| Health Fitness Centers and Dance Studios | P | P, maximum 5,000 sq.ft. |
| Libraries | P | C |
| Museums | P | C |
| Parks, Neighborhood | P | P |
| Parks & Playgrounds, Other | P | P |
| **5. RESIDENTIAL** |  |  |
| Apartments | P | P |
| Boarding Houses | P | P |
| Co-Housing |  | P |
| Duplexes | P | P |
| Fraternities, Dormitories | P | C |
| Group Homes (6 or less) | P | P |
| Group Homes (7 or more) | C | C |
| Retirement Homes | P | P |
| Single-Family Residences | P | P |
| Single Room Occupancy Units | P |  |
| Townhouses | P | P |
| **6. RETAIL SALES** |  |  |
| Commercial Greenhouses, Nurseries, Bulb Farms | C | C  |
| Electric Vehicle Infrastructure | P | P |
| Food Stores | P | P; maximum 5,000 sq.ft. |
| General Merchandise Stores |  | P; maximum 5,000 sq.ft.  |
| Office Supplies and Equipment | P | P, maximum 5,000 sq.ft.  |
| Pharmacies and Medical Supply Stores | P | P, maximum 5,000 sq.ft.  |
| Specialty Stores |  | P, maximum 5,000 sq.ft.  |
| **7. SERVICES, HEALTH** |  |  |
| Hospitals | P |  |
| Nursing, Congregate Care, and Convalescence Homes | C | C |
| Offices, Medical | P | P |
| **8. SERVICES, LODGING** |  |  |
| Bed & Breakfast Houses (1 guest room) |  | P  |
| Bed & Breakfast Houses (2 to 5 guest rooms) | C | P  |
| Hotels/Motels | P |  |
| Lodging Houses | P | P |
| **9. SERVICES, PERSONAL** |  |  |
| Adult Day Care Home | P | P |
| Child Day Care Centers | P | P |
| Crisis Intervention | C | P |
| Family Child Care Homes | P | P |
| Funeral Parlors and Mortuaries |  | C |
| Laundries and Laundry Pick-up Agencies |  | P |
| Personal Services | P | P |
| **10. SERVICES, MISCELLANEOUS** |  |  |
| Printing, Commercial | P | P |
| Public Facilities (see also Public Facilities, Essential below) | P | C |
| Radio/T.V. Studios | P | P |
| Recycling Facilities | P | P |
| School - Colleges and Business, Vocational or Trade Schools | P | C |
| Servicing of Personal Apparel and Equipment |  | P |
| Workshops for Disabled People | C | C |
| **11. PUBLIC FACILITIES, ESSENTIAL** |  |  |
| Inpatient Facilities | C | C |
| Jails | C |  |
| Other Correctional Facilities | C | C |
| Other facilities as designated by the Washington State Office of Financial Management, except prisons and solid waste handling facilities |  | C |
| Radio/TV and Other Communication Towers and Antennas | C | C |
| Sewage Treatment Facilities | C | C |
| State Education Facilities | C | C |
| State or Regional Transportation Facilities | C | C |
| **12. TEMPORARY USES** |  |  |
| Off Site Contractor Offices | P | P |
| Emergency Housing | P | P |
| Mobile Sidewalk Vendors |  | P |
| Residences Rented for Social Event (6 or less in 1 year) | P | P |
| Residences Rented for Social Event (7 or more in 1 year) | C | C |
| Temporary Surface Parking Lot | P | P |
| **13. OTHER USES** |  |  |
| Agriculture | P | P |
| Animals | P | P |
| Cemeteries | C | C |
| Fraternal Organizations | P | P |
| Garage/Yard/Rummage and Other Outdoor Sales | P | P |
| Home Occupations | P | P |
| Parking Facility, Commercial |  | P |
| Places of Worship | C | C |
| Racing Pigeons | C | C |
| Satellite Earth Stations | P | P |
| Schools | C | C |
| Utility Facility | P/C | P/C |
| Wireless Communications Facilities | P/C | P/C |
|  |  |  |
|  |  |  |

**TABLE 6.02 (Excerpt) COMMERCIAL DISTRICTS’ DEVELOPMENT STANDARDS**

**CAPITOL VIEW COMPARISON**

| **STANDARD** | **Commercial Services (CS-H)** | **Professional Office/Residential Multi-Family (PO/RM)** |
| --- | --- | --- |
| **MINIMUM LOT SIZE** | 7,200 Sq. Ft. if bldg. height is 35' or less.12,500 Sq. Ft. if bldg. height is over 35'. | No minimum, except residential; 7,200 sq. ft. for apartments |
| **FRONT YARD SETBACK** | No minimum. | 10' minimum |
| **REAR YARD SETBACK** | 5' minimum if building has 1 or 2 stories.10' minimum if building has 3 or more stories. | 10' minimum; Except next to an R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each bldg. floor above 2 stories.  |
| **SIDE YARD SETBACK** | 5' minimum if building has 1 or 2 stories.10' minimum if building has 3 or more stories; AND the sum of the 2 side yards shall be no less than 1/2 the building height. | No minimum on interior, 10' minimum on flanking street; Except:Next to R 4, R 4-8, or R 6-12 district = 15' minimum + 5' for each building floor above 2 stories. Solely residential structures: 5'. |
| **MAXIMUM BUILDING HEIGHT** | 75' Exception: Up to 100' may be allowed with conditional approval by the City Council, upon recommendation of the Hearing Examiner.  | Up to 35', if any portion of the building is within 100' of R 4, R 4-8, or R 6-12 district; up to 60' otherwise. |
| **MAXIMUM BUILDING COVERAGE** | No requirement. | 70%, except 55% for residential only structures |
| **MAX. DEVELOPMENT COVERAGE** | 100% | 85%, except 75% for residential only structures |
| **ADDITIONAL DISTRICT-WIDE DEVELOPMENT STANDARDS** | Residential uses must comply with High Rise Multi-family (RM-H zone) development standards. (See table 4.04 of Development Code.) | Building floors above 3 stories which abut a street or residential district must be stepped back a minimum of 8 feet. |