

# THURSTON COUNTY COMMUNITY PLANNING

JOINT PLANNING COMMISSION – OCTOBER 11, 2022



**Olympia Joint Plan Update – Repeal and Replace**

## SUMMARY

- Intent of the Joint Work Session
- Purpose of the Joint Plan
- Elements, Goals and Policies
- Joint Plan Implementation and Next Steps

## INTENT OF THE JOINT WORK SESSION

- The Joint Plan is an element of both the City and County Comprehensive Plans
- Answer questions about goals and policies
- The objective is to update and amend the Joint Plan to reflect current conditions and updates to the comprehensive plans

## PURPOSE OF THE JOINT PLAN

- It is a framework to guide development in the Urban Growth Area as it transitions from rural- to urban-level development
- It serves as a basis for future planning decisions by each jurisdiction
- It provides the policy framework for development regulations in the Urban Growth Area (Title 23 of Thurston County Code)

## PURPOSE OF THE JOINT PLAN

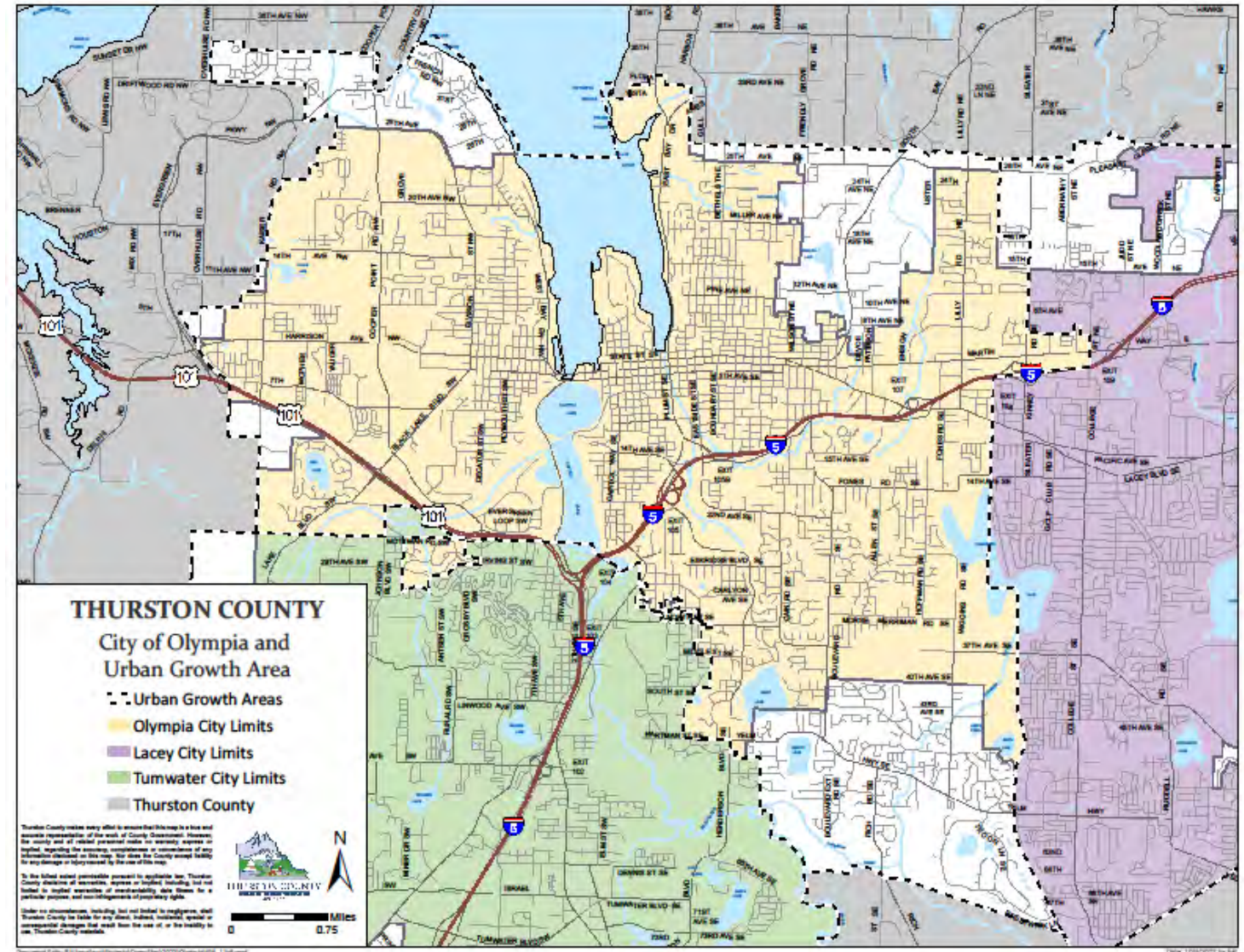
- Requirement of the Growth Management Act
- Helps fulfill County-wide Planning Policies
- Provides consistency and predictability for residents
- Aids in seamless transitions when areas are annexed

