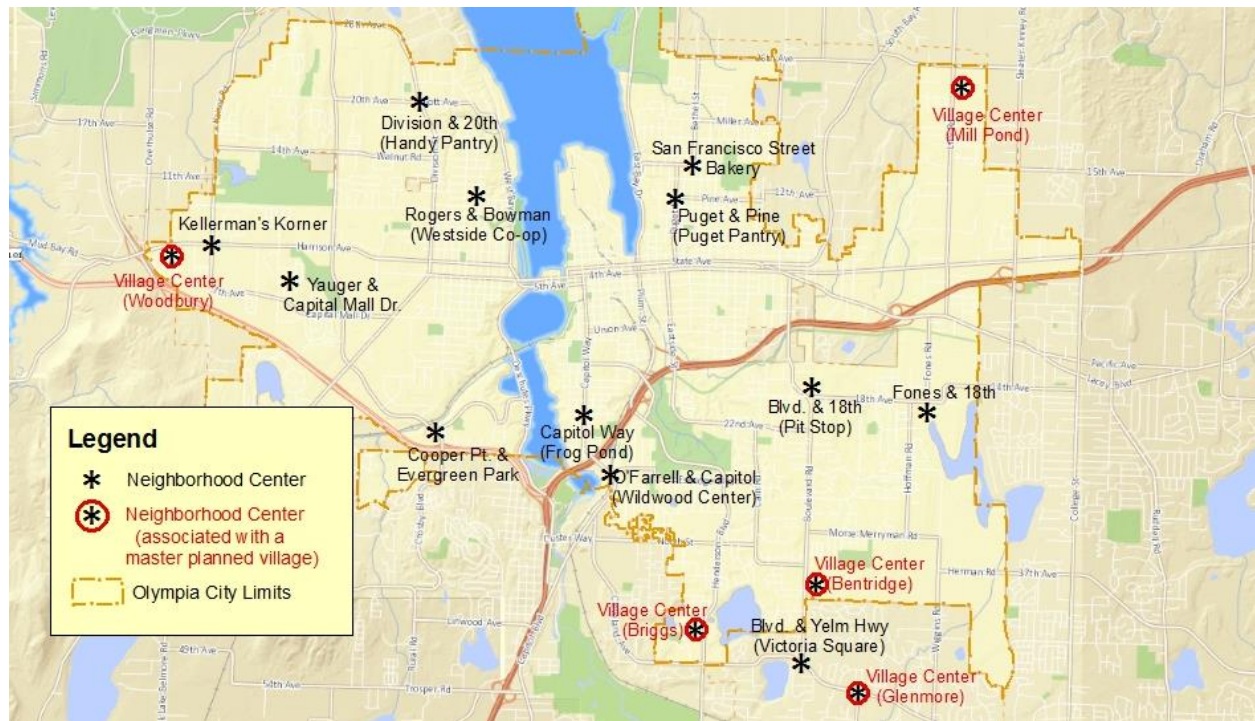


SNAPSHOT OF OLYMPIA'S NEIGHBORHOOD CENTERS

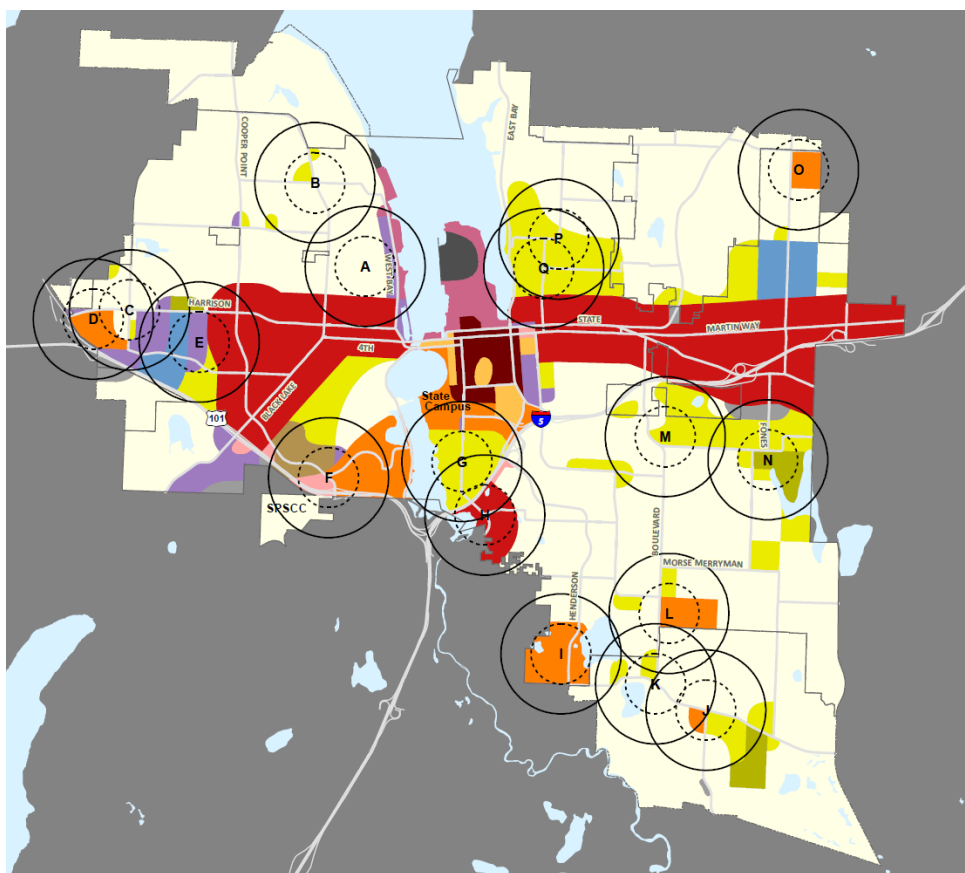
Olympia's Comprehensive Plan identifies 17 locations for neighborhood centers:



