

Amy Buckler

From: David Smith
Sent: Wednesday, October 03, 2012 4:08 PM
To: Amy Buckler
Subject: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hi Amy:

Here are a few comments that I have for you.

1. French Loop Road and Butler Cove Study Area (for re-designation and downzone)

The result of a downzone to the French Loop Road and Butler Cove Study Area will not significantly change or effect the outcome of any planned City of Olympia 2012 – 2017 Capital Facility Plan project or planned project needs in the draft 2030 Comprehensive Plan Transportation chapter. No street class designation change is being proposed. As development occurs the most current version of the County's Engineering Design and Development Standards would apply. Property that fronts along Olympia's 28th Avenue NW would apply City of Olympia street standards.

2. S. Olympia/Chambers Study Area (for re-designation and downzone)

The existing City of Olympia 2025 Comprehensive Plan and the proposed 2030 plan identifies 45th Avenue SE as a future major collector and 40th Avenue SE as a future neighborhood collector from Wiggins Road to the east city limits with Lacey. As development occurs in Olympia and 45th and 40th Avenues SE are constructed, these street connections will increase route options, neighborhood connectivity and improve the efficiency of the overall network. Therefore regardless of a proposed downzone these street are needed and will be required as frontage improvements as new development occurs in the future.

3. Medela site specific rezone, an incorporated island at 8th St SE and Steele SE (applicant driven request for re-designation and rezone from R 4-8 to RM-18)

This proposal would significantly increase traffic volumes on Chambers Street, 7th Avenue SE and 8th Avenue SE. A site plan was provided that show 140 apartment/townhouse units. This will generated approximately 87 p.m. peak hour and 931 daily trips for the project. Typically local access street are design to a 500 daily trip threshold. It is likely that that Chambers Street and 7th Avenue would exceed this threshold. The pavement condition on the streets described east of Boulevard Road would not be able to support increased traffic volumes. A full traffic analysis would be necessary to further identify traffic impact to street, intersection capacities and pavement conditions. Therefore the proposed RM-18 zoning may not be able to be fully build-out.

If you have any questions please call me. I am out of the office Thursday and Friday.

Thanks,

Dave S. Smith, P.E.
Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
924 7th Ave. SE - Suite A
Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

Christy Osborn - Re: Fwd: FW: Olympia/Thurston Joint Plan Amendments & Rezones 2012

From: Kevin Hughes
To: Davis, Jeremy
Date: 10/11/2012 8:49 AM
Subject: Re: Fwd: FW: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hey Jeremy,

Full build out of the proposed zoning would most likely require dedication/acquisition of right-of-way (some of which is currently under separate ownership), roadway widening and pavement section upgrades from the site to Boulevard St, intersection improvements at Boulevard St which may include signalization, and other possible offsite upgrades from the increased traffic. Therefore, I concur with David Smith's comment #3 below. Without a full traffic study analyzing roadway/intersection capacity for both vehicle and pedestrian traffic and structural loading of the roadway pavement sections, it's difficult to determine if full build out of the proposed zoning is feasible.

Kevin Hughes
 Development Review
 Thurston County Public Works
 Phone: (360) 867-2042

>>> Jeremy Davis 10/9/2012 5:28 PM >>>
 Look at #3 below for the traffic comments on Medela.

Jeremy

>>> Amy Buckler <abuckler@ci.olympia.wa.us> 10/04/2012 5:32 PM >>>

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Dave S. Smith, P.E.

Transportation Engineer

Olympia, Public Works Dept. Transportation

360.753.8496

924 7th Ave. SE - Suite A

Olympia, WA 98507-1967

dsmith3@ci.olympia.wa.us

www.olympiawa.gov

Christy Osborn - FW: County Rezones - Oct 22

From: Amy Buckler <abuckler@ci.olympia.wa.us>
To: Christy Osborn <osbornc@co.thurston.wa.us>, 'Jeremy Davis' <davisj@co.th...>
Date: 10/19/2012 7:45 AM
Subject: FW: County Rezones - Oct 22

FYI

From: Andy Haub
Sent: Tuesday, October 16, 2012 4:55 PM
To: Amy Buckler
Subject: RE: County Rezones - Oct 22

Hi Amy,

Yes, Eric will be at the meeting Monday evening. Please schedule time on Thursday as needed.

I'm reluctant to say whether or not utilities are sized right at the Medela property line. Our record indicate that they are available. That's as far as we can go.

Christy Osborn - FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

From: Amy Buckler <abuckler@ci.olympia.wa.us>
To: Christy Osborn <osbornc@co.thurston.wa.us>, 'Jeremy Davis' <davisj@co.th...>
Date: 10/19/2012 7:44 AM
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

FYI

From: Severson, Dale [mailto:SeversD@wsdot.wa.gov]
Sent: Thursday, October 18, 2012 12:36 PM
To: Amy Buckler
Cc: Stowe, Kelly; Ellis, Mark; Ryan, Dick
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Hello Amy,

I have the Development Service section here in Olympic Region and I get asked this question a few times a year. WSDOT has no set-back requirements as our jurisdiction ends at our highway right-of-way line. Now with said, we would like to discourage any development or activities that might adversely affect our right-of-way, such as directing stormwater toward our ROW, placing a structure right at the ROW line that may result in an occasional "trespass" to paint the side of the structure, or make a repair, etc. Also, we would have concerns with any activity on the adjacent property that might affect our ROW such as grading, fill, cut work, etc. Bottom line the adjacent property owner should not be "trespassing" on our highway right-of-way.

Since your question was related to activities next to our freeways, we would normally have either a fence or maybe a noise wall that would normally be about 1 foot in from the right-of-way line, but not always, so any activity on their city side of the fence or wall should not adversely our right-of-way. But other than our saying stay off our right-of-way and don't trespass, we have no other control or setbacks.

And fyi we do occasionally allow, usually by a General Permit, an activity that benefits both of us. For example, if the natural stormwater runoff was to our right-of-way we could allow it to continue provided the flow was regulated and treated per our Highway Runoff Manual requirements (which are based on DOE requirements) and we might also allow some grading or cut work to occur with replacement of the fence if the result was mutually beneficial to both parties.

Hope this helps, and if you need more or want to talk more about it please call me.

Thanks

Dale C. Severson, P.E.
Development Services Engineer - WSDOT Olympic Region
(360) 357-2736 | dale.severson@wsdot.wa.gov

-----Original Message-----

From: Ellis, Mark
Sent: Wednesday, October 17, 2012 11:43 AM
To: Severson, Dale
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

-----Original Message-----

From: Stowe, Kelly On Behalf Of orfeedback
Sent: Wednesday, October 17, 2012 10:16 AM
To: Ryan, Dick; Ellis, Mark
Cc: orfeedback
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Can either of you help out with this one?

-----Original Message-----

From: HQ Customer Service
Sent: Wednesday, October 17, 2012 9:30 AM
To: orfeedback
Subject: FW: WSDOT Feedback form: question about specific setback adjacent to I-5 in Olympia

Please have the appropriate staff respond to the email below with a cc to HQ Customer Service by Oct. 24.

Thank you for your time.

Kimberly Colburn
HQ Customer Service
360-705-7438

-----Original Message-----

From: abuckler@ci.olympia.wa.us [mailto:abuckler@ci.olympia.wa.us]
Sent: Monday, October 15, 2012 6:35 PM
To: HQ Customer Service
Subject: WSDOT Feedback form

The following is the contents of a form submitted on 10/15/2012 6:34:31 PM

=====My Contact information=====

Name: Amy Buckler
E-mail: abuckler@ci.olympia.wa.us
Phone: 360.570.5847
Street Address:
City: Olympia
State: WA
Zip Code:

===== My Question/Comment/Complaint =====

Hello,

I work for the City of Olympia. We are considering a new land use designation adjacent to I-5. A question came up at our last meeting that I'm hoping you can answer: Does DOT require a specific setback between the

freeway and adjacent development? Any other safety requirements I should know about?

Thank you,
Amy

=====

=== Browser Type ===

Browser: Mozilla/4.0 (compatible; MSIE 8.0; Windows NT 5.1; Trident/4.0; .NET CLR 1.1.4322; .NET CLR 2.0.50727; .NET CLR 3.0.4506.2152; .NET CLR 3.5.30729; InfoPath.2; .NET4.0C; .NET4.0E)

October 10, 2012

Jeremy Davis

Senior Planner

Planning Department

200 Lakeridge Drive SW

Olympia, WA 98502

Dear Mr. Davis,

As President of the Fir Grove Business Park Owners Association, I have been asked to convey to you the concerns we, the owners of the buildings and businesses located in the Fir Grove Business Park, have regarding the Medela Land Use Plan Amendment.

The Fir Grove Business Park is located on the corner of Boulevard Rd. and Pacific Ave., next to the cemetery and on both sides of the gas station which is on the actual corner of the two aforementioned roads. The proposed amendment would greatly increase the number of residential units that use Boulevard Rd. and Pacific Ave. as their only option to go to and from their place of residence. The proposed plan calls for approximately 200 parking spots.

We are concerned that the increase in traffic caused by this plan will significantly strain the already overloaded intersection at Boulevard Rd. and Pacific Ave.

Current symptoms of overload include:

- Long waits (multiple light cycles) and backups at the intersection of Boulevard Rd. and Pacific Ave.
- Vehicles choosing to “cut-through” the Fir Grove Business Park’s parking lot in order to avoid the light at the intersection of Boulevard Rd. and Pacific Ave. (Note: We have put up multiple speed bumps to discourage this practice, to no avail.)
- Difficulty in exiting the Fir Grove Business Park’s parking lot onto Boulevard Rd. or Pacific Ave. during peak traffic hours due to high vehicle volumes.

We would like the Planning Commissions to consider these problems and let us know how they plan to address them. There is currently no empty land in the vicinity of the intersection of Boulevard Rd. and Pacific Ave. that would allow for significant changes to be made.

Sincerely,

Dr. Matt Fisher, President

Fir Grove Business Park Owners Association

drmatt@fisherjonesfamilydentistry.com

Carol Frink ✓

From: F C <noyb1958@gmail.com>
To: <davisj@co.thurston.wa.us>
Date: 10/10/2012 12:58 AM
Subject: Comment on #20 Medela Land Use Plan Amendment

Mr. Jeremy Davis and members of the Planning Commissions:

I own the property at 914 Boulevard Rd. SE, Olympia, and there have been on-going problems with bus riders who are using the Route 64 bus stop located in front of the address. They trespass and leave trash on the property, and we have been putting up with it for several years.

Now with the proposed Medela land use plan and rezoning amendment for the property generally located at 8th Avenue SE and Steele Street SE, accessed off Boulevard, we are concerned about increasing use of that bus stop. The developer's application states:

14. Transportation.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Answer:

The site is not served. The nearest public transit stop is Intercity Transit's stop #64 on Boulevard Road, approximately 1 block from the site.