## JOINT PLAN BACKGROUND

- The north county cities and Thurston County have been jointly planning in the Urban Growth Areas since 1988
- The GMA requires County-wide Planning Policies that call for joint planning
- The Joint Plan was adopted in 1995
- This is the first substantial update since 2004

- Olympia UGA=3,900 acres

Olympia and UGA	2010	2035
3% per year	58,310	84,400



## PRIMARY GOALS OF THE UPDATE

- Managing Growth
  - Population 20 years  20,000
- Address Current Community Interests
- Align with current goals and policies with the City of Olympia
- Meet state requirements

# OLYMPIA JOINT PLAN

- Total repeal and replace
- Based on 2021 Olympia Comprehensive Plan
  - Public outreach with about 1,500 participants
- New and updated Goals and Policies
- New formatting

# ELEMENTS, GOALS AND POLICIES



- Natural Environment
- Land Use
- Transportation
- Utilities
- Parks, Open Space, Trails and Recreation
- Economy
- Public Services

# LAND USE POLICY DISCUSSION

1. The Land Use Element is the largest section of the Joint Plan and helps establish the direction for the future growth of the Joint Plan area
2. The Land Use goals and policies are intended to ensure coordination with other Joint Plan elements, regional plans, and County-Wide Planning Policies
3. The goals and policies serve to define the action plan for implementing the Joint Plan

# LAND USE GOALS

- The Joint Plan Land Use Element is coordinated with other elements such as: transportation, public services, parks, etc.
- Development takes place in an orderly and cost-efficient manner to best utilize available land and services
- Adequate public services, facilities, and publicly owned utilities are available to proposed and existing development
- Development patterns that will encourage efficient multimodal transportation systems



# LAND USE AND ZONING AMENDMENT

- **Glenmore Village**
  - Property owner applicant
  - 8.83 Acres
  - Master Planned Development
    - Current required elements: grocery store, open space and residential
  - Land Use from Planned Development to Professional Office and Multifamily Housing
  - Zoning from Community Oriented Shopping Center (COSC) to Professional Office/Residential Multifamily (PO/RM)

