

Jackson Ewing

From: Thom Drozd <ctnyut@gmail.com>
Sent: Tuesday, March 4, 2025 12:09 PM
To: Jackson Ewing
Subject: Briggs Village

Follow Up Flag: Follow up
Flag Status: Flagged

The developer's proposed amendments to the 2014 Master Plan are contrary to the original idea of a successful urban village. A viable walkable village that will serve the basic needs of the Briggs Village and the immediate neighborhoods.

Current our area has many housing types: single family, apartment, duplex. With units still for rent. Increasing the housing units is not consistent with the original master plan. Units are still available because of increasing rents. The near by Tumwater area has several developments of single family homes. An Aldi type grocery store could fit well into the commercial space.

Please do not let the developer modify the Briggs Village master plan.

V/R
Thom Drozd
1520 Palomino Dr SW
Olympia WA 98501
(Village Coop Of the South Sound)

Jackson Ewing

From: Dawn Seymour <dawnseymour@gmail.com>
Sent: Tuesday, March 4, 2025 3:50 PM
To: Jackson Ewing
Subject: Support for commercial/retail space for Briggs Village Community

Follow Up Flag: Follow up
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I would like to strongly urge that another market study be done to see what commercial and retail additions would be sustainable for our community. Adding more residential rooftops without those resources is not fair to current and future residents and does not hold the developer accountable for commitments made that drew people to this neighborhood in the first place. Big grocery stores or big brand retailers likely won't be drawn here but there is potential for smaller commercial and retail possibilities that should be considered.

Thank you for your consideration.

Dawn Foreman
1520 Palomino Dr SE, #104
Olympia WA. 98501

Jackson Ewing

From: Eika Petermann <eikapetermann@gmail.com>
Sent: Wednesday, March 5, 2025 5:54 AM
To: Jackson Ewing
Subject: Briggs Village March 3, 2025 Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jackson,

Thank you to you and your team, once again, for hosting the planning meeting. They are not easy meetings and I appreciate the time and thought you and your team members put in especially after working all day. I joined a little late to make comments but wanted to forward them to you in writing.

I understand that the zoning and master plan concepts must be adhered to, but they are also very confusing and, as Nicole pointed out, seem to compete with each other at times.

I find it ironic that while this is supposed to be a **walkable** urban village, we spent so much time talking about parking. This will not be a walled off community where only residents will be able to walk everywhere. Rather, the fact that parking is such an issue means that people from all over Olympia and outlying places such as Yelm and Shelton are coming to visit businesses in Briggs Village. Briggs Taphouse has a running club that meets Thursday evenings and the parked cars snake all the way through the undeveloped area. These people are also potential customers for any commercial undertaking.

This all leads me to believe there is plenty of sustainable commerce for commercial space to be developed. I'm not sure which we are trying to achieve first, commercial or residential. Either way, build it and they will come.

I'd like to see a process that removes as many obstacles as possible to the potential of this urban village. I don't oppose the 4-story buildings, if they are located around the perimeter of the town center. Parking needs to be addressed as stated numerous times. If Spud's has a letter of intent, why hasn't that been acted on?

I've lived in Briggs Village for eleven years now and the things that brought me here were the grocery store, walkability, etc. I had visions of my daughter being able to work at the grocery store while she was also attending a school within walking distance. She is now a college graduate and I see Briggs Village becoming a retirement village before the urban village concept is truly acted on.

Thank you for your time!

Eika Petermann

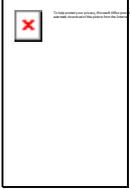
[EdenSpa Wellness](#)

eikapetermann@gmail.com

360.790.5032

[FarmHouse Fresh Affiliate](#)

[Le Mieux Cosmetics Affiliate](#)



Feb 25, 2024

Tim Smith, Interim Director
Department of Community Planning and Development
City of Olympia
Box 1967
Olympia, WA 98501



Dear Tim:

I am writing to express concern about what appears to be inadequate training of a member of your staff.