Neighborhood Centers are small walk and transit-friendly business clusters within residential neighborhoods that serve the day-to-day retail and service needs of local residents and foster community interaction. These are important to community-wide goals to increase walkability, reduce our carbon footprint, improve human health, and foster neighborhood connections and resiliency.

The City has had a policy of encouraging neighborhood centers for over 20 years, but with some exception these have not developed as described in the Comprehensive Plan. The Plan identifies 17 sites for neighborhood scale retail and mixed uses. A recent policy update would also allow for medium density residential uses in or around centers. Most of the 17 sites are located where the primary surrounding land use is single-family residential. The conditions of these sites vary from thriving mixed use center to vacant.

SURROUNDING NUMBER OF DWELLING UNITS



Dashed lines are ¼ mile radius (easy walking distance for most people)

Solid lines are ½ mile radius (convenient for all modes)

Data below corresponds to the map

Note: Distances are as the crow flies, and may not reflect true walking distance

Dwelling units											
N'hood Center	Location Identifier	Quarter Mile				N'hood Center	Half Mile				
		Year:	2010	2015	2035		2040	2010	2015	2035	2040
A	Westside Food Co-op		392	394	461	474	A	1,328	1,339	1,728	1,790
B	Handy Pantry		294	298	419	437	B	739	743	1,259	1,337
C	Kellerman's Corner		111	175	349	387	C	460	846	1,449	1,618
D	Woodbury Crossing		16	142	394	480	D	274	641	1,039	1,178
E	Capital Medical Center		292	552	635	694	E	874	1,457	1,906	2,032
F	Evergreen Park		97	97	115	117	F	1,426	1,467	1,593	1,611
G	Frog Pond Grocery		445	445	464	469	G	761	761	819	834
H	Wildwood Center		199	201	224	230	H	838	842	980	1,025
I	Briggs Village		63	194	629	751	I	605	746	1,338	1,485
J	Glenmore Village		389	439	551	562	J	1,217	1,322	1,545	1,583
K	Victoria Square		293	294	308	311	K	1,095	1,101	1,276	1,297
L	Bentridge Village		189	196	530	639	L	904	986	1,375	1,500
M	Pit-Stop Grocery		178	181	273	290	M	718	797	1,004	1,057
N	Fones & 18th (DeTray Site)		305	306	685	741	N	1,385	1,637	2,311	2,427
O	Mill Pond Village		149	149	456	543	O	513	575	1,218	1,376
P	San Francisco Bakery		453	456	479	486	P	1,379	1,388	1,603	1,646
Q	Puget Pantry		510	513	580	593	Q	1,663	1,667	1,843	1,879

Data: Thurston Regional Planning Council (TRPC) - received 8/12/15

O'Farrell & Capitol (Wildwood Center)

Zoning: Neighborhood Retail

Surrounded by: Residential housing zoned R 4-8. Interstate 5 is to the north.

Status: Working well



Mixed Use Building with Vic's Pizza, Olympia Coffee Roasters, Lucky Lunchbox Deli & Spud's Grocery



The graphical data on this map is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east.

Did you know? The Wildwood Building was designed by noted Olympia architect Joseph Wohleb, originally housing a grocery store, pharmacy and flower shop.

Existing Businesses	Location/ (Type of Use)	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Mixed Use Building	2822 Capitol Blvd S	25,698	5,814	1943	23,854 96%	17,600	Arterial
Vic's Pizza	(Restaurant)						
Oly Coffee Roasters	(Coffee Shop)						
Lucky Lunchbox Deli	(Café)						
Spud's Grocery	(Grocery)						

San Francisco (Bakery)

Zoning: Neighborhood Retail

Surrounded by: Single-family neighborhood zoned R 6-12

Status: Working well and some room for improvement



San Francisco Bakery



Don's EZ Stop & Vacant Gas Station



In addition to two existing businesses and an abandoned gas station, this area zoned for neighborhood retail includes surrounding residential homes, which have the potential to be converted to retail uses.

Did you know? San Francisco Street Bakery is not just a storefront; it's also the bakery's a regional distribution center, helping to pencil out the costs of running a small neighborhood food store.