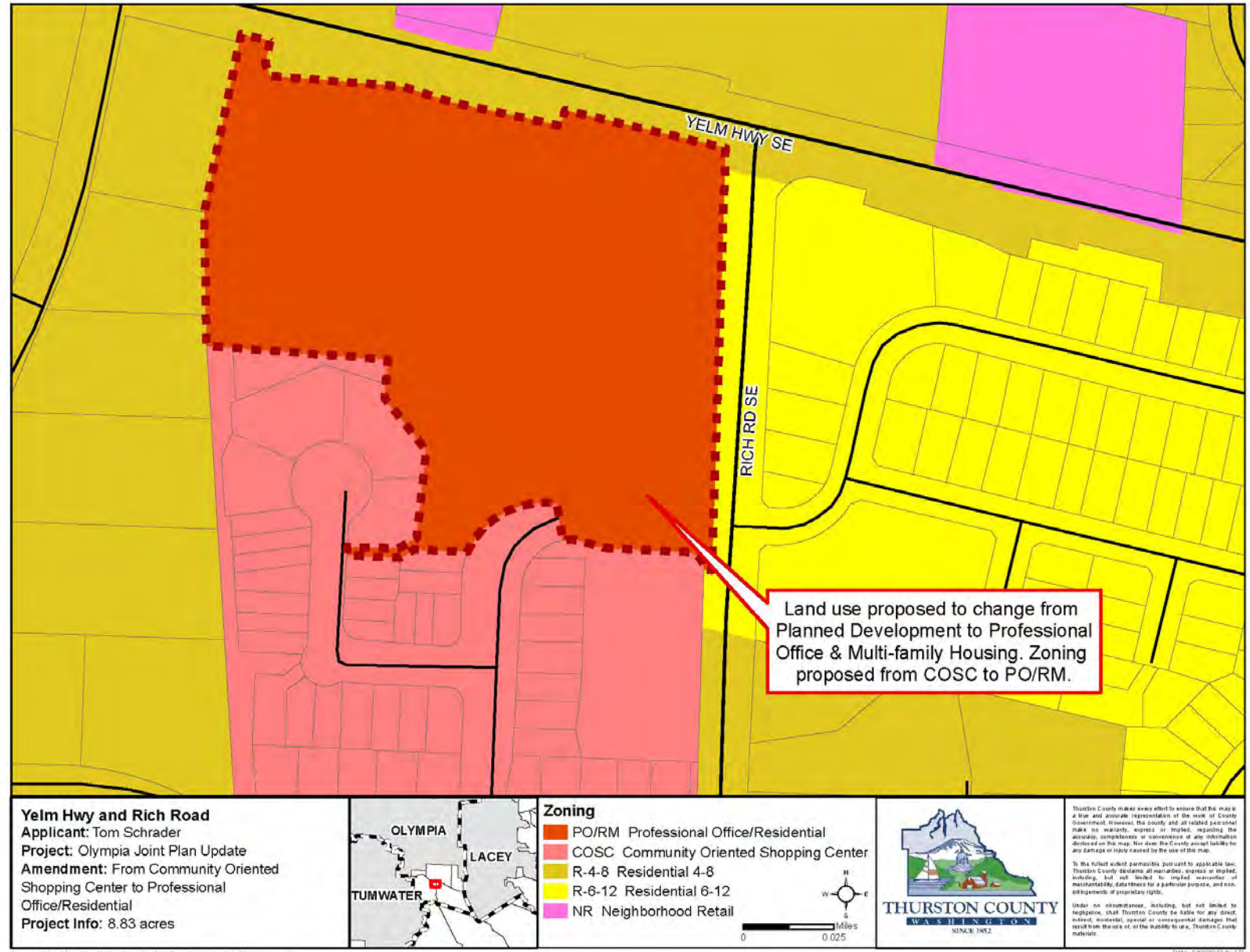
# Glenmore Village

- 8.83 Acres
- From COSC to PO/RM
- About 45 residences
- It will affect the Future Land Use and Zoning Map

## Open House

- September 20, 2022
- About 25% turnout
- City is not fully supportive

without more info on MPD



## Current Zoning

### Community Oriented Shopping Center

#### Purpose:

- Reduce car dependence by making it easy to bike or walk.
- Help development of mixed use communities rather than strip malls.
- Create open community spaces.



- Community Oriented Shopping Center
- Residential: 4-8 residences per acre
- Residential: 6-12 residences per acre
- Neighborhood Retail

## Proposed Zoning

### Professional Office/Residential Multi-Family District

#### Purpose:

- Provide a pedestrian-friendly mix of office space and residential areas.
- Provide a buffer from more intensive commercial uses such as large department stores.



- Professional Office/Residential Multi-Family
- Community Oriented Shopping Center
- Residential: 4-8 residences per acre
- Residential: 6-12 residences per acre
- Neighborhood Retail

## General Examples of Development

#### Required types of development:

- Single family homes.
- Apartments/duplexes up to 3 stories.
- Grocery store.
- Open space.

#### Optional types of development:

- Restaurants.
- Retail shops.
- Recycling facility.
- Banks.
- Offices (dental, real estate, etc.)
- Community garden.

## General Examples of Development

#### Required types of development:

There are no required types of development but many optional types.

