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City of Olympia
Executive Department

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August 4, 2014

CC: COUNCIL
STEVE
JAY
KEITH
LEONARD

Mayor Stephen H. Buxbaum
Members of the City Council
City of Olympia
601 4th Avenue East
Olympia, Washington 98501

Re: Proposed Comprehensive Plan As It Applies To The 2400 Block of State Street N.E.

Ladies and Gentlemen:

I represent the owner of the property at 2403 State Street N.E. and the owner of the property at 2427 State Street N.E. The properties are located on the South side of State Street N.E. The zoning is now R 6 - 12, residential with 6 - 12 dwelling units per acre.

Under the proposed comprehensive plan, virtually all of the properties on the South side of State Street N.E. will be designated "Urban Corridor" or "Urban Corridor /High Density". The only exceptions will be the four properties in the 2400 block on the South side of State Street N.E. including the two owned by my clients. These properties will remain R 6 - 12. Under the proposed plan, these four properties will be a small R - 6 - 12 island almost completely surrounded by properties designated "Urban Corridor" and "Urban Corridor High Density". During a July 9 open house, I spoke with Mr. Todd Stamm regarding this situation. In response to a question, Mr. Stamm indicated that there is no policy reason for these four properties to be R 6 - 12 when the others are changed to "Urban Corridor" and "Urban Corridor High Density".

This situation will create significant problems. According to Mr. Stamm, Urban Corridor/High Density allows buildings up to six stories high. Thus, six story buildings may well loom over the single family dwellings on my clients' properties, without the benefit of any buffer whatsoever, even a street. This will probably diminish the utility of these properties for residential use. No one wants a commercial building looming several stories over their home.

R 6 - 12 properties can be used for a professional office, such as an insurance agency, or the office of an architect, engineer or lawyer only if it is a home office. Changing the designation to "Urban Corridor" would allow these properties to be used as professional offices, make State Street a buffer between the zones, and treat these four properties consistent with the neighboring properties.

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I respectfully request that the designation for these properties be changed to "Urban Corridor" or "Urban Corridor/High Density" consistent with the other nearby properties.

I am aware that a provision in the proposed comprehensive plan allows some flexibility regarding properties within 200 feet of an urban corridor. However, in this circumstance, my clients should not have to incur the substantial costs and spend the time and energy necessary to obtain a change that is being given to all of the other properties in the block. Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Gusa", written over a light blue horizontal line.

Michael G. Gusa
Attorney at Law