Existing Businesses/ Type of Use	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
San Francisco Bakery (Café/Bakery)	1320 San Francisco Ave NE	5,772	4,566	1948	4,159 72%	1,000	Major Collector
Don's EZ Stop (Convenience Store)	1408 Bethel St NE	7,902	2,352	1941	5,691 72 %	1,500	Major Collector

Rogers & Bowman (Westside Food Co-op)

Zoning: 6 parcels, comprising a little over an acre, zoned Neighborhood Retail (NR)

Surrounded by: Single Family Residential, zoned R 4-8

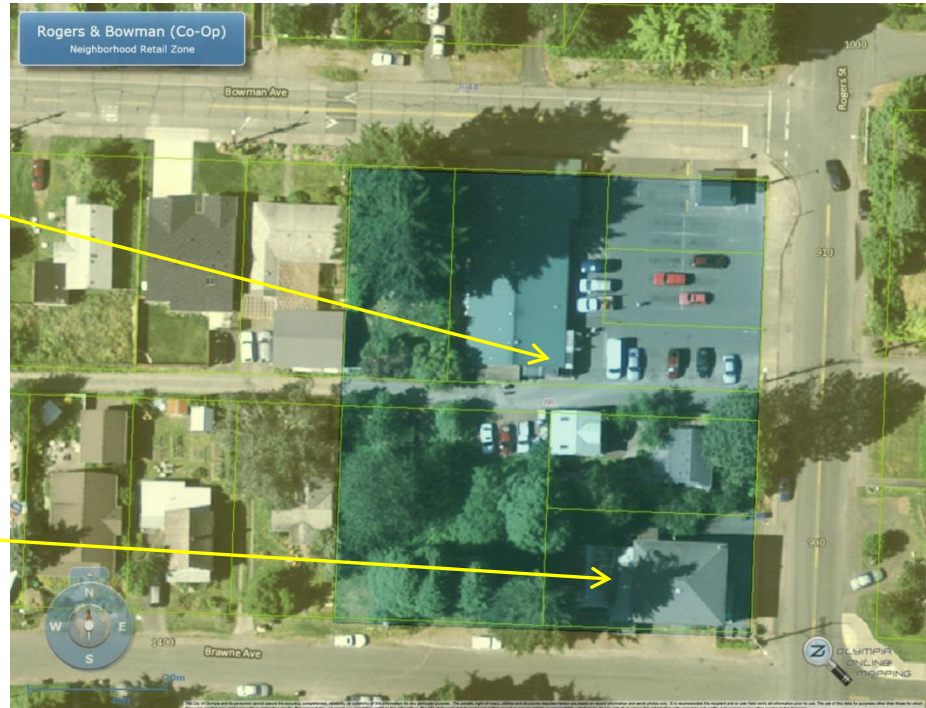
Status: Working well and some room for improvement



Westside Food Co-Op



Hart's Mesa Restaurant



The Co-Op's Garden Store is located across the alley, just north of Hart's Mesa Restaurant. The lot behind the restaurant is vacant, and the lot behind the grocery has a single-family home.

Did you know? The Westside Co-op opened in 1980, and the site was fully purchased by the Co-op in 1993. More than a neighborhood grocery, as it has a regional draw.

Existing Businesses/ (Type)	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Westside Food Co-Op: (Grocery, Free Store and Garden Center)	921 Rogers St. NW	15,000 (total for 3 parcels)	3,895 (Grocery building)	1957	13,391 89%	9,328	Neighborhood Collector
Hart's Mesa (Restaurant)	903 Rogers St. NW	6,052	3,128	1902	3,660 60%	Unknown	Neighborhood Collector

Kaiser & Harrison (Kellerman's Korner)

Zoning: Neighborhood Retail

Surrounded by: Residential Low Impact (RLI) to the north and east, Professional Office/Multi-Family (PO/RM) to the south and east, Residential 6-12 Units per Acre (R 6-12) to the south, and R 4-8 to the west

