

# City of Olympia Capital Mall Triangle Subarea Plan and EIS

Transit Oriented Development  
Implementation (TODI) Grant

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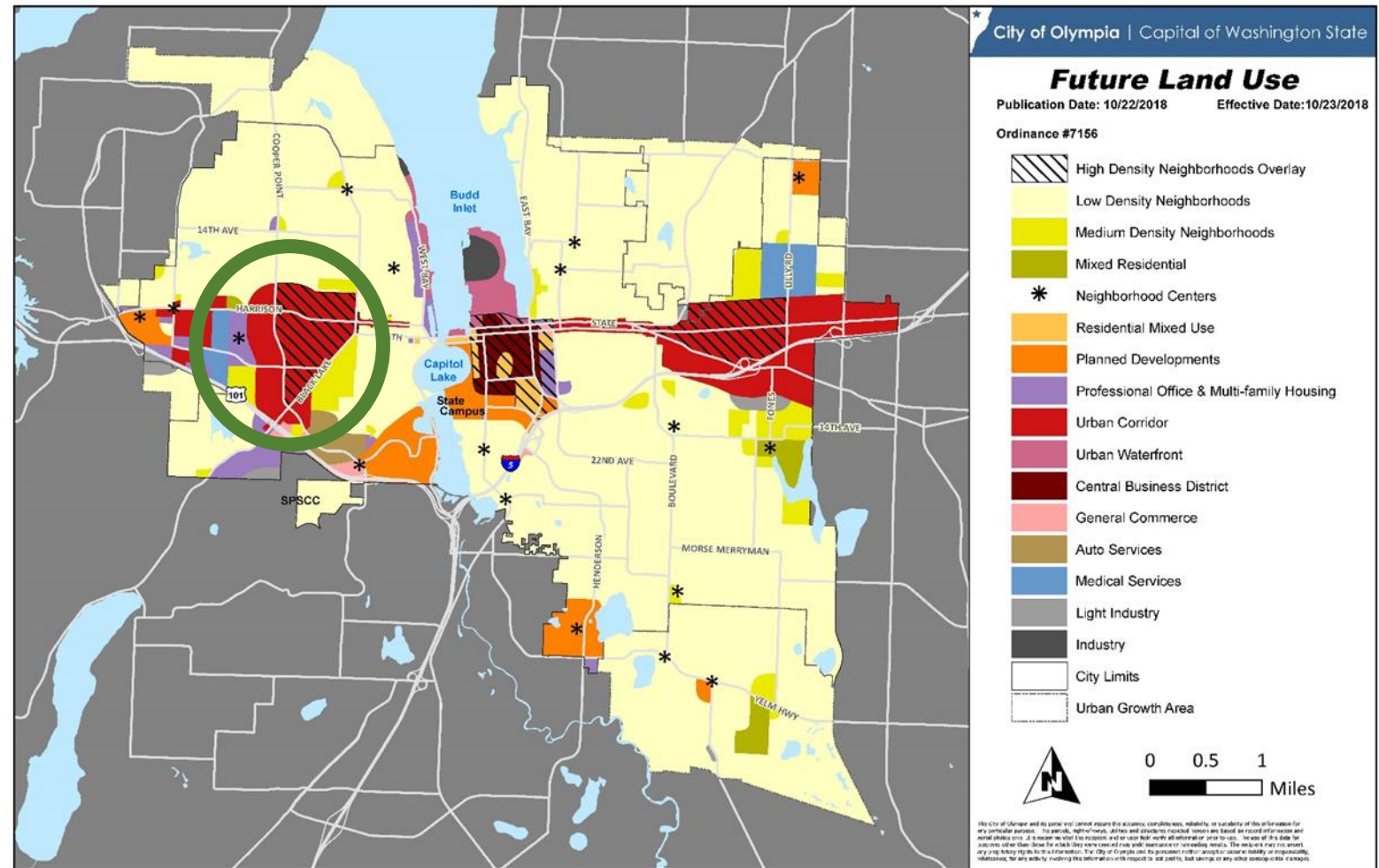
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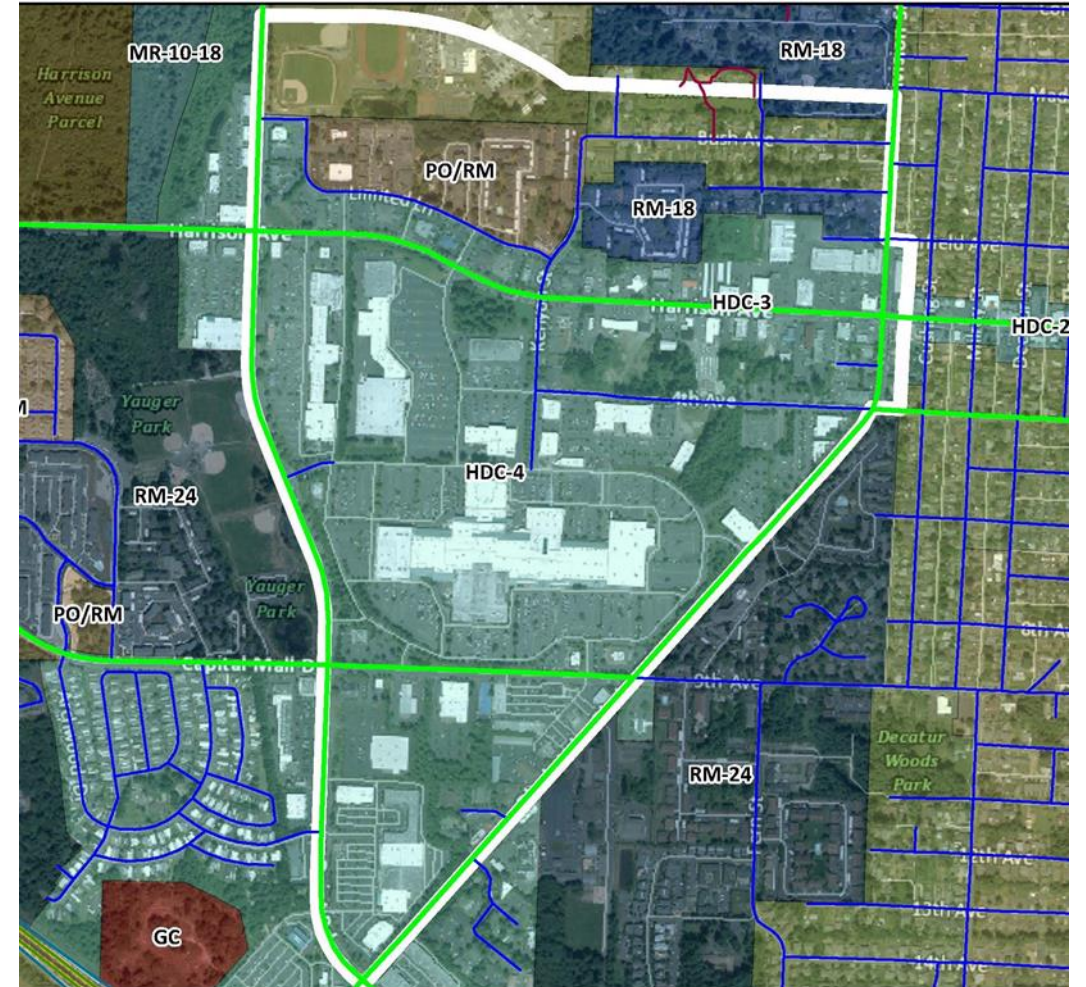
# Capital Mall Triangle Subarea