The proposal is for added multi-family homes and an apartment complex, providing many additional people in the neighborhood who possibly would use public transit. Because of this we believe that a bus stop closer to the proposed site should be established. The current one in front of 914 is NOT appropriate since it's further away from 8th Ave., the best access to the addition, and would not be directly accessed from the new addition.

If the stop remains in its current location, we are concerned that the additional ridership would leave our property open to more trespassing and trash deposition. It is logical that people will want to take shortcuts from the alley right through our property to the bus stop at the southwest corner of the property, and to protect our property we would be forced to put up fencing and security measures such as cameras, all at great expense to us. The best solution, of course, is to move the stop to the north. However, we contacted Intercity Transit about moving the stop, and the response from IT's Cheryl Arnett was that Intercity Transit has no plans in the immediate future to relocate this bus stop.

The next best solution is for the Medela developers to put up adequate fencing on our property at their expense. If they will agree to this, we will not oppose the development.

Thank you,

Carol M. Frink

Owner: 914 Boulevard, Olympia

Phone: 360-352-9792

Amy Buckler

From: annfriedman@comcast.net
Sent: Saturday, October 13, 2012 10:55 AM
To: Amy Buckler
Subject: notices for planning commission meetings

Dar Ms. Buckler,

I attended the combined City and County planning commission meeting on Oct 10. I am on the mailing list to receive info about County meetings, but not for the City planning commission. Does the City send out email notices about meetings? or postal mail? I'd like to be added to the list please.

thank you,
Ann Friedman

annfriedman@comcast.net

PO Box 12593
Olympia, WA 98508

Amy Buckler

From: Jennifer Kenny
Sent: Tuesday, October 16, 2012 8:31 AM
To: Amy Buckler
Subject: RE: Historic question ...

Hello,

Thank you for checking. No concerns. Since the house is on the Register the owners would have to meet with the OHC prior to making any changes.

Thanks,
Jennifer

From: Amy Buckler
Sent: Monday, October 15, 2012 6:29 PM
To: Jennifer Kenny
Subject: Historic question ...

Hi Jen,

A question came up at the joint hearing last week about a historic structure near the Medela site. The house is at 2324 7th – it's in the City, and offsite of Medela. Is there anything I should know about this (i.e., any impacts to this historic structure should the rezone or future development occur in the Medela area)? I'm thinking no, but let me know if there is something.

Thanks,
Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

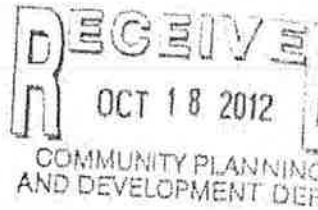
This email is subject to public disclosure

Medela Group, LLC Re-zoning Project
Owners/Siblings, Melvin Armstrong
DeAnn Armstrong Sack
LaRay Armstrong

Oci

LaRay Armstrong

Office: 360.352.1325
Cell: 360.359.0779
armstronglj@comcast.net
www.NuSkin.com



Planning Commission Members:

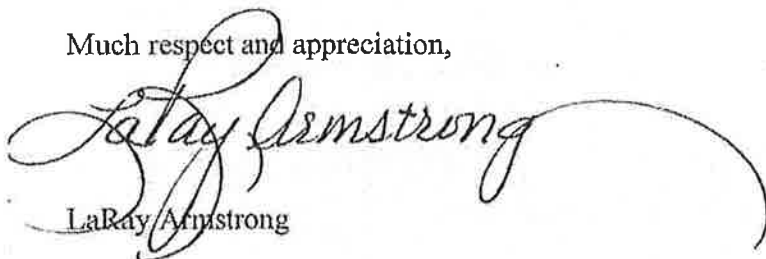
To clarify untruths expressed at the October 10th 2012 Planning Commission hearing, may I qualify my experiences with the Medela property.

- Air near Interstate 5 is NOT unhealthy.
My family moved to the Medela property in 1942. I was born in 1946. Interstate 5 was completed in 1957 when I was 11 years old. I am now 66 years of age. I continue to live on the Medela property approximately 125 feet from the freeway, inhaling and exhaling the "Interstate 5 air" for 55 years. I have no respiratory illnesses, I have no cancer, I show no signs of Alzheimer's disease or compromised health.
- Half of this property is NOT wetlands.
Indian Creek (which is no longer a creek but is now, only mud) is located to the east on Puget Sound Energy property. On the west side of this property is 20 feet of low land that softens in the winter. In 66 years, never have I encountered surface water.
- Traffic routing will NOT be a concern.
I trust in the knowledge and capabilities of our Thurston county and Olympia city traffic engineers. I'm certain your engineers encounter traffic flow situations on a regular basis and continue to responsibly improve arterial and controlled intersection concerns.

Currently these 9+ acres holds 9 houses, 2 of which are abandoned and rotting. There a 2 small barns and 4 outbuildings, either collapsed or encroached with wild berry vines. The remaining acreage has several evergreen and deciduous tress, vacant land with wild berry vines, noxious Scotch Broom and underbrush. The close proximity to stores and Intercity Transit routes along with the convenient proximity of urban "wooded acreage" is a haven for vagrants.....aggressive vagrants (thieves).

This plat is completely surrounded by Olympia city limits with Olympia city water already in place and the city sewer system immediately adjacent to the property. I'm certain the Planning Commission members can envision a convenient, vital prosperous community providing urban homes for Thurston county families and apartments, possibly housing young college students? These homes and apartments will be close to local retail businesses and Intercity Transit routes. Important beyond the southeast area of Thurston county are the significant county tax revenues this project will generate. The Medela property, with astounding housing and financial potential, is wasting away year after year after year.

Much respect and appreciation,


LaRay Armstrong

Thurston county Planning Commission
City of Olympia Planning Commission

OBJECTIVE:

- To achieve the most beneficial land use of property owned by the Medela Grp. LLC

OWNERS:

- Siblings, Melvin R. Armstrong, DeAnn Armstrong Sack and LaRay Armstrong

LOCATION:

- 700, 800, 900 blocks of Chambers Road SE and
- 2400 and 2500 blocks of 8th and 9th Avenues SE

SURROUNDING PROPERTY:

- To the north: Forest Memorial Gardens cemetery in the 2500 block of Pacific Avenue SE
- To the east: Puget Sound Energy property
- To the south: Interstate 5
- To the west: Chambers Street S.E. and Boulevard Road

This property is completely surrounded by the city of Olympia

AREA:

- 9.2 urban acres

CURRENT USE:

- 9 single family dwellings (2 are abandoned), 2 small barns, 4 out-buildings (collapsed and rotting) with remaining acreage comprised of several evergreen and deciduous trees, vacant land encroached with wild berry vines, noxious Scotch Broom and underbrush.

POTENTIAL USE:

- A vital, prosperous and profitable urban single and multi-family dwelling community.

ADVANTAGE TO RE-ZONING:

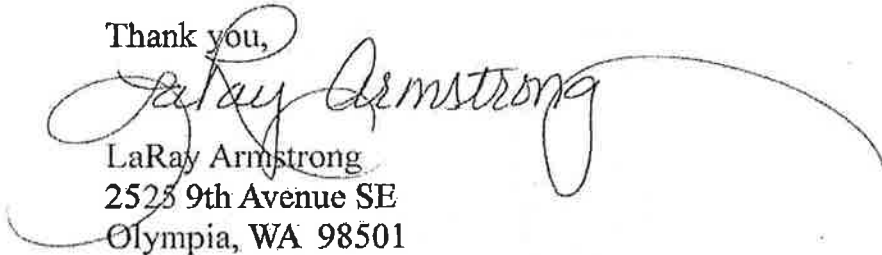
- Allows construction of urban single and multi-family dwellings within close proximity to the city of Olympia including bus routes, grocery stores, gas stations, public schools and a city park. City water is currently in place and Thurston county sewer runs immediately adjacent to this property.
- This project could generate significant Thurston county / Olympia city tax revenue.
(upon annexation)

DISADVANTAGE TO RE-ZONING:

- Not re-zoning this property would perpetuate the decline an urban neighborhood that would otherwise serve many citizens and Thurston county.

Please include the attached submission during your deliberation regarding the re-zoning of the Medela Group LLC.

Thank you,


LaRay Armstrong
2525 9th Avenue SE
Olympia, WA 98501
(360) 352-1325

Good Evening.

My name is Ron Niemi. I reside at 6135 Woodard Bay Rd. NE, Olympia, WA 98506. I'm a 31 year resident of Thurston County.

I am the applicant for this zoning change on behalf of the Medela Group, LLC, which is made up of the family that has owned the property since the 1940's.

We made application for this change three years ago.

Quite simply, this proposed re-zone meets every goal of the Joint Thurston County / City of Olympia Comprehensive Plan, the Washington State Growth Management Act, and the Thurston Regional Transportation Plan.

This change enables this island of under-utilized land to be redeveloped to a higher density and to provide a variety of compatible housing options..... including lease and ownership, multi-family and single family, close to the urban core of Olympia. As it stands now, this land is not serving its highest and best use for the citizens of Olympia, and is burdening its lifetime owners.

This proposal makes use of existing infrastructure including public transportation, alternative commute options, water, sewer, and electric utilities.

The zoning and topography of the land will naturally limit the density and size of structures that will be built on the properties.

We are aware of the discomfort and difficulty that changes represent to the neighborhood, and we DO understand and empathize. We've been through similar changes in our own neighborhoods.

We recognize that there will be traffic and environmental challenges to be met in redevelopment. The City of Olympia and Thurston County have solid processes in place to address these challenges in the public interest, and the ultimate builder will need to work within that framework.

This change will require the redesignation of 9th Ave. from local access to neighborhood collector, requiring a width of 55'. The City currently owns a 60' right-of-way on 9th Avenue. There will be no land acquisition and no demolition of existing structures that we are aware of.

A project-specific review process will be required at the time a specific project is brought forward, and that review will be based on formal soil, traffic impact and environmental studies that are typically not performed as part of this Comprehensive Plan Amendment application.

It's important to recognize that at this time, this is a zoning change request only. In past projects that I've been involved in, there has been an outreach to the neighborhood at the time project-specific planning work began. I would not expect anything different on this project.

This re-zone will reduce sprawl, reduce traffic and provide housing options where they're needed most. It is consistent with nearby City of Olympia zoning just South of Interstate 5, and is consistent with the proposed increase in density proposed in the current City of Olympia DRAFT Comprehensive Plan for the Pacific Avenue corridor. The DRAFT Comprehensive Plan calls for increased density and aligns with the Thurston Regional Transportation Plan, which relies heavily on the

Urban Corridors concept to achieve sustainable land use and transportation goals.

I'd like to acknowledge the County and City Planning Staffs and the respective Planning Commissions for their good work. I'd also like to say that I appreciate the comments and concerns on both sides of the issue.

We will be happy to provide written responses individually, or through City or County planning staff to the comments that are received this evening.

Thank you for the opportunity to comment.