Status: Room for Improvement



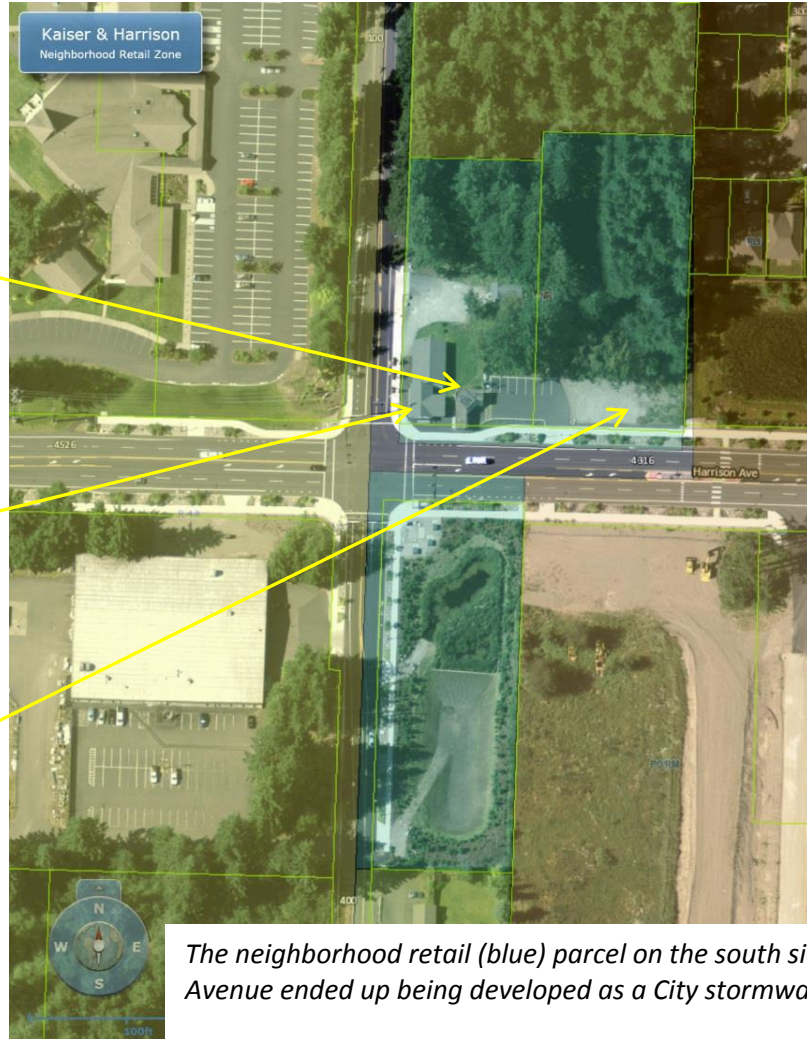
Vacant Auto Shop



Fun Junk & Licorice Boutique



**Stone Creek Wood Fire Pizza
(Food Cart with Temporary Use Permit)**



The neighborhood retail (blue) parcel on the south side of Harrison Avenue ended up being developed as a City stormwater pond.

Did you know? The area to the north of Harrison was annexed into the City in 1999, the area south in 2007.

Existing Businesses/ (Type)	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Class
Fun Junk & Licorice Boutique (Antiques)	210 Kaiser Rd NW	46,430	1,225	1920	13,242 29%	Unknown	Major Collector
Woodfire Pizza (food cart)	210 Kaiser Rd NW	Unknown	517	Unknown	Unknown	Unknown	Major Collector

Capitol Way (Frog Pond)

Zoning: Neighborhood Retail
Surrounded by: Offices to the west, and residential housing zoned Residential Six Units per Acre (R 6-12).
Status: Room for improvement



Frog Pond Grocery



The graphical data on this map is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east. A single-family home behind the Frog Pond is zoned neighborhood retail.

Did you know? The Washington State Capitol Campus is located about 1,305 feet to the north of Frog Pond Grocery, or about ¼ mile away. (There are 5,280 feet in a mile.)

Existing Businesses/ Type	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Frog Pond (Convenience Store)	2102 Capitol Way S	3,136	1,456	1,922	3,136 100%	1,680	Arterial

Pine & Puget (Pantry)

Zoning: Neighborhood Retail

Surrounded by: Single family homes, zoned R 6-12

Status: Room for improvement



Puget Pantry



Community Services Non-Profit



The graphical data on this map is incorrect. The blue area, depicting where the Neighborhood Retail zone is, should be shifted about 75 feet to the east. A single-family home behind the Frog Pond is zoned neighborhood retail.

Did you know? The Puget Sound Pantry building was built in 1923.

Existing Businesses/ Type	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Puget Pantry (Convenience Store)	1100 Puget St NE	3,840	2,178	1923	2,178 57%	Unknown	Major Collector
Community Services (Non Profit/Church)	1029 NE Puget St	7,248	1,160	1914	Unknown	Unknown	Major Collector

Boulevard & 18th (Pit-Stop Grocery)

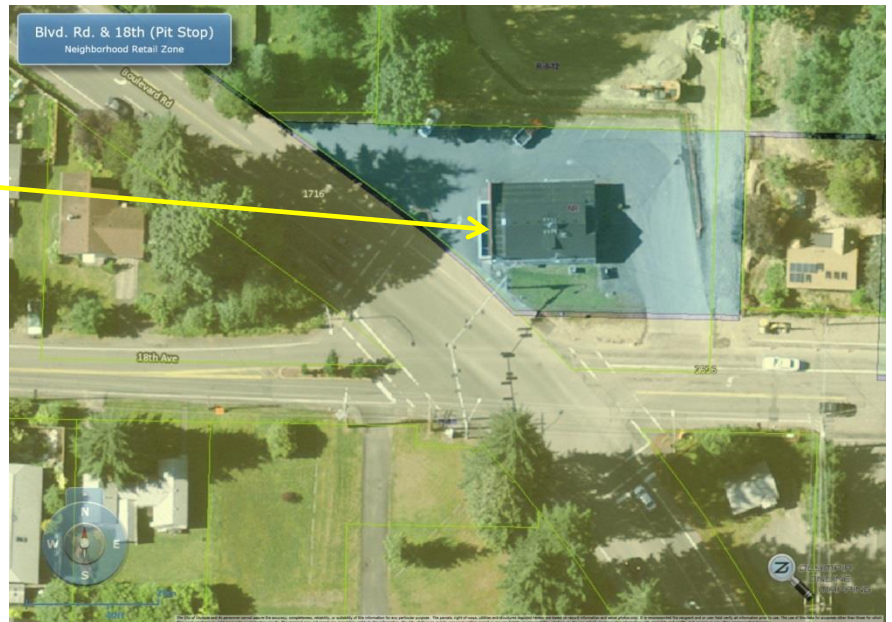
Zoning: Neighborhood Retail

Surrounded by: R 6-12 to the north and east, R 6-4 to the south and west.

Status: Room for improvement



The Pit Stop



Only one parcel is zoned for neighborhood retail in this location.

Did you know: The barber shop across the street from the Pit Stop is an existing non-conforming use in a residential zone; it was there before the zoning standards were established and is “grandfathered-in.” Several years ago, a car crashed into the Barber Shop across from the Pit Stop Grocery.