This evening's Planning Commission meeting was unnecessarily difficult for the members and for the public. Much of this was, in my opinion, attributable to the primary staff person assigned to provide support to the meeting. The following problems occurred:

- 1) There was inadequate notice that the "meeting" was a public hearing on amendments to the development code. First, the meeting agenda did not say "public hearing. Second, notice was not provided to affected neighbors in the notice perimeter. The Commission addressed this shortcoming by extending the hearing to their next meeting, and I expect proper notice to be provided.
- 2) The developer's representative (Glen Wells) was "on-screen" throughout the meeting as though they were a member of the Planning Commission. Mr. Wells did not abuse that status by participating out of order, but it was still offensive that he got to be "in the room" and the rest of us got to sit out in the rain.
- 3) At one point, the staff person inappropriately interrupted a member of the public during their very limited period to speak, on a misplaced perception of an issue of decorum. This was almost laughable, as the individual who was speaking is a recently retired Superior Court judge, who probably knows more about decorum than the rest of us attending the meeting combined.
- 4) The time required to elevate people to "panelist" ate up a lot of the time of the Commission and the Public. People should be elevated in advance of their turn to speak; that's the way the Port and County Commission do this, and I don't think I've ever seen a member of the public abuse that status.

I'm confident that these problems can be addressed and resolved. The public deserves better service than they received tonight.

Sincerely,

A handwritten signature in blue ink that reads "Jim Lazar". The signature is written in a cursive style.

Jim Lazar
1907 Lakehurst Dr. SE
Olympia, WA 98501

Project 24-0313

To Jackson Ewing, Associate Planner

Response to the State Environmental Policy Amendment OMC 18.05 Urban Villages

Thank you for the opportunity to comment on the amendment proposals. We believe the SEPA checklist and the supplemental sheet for nonproject actions submitted for the policy related to urban villages is inadequate and/or does not describe a logical conclusion in several sections based on the proposed amendment. The recent amendment is proposing policy changes without providing any reasoning to why the existing policy is not adequately providing sustainable development and environmental protection. This action seems to be premature as Briggs Urban Village is not complete and is the only proposed urban village in Olympia.

It is our understanding that the amendments will allow for:

- Increased multifamily housing
- Removal of a maximum density limit
- Removal of a commercial space per residential unit ratio
- Setting a new standard of commercial space based on acreage of urban village
- Increasing commercial structures from 3 to 4 stories
- Removing a daycare requirement
- Setting a minimum size for a grocery store

Specific concerns we see as inadequately addressed with the amendment proposal

Section – Water 3A & B

How can there be no impact on surface and ground water discharge if the proposed amendment is to increase multi-family housing and remove density limits? Increased density would result in some change.

This same questioning of the logical “of no change or no impact “is not addressed in the following sections

Section -Land and Shoreline Use- how many people would reside and work in the completed project. There must be a change in all the projections for future proposals.

Section -Housing Change will occur on all future projects in 9a, 9b, and 9c

Section- Aesthetics-Change will occur on the tallest proposed structure as the proposal allows structures up to 4 stories instead of 3 stories.

Section – Transportation-Removal of maximum density limit must result in change and likely increase vehicular traffic.

Of additional concern is the proposal to change the basis for determining commercial square footage based on the size of the proposal. There is no relationship between the proposed standard to the number of residential units and the commercial structures proposed for sustainability support.

Again, the questions are what is causing this change and how is this standard an improvement over the existing standard? The proposed amendments will change proposals in the future the DNS does not answer any change or the impact of increasing or decreasing sustainable development and environmental protection.

Any information to help us and the public understand the city's basis for these decisions on sustainable development would be appreciated.

Thank you

Mary and Bruce McDonald

mcdonaldbm@hotmail.com



Bean | Gentry | Wheeler | Peternell
PLLC

James Randall
jrandall@bgwp.net
Licensed in Washington
Reply to Olympia office

March 12, 2025

VIA EMAIL jewing@ci.olympia.wa.us

City of Olympia
Attn: Jackson Ewing

Re: Supplemental Written Comment on Zoning Code Amendments related to the Urban Village Zone (OMC 18.05)

Dear Mr. Ewing:

As I indicated in my previous letter, my firm represents the South Sound Young Men’s Christian Association (“SSYMCA”). I write to reiterate SSYMCA’s objection to the proposed amendments to OMC 18.05 and more specifically to address certain comments Mr. Gill made ostensibly in response to questions at the continuation of the Public Hearing which occurred on March 3, 2025.