Amy Buckler

From: Lee Keech
Sent: Thursday, November 15, 2012 11:38 AM
To: 'menendezpm@gmail.com'
Cc: Amy Buckler
Subject: Request for crosswalk on Boulevard Rd at 9th Ave
Attachments: 7 - Crosswalk Installation.pdf

Mr. Menendez

This email is in response to your request for a marked pedestrian crossing on Boulevard Road at 9th Avenue. Staff has completed its review of your request which included, but not limited to, speed and volume studies, collisions history, roadway configuration, sight distance analyses, pedestrian usage, and the City of Olympia's procedural process for installing marked crosswalks.

Findings:

Average daily Traffic (ADT) for Boulevard Road at 9th Avenue, 8,500 vehicles (combined direction)

Speeds: 85% of the vehicles are traveling at 33 MPH or below.

Collision history showed one right angle collision occurred during the three year period from 01/01/2009 thru 12/31/2011. There were no pedestrian involved collisions at this location.

Boulevard Road consists of two travel lanes (one in each direction), Bicycle lanes both sides, and parking both sides, with multiple private driveways.

Sight distance looking both directions from 9th Avenue along Boulevard Road exceeds the minimum of 200 feet.

A pedestrian study was conducted on November 14, 2012. This study was done for a total of six hours from 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM and from 4:00 PM to 6:00 PM. Only one pedestrian crossed Boulevard Road in the vicinity of 9th Avenue during this six hour period.

Conclusion:

In accordance with the City of Olympia's procedural statement (see attached document) for a marked crosswalk to be installed there needs to be an average daily pedestrian crossing volume of 15 or more pedestrians in a two hour period. Only one pedestrian crossed Boulevard Road at 9th Avenue during the six hours of observation. Therefore the City will not be installing a marked crosswalk at this time. However we will continue to monitor this location and if or when future development or changes occur we will reevaluate this location for a marked pedestrian crossing.

It should also be noted that all intersection within the city unless otherwise marked are legal pedestrian crossings.

Please feel free to contact me with any further questions you may have regarding this issue.

Sincerely,

Lee

Lee Keech

Transportation Engineering Designer

Olympia Public Works Department

(360) 753-8565

FAX (360) 709-2797

lkeech@ci.olympia.wa.us

(This message and any reply are subject to public disclosure)

Amy Buckler

From: patrick menendez <menendezpm@gmail.com>
Sent: Wednesday, November 07, 2012 12:25 PM
To: Amy Buckler
Cc: Randy Wesselman; CityCouncil
Subject: Re: medela development rezone pedestrian safety

ok,

yes, right now it is a bad place to cross the street (9th and boulevard).

after the rezone, worse. unless the city puts a crosswalk in.

with a crosswalk there it would be a perfectly fine "walkable" neighborhood right now, with a rezone. and we won't have wait decades.

and there are also intercity transit bus stops on 9th that head to downtown olympia and lacey, that workers and students will need to access.

On 11/07/2012 10:49 AM, Amy Buckler wrote:

Patrick,

The Comprehensive Plan is a broad visionary, goal and policy document. It is a long-term (20 year) planning document that serves a foundation for all other City plans and programs. Based on public input and regional priorities, it envisions redevelopment of Pacific Avenue into a more walk-able urban corridor with a mix of uses, and establishes policies to help achieve that vision. Increasing density along the corridor could help facilitate more walk-ability, as more people living in proximity of Pacific means – in theory - they would be close enough to walk there. Plus there would be more people = more financial support for restaurants, shops, offices, and other types of things people like to walk to. As redevelopment occurs along the corridor, the goal is that the City's development regulations would further encourage walk-ability by requiring developers to put buildings close-up to the street, landscaping, pedestrian amenities and other things that make it nice and safe to walk down the corridor. It could take decades for this transformation to occur. Many of the improvements would be paid for by private development on privately owned lots. To the extent possible, the City also invests in public projects and improvements.

The Comprehensive Plan does not include implementation details such as where a specific crosswalk should go. Other transportation plans and programs address the details. I do not work on those plans and programs, so I don't know the details about how crosswalk decisions are made or what the budget is, which is why I have forwarded your message to Randy Wesselman in Public Works Transportation. There may very well be a need for a crosswalk on Boulevard, and his department is in the best position to address that.

Please keep in mind that the Medela project is still in review, and that it was initiated by a private applicant. Neither the City Council nor ultimately the Thurston County Board of Commissioners has decided whether or not to approve the rezone request. The rezone decision needs to occur first before an applicant can apply for redevelopment at a level that would result in 900 trips. If and when a development application is submitted, a traffic impact analysis would be required. Based on that

analysis, any needed traffic improvements resulting from the new development would be required. That said, if there is a need for a crosswalk already, perhaps Public Works Transportation can look into it.

&n

bsp; ;

Amy Buckler

Associate Planner

Community Planning & Development

601 4th Ave E

P.O. Box 1967

Olympia, WA 98507-1967

Office: (360) 570-5847

Cell: (360) 507-1955

Fax: (360) 753-8087

This email is subject to public disclosure

From: patrick menendez [<mailto:menendezpm@gmail.com>]

Sent: Wednesday, November 07, 2012 9:10 AM

To: Amy Buckler

Cc: Randy Wesselman; CityCouncil

Subject: Re: medela development rezone pedestrian safety

amy,

ok, now im confused.

correct me if im wrong here please, but i thought "walkable" in the olympia comprehensive plan meant crosswalks and stuff.

how do do you not plan for any crosswalks, while adding 900 car trips, and call it "walkable"?

here ill ask you, because you wrote the staff report:

which retail locations are "walkable" from the medela rezone location?

please give me their names.

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From: patrick menendez [mailto:menendezpm@gmail.com]
Sent: Tuesday, November 06, 2012 8:13 PM
To: Amy Buckler
Subject: Re: medela development rezone pedestrian safety

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Olympia, WA 98507-1967

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Cell: (360) 507-1955
Fax: (360) 753-8087

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From: patrick menendez
[mailto:menendezpm@gmail.com]
Sent: Monday, November 05, 2012 8:20 AM
To: Amy Buckler
Subject: medela development rezone
pedestrian safety

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thank you,

patrick

Amy Buckler

From: Amy Buckler
Sent: Wednesday, November 07, 2012 10:50 AM
To: 'patrick menendez'
Subject: RE: medela development rezone pedestrian safety

Patrick,

The Comprehensive Plan is a broad visionary, goal and policy document. It is a long-term (20 year) planning document that serves a foundation for all other City plans and programs. Based on public input and regional priorities, it envisions redevelopment of Pacific Avenue into a more walk-able urban corridor with a mix of uses, and establishes policies to help achieve that vision. Increasing density along the corridor could help facilitate more walk-ability, as more people living in proximity of Pacific means – in theory - they would be close enough to walk there. Plus there would be more people = more financial support for restaurants, shops, offices, and other types of things people like to walk to. As redevelopment occurs along the corridor, the goal is that the City's development regulations would further encourage walk-ability by requiring developers to put buildings close-up to the street, landscaping, pedestrian amenities and other things that make it nice and safe to walk down the corridor. It could take decades for this transformation to occur. Many of the improvements would be paid for by private development on privately owned lots. To the extent possible, the City also invests in public projects and improvements.

The Comprehensive Plan does not include implementation details such as where a specific crosswalk should go. Other transportation plans and programs address the details. I do not work on those plans and programs, so I don't know the details about how crosswalk decisions are made or what the budget is, which is why I have forwarded your message to Randy Wesselman in Public Works Transportation. There may very well be a need for a crosswalk on Boulevard, and his department is in the best position to address that.

Please keep in mind that the Medela project is still in review, and that it was initiated by a private applicant. Neither the City Council nor ultimately the Thurston County Board of Commissioners has decided whether or not to approve the rezone request. The rezone decision needs to occur first before an applicant can apply for redevelopment at a level that would result in 900 trips. If and when a development application is submitted, a traffic impact analysis would be required. Based on that analysis, any needed traffic improvements resulting from the new development would be required. That said, if there is a need for a crosswalk already, perhaps Public Works Transportation can look into it.

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Sent: Wednesday, November 07, 2012 9:10 AM
To: Amy Buckler

Cc: Randy Wesselman; CityCouncil
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Amy Buckler

From: Todd Stamm
Sent: Wednesday, October 10, 2012 9:33 AM
To: Amy Buckler
Cc: David Smith
Subject: RE: medela rezone pedestrian safety

City staff could formally ask that County provide or require applicant to provide info demonstrating that if upgraded as planned the 1.5 rights-of-way accessing the site would be adequate to serve the new zoning at full buildout. For zoning-stage 'buildout' we usually analyze both traffic at maximum density permitted by the new zoning, and the 'likely' density using the density TRPC has for this zone in the buildable lands report. (We don't use applicant's preliminary design because there is no commitment to any particular design at the zoning stage.) Instead of asking for analysis by others, we could simply take Dave's analysis and formalize it. "Criteria" to the extent there are any specific ones are 'consistency' with other provisions of the joint plan, which would include the adopted levels of service for these streets and intersections. If analysis indicates that fully improved facilities would be inadequate, then we look at alternatives such as amending comp plan for the street system serving the area, recommending a lower density zone, and/or consideration of a 'failure' location re LOS. (We've designated LOS failure intersections, but I don't think we've ever done that for a street segment.)

From: Amy Buckler
Sent: Wednesday, October 10, 2012 8:39 AM
To: Todd Stamm; David Smith; Rich Hoey; Keith Stahley
Cc: Andy Haub
Subject: FW: medela rezone pedestrian safety

FYI - There will be public concerns about traffic pertaining to Medela.

If staff were to recommend 9th be upgraded, who is responsible for the analysis, and what criteria is looked at? The City Council's public hearing is on November 5, so we're looking at a staff report due @ Oct 25.

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Tuesday, October 09, 2012 9:59 AM
To: Amy Buckler
Cc: Julie Mongey; CityCouncil; Christy Osborn
Subject: Re: medela rezone pedestrian safety

hi amy,

i am going to try and get us all up to speed here on my concerns, because i live right next to the proposed rezone

in order for the new proposed medela apartment pedestrian community to be able to safely access, via by walking or biking: lions park, city bus stops, ralphs thriftway, and downtown olympia, there needs to be some sort of well lit crosswalk at 7th and boulevard *or* 9th and boulevard.

that is all i want.

maybe have the developer ask the city of olympia to put one in as a condition to the rezone or something, whatever it takes, i don't care.

On 10/09/2012 09:38 AM, Amy Buckler wrote:

Mr. Menendez,

Attached are comments from the City's traffic engineer at the City regarding the county rezones. These are the only written comments I have received to date pertaining to traffic/Medela. City and County staff are currently in conversation about the rezones, and we will publish our recommendation before Oct 22 as I noted earlier.

Please note, it is City policy that public records requests made via email must be sent to the City Clerk according to the instructions linked below. The reason for this policy is so that we can assure the public that their records request has been received, as we check the public records request email daily. Individual employee boxes may not be checked during an employee vacation. That said, there is no need to make you jump through hoops to receive the attached comments, and I have copied our records staff so that they can record the request. In the future, please use the link below to request public records.