Existing Businesses/ Type	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Pit Stop (Convenience Store)	1734 Boulevard Rd SE	16,117	2,468	1939	15,215 94%	8,966	Major Collector

Division & 20th (Handy Pantry)

Zoning: Neighborhood Retail

Surrounded by: Multi-family zoning RM-18 to the west, and Single Family Residential 4-8 Units per Acre (R 4-8). The main headquarters for Garden Raised Bounty (GruB) is immediately to the east.

Status: No longer in use - Room for Improvement.



Only one parcel is zoned for neighborhood retail in this location.

Did you know? According to Department of Ecology, two underground gasoline storage tanks have been removed from this property, and two more were awaiting removal a of 2013. Some additional clean-up of possible soil contamination may be necessary.

The Handy Pantry parcel is about 40,511 sq. ft. (There is 43,560 sq. ft. in an acre.)

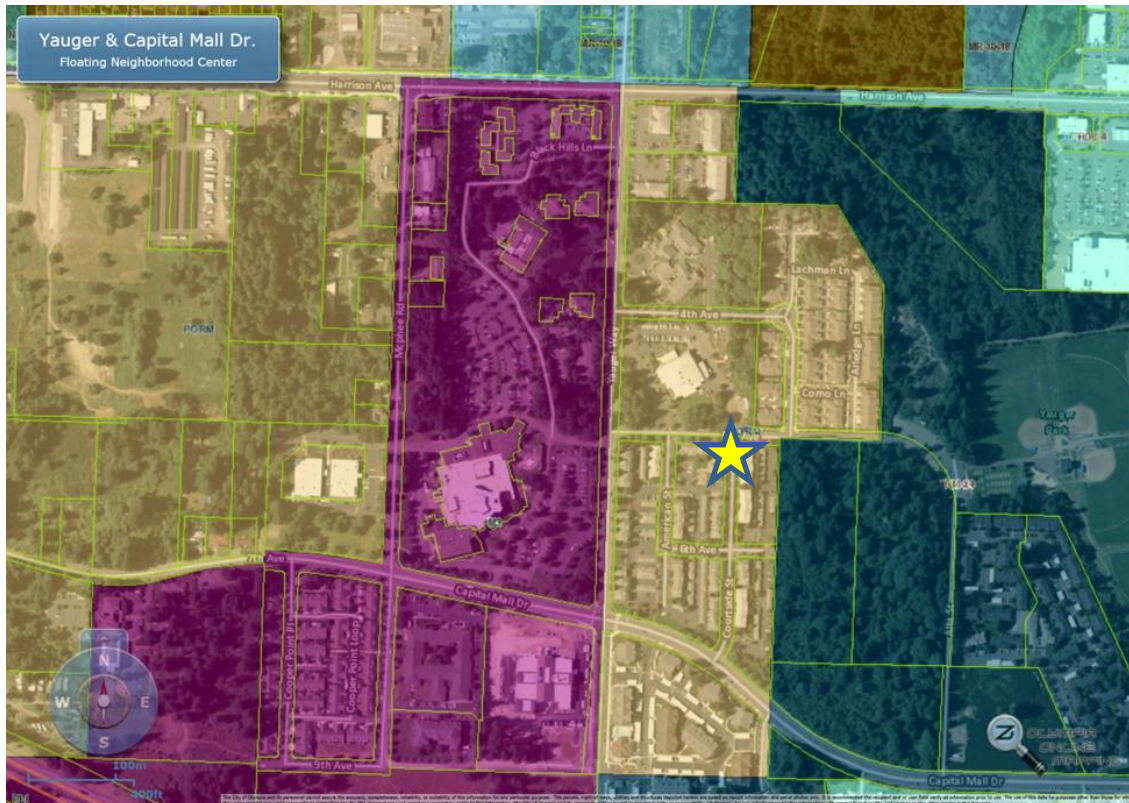
Existing Businesses/ Type	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Handy Pantry (Convenience Store & gas station -no longer in use)	2010 Division St NW	40,312	3,416	1935	7,768 19%	3,880	Major Collector

Yauger Way & Capital Mall Drive (Capital Medical Center)

Zoning: There is no underlying Neighborhood Retail zoning in this location. The star represents roughly where the starred location for a neighborhood center is on the Future Land Use map. Olympia Municipal Code 18.59.055 guides that neighborhood centers shall be no further than four blocks (approximately 1000 feet) from the location shown on the Future Land Use map.

Surrounded by: Professional Office/Multi-family (PO/RM) (*peach*); Medical Services (MS) (*hot pink*); Residential Multi-family 24 units/acre (RM-24) (*dark blue*)

Status: Undeveloped



Did you know? Two undeveloped parcels totaling 3.56 acres in this area were the subject of proposed 2015 Comprehensive Plan amendments. The proposal was to amend the land use designation from RM24 to PO/RM. A decision by the City Council is to be determined. The proponent (property owner) did not propose neighborhood retail zoning for this area as they generally believed it was not as compatible with the types and sizes of uses potentially feasible here as PO/RM.