Mr. Gill indicated that Ms. Burgess or Mr. Wells had arranged for a parking agreement to resolve SSYMCA’s parking concerns. This is not correct. No such agreement is in place. Moreover, SSYMCA has had no contact from Ms. Burgess, Mr. Wells or Mr. Gill in that regard.

SSYMCA has been involved in the Briggs Development since its inception. SSYMCA believes in the original vision of a walkable urban village where residential is mixed with commercial uses creating a vibrant, healthy, and walkable community. SSYMC provides an assortment of services to the community and fits perfectly into that vision.

Briggs Village has crept along slowly toward achieving that vision, weathering two recessions, an ownership change, and a global pandemic in that process. Market conditions have changed over time, and they will almost certainly change again.

The proposed amendments to OMC 18005 will fundamentally change that vision.

SSYMCA remains committed to the original vision and believes that it would be a mistake to approve these amendments which would reduce the commercial presence, reduce the benefits of walkability and materially alter what the residents thought were buying into.

Yours very truly,

BEAN, GENTRY, WHEELER & PETERNELL, PLLC

James Randall
Attorney at Law

JR:srw

cc: Kyle Cronk, SSYMCA

Option 1: add section 5 below to OMC 18.05.050 F.

F. Development Phasing.

1. Intent. It is the intent of this Section on development phasing to achieve a mix of land uses throughout the buildout of villages and centers; to allow sufficient flexibility to enable development of viable commercial centers; and to ensure that the residential development of villages and centers is as vigorously pursued as the commercial development. For purposes of meeting the requirements of this Section on development phasing, the following terms shall be interpreted as follows:

a. "Completion of development" shall mean:

- i. final plat approval in the case of lots for individual single family, townhouse, or duplex dwellings (i.e., one main building per lot), and
- ii. passage of final inspection for all other residential and commercial development.

b. Percentages of authorized development refer to:

- i. percentage of authorized dwelling units for residential development, and
- ii. percentage of authorized gross floor area for commercial development.

2. Commercial and residential. In villages and community oriented shopping centers, residential development shall be phased to precede commercial development as follows:

- a. At least five percent of the total authorized residential development must be completed before the first commercial development may take place; whereupon approval may be granted for construction of commercial buildings comprising up to ten percent of the authorized commercial floor area.
- b. Upon completion of 15 percent of the total authorized residential development, approval may be granted for construction of buildings comprising up to 40 percent of the authorized commercial floor space.
- c. When 30 percent of the total authorized residential development has been completed, approval may be granted for construction of the remaining authorized commercial floor space.

3. Multifamily and single family phasing. In villages and community oriented shopping centers, multifamily development shall be phased relative to detached single family development as follows:

- a. At least 15 percent of the total authorized detached single family development must be completed before the first multifamily development may take place; whereupon approval may be granted for construction of up to 40 percent of the authorized multifamily units.
- b. Thereafter, approval may be granted for construction of an additional one percent of the authorized multifamily units for every additional one percent of the authorized single family development completed.

Examples:

16 percent of the single family development; 41 percent of the multifamily development

25 percent of the single family development; 50 percent of the multifamily development

50 percent of the single family development; 75 percent of the multifamily development

4. Child Day Care Center. If a child day care center is a required use, a site shall be provided once 75% of the residences have been constructed.

5. Grocery store. In an urban village, an operational grocery store of at least 12,000 sq. ft. of floor space shall be provided no later than once the 75% benchmark described below is met. Satisfaction of the 75% benchmark shall be determined as follows: (1) if a definite number of residential units is set in a development agreement or the current master plan, the benchmark is reached when at least 75% of the units have been constructed; or (2) if (1) does not apply, the 75% benchmark is reached when one or more units have been constructed on lots/parcels constituting at least 75% of the acreage on which residential units may be constructed. Provided, for an urban village existing prior to this provision taking effect, such grocery store shall be provided no later than once 150 residential units are constructed after this provision take effect. Such grocery store shall sell the common food and grocery items, including produce, in quantities similar to grocery stores of comparable size.

Option 2: add section 5 below to OMC 18.05.050 F.

