

ATTACHMENT B: UGA FOCUS AREA MAPS AND NARRATIVE

Description of Joint Plan Area

The Olympia Joint Plan area consists of approximately 3,900 acres in total, and is roughly divided into three areas: the northeast, southeast and west.

Generally, the future land use of the Olympia Urban Growth Area is low density neighborhoods with urban densities of 4 units per acre. Low density neighborhoods with higher densities up to 8 units per acre are expected closer to the city limits or on major corridors. Some sensitive areas within the urban growth area have rural densities of 1 unit per 5 acres due to environmental constraints, drainage concerns, or for habitat protection.

The northeast area is approximately 923 acres, which extends from north of Martin Way to just north of 26th Avenue. The vision for this area over the next twenty years, as demonstrated by the Future Land Use Map on page 97 is for low density neighborhoods. All of the northeast area is zoned residential—the vast majority is low density residential (R4 or R4-8). There are two very small areas that abut the city limits that are a higher density, zoned R6-12. Many of the parcels in the northeast area are larger leaving room for future development. However, this area contains some extensive wetland systems and much of the area has challenges in sewer service, which might make development difficult in the future.

The southeast area, at 1,881 acres, is predominantly envisioned as low-density neighborhoods over the next twenty years, with some areas that have a future land use of planned development, mixed residential, and medium density around the Yelm Highway corridor. The zoning implementing the future land use is mostly low density residential (R 4-8) with small patches of medium density residential (R 6-12) and high density residential (RM 18 and MR 7-13) around the Yelm Highway corridor. One area that abuts the city limits is zoned as residential 1 unit per 5 acres (R 1/5) that was implemented in 2013 to protect the Chambers area due to its sensitive drainage and increased flooding risk. There are small pockets of Neighborhood Retail and Community Oriented Shopping Center (COSC) to serve the residential areas. There is one five-acre area of Light Industrial Commercial (LI-C) along the Union Pacific Railroad. This subarea is fairly well developed with one potential wetland south of the old Spooner Farm property, east of Rich Road.

The west area is about 1,112 spread across the north and west side of Olympia. The vision of this area as illustrated in the future land use map is primarily low density residential with pockets of industrial.

One of the sections in the west area is just northwest of the Ken Lake development and south of Highway 101 and is approximately 125 acres. This area is primarily zoned for Residential Low Impact (RLI) with about half developed to density. West of Kaiser Road there are about 20 acres zoned Light Industrial Commercial (LI-C).

Further north along the west side of Kaiser Road is an area of about 11 acres zoned Rural 1/5 that is mostly developed with smaller lots. North of Harrison and east of Evergreen Parkway there are about 44 acres, most of which is Low Density Residential (R 4-8), with a small section reserved for a Neighborhood village (NV).

At the far north edge of the city limits, along Cooper Point Road there are approximately 731 acres that are zoned Low Density Residential (R 1-5 and R4). Another area between Kaiser Road and Overhulse Road is zoned Residential Low Impact (RLI), and is already fairly developed. This subarea has a portion along Budd Inlet waterfront that is substantially developed to its current zoning of R 1-5.