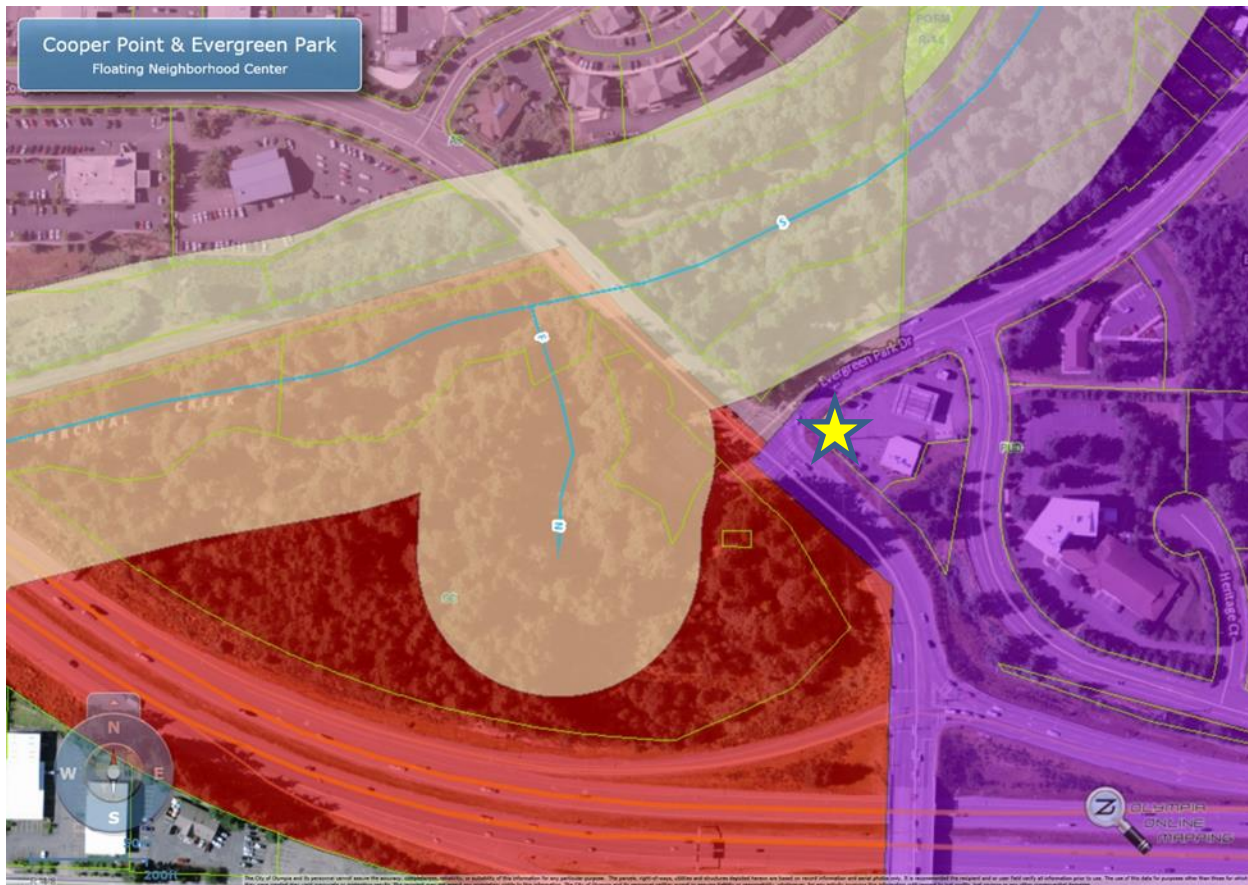
The 40 acre City of Olympia Yauger Park to the west serves two purposes: it's a stormwater detention area as well as a community park. Yauger Park captures stormwater runoff from the west side business district. The pond, by design, removes contaminants from the stormwater. When full, the pond can hold up to 27 million gallons of water! After the storms subside, the stored water is gradually released through Percival Creek and ultimately into Budd Inlet.

Cooper Point & Evergreen Park

Zoning: There is no underlying Neighborhood Retail zoning in this location. The star represents roughly where the starred location for a neighborhood center is on the Future Land Use map. Olympia Municipal Code 18.59.055 guides that neighborhood centers shall be no further than four blocks (approximately 1000 feet) from the location shown on the Future Land Use map.

Surrounded by: General Commercial (*red*); The Evergreen Park Planned Unit Development (special master planned area) (*deep purple*); Auto Services (*light pink*)