5. Grocery store. In an urban village, an operational grocery store of at least 12,000 sq. ft. of floor space shall be provided no later than once the 75% benchmark described below is met. Satisfaction of the 75% benchmark shall be determined as follows: (1) if a definite number of residential units is set in a development agreement or the current master plan, the benchmark is reached when at least 75% of the units have been constructed; or (2) if (1) does not apply, the 75% benchmark is reached when one or more units have been constructed on lots/parcels constituting at least 75% of the acreage on which residential units may be constructed. Provided, for an urban village existing prior to this provision taking effect, such grocery store shall be provided no later than once 150 residential units are constructed after this provision take effect. Such grocery store shall sell the common food and grocery items, including produce, in quantities similar to grocery stores of comparable size.

- a. If the urban village demonstrates for each extension sought that it is making substantial progress toward providing such grocery store and that such store will likely be provided within eighteen months of the applicable deadline, the city may grant up to three six-month extensions to the applicable deadline for providing the grocery store.
- b. If such grocery store is not provided within the applicable deadline as may be extended, the city shall not issue any approvals required for residential units, until the operational grocery is provided.
- c. A sizable grocery store being a critical element for a successful urban village, the city will require that any application to reduce the minimum size of the grocery store be supported by submitting compelling evidence that the urban village has made extensive good faith efforts for at least a two-year period to obtain a grocery store of at least 12,000 sq. ft by offering an attractive site and reasonable terms and by engaging qualified commercial brokers paid by commission with expertise in grocery store or similar commercial projects. Such submittal shall at a minimum include supporting statements from one or more such brokers that detail their extensive efforts made for at least a one-year period to obtain such a grocery store, and attach copies of all electronic or paper documents relating to proposals and/or offers to or from prospective grocery providers and copies of the brokerage agreements.

Jackson Ewing

From: Brian Faller <brianfaller@comcast.net>
Sent: Wednesday, April 9, 2025 5:54 PM
To: Nicole Floyd
Cc: 'Betty Bailey'; 'Becky Brewer'; Jackson Ewing
Subject: RE: Shorter simpler OMC grocery fix

Follow Up Flag: Follow up
Flag Status: Completed

Nicole, thanks for your detailed response below re the process. It gives me a better understanding of your view of the current process and the role of your office.

As you know, in its letter to the City Council re the OMC 18.05 amendments, the Planning Commission recommended that the Council: "Explore or identify a way to prioritize or incentivize commercial development that serves the village intent – i.e. a grocery store is an essential service of a livable/walkable village."

Our objective is to provide the council an option that addresses this point. Of course, we don't want to provide a technically flawed option to Council. You have already provided some helpful feedback advising that it may be problematic for us to propose language that relies upon a unit count metric for phasing a grocery store. I took that to heart and modified our draft to remove reference to unit count.

In my last email request for feedback on our draft language, I failed to make clear that we aren't asking you to endorse the policy in the draft language. Rather, we are asking for feedback on whether you believe the draft language would be workable and effective to address the Planning Commission's recommendation quoted above, if the city council were to adopt something like our language. Your input on that would of course be quite helpful, given you are one of the most knowledgeable persons about the city planning codes.

With respect to our objective to establish a phasing requirement for the grocery store, you advise that may be better done in the Master Plan due to the detail of our language. I have a couple of thoughts, questions, and concerns in response.

First, one of the main problems our proposed language is intended to address is that the OMC has no phasing for the *most critical use* in an urban village, a sizable grocery store. (It does have a phasing element for day care centers, which are clearly a lower priority.) We want to make sure that all urban villages have a phasing requirement for the grocery store, so the problem that arose here of the grocery being put off at Briggs Village isn't repeated at other urban villages. Similarly, the Planning Commission wanted to make sure that all urban villages have a commercial minimum requirement, and thus recommended one be added to the OMC, rather than deferring that requirement to the Master Plan stage.

Second, I am not aware of how a grocery store phasing requirement would as a practical matter be added at the Master Plan stage. I have read through a 111 page document I obtained from the city's website entitled Amended Briggs Village Master Plan Development, March 2014. But I did not see a place where a grocery phasing requirement would go in the Master Plan. Where do you envision it would go? I located a "Phasing Plan" for landscaping starting on page 101, but did not find a general phasing plan. The only semi-prescriptive language I found was on pages 1 and 2. Perhaps there are be other parts to the Master Plan beyond the 111-page document I read. Are there? If so, would you please email them to me, or identify what they are so I can request them.