The Capital Mall Triangle is one of three urban centers envisioned in Olympia's Comprehensive Plan.



# Capital Mall Triangle Subarea

- 272 acres
- Traditional big box retail and a suburban mall surrounding by parking lots
- Bounded by 3 arterials
- Vision – over next 20 years ...
  - Still a regional destination for shopping and services
  - Grow into a more people oriented, mixed use place
  - Significantly more housing!
  - Improved access and circulation for all modes of travel





# Transit Plans

- Intercity Transit (IT) will be a key stakeholder in our process
- IT has two concurrent efforts:
  - Relocating and modernizing its westside transit hub
  - Westside Access Study to improve routes
- Subarea plan will drive changes to City land use and transportation that will help IT expand transit service



# Housing

- High-density, mixed-use development
- Adaptive reuse of commercial
- Base model estimates capacity for 950 housing units
- With strong planning action, estimate closer to 2000-2900 housing units
  - Set a target
  - Get buy-in from property owners and community
  - Right size regulations and incentives
    - E.g. Reduce parking minimums!



# Mixed-Income Housing

- Will focus low-income and workforce housing tools in this area
- Look to Housing Action Plan for the menu of actions. Examples:
  - MFTE
  - Home Fund Sales Tax Award
  - Use of City-Owned land
  - 80% Impact Fee Reduction for affordable housing
  - Density Bonuses





# SEPA Approach

- “Subarea Planning for In-fill Development” – RCW 43.21C.420
  - Different than standard “Planned Action” – RCW 43.21C.440
  - Additional public notice requirements
  - No “Determination of Consistency” required for individual projects
  - Greater appeal immunity
  - Can collect late-comer reimbursement fees to cover cost of EIS
  - No associated WAC’s



# Workplan

## Actions:

- **Now-June:** Existing Conditions, Visioning
    - Public Process kicks off in April
  - **June-Dec:** SEPA Checklist, technical reports and Draft Plan
  - **Nov-Feb:** Draft EIS
  - **Mar-June:** Select preferred alternative and prepare final draft plan and EIS
  - **After June:** Adopt Plan, EIS and ordinance
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# Challenges

- Already over 100 on mailing list
  - Demand (from vocal few) that all housing be “affordable”
  - Some already seem to be polarized to one position
  - Need to work with property owners, businesses, *and* residents
  - Most new units will be multifamily – also want ownership opportunities
  - Existing Standards – Parking, Urban Forestry, Stormwater
  - No specific target for new housing units in Comp Plan (EIS alternatives)
  - EIS to allow for a Planned Action (upfront work)
  - Work will be going on as Comp Plan Update also gets underway
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# A Subarea Plan will ...

- Involve businesses, property owners, residents, Intercity Transit and other partners, the City
- Create a shared vision and strategy
- Guide future city investment and regulatory change
- Guide redevelopment
- Help us achieve our shared vision
- Increase predictability and transparency
- Kick off this spring!
- Email [abuckler@ci.olympia.wa.us](mailto:abuckler@ci.olympia.wa.us) to get on the interested parties list