Status: Undeveloped



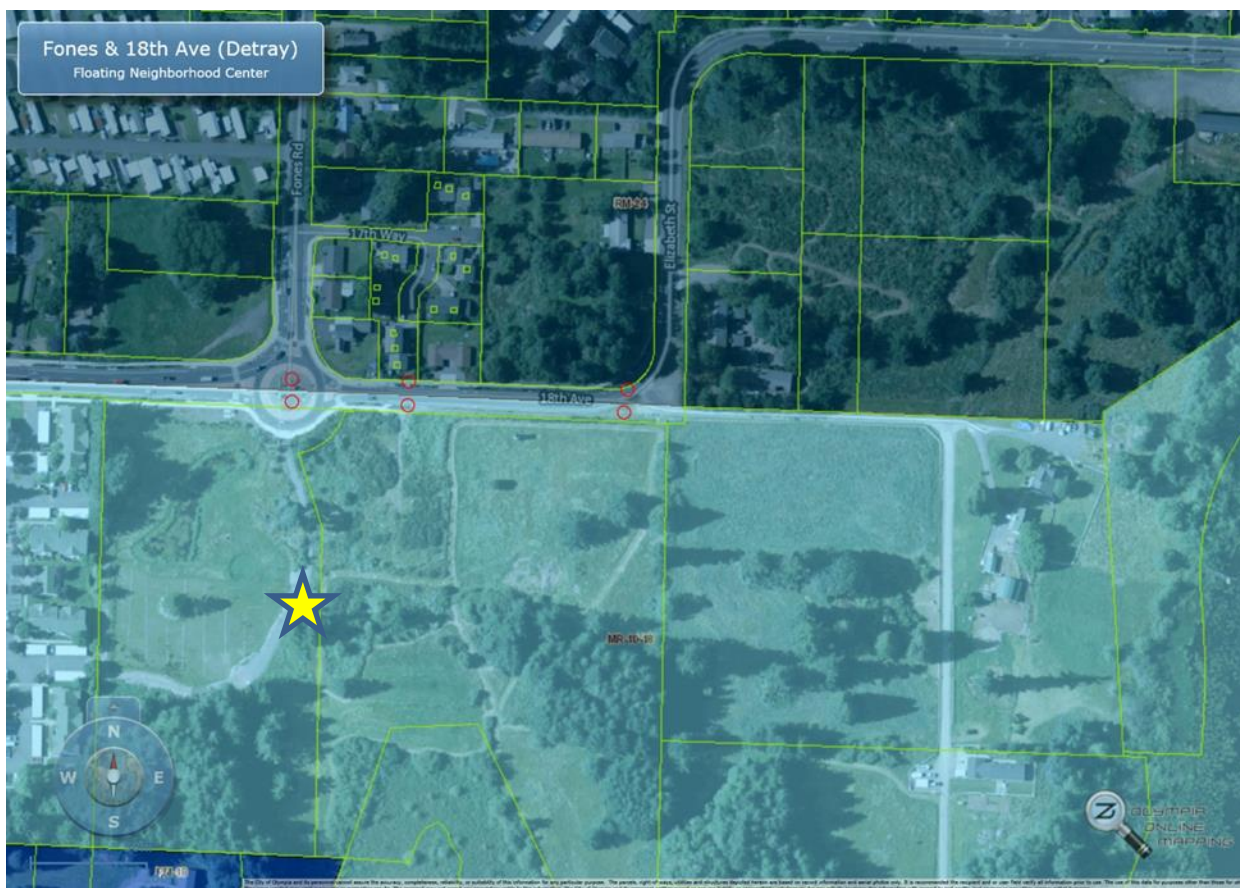
Did you know? Percival Creek runs diagonally across the third of the above map (*the creek surrounded by a 250' buffer are highlighted in yellow.*) The stream buffer area, where development would be extremely limited, encompasses a good portion of the General Commercial (GC) zoning to the east. However, some development overlooking Highway 101 and Cooper Point Road is still possible.

Fones & 18th (Detray site)

Zoning: There is no underlying Neighborhood Retail zoning in this location. The star represents roughly where the starred location for a neighborhood center is on the Future Land Use map. Olympia Municipal Code 18.59.055 guides that neighborhood centers shall be no further than four blocks (approximately 1000 feet) from the location shown on the Future Land Use map.

Surrounded by: Mixed Residential 10-18 units per acre (MR 10-18) (*light blue*); Residential Multi-family 24 units/acre (RM-24) (*dark blue*)

Status: Undeveloped



Did you know? The area is sometimes referred to as “Detray” because much of the undeveloped land is owned by local development company, Detray Family Enterprises, known for building senior housing such as Colonial Inn on 14th Ave in Olympia.

Boulevard & Yelm (Victoria Square)

Zoning: Neighborhood Retail (*under Thurston County jurisdiction*)

Surrounded by: Single Family Residential, zoned R 4-8

Status: In Thurston County jurisdiction – not a current focus of OPC's work



Medical Office Center



The eastern-most (blue) parcel south of the roundabout is undeveloped. The two adjacent parcels to the west are associated with the Chevron gas station. The large parcel to the north of Yelm Highway is the Victoria Square medical center.

Did you know? This area is within Olympia's Urban Growth Area. It is still in Thurston County jurisdiction, and in the future will be annexed into Olympia.

Existing Businesses/ Type	Location	Total SF - Lot	Total SF - structure	Year Bldg Constructed	Impervious Surface Coverage (Est.)	Surface Parking Coverage (Est.)	Street Classification
Victoria Square (Medical Offices)	2600 Yelm Hwy SE	80,178	5529	1990	55115 69%	29850	Arterial
Chevron Station (convenience store, gas)	2601 Yelm Highway	Appx. 21,000	3,120	1998	Unknown	Unknown	Arterial

Yelm & Rich (Glenmore Village)

Zoning: Neighborhood Retail (*under Thurston County jurisdiction*)

Surrounded by: Single Family Residential, zoned R 4-8

Status: In Thurston County jurisdiction – not a current focus of OPC's work



Did you know? The parcel between the two Neighborhood Retail zoned parcels is owned by Setina Manufacturing, which makes push bumpers, roll bars, safety shields and other special equipment for law enforcement vehicles. The company was established in 1962, and employees between 50 to 100 people