Third, I am concerned that at the Master Plan stage, there may be limited legal opportunity to add a grocery store phasing requirement. I read the city's master planning code, OMC 18.57. My impression is that a grocery phasing requirement could be added by the hearing examiner if she/he believes it was needed to carry out the intent of the urban village code. But since there is no such phasing in OMC 18.05 for the grocery, but there is for day care centers, one could argue that the OMC for urban villages does not intend for any grocery store phasing. On that ground, the hearing examiner might decline to add grocery store phasing, even if they believed it was needed. Also, the City Council in acting in a quasi-judicial capacity in reviewing the hearing examiner's recommendation, may likewise have limited authority to add a grocery phasing requirement in the Master Plan where it is not required in the OMC. The Council appears limited in review to addressing matters "in conflict with the City's adopted plans, policies and ordinances." OMC 18.57.080 D.3. So absent support for a grocery phasing in those sources, the Council may be limited in adding one during a master plan review. No such limitation would apply when it acts in a legislative capacity by amending OMC 18.05.

Thanks again for all your help and thoughtful input. I'm sure you have some good insights as to my comments here, and I look forward as always to reading them.

Best regards, Brian

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Sent: Monday, April 7, 2025 10:17 AM

To: Brian Faller <brianfaller@comcast.net>

Cc: Betty Bailey <bettybaileyproperties@gmail.com>; Becky Brewer <beckybrew@gmail.com>; Jackson Ewing <jewing@ci.olympia.wa.us>

Subject: RE: Shorter simpler OMC grocery fix

Hey Brian,

I truly appreciate how much time you are putting into this. Its commendable. I continue to think the level of detailed phasing you want addressed would be better placed in the Master Plan. Nevertheless, it appears you really want to add language to the Zoning Code and to do so, you may want to consider where we are at in the process. Your focus at this point should be on communicating with the City Council. You can do that through Staff by sending us comments intended for them. Here are some clarifications as to where we have been/are at now:

- 1) The applicant (Gordie Gill) applied for an amendment to the OMC. This is not a City /Staff initiated application. Staff's role is to review the submittal and provide input to the Planning Commission about if the request complies with the Comprehensive Plan.
- 2) Planning Commission's role was to consider public input and determine if they wanted to forward the applicants requested revisions to the Council. They did, but with some modifications.
 - a. Staff's role was to answer questions and provide information as requested by the Commission.
- 3) Council will soon be evaluating the Planning Commission's draft. They will have an opportunity to make changes as they see fit.
 - a. Staff's role is to present the Planning Commission's recommendation. All public comments will be available for them to review.
 - b. Council would have to direct Staff to make changes to the Planning Commission draft at this point. They would need to decide:
 - i. That phasing requirements are appropriate/necessary.

- ii. That those requirements belong in the zoning code as opposed to the master plan
- iii. That the revisions you have drafted are what they want to see in code.

Staff will be preparing a packet to the Council that includes all comment letters presented to Planning Commission and those that were submitted after the hearing, such as your proposed draft language. Council will review that packet and ask Staff to respond to the various things they want further addressed. Staff's role is limited to what was asked of us by the applicant, what Planning Commission did and then (now) what City Council asks of us. The revisions you are suggesting are not something the applicant requested, nor what the Planning Commission recommended. Staff cannot bring them into the conversation, only Council can. I understand it is a primary concern of the surrounding neighborhood but as Staff, we have to be careful to stay within our roles and responsibilities. I hope this helps you better assess how to present your recommendations to Council.

We are always here to give you information and answer questions. We can/will forward comments to Council at your request.

Please let me know if you have further questions about this process.

Nicole Floyd, AICP

Planning Manager | City of Olympia
601 4th Ave E. | Olympia, WA 98501
Ph: 360.570.3768 | Fax: 360.753.8087
Web: olympiawa.gov

From: Brian Faller <brianfaller@comcast.net>
Sent: Sunday, April 06, 2025 9:12 AM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Cc: Betty Bailey <bettybaileyproperties@gmail.com>; Becky Brewer <beckybrew@gmail.com>
Subject: Shorter simpler OMC grocery fix

Nicole, please review this new version