

CAPITOL CAMPUS DESIGN ADVISORY COMMITTEE

September 18, 2014

CAPITOL CAMPUS REZONE – STATUS UPDATE

PURPOSE: ACTION

The purpose of this agenda item is to seek the Capitol Campus Design Advisory Committee's (CCDAC) advice on a revision to the zoning for the State Capitol Committee (SCC).

Lenore Miller, Department of Enterprise Services project manager for the Master Plan update, will present this agenda item.

OVERVIEW

In May 2014, Enterprise Services received a notice from the City of Olympia proposing a land use zoning change to four properties including the Capitol Campus. The City is updating its Comprehensive Plan and these rezones are being considered to ensure the City's development requirements are consistent with its Plan. In addition to being consistent with the City's Comprehensive Plan, the rezone will reflect the State's supremacy over local government zoning. Since 1981, the City's practice has been to not impose its land use/zoning ordinance at the State Capitol.

The City has proposed that the Capitol Campus zoning be changed from "Community Service - High Density" and "Urban Waterfront" to a "Planned Unit Development" (PUD). Under the PUD zoning designation, the State Capitol Master Plan and other sub-campus plans adopted by SCC define the Capitol Campus land use and development requirements. Enterprise Services and CCDAC's roles and authorities support the drafting and implementation of the State's land use and development requirements.

The City's rezone proposal has been reviewed by the City of Olympia's Planning Commission who on July 7, 2014, recommends to the City Council the following:

"That the entirety of the Capitol Campus owned or controlled by the State of Washington, and for all properties within the capital campus boundaries, be designated as a "Planned Unit Development" zone on the City's zoning map."

It is planned that the proposed rezone will go to the City of Olympia's Council in late October 2014 for formal action.

Lenore will seek CCDAC's advice on the updated boundary map and definition of the State Capitol Campus. The map is updated to add the 2008 acquisition of the south half of the block where the State's Centennial Park is located. Enterprise Services staff developed a written definition of the State Capitol Campus and a detailed definition for the sub-campus areas such as the west, east and north campuses. Attached are the updated State Capitol boundary maps and written definitions.

Next Step

On October 9, 2014, Enterprise Services will present to SCC the proposed Capitol Campus rezone, the revised boundary and definition, and CCDAC's advice. Enterprise Services will seek SCC's approval of the proposed rezone and the revision to the Capitol Campus boundary and definition. Upon SCC's approval, this revision will be included in the current update to the Master Plan.