<http://olympiawa.gov/city-government/public-records-requests.aspx>

Thank you,

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From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Monday, October 08, 2012 4:15 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers
Subject: Re: medela rezone pedestrian safety

amy,

in order to effectively testify in public, i need to know exactly what public safety concerns city staff already aware of regarding the proposed medela rezone area (boulevard rd & 7th & 9th).

can you please give me a list of any medela rezone area public safety concerns raised so far by olympia city staff, so i can tell my neighborhood association more about this proposal?

On 10/08/2012 03:49 PM, Amy Buckler wrote:

Dear Mr. Menendez,

Yes, the Planning Commissions are holding a public hearing on Oct 10, wherein anyone from the public can speak their mind about the proposed Medela rezone, as well as the other two proposals under consideration. You can sign up to speak that night on the sign-in sheets that will be provided near the door. There will be a 3 minute time limit so that everyone has a chance to speak. You may also submit written comments at the hearing. The Commissions may choose to extend the written comment deadline beyond Wednesday evening, but I can't guarantee it. I have entered your initial comments into the record, and you are welcome to submit further comments.

The Planning Commissions are citizen advisory bodies that make recommendation to their respective policy makers. Public comment is an integral and required part of City/County decision-making. The Commissions are accepting and reviewing public comments as these will help shape the recommendation they make to the Olympia City Council and County Commissioners.

Hope that helps,
Amy

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Monday, October 08, 2012 3:23 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers
Subject: Re: medela rezone pedestrian safety

amy,

on wed oct 10th, will the olympia and thurston county planning commissions be accepting, and reviewing, public safety concerns raised by neighborhood residents affected by the medela rezone?

and if they are accepting and reviewing them, can you please explain why?

On 10/08/2012 02:21 PM, Amy Buckler wrote:

Dear Mr. Menendez,

At this stage, we can't determine exactly what infrastructure improvements would be required should development occur in the Medela area. Transportation improvement requirements would be determined during a subdivision or land use approval process. During the land use approval process, the City also makes a determination under the State Environment Protection Act (SEPA); this can also lead to requirements for mitigating transportation impacts. Assuming a developer gets all those approvals, then they submit for building permits.

At this stage, we are looking at a potential change of land use designation (which generally means the planned future land use for the area) and a corresponding rezone (Zoning is more specific than the future land use designation, and must be

consistent with it. Generally, zoning determines the allowed density, setbacks, and other development standards.) At this stage, we will look at whether the proposed designation/zoning is consistent with state law, long-term plans, and whether it is realistic given current conditions. City staff will be publishing their recommendation regarding this proposal in a report to the Olympia Planning Commission 5 days before their deliberation meeting on Oct 22. You can access the agenda and reports for all City meetings here:
<http://olympia.legistar.com/Calendar.aspx>.

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Subject: Re: medela rezone pedestrian safety

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in your opinion, from a public safety standpoint, exactly what municipal infrastructure improvements would need to be made along boulevard road in order to make the medela rezone request beneficial to eastside neighborhood pedestrians, new incoming residents, children, the elderly, the disabled, and bicycle commuters?

On 10/08/2012 11:42 AM, Amy Buckler wrote:

Dear Mr. Menendez,

Thank you for your comment regarding the proposed Medela rezone. We are certainly considering the transportation impacts of this proposal. Because this area is in Thurston County, while also part of Olympia's urban growth area (meaning it will one day be annexed into Olympia) the decision regarding whether or not to approve the proposal will be made by both Thurston County and City of Olympia. Although Steve Hall does not have much

impact on the decision at this point, I will forward your comment to the Olympia Planning Commission. Here is the future decision-making process and how to get further involved:

- The Thurston County Planning Commission and Olympia Planning Commission will hold a joint public hearing at the Thurston County Courthouse, Room 152, this Wednesday, Oct 10 at 7:00 pm. You can come and testify.
- The Thurston County Planning Commission will deliberate and make a recommendation to the County Commissioners at their meeting on Oct 17.
- The Olympia Planning Commission will deliberate and make a recommendation to the Olympia City Council at their meeting on Oct 22, which starts at 6:30 pm at Olympia City Hall.
- The Olympia City Council will hold a public hearing at their meeting at City Hall on November 5, which starts at 7:00pm. You can come and testify.
- The City Council will make a decision on November 20. The Olympia City Council's decision will be forwarded to the Thurston County Commissioners.
- I don't have a date for The Thurston County Commissioner's decision - probably early next year.

Please let me know if you have any questions,

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proposed medela rezone. i have no issue
with the proposal itself, but i am
concerned that boulevard rd is not safe
for pedestrians and that this proposal
and its associated 900 extra daily auto
trips will make that worse.

so, please tell steve hall i said to put
some well lit crosswalks in on boulevard,
maybe at least at 7th and boulevard. i
dont want to get hit by any more trucks
in olympia.

thank you.

patrick menendez

olympia

Amy Buckler

From: Amy Buckler
Sent: Wednesday, October 10, 2012 8:39 AM
To: Todd Stamm; David Smith; Rich Hoey; Keith Stahley
Cc: Andy Haub
Subject: FW: medela rezone pedestrian safety

FYI - There will be public concerns about traffic pertaining to Medela.

If staff were to recommend 9th be upgraded, who is responsible for the analysis, and what criteria is looked at? The City Council's public hearing is on November 5, so we're looking at a staff report due @ Oct 25.

From: patrick menendez [mailto:menendezpm@gmail.com]
Sent: Tuesday, October 09, 2012 9:59 AM
To: Amy Buckler
Cc: Julie Mongey; CityCouncil; Christy Osborn
Subject: Re: medela rezone pedestrian safety

hi amy,

i am going to try and get us all up to speed here on my concerns, because i live right next to the proposed rezone

in order for the new proposed medela apartment pedestrian community to be able to safely access, via by walking or biking: lions park, city bus stops, ralphs thriftway, and downtown olympia, there needs to be some sort of well lit crosswalk at 7th and boulevard *or* 9th and boulevard.

that is all i want.

maybe have the developer ask the city of olympia to put one in as a condition to the rezone or something, whatever it takes, i don't care.

On 10/09/2012 09:38 AM, Amy Buckler wrote:

Mr. Menendez,

Attached are comments from the City's traffic engineer at the City regarding the county rezones. These are the only written comments I have received to date pertaining to traffic/Medela. City and County staff are currently in conversation about the rezones, and we will publish our recommendation before Oct 22 as I noted earlier.

Please note, it is City policy that public records requests made via email must be sent to the City Clerk according to the instructions linked below. The reason for this policy is so that we can assure the public that their records request has been received, as we check the public records request email daily. Individual employee boxes may not be checked during an employee vacation. That said, there is no need to make you jump through hoops to receive the attached comments, and I have copied our records staff so that they can record the request. In the future, please use the link below to request public records.

<http://olympiawa.gov/city-government/public-records-requests.aspx>

Thank you,

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Monday, October 08, 2012 4:15 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers
Subject: Re: medela rezone pedestrian safety

amy,

in order to effectively testify in public, i need to know exactly what public safety concerns city staff already aware of regarding the proposed medela rezone area (boulevard rd & 7th & 9th).

can you please give me a list of any medela rezone area public safety concerns raised so far by olympia city staff, so i can tell my neighborhood association more about this proposal?

On 10/08/2012 03:49 PM, Amy Buckler wrote:

Dear Mr. Menendez,

Yes, the Planning Commissions are holding a public hearing on Oct 10, wherein anyone from the public can speak their mind about the proposed Medela rezone, as well as the other two proposals under consideration. You can sign up to speak that night on the sign-in sheets that will be provided near the door. There will be a 3 minute time limit so that everyone has a chance to speak. You may also submit written comments at the hearing. The Commissions may choose to extend the written comment deadline beyond Wednesday evening, but I can't guarantee it. I have entered your initial comments into the record, and you are welcome to submit further comments.

The Planning Commissions are citizen advisory bodies that make recommendation to their respective policy makers. Public comment is an integral and required part of City/County decision-making. The Commissions are accepting and reviewing public comments as these will help shape the recommendation they make to the Olympia City Council and County Commissioners.

Hope that helps,
Amy

From: patrick menendez [mailto:menendezpm@gmail.com]

Sent: Monday, October 08, 2012 3:23 PM

To: Amy Buckler

Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers

Subject: Re: medela rezone pedestrian safety

amy,

on wed oct 10th, will the olympia and thurston county planning commissions be accepting, and reviewing, public safety concerns raised by neighborhood residents affected by the medela rezone?

and if they are accepting and reviewing them, can you please explain why?

On 10/08/2012 02:21 PM, Amy Buckler wrote:

Dear Mr. Menendez,

At this stage, we can't determine exactly what infrastructure improvements would be required should development occur in the Medela area. Transportation improvement requirements would be determined during a subdivision or land use approval process. During the land use approval process, the City also makes a determination under the State Environment Protection Act (SEPA); this can also lead to requirements for mitigating transportation impacts. Assuming a developer gets all those approvals, then they submit for building permits.

At this stage, we are looking at a potential change of land use designation (which generally means the planned future land use for the area) and a corresponding rezone (Zoning is more specific than the future land use designation, and must be consistent with it. Generally, zoning determines the allowed density, setbacks, and other development standards.) At this stage, we will look at whether the proposed designation/zoning is consistent with state law, long-term plans, and whether it is realistic given current conditions. City staff will be publishing their recommendation regarding this proposal in a report to the Olympia Planning Commission 5 days before their deliberation meeting on Oct 22. You can access the agenda and reports for all City meetings here:
<http://olympia.legistar.com/Calendar.aspx>.

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847

Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

-----Original Message-----

From: patrick menendez [mailto:menendezpm@gmail.com]
Sent: Monday, October 08, 2012 1:53 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Stephen Langer; Nathaniel Jones;
Karen Rogers; Julie Hankins; Jeannine Roe; Jim Cooper
Subject: Re: medela rezone pedestrian safety

hi amy,

in your opinion, from a public safety standpoint, exactly what municipal infrastructure improvements would need to be made along boulevard road in order to make the medela rezone request beneficial to eastside neighborhood pedestrians, new incoming residents, children, the elderly, the disabled, and bicycle commuters?

On 10/08/2012 11:42 AM, Amy Buckler wrote:

Dear Mr. Menendez,

Thank you for your comment regarding the proposed Medela rezone. We are certainly considering the transportation impacts of this proposal. Because this area is in Thurston County, while also part of Olympia's urban growth area (meaning it will one day be annexed into Olympia) the decision regarding whether or not to approve the proposal will be made by both Thurston County and City of Olympia. Although Steve Hall does not have much impact on the decision at this point, I will forward your comment to the Olympia Planning Commission. Here is the future decision-making process and how to get further involved:

- The Thurston County Planning Commission and Olympia Planning Commission will hold a joint public hearing at the Thurston County Courthouse, Room 152, this Wednesday, Oct 10 at 7:00 pm. You can come and testify.
- The Thurston County Planning Commission will deliberate and make a recommendation to the County Commissioners at their meeting on Oct 17.
- The Olympia Planning Commission will deliberate and make a recommendation to the Olympia City Council at their meeting on Oct 22, which starts at 6:30 pm at Olympia City Hall.