#### Optional types of development:

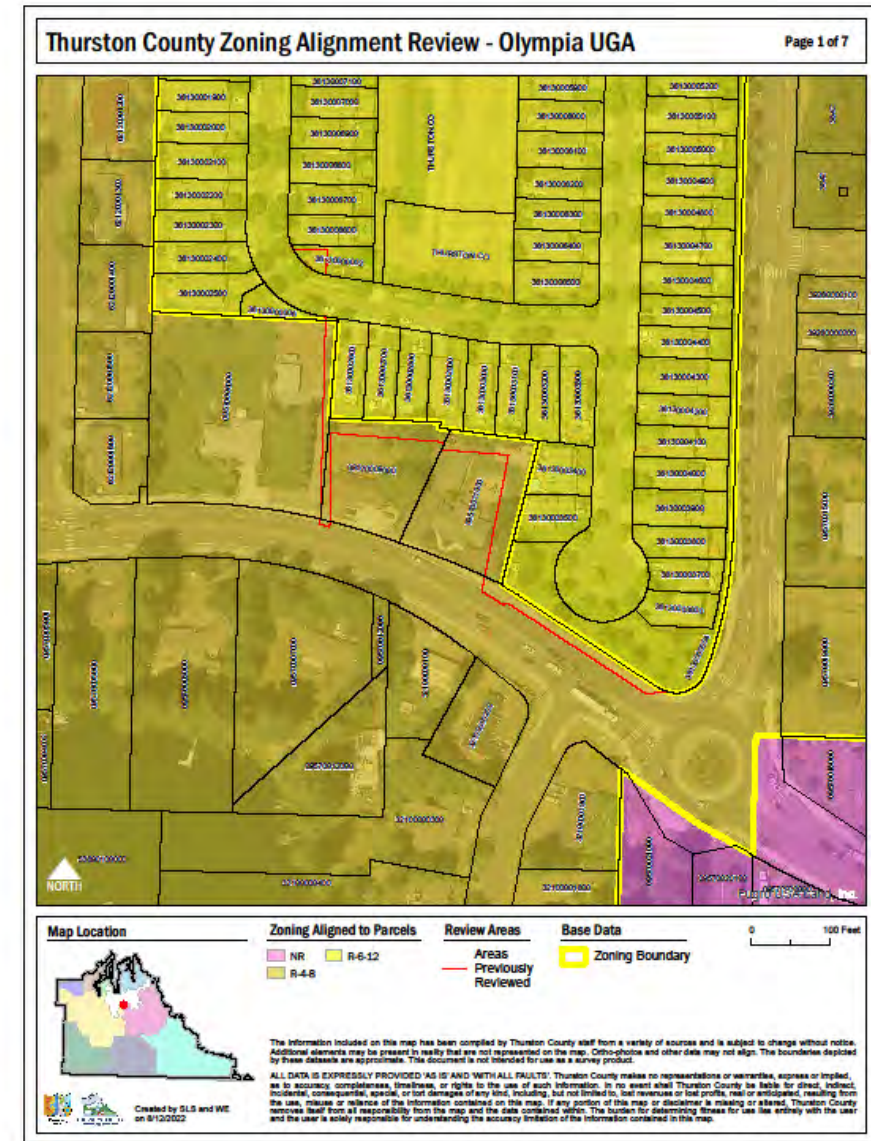
- Single-family homes.
- Apartments/duplexes up to 4 stories.

#### Optional (con't):

- Restaurants.
- Retail shops.
- Recycling facility.
- Banks.
- Offices (dental, real estate, etc.)
- Child care.

# ZONING CORRECTIONS

- Annual review by GeoData
- Seven locations in Olympia Urban Growth Area
- Informational only (no decisions needed)
- Will be adopted with Joint Plan
- May create small changes in Future Land Use Map acreage



# TRANSPORTATION

- Safer streets for cars, pedestrians and bicycles
- Design streets for efficiency
- Create well-connected streets for all users
- Utilize pathways for bicyclists and pedestrians
- Ensure transportation concurrency as development occurs



# TRANSPORTATION



- Concurrency
  - Level of Service (LOS) measurements
  - Olympia=multimodal concurrency
  - Thurston County=vehicle concurrency

## UTILITIES

Provide reliable utilities service for future development at the lowest reasonable cost

- Drinking Water
- Wastewater
- Stormwater
- Waste Services

# UTILITIES



## Drinking Water Key Challenges

- Increasing water quality regulations
- Keeping pace with growth
- Protecting groundwater from contamination

# UTILITIES

## Wastewater Key Challenges

- Extending services
  - By 2035 expect sewers in most of UGA
- Maintaining infrastructure
- Reducing septic systems

# UTILITIES

## Stormwater Key Challenges

- Increased stormwater runoff
- Sea level rise
- New technology



# UTILITIES



## Waste Resources Key Challenges

- Increasing population and consumption
- Ever-evolving waste stream
- Increasing greenhouse gases
- Air and water pollution

# PARKS, OPEN SPACE, TRAILS AND RECREATION



- Neighborhood Parks
- Community Parks
- Regional Parks
- Open Space and Trails
- Arts Programs

# ECONOMY

## Top Three Employers

- Government
- Healthcare
- Retail

By 2035 18,000 new jobs projected

- 75% Commercial
- 10% Government
- 15% Other

Construction jobs more than doubling by 2040

# PUBLIC SERVICES

- Schools
- Affordable Housing
- Social Services
- Fire Services
- Policing Services



## COMMUNITY OUTREACH

- Olympia Comprehensive Plan outreach
- Glenmore Village Open House
- Planning Commission Public Hearing
- BoCC Public Hearing

## NEXT STEPS

- PCs review Joint Plan
- PC joint public hearing and joint recommendation
- City Council review recommendation and recommends approval
- BoCC public hearing
- BoCC adopts Joint Plan update

## NEXT STEPS

- October 26 – work session (if needed)
  - November 30 – Public Hearing
    - Late 2022 – Joint PC recommendation

## DRAFT MOTION

If no further questions or discussion, the Planning Commission may make a recommendation.

- Move to set a public hearing for Comprehensive Plan Amendment Docket Item CPA-I, the Olympia Joint Plan, for Wednesday, November 30, 2022 at 7:00 pm or as soon thereafter as the matter may be heard.

## QUESTIONS?

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