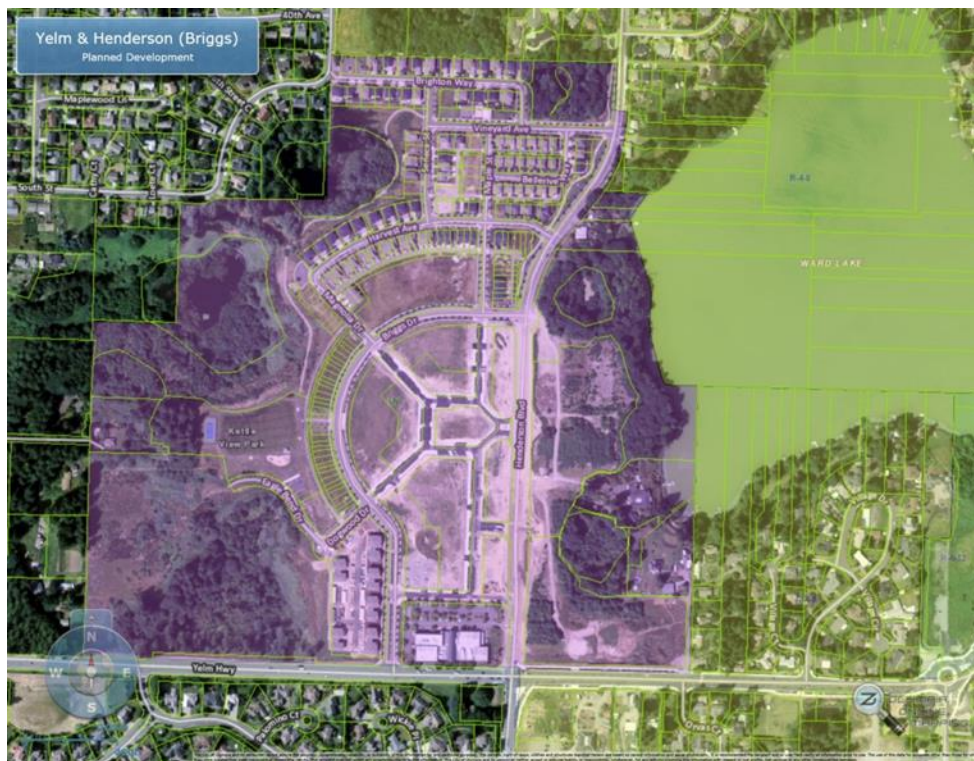
Olympia's Villages

Zoning:

The City of Olympia has one "Urban Village" and three "Neighborhood Village" where large parcels have been subdivided to include a mix of housing types through a master plan approved by City Council. (This is sometimes referred to as a "Planned Development.") All villages are required to include a neighborhood center.

Each of Olympia's four villages has an approved master plan, and each is in a different stage of development. However, none of the neighborhood centers have been built yet.

Briggs Urban Village (Yelm & Henderson)



The village green (neighborhood center), also known as Town Square, is within one-quarter mile walking distance to of over 90% of village residents

Woodbury Crossing Neighborhood Village (Harrison Ave.)



Woodbury Crossing is just beginning to build out. Formally referred to as College Station, this village master plan was preliminarily approved by Thurston County, before being annexed into the City in 2007. The County required the neighborhood center to be contained within the village, rather than along Harrison Avenue (Mud Bay Road).

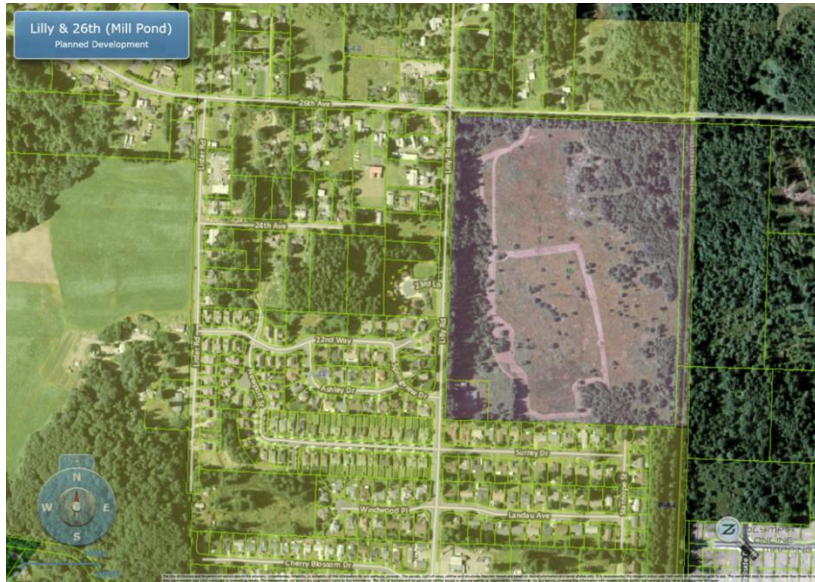
Bentridge Neighborhood Village (Boulevard & Log Cabin)

NOTE: The master plan for Bentridge is approved, but this property is also the subject of a movement to create an “LBA Woods” park – the outcome is yet to be determined.



An extension of Log Cabin Road between Boulevard Road to Wiggins Road has been planned for east/west movements in the southeast. Under the approved master plan, this two- to three-lane street would be partially built by the City, and partly by private development that occurs along the corridor. Consistent with standards, this new major collector will include bike lanes, sidewalks, planter strips, street trees, and lighting and will be designed with curves to slow vehicle speeds.

Mill Pond Neighborhood Village (Lilly & 26th)



Bordering the east side of the property is the Chehalis Western Trail, and the development includes three “trail gateway” connections along its eastern length.