- The Olympia City Council will hold a public hearing at their meeting at City Hall on November 5, which starts at 7:00pm. You can come and testify.
- The City Council will make a decision on November 20. The Olympia City Council's decision will be forwarded to the Thurston County Commissioners.
- I don't have a date for The Thurston County Commissioner's decision - probably early next year.

Please let me know if you have any questions,

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

-----Original Message-----

From: patrick menendez
[mailto:menendezpm@gmail.com]
Sent: Friday, October 05, 2012 11:21 PM
To: Amy Buckler
Cc: CityCouncil
Subject: medela rezone pedestrian safety

hi amy,

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so, please tell steve hall i said to put some well lit crosswalks in on boulevard, maybe at least at 7th and boulevard. i dont want to get hit by any more trucks in olympia.

thank you.

patrick menendez

From: [cpdinfo](#)
To: [CPD Planning-Long Range](#)
Subject: FW: Written Comments for Olympia City Council's Public Hearing on November 5th 2012
Date: Wednesday, October 31, 2012 8:59:50 AM

Received through cpdinfo

Pam Fant
Permit Specialist/Supervisor
360-753-8288
pfant@ci.olympia.wa.us

From: Mathew Fisher [mailto:DrMatt@FisherJonesFamilyDentistry.com]
Sent: Tuesday, October 30, 2012 4:29 PM
To: cpdinfo
Cc: Amy Buckler
Subject: Written Comments for Olympia City Council's Public Hearing on November 5th 2012

October 30, 2012

Olympia City Council
Olympia City Hall
601 4th Ave E
Olympia, WA 98501

Dear Councilmember's,

As President of the Fir Grove Business Park Owners Association, I have been asked to convey to you the grave concerns we, the owners of the ten (10) buildings and multiple businesses located in the Fir Grove Business Park, have regarding the proposal to change the zoning designation of a 9.01-acre site in the unincorporated Urban Growth Area (UGA) located at 8th Avenue SE and Steele Street SE.

The Fir Grove Business Park is located on the corner of Boulevard Rd. and Pacific Ave., next to the cemetery and on both sides of the gas station which is on the actual corner of the two aforementioned roads. The proposed amendment would greatly increase the number of residential units that use Boulevard Rd. and Pacific Ave. as their only option to go to and from their place of residence. The proposed plan calls for approximately 200 parking spots.

We are very concerned because the increase in traffic caused by this plan will significantly strain the already overloaded intersection at Boulevard Rd. and Pacific Ave.

Current symptoms of overload include:

- Long waits (multiple light cycles) and backups at the intersection of Boulevard Rd. and Pacific Ave.
- Vehicles choosing to "cut-through" the Fir Grove Business Park's parking lot in order to avoid the light at the intersection of Boulevard Rd. and Pacific Ave. (Note: We have already put up multiple speed bumps throughout our parking lot to discourage this practice, to no avail.)
- Difficulty in exiting the Fir Grove Business Park's parking lot onto Boulevard Rd. or Pacific

Ave. during peak traffic hours due to high vehicle volumes.

We would like the Olympia City Council to thoughtfully consider the serious traffic problems that changing the land use designation as proposed would cause and let us know how they plan to address them. There is currently no empty land in the vicinity of the intersection of Boulevard Rd. and Pacific Ave. that would allow for significant changes to be made.

Sincerely,
Dr. Matt Fisher, President
Fir Grove Business Park Owners Association

Dr. Matt

Medela 11/5/12

Finding of Non-Significance: an appeal has been filed and numerous negative comments have been made. Members of the local neighborhood raised the \$1710 to file the appeal and have raised a number of issues related to the environmental impact of rezoning this property. Not a single issue has been addressed that was raised by citizens related to the appeal. Your own planning commissioners questioned voting on the issue until such time as the comment and appeal deadline had expired. They were told by staff that no comments and/or appeal had been filed. Why the rush to ramrod this rezoning request thru without the process playing out? For this reason alone, I would recommend that the Council wait to consider this issue until pending processes have played out and not end up in another situation like the 7-11 issue on the Westside.

Traffic: staff review and recommendations from both the county and cities engineers show the significant impact traffic will have on any future site proposal if the rezoning occurs. Both have actually recommended that traffic studies be conducted and commented that neither Chambers nor 7th Ave have the existing structure to support any upgrade in their existing use. Both of these streets are 1 ½ lanes wide at best and require one car to pull off if to allow for oncoming traffic to pass. Staff went so far as to recommend the reclassification of 9th Ave to a collector distributor. Unfortunately, staff did not address Chambers St or 7th Ave in their recommendation. I believe this is because they did not want to tell the planning commission or you that to reclassify 7th and/or Chambers would result in existing homes and structures having to be torn down. The initial indication is that there will be over 900 additional vehicle trips per day on these small side streets and that per staff this is based on a phantom site plan that is not coming close to maximum potential build out of this site if you recommend RM18. Staff's answers for much to the commissions questions regarding the recommendation where that if/when a site specific plan is proposed they could require developer to mitigation traffic issues. Will they really have the far reaching hand to address the additional trips each day that will affect the Boulevard/Pacific interchange that staff did not appear to even consider and is already a mess at best?

Decision Criteria for Rezones: I am wondering which of the three options staff and the planning commission used to determine that a rezone was appropriate

for this piece of property? Title 23 of the Olympia UGA specifies that one or more of the three criteria must be demonstrated by the applicant by clear convincing evidence to have either; 1) zoned in error and the present zoning is inconsistent with policies and goals of the Olympia Joint Plan; 2) the conditions have changed or are changing to such a degree that it is in the public interest to encourage a redevelopment or change in land use for the area; or 3) the proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the Olympia Joint Plan. I do not see that any of the three have been demonstrated by the applicant. I haven't heard anyone say there was an error; there has not been any change to the immediate area in years with the exception of some infilling based on existing R4-8 zoning; and I don't see any demonstration of the necessity of lands for a community-related use. The only thing the rezoning will do is put additional monies in the property owner's pockets. I would not be standing here tonight if they proposed to develop the property under existing zoning, which would generate a huge cash flow for the property owners, I guess not enough though? Staff have referenced Pacific Avenue as the urban corridor and state that the property lies about a quarter of mile from Pacific. This is really a stretch as they measured "as the bird flies" which would require trespassing on the historic cemetery to the north of the property.

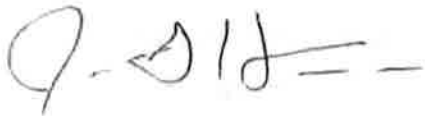
Olympia UZA Zoning Ordinance: #3 to maintain or improve the character, appearance and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances. The phantom site plan indicates that all of these issues will occur in our quiet little neighborhood. #5 to enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers and businesses offering needed goods and services in order to reduce traffic congestion. One of the commissioners actually commented that they felt the proposed rezone would not only not promote less vehicle trips a day but would encourage it. There are not any employment centers and business offering needed goods and services within walking distance, except the cemetery and I personally am not inclined to use their services.

Ms Armstrongs Clarafications of Untruths: I will assume that Ms Armstrong will concede that she is not an air quality expert and that she nor the Medela group have not had an air quality study done. This is an issue that would be addressed if there is a finding of significance as related to the environmental impact and I am sure that there are a number of reports in existence that would refute her claim. In fact, a commissioner brought up the requirement in California that developments have an offset of 500 ft from any interstate. I don't know that anyone has made a claim that half of the property is wetlands. I do believe in her own comment she states that portions of the land softens in the winter. Is this not significant? She is making the argument for those of us that filed the appeal of the determination of non-significance. It is exactly this type of situation that needs to be reviewed before any action on this request for rezone goes forward. As for her statement that traffic routes will not be of concern. Maybe not for her as I assume when she pockets her millions she will no longer be living in the area, if even in the county. It is of great concern to those of us that live in this area and the Eastside Neighborhood. How much do they need to make from this project, as I said before, if they simple developed the property as it is currently zoned I wouldn't be here tonight. As for the condition of the existing homes and outbuildings on the property I would ask Ms Armstrong why she would let her properties become in such disrepair. Her claim of vagrants and aggressive vagrants is of concern to me as I have not read, seen or heard of any police responses to the area related to vagrants on anything other than very occasionally. I would guess much less than the downtown has. And finally, back to money again, which she will have plenty of regardless of how the property is developed as will the county and city.

Significant Historical Value: I believe the council needs to consider the significant historical value of both the existing neighborhood and the cemetery. Many of the homes in this neighborhood are 80 years old or more, with one on the Cities local historic properties list. A walk thru the cemetery is a who's who of Thurston County history. You will see names such as Ruddell, Kinney, Sylvester, Bigelow and many other historically significant families buried within it. It also holds the remains of many of the very earliest asian immigrant families to both the city and

county. Do we really want a historical treasure in our community to have apartment homes looking down upon it and suffer from what can only be anticipated additional vandalism. I think not.

I encourage you to at a minimum delay any vote or decision on the rezoning proposal until the existing appeal is heard and decided on, but would prefer that you vote no on the staff's recommendation to rezone the proposed property to RM18. This neighborhood would be drastically changed forever in a very negative way that does not meet any of your own requirements for change. Don't let your decision be based on \$\$ or possible future tax revenue. Base it on what is really the good of the city and the wishes of the people of our beautiful city. There are places of this type of zoning and this is not one of them.



Joe Hanna
815 Chambers St SE
Olympia, WA
11/5/12

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LEG

- Major Roads
- Roads
- Streams
- Contours

From: [Nancy Lenzi](#)
To: "[Judy Bardin](#)"; [Amy Buckler](#); "[Roger Horn](#)"; "[paulingman@ymail.com](#)"; "[Agnieska Kiszka](#)"; "[Larry Leveen](#)"; "[Jerome Parker](#)"; "[James Reddick](#)"; "[Rob Richards \(ofthecity@gmail.com\)](#)"; "[Amy Tousley](#)"
Cc: [Amy Buckler](#)
Subject: FW: Olympia Planning Commission
Date: Monday, November 05, 2012 3:42:38 PM
Attachments: [ethic_complaint.docx](#)

Good afternoon, Commissioners.

I spoke with Mr. Hanna a few moments ago and as a customer service effort offered to send his message to you via email.

*/Nancy Lenzi|Planning Division|CP&D|
/601 4th Avenue East|PO Box 1967, Olympia WA 98507-1967|360.753-8735|
/Emails are public records, potentially eligible for release. |11/5/2012 3:41 PM*

From: Lisa Hanna [<mailto:mollyhanna11@gmail.com>]
Sent: Monday, November 05, 2012 3:39 PM
To: Nancy Lenzi
Subject: FW: Olympia Planning Commission

I just spoke you about forwarding the below email to individual planning commissioners. Thanks for your assistance!

From: Lisa Hanna [<mailto:Mollyhanna11@gmail.com>]
Sent: Monday, November 05, 2012 3:01 PM
To: 'sbuxbaum@ci.olympia.wa.us'; 'shall@ci.olympia.wa.us'
Cc: 'jroe@ci.olympia.wa.us'; 'jcooper@ci.olympia.wa.us'; 'jhankins@ci.olympia.wa.us'; 'krogers@ci.olympia.wa.us'; 'njones@ci.olympia.wa.us'; 'slanger@ci.olympia.wa.us'; 'akisza@ci.olympia.wa.us'; 'jreddick@ci.olympia.wa.us'; 'jparker@ci.olympia.wa.us'; 'jbardin@ci.olympia.wa.us'; 'lleveen@ci.olympia.wa.us'; 'pingman@ci.olympia.wa.us'; 'rrichards@ci.olympia.wa.us'; 'rhorn@ci.olympia.wa.us'
Subject: RE: Olympia Planning Commission - Madela Rezone

To: The City of Olympia
From: Joe Hanna, Resident/Property Owner City of Olympia
RE: Question of unethical conduct by Planning Commissioner Tousley

On the night of October 22, 2012, the City of Olympia Planning Commission held a Special Meeting to address three rezoning issues and vote on those rezoning issues. According to the published audio file of this meeting Commissioner/Chair Tousley announced that Commissioner Leveen had recused himself from the first topic and subsequent vote on the first topic. I assume this was as he had a possible conflict of interest or lack of impartiality. This action set a prime example for the Commission and I wish others would have taken notice.

The issue I am concerned about is related to a later matter involving the Medela application for rezoning. It is my understanding that Commissioner Tousley works for Puget Sound Energy, as the Municipal Liaison Manager. I and many others feel that in her role with PSE, Commissioner Tousley should have recused herself as her college had demonstrated earlier in the evening.

For background the Medela proposal is to rezone approximately 9 acres of property that is currently zoned R4-8 to RM18. The piece of property in question has a common property line with the PSE storage yard and office on the entire east boarder. Unfortunately, it appears Commissioner Tousley failed to consider that her position with PSE could be considered a possible conflict of interest or that perception could lead one to believe she would have a potential conflict of interest.

To: The City of Olympia

From: Joe Hanna, Resident/Property Owner City of Olympia

RE: Unethical conduct by Planning Commissioner Tousley

On the night of October 22, 2012, the City of Olympia Planning Commission held a Special Meeting to address three rezoning issues and vote on those rezoning issues. According to the published audio file of this meeting Commissioner/Chair Tousley announced that Commissioner Leeven had recused himself from the first topic and subsequent vote on the first topic. I assume this was as he had a possible conflict of interest or lack of impartiality. This action set a prime example for the Commission and I wish others would have taken notice.

The issue I am concerned about is related to a later matter involving the Medela application for rezoning. It is my understanding that Commissioner Tousley works for Puget Sound Energy, as the Municipal Liaison Manager. I and many others feel that in her role with PSE, Commissioner Tousley should have recused herself as her colleague had demonstrated earlier in the evening.

For background the Medela proposal is to rezone approximately 9 acres of property that is currently zoned R4-8 to RM18. The piece of property in question has a common property line with the PSE storage yard and office on the entire east border. Unfortunately, it appears Commissioner Tousley failed to consider that her position with PSE could be considered a possible conflict of interest or that perception could lead one to believe she would have a potential conflict of interest.

Ms. Tousley not only put her ethics in question by not recusing herself from this topic and subsequent vote, she appears from the audio to have been very much influential in seeing that staff recommendation to approve the rezoning request was given an approval by the Commission. As chair, Ms. Tousley asked for a motion on the topic and held a vote that resulted in a 3 for, 3 against and one abstained. Ms. Tousley voted for. Ms. Tousley said on multiple occasions that she was looking at the clock and needed to move this topic along. Instead of accepting the vote that was in place she called for additional motions, the first resulting in no second and finally a duplicate motion of the first motion that had already been voted on. This vote resulted in not only a change of the abstained vote but one of the commissioners changing their vote to for. I also believe staff misrepresented the zoning of the two parcels not currently owned by the Medela group, in that they represented the two parcels were too small to build out RM18 but did not address that if they were purchased by the Medela group they could be added into any whole project.

If Ms. Tousley had done the correct thing and recused herself from this vote, there would not have been a second vote and the commission would have voted 2 for, 3 against and one abstained. The motion would have failed.

State law identifies unethical behavior by state employees under RCW 42.52.020: No state officer or state employee may have an interest, financial or **otherwise**, direct or **indirect**, or engage in a business or transaction or professional activity, or incur an obligation of any nature, that is in conflict with the proper discharge of the state officer's or state employee's official duties. Luckily for Ms. Tousley she doesn't fall under that jurisdiction related to her actions.

Ms. Tousley has an interest in the outcome of the vote as the Municipal Liaison Manager for Puget Sound Energy, as they have a direct interest both financially and otherwise in the vote. Increased rate payers if the proposed rezoning is approved as the current 8 homes could become more than 162 apartments, but also in the potential increase in value of the adjoining land that Puget Sound Energy owns.

Obviously, this issue is personal for me in that I live across the street from the proposed rezoning and I don't want to see apartment buildings and the increased traffic I will suffer and all of the additional issues you will hear about at the next City Council Meeting. It is also of concern to me and quite offensive that Ms. Tousley would not only make the assumption that one of her fellow commissioners would encourage a member of the public to raise this issue, but that she has publicly made this allegation. (please see attached email from Amy Tousley to Amy Buckler) I have in fact to the best of my knowledge, to this date, never communicated with any specific member(s) of the Planning Commission about any issue outside of statements I have made at public comment. As a public servant myself and having set my own moral and ethical standards high, I expect the same of those that are making decisions for the public.

Of bigger issue to me is that the City of Olympia has someone representing them in such a high position, that not only does not listen to the residence of the city and their opinion but fails to make the simple self assessment that they have a conflict of interest on a matter that leads me to have to write this letter. I would ask for an immediate investigation into this matter.



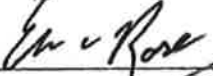


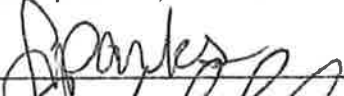





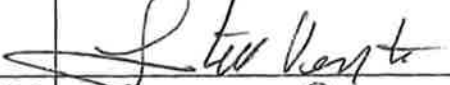

I am also quite disappointed that the City of Olympia does not have a standard process to deal with this type of complaint.

I am available if you have any questions or need additional information from me related to this matter. Please feel free to contact on my cell phone during the day at 253-691-1445 or at home 360-956-1453 in the evenings. I can also be reached by email, although I don't check in consistently at lookn4psa@yahoo.com

Sincerely,

Joe Hanna

We oppose the rezoning amendment of the Medela Land Use Plan

Printed full Name	Signature	Address
DAVID PATTERSON		
Kathleen Blaudette		4610 28th Ave SE Lacey, WA 98503
Eric Rose		5334 45th Ave SE Lacey WA 98503
Quinn Sommerfeld		722 Sawyer St NE Oly WA 98501
Ryan Haagen		722 Sawyer St NE Oly WA 98501
Faye Parks		810 Sawyer St. Oly, WA 98501
CAROL R BAKER		827 Blvd Rd SE Olympia, WA 98501
Pam Gasen		1085 Boulevard Rd Oly. WA. 98501
Eric Vops		1010 Sawyer street
Willie Smith		903 Sawyer St
Tami Schwanda		1903 11th Ave SE
STEVE VENTO		703 Sawyer SE.
LORRAINE CRAMER		719 Sawyer St, SE

Obviously, this issue is personal for me in that I live across the street from the proposed rezoning and I don't want to see apartment buildings and the increased traffic I will suffer and all of the additional issues you will hear about at the next City Council Meeting. It is also of concern to me and quite offensive that Ms. Tousley would not only make the assumption that one of her fellow commissioners would encourage a member of the public to raise this issue, but that she has publicly made this allegation. (please see attached email from Amy Tousley to Amy Buckler) I have in fact to the best of my knowledge, to this date, never communicated with any specific member(s) of the Planning Commission about any issue outside of statements I have made at public comment. As a public servant myself and having set my own moral and ethical standards high, I expect the same of those that are making decisions for the public.

Of bigger issue to me is that the City of Olympia has someone representing them in such a high position, that not only does not listen to the residence of the city and their opinion but fails to make the simple self assessment that they have a conflict of interest on a matter that leads me to have to write this letter. I would ask for an immediate investigation into this matter.





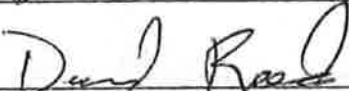

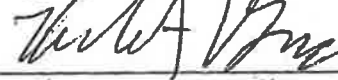

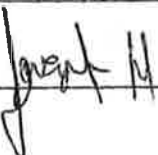
I am also quite disappointed that the City of Olympia does not have a standard process to deal with this type of complaint.

I am available if you have any questions or need additional information from me related to this matter. Please feel free to contact on my cell phone during the day at 253-691-1445 or at home 360-956-1453 in the evenings. I can also be reached by email, although I don't check in consistently at lookn4psa@yahoo.com

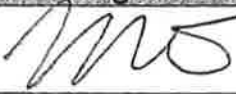


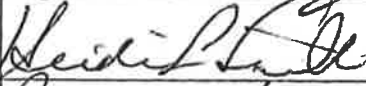


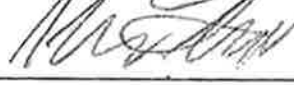


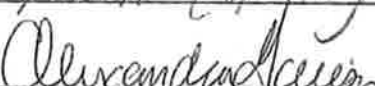
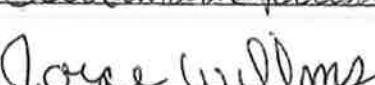
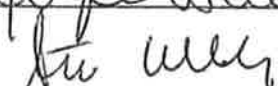

Sincerely,

Joe Hanna

We oppose the rezoning amendment of the

Printed full Name	Signature	Address
Cheryl Ann Braun		2318 7 th Ave NE
Luis Leon		2327 7 th Ave S.E.
Traci Burns		715 Chambers
Brittan Burns		715 chambers
David Reed		915 CHAMBERS ST SE
Braeden Reed		
Braeden Reed		915 Chambers St SE
Herbert McGeorge		828 Boulevard RD SE
Nancy L. Van Kirk	NANCY L. VAN KIRK	806 BLVD. RD.
DALE R VAN KIRK	DALE R VAN KIRK	806 BLVD RD
JAMES ROSE		702 BOULEVARD RD
Ryan Reazney	Reazney	4122 Parrot St
Sam Harmon		6945 Woodford blvd RD. NE

We oppose the rezoning amendment of ...

Printed full Name	Signature	Address
Sarah DeStasio		717 Unit B Oly WA Boulevard Rd SE 98501
Hazel Butler		723 Blvd Rd SE Oly 98501
Cornelia Perez		814 Boulevard Rd SE Olympia WA 98501
Heidi L. Smith		614 Boulevard Rd SE Olympia WA 98501
Robert Hougren		614 Boulevard Rd SE Olympia WA 98501
MIKE CARNEY		1422 PARROT ST SE Olympia WA 98501
Kayla Carney		1422 Parrot St SE OLYMPIA WA 98501
Desmond Walker		1404 Conkers Dr SE 101 C Lacey WA 98503
Tami Carney		1422 Parrot St
Alexandra Garrison		
Joyce Williams		3030 Wildemere Dr Olympia WA 98501
STAN WILLMS		3030 WILDERESS OLYMPIA, WA 98501
ADRIANE WOLFE		1146 RAKERS DR SE Olympic WA 98513

We oppose the rezoning amendment of the munic

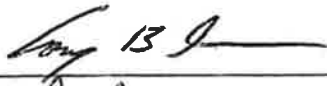
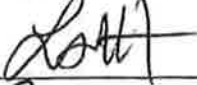
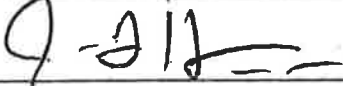
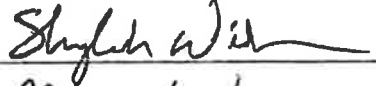



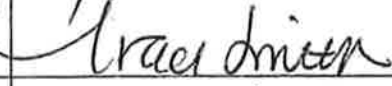



Printed full Name	Signature	Address
Deborah Smithing	[Signature]	2324 7th Ave SE 9000
* I-in Brack	[Signature]	616 Boulevard Rd SE
SueAnn Roberts	[Signature]	606 W Boulevard Rd
James Louchart	[Signature]	427 Boulevard
Konna Louchart	[Signature]	427 SE Blvd Rd
Willow Brooke	[Signature]	419 Boulevard Rd
Naomi Gonzalez	[Signature]	503 Boulevard Rd
Drewan Tyson	[Signature]	531 Blvd Rd
Marlene White	[Signature]	531 Boulevard Rd
Gary Jonah	[Signature]	609 Boulevard SE
Wade McReynolds	[Signature]	617 Boulevard Rd SE
Wendy Thorstensen	[Signature]	621 Blvd Rd SE
Justin Lowe	[Signature]	621 Blvd Rd SE

We oppose the rezoning amendment of the Mede

Printed full Name	Signature	Address
Ife Capone	Ife Capone	2501 Pacific Ave SE Olympia, WA 98501
Timothy N. OVERTURE	T. N. Overture	2501 PACIFIC AVE SE OLYMPIA, WA 98501
Samuel J. Cantor	Samuel J. Cantor	2501 Pacific Ave SE Oly.
MARSHA S. NESSECAR	Marsha S. Nesselcar	2501 PACIFIC AVE SE OLY 98501
Kenneth G. Cheney	Kenneth G. Cheney	2501 Pacific Ave SE OLY, WA 98501
KENNETH HAARTMAN	Kenneth Haartman	622 SAWYER ST SE OLY, WA 98501
Aaron Cobel	Aaron Cobel	520 Sawyer St
Bill Richardson	Bill Richardson	514 SAWYER ST SE OLY WA. 98501
Aaron Howard	Aaron Howard	559 Maibu Dr SE Lacey, WA 98503
Greta Lou Guathileci Gretchen Guathileci	Gretchen Guathileci	3222 Wiggins Oly 98501
William Kellington	William Kellington	621 Sawyer St SE Olympia, WA
DENNIS DOTSON	Dennis Dotson	609 SAWYER ST SE OLYMPIA WA
Chris & Carolyn Parks 427 Sawyer SE	Carolyn Parks	427 Sawyer

18th of Oct -/ make use

We oppose the rezoning amendment of the Mede

Printed full Name	Signature	Address
Cory B Goen		2501 Pacific Ave, Olympia, WA ⁹⁸⁵⁰¹
LISA Hanna		815 Chambers St SE
Joe Hanna		815 Chambers St SE
Shyloh Wideman		729 Chambers St SE ⁹⁸⁵⁰¹
Melisa Wideman		729 Chambers St SE ⁹⁸⁵⁰¹
ELIZABETH WEIKS		2704 Pacific Ave SE
Louie L. Weiks		2704 Pacific Ave SE
TRACI L. SMITH		911 Chambers St SE
Zara Dixon		1708 Chambers St SE
Dan Lynch		424 Wilson St SE
Greta Lynch		424 Wilson St SE

From: Tousley, Amy [<mailto:Amy.Tousley@pse.com>]
Sent: Friday, October 26, 2012 2:13 PM
To: Amy Buckler
Cc: Tom Morrill; Steve Hall; Keith Stahley; Darren Nienaber; Jay Burney
Subject: [Forwarded from DataCove] Olympia Planning Commission - Madela Rezone
Importance: High

Ms. Buckler,

Thank you for informing me of Mr. Joe Hanna's upcoming ethics complaint against myself. I presume this is the Joe Hanna who resides at 815 Chambers St SE. Mr. Hanna did attend the joint public hearing with the Thurston County Planning Commission on October 10th. This is in regard to the proposed City/County rezone known as Madela.

The proposed rezone properties (approximately 9 acres) is near the Puget Sound Energy (PSE) property at 2711 Pacific Avenue SE. Some of the proposed properties are adjacent on the eastern edge. The PSE property is not part of the proposal being consider by the respective Planning Commissions, Olympia City Council and the Thurston County Board of Commissioners. PSE's property is not part of the approval or disapproval of the rezone.

While it is true that I am an employee of Puget Sound Energy, I did not believe that there was any need to recuse myself from the proceedings nor did I believe that I had to make any declaration about being employed by an adjacent property owner who is not part of the proposal. I do not gain any financial benefit from the proposal. I firmly believe that there is no case for any Conflict of Interest or Appearance of Fairness regarding my participation in the public hearing and deliberations by the Olympia Planning Commission. I believe that I have a solid understanding of these two statutes.

October 22, 2010

Commissioners Richards and Kiszka were excused. This left seven members which qualifies as a quorum of the Commission. To pass a successful motion, a majority vote or four members was necessary that evening.

A thorough discussion of the proposal by the Commission occurred with a great deal of question and answer regarding the testimony received at the public hearing and staff's proposal about the rezone. This included a proposed development rendering submitted by the applicant in the package. It was made quite clearly that Commissioners were not making a recommendation on the development, only the rezone.

1st Motion

Commissioner Reddick, seconded by Commissioner Horn to concur with staff's

Ms. Tousley not only put her ethics in question by not recusing herself from this topic and subsequent vote, she appears from the audio to have been very much influential in seeing that staff recommendation to approve the rezone request was given an approval by the Commission. As chair, Ms. Tousley asked for a motion on the topic and held a vote that resulted in a 3 for, 3 against and one abstained. Ms. Tousley voted for. Ms. Tousley said on multiple occasions that she was looking at the clock and needed to move this topic along. Instead of accepting the vote that was in place she called for additional motions, the first resulting in no second and finally a duplicate motion of the first motion that had already been voted on. This vote resulted in not only a change of the abstained vote but one of the commissioners changing their vote to for. I also believe staff misrepresented the zoning of the two parcels not currently owned by the Medela group, in that they represented the two parcels where too small to build out RM18 but did not address that if they were purchased by the Medela group they could be added into any whole project.

If Ms. Tousley had done the correct thing and recused herself from this vote, there would not have been a second vote and the commission would have voted 2 for, 3 against and one abstained. The motion would have failed.

State law identifies unethical behavior by state employees under RCW 42.52.020: No state officer or state employee may have an interest, financial or **otherwise**, direct or **indirect**, or engage in a business or transaction or professional activity, or incur an obligation of any nature, that is in conflict with the proper discharge of the state officer's or state employee's official duties. Luckily for Ms. Tousley she doesn't fall under that jurisdiction related to her actions.

Ms. Tousley has an interest in the outcome of the vote as the Municipal Liaison Manager for Puget Sound Energy, as they have a direct interest both financially and otherwise in the vote. Increased rate payers if the proposed rezoning is approved as the current 8 homes could become more than 162 apartments, but also in the potential increase in value of the adjoining land that Puget Sound Energy owns.

Obviously, this issue is personal for me in that I live across the street from the proposed rezoning and I don't want to see apartment buildings and the increased traffic I will suffer and all of the additional issues you will hear about at the next City Council Meeting. It is also of concern to me and quite offensive that Ms. Tousley would not only make the assumption that one of her fellow commissioners would encourage a member of the public to raise this issue, but that she has publicly made this allegation. (please see attached email below from Amy Tousley to Amy Buckler obtained thru public records request) I have in fact to the best of my knowledge, to this date, never communicated with any specific member(s) of the Planning Commission about any issue outside of statements I have made at public comment. I have never discussed my questioning of the issues related to Ms. Tousley not recusing herself with any member of the commission. As a public servant myself and having set my own moral and ethical standards high, I expect the same of those that are making decisions for me, that will directly affect me and for the public.

Of bigger issue to me is that the City of Olympia has someone representing them in such a high position, that not only does not listen to the residence of the city and their opinion but fails to make the simple self assessment that they have or the public might conceive that they have a conflict of interest on a matter that leads me to have to write this letter. I would ask for an immediate investigation into this matter.

I am also quite disappointed that the City of Olympia does not have a standard process to deal with this type of complaint.

I am available if you have any questions or need additional information from me related to this matter. Please feel free to contact on my cell phone during the day at 253-691-1445 or at home 360-956-1453 in the evenings. I can also be reached by email, although I don't check in consistently at lookn4psa@yahoo.com

Sincerely,
Joe Hanna

recommendation for a rezone of RM-18.

Commissioners Reddick, Horn and Tousley voted for the motion.

Commissioners Parker, Igman and Bardin voted against the motion.

Commissioner Leveen abstained citing concerns of ensuring guarantees of mitigation.

Motion failed on a vote of 3-3-1

Commissioner Parker brought up his concerns about ownership of the parcels in the proposed rezone. He was desirous about making the rezone contingent upon purchase of the 2 lots at the southern edge. He suggested a different zoning category of R-4 for these two parcels.

2nd Motion

Commissioner Parked made a motion to rezone to RM-18 for those parcels under single ownership, and R-4 for the other two parcels.

Motion died for lack of a second.

After a discussion that nothing would occur on the two parcels not owned by the applicant, Commissioner Parker indicated an interest in having the 1st motion reintroduced. According to Robert's Rules, a member of the Commission which voted no was required to introduce the motion.

3rd Motion

Commissioner Parker made a motion to concur with the staff recommendation for a rezone to RM-18, seconded by Commissioner Reddick.

Commissioners Parker, Reddick, Horn, Leveen and Tousley voted for the motion. Commissioners Ingman and Bardin voted against the motion.

Motion passes 5-2

In closing, I have my own personal deductions of why this resident has sought to submit a complaint. Unfortunately, I believe that this includes encouragement from fellow Planning Commissioners who did not prevail in the final recommendation. Moreover, current political issues may also be playing into this matter.. In my opinion, there is no correlation between the complaint and my actions as a Planning Commissioner. Please know that I have informed my legal counsel and superiors here at PSE about this situation as well.

Please provide me a copy of any material submitted to the City or County regarding the matter. Thank you.

Cordially,
Amy Tousley

Amy Buckler

From: Ron Niemi <Ron@southsounddevelopers.com>
Sent: Friday, November 09, 2012 11:35 AM
To: Stacey Ray
Cc: Amy Buckler; M R Armstrong; Nancy Lenzi; Armstrong LaRay; Bill Stutz; 'Christy Osborn'
Subject: RE: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Attachments: Medela_City Response Final 11-9-12.pdf; Attach A - Binder.Medela.110712.pdf.pdf; Attach B - PC Memo 110712.pdf.pdf; Attach C - Medela 11-05-12.pdf

Good morning Stacey,

Attached please find Medela's response to public comments, and associated attachments. Please let me know if you need anything further.

Thank you,

Ron Niemi
Woodard Bay Works, Inc.
(360) 545-3759

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: Stacey Ray [<mailto:sray@ci.olympia.wa.us>]
Sent: Thursday, November 08, 2012 10:23 AM
To: Ron Niemi
Cc: Amy Buckler; M R Armstrong; Nancy Lenzi
Subject: RE: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Importance: High

Hello Ron,

Attached you'll find the public comments for Medela—REVISED. Two additional pages were added to Mr. Joe Hanna's comments (pages 3-6 of the PDF document). Please let me know if you find any additional inconsistencies, and we will correct them as soon as possible.

Thank you,

Stacey Ray, Associate Planner
Community Planning and Development
City of Olympia WA | PO Box 1967 | Olympia WA 98507-1967
360-753-8046
sray@ci.olympia.wa.us

From: Ron Niemi [<mailto:Ron@southsounddevelopers.com>]
Sent: Thursday, November 08, 2012 9:37 AM
To: Stacey Ray
Cc: Amy Buckler; M R Armstrong
Subject: FW: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal
Importance: High

Hi Stacey,
We're working on responses.

It appears that there is one page or more missing from your PDF binder. Joe Hanna's document, that begins on PDF page 3, does not look continuous with his comments on PDF page 4.

Please advise. We want to be certain that we do a complete response.

Thanks,

Ron Niemi
Woodard Bay Works, Inc.
(360) 545-3759

This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.

From: Stacey Ray [<mailto:sray@ci.olympia.wa.us>]
Sent: Wednesday, November 07, 2012 3:47 PM
To: Ron Niemi
Cc: Amy Buckler; Todd Stamm
Subject: Olympia City Council Nov. 5 Public Hearing, public comments received on 'Medela' amendment proposal

Good Afternoon Ron,

Attached are the public comments received on the 'Medela' proposal for the Olympia City Council's Nov. 5 Public Hearing. Per Council's direction provided at the hearing, you may have two days to prepare and submit a response. Please submit your response to me no later than 5:00 PM on Friday. I will forward your comments to Council on Monday.

If you have any questions, please don't hesitate to contact me, Amy Buckler, or Todd Stamm. However, I will be out of the office on Friday. If you need to reach someone on Friday, please contact Amy Buckler.

Thank you,

Stacey Ray, Associate Planner
Community Planning and Development
City of Olympia WA | PO Box 1967 | Olympia WA 98507-1967
360-753-8046
sray@ci.olympia.wa.us

Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012

1. The Fir Grove Business Park Owners Association (President, Mathew Fisher) is concerned that additional vehicle trips generated by the proposed increased density of the Medela property will impact the intersection traffic at Pacific Avenue and Boulevard Road, time required to egress their site, as well as increasing the current practice of vehicles "shortcutting" through their property to bypass the intersection traffic signal.

RESPONSE: There is the potential for additional traffic generation by the Medela property, and other underdeveloped properties that affect the Pacific Ave./Boulevard Road intersection) regardless of whether the proposed rezone occurs. Under current zoning, the current 7 dwelling units located on the Medela properties could increase to 72. That would impact the intersection under current zoning. When a project-specific development plan is submitted, it will be accompanied by a Traffic Impact Analysis (TIA) that will identify impacts along all affected traffic routes. The City may request traffic mitigation fees to address off-site impacts within the City through the project-specific SEPA. As lead agency on SEPA within their jurisdiction, the County may require the developer to pay traffic mitigation fees, which would then be applied to traffic improvements. These traffic mitigation processes are well defined across all jurisdictions in Washington under state law.

There are several options that businesses and neighborhoods utilized as "shortcut" routes have utilized to manage the problem, including but not limited to traffic calming devices, internal parking lot configuration, internal curbs and planters, signage and enforcement measures.

2. Joe Hanna is concerned that the SEPA appeal has and will not be addressed, and that the rezone request is being 'ram-rodged' through the process.

RESPONSE: The SEPA appeal process is underway, with the County in the lead role as the jurisdiction that issued the Determination of Nonsignificance (DNS). There is a defined process in place that is being adhered to.

3. Joe Hanna is concerned that traffic impacts have not been fully identified, and that Chambers Street has not been considered.

RESPONSE: The City's primary concern at this (proposed comprehensive plan amendment) stage is to assure that internal consistency is achieved within the comprehensive plan. The City's preliminary traffic analysis shows that the density proposed will likely exceed the daily trip threshold for local access streets. The City proposes an accompanying comprehensive plan amendment to re-designate 9th Avenue between Chambers Street and Boulevard Road from Local Access to Neighborhood Collector. We concur. The project-specific review will identify changes necessary, if any, to Chambers Street, which is within County jurisdiction. It is quite possible that 9th Avenue could be extended into the site after crossing Chambers, for example. The City proposes that 9th be upgraded rather than 7th in part, because the City owns 60 feet of right-of-way on 9th, while they do not own enough right-of-way on 7th for a Neighborhood Collector. When a project-specific development plan is submitted, it will be accompanied by a Traffic Impact Analysis (TIA) that will identify impacts along all affected traffic routes. The City may request traffic mitigation fees to address off-site impacts within the City through the project-specific SEPA. As lead agency on SEPA within their jurisdiction, the County may require the developer to pay

Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012

traffic mitigation fees, which would then be applied to traffic improvements. These traffic mitigation processes are well defined across all jurisdictions in Washington under state law.

4. Joe Hanna is concerned that Planning Commission Chair Amy Tousley has a conflict of interest related to the Medela rezone request, and should have recused herself from the proceedings related to the Medela application.

RESPONSE: We concur completely with Ms. Tousley's written response. The members of The Medela Group LLC, nor the applicant have had any relationship or discussions with Ms. Tousley regarding the Medela application. Nor have the members of The Medela Group LLC or the applicant had any discussions with any PSE representative regarding the Medela application.

5. Joe Hanna is concerned that criteria for rezone request has not been met, or demonstrated. He is concerned that the only benefit of this proposal is to increase the dollar value of the property.

RESPONSE: We highlight Criteria 2) *The conditions have changed or are changing to such a degree that it is in the public interest to encourage a redevelopment or change in land use for the area.* We refer to the attached joint City/County Staff Report (Attachment B) for the specific references to the current Joint Comprehensive Plan and Thurston Regional Transportation Plan that pertain to this property, and apply directly to Criteria 2. Further, the value associated with attaining the highest and best use of land extends well beyond the current property owner, and the current timeframe. If density is increased within the Urban Growth Area as the Comprehensive Plan and Regional Transportation Plan suggest, rather than continuing to expand housing into outlying areas, there are large, ongoing societal benefits. That is a major reason why responsibly increasing density in and around the urban core has been a key urban planning tenet for many years. With that said, change is not always easy. Other real values associated with highest and best use of available land include establishment of a thriving neighborhood that will support efficient and effective transit service, an enhanced and solid tax base, consolidation of public services, project-related construction and maintenance jobs, and the like. As communities are developed outside the inner core, those in the outlying communities drive to the inner core for shopping, entertainment and services. This alone has an adverse impact on traffic congestion and transportation infrastructure. More so than if high density areas are responsibly developed within the inner core that are within proximity to the shopping and services folks need. Alternative means of transportation, such as walking, riding bikes and using mass/public transportation can then be used, which has a positive impact in a number of ways.

6. Joe Hanna is concerned that neighborhood livability will be negatively affected.

RESPONSE: New building construction materials and methods, exterior lighting products, security and surveillance systems and life safety equipment incorporated into current developments are all geared to enhance sustainability and livability. There are dozens of examples of multi-family and single-family developments that have been responsibly developed in concert between Thurston County, the City of Olympia and the development community, and responsibly managed by Homeowner Associations and Management Companies. We would argue against type-casting new development, and its potential residents as negative impacts on the neighborhood.

**Response to Medela Quasi-Judicial Comprehensive Plan Amendment Application
Written Public Comments Provided by City of Olympia Planning Staff
November 9, 2012**

7. Joe Hanna is concerned with some of Ms. Armstrong's statements regarding untruths.

RESPONSE: Specific health, safety, wetland, soil, groundwater, traffic and other related issues will be addressed at the time of a project-specific development proposal. Detailed studies will be performed by licensed professionals, and submitted through a well-defined process. The City and County have well developed processes with checks and balances for the permitting of projects.

8. Joe Hanna is concerned that higher density development will impact the neighborhood's historical value, and result in vandalism.

RESPONSE: Infill or redevelopment of urban properties occurs throughout the country, and adjacent to highways, neighborhoods and other uses. The City of Olympia and Thurston County have zoning and development requirements in place that prevent irresponsible and arbitrary development. Their planning professionals have applied those principals, and have reported on them. Regarding vandalism, we refer to our comment above relative to negatively type-casting new development and its residents. There are some excellent examples of well run multi-family communities in Thurston County that have enhanced the surrounding neighborhoods. There are numbers of examples of infill redevelopment in Thurston County that have complemented and improved the neighborhood property values, reduced crime, and spurred additional neighborhood improvements.

9. Joe Hanna states that this proposed rezone does not align with Olympia's plan, and that there are places for this type of redevelopment but this is not one of them.

RESPONSE: We refer to the City of Olympia Planning Staff Report, Attachment B.

10. Signatures of community members on multiple pages, opposing the rezoning amendment of the Medela land use plan.

RESPONSE: The MEDELA rezone request is in complete and total compliance with the Joint Thurston County/City of Olympia long range Comprehensive Plan previously approved and validated by the Thurston County Planning Commission and the Olympia Planning Commission. High density housing within the existing Urban Growth Area, and near proposed Urban Corridors is the expressed goal of Thurston County, the City of Olympia, and the Thurston Regional Transportation Plan.

Attachments:

- A. Public Comments that this document is responding to
- B. Joint City of Olympia/Thurston County Planning Staff Recommendations
- C. Written testimony by Ron Niemi, Applicant on behalf of the Medela Group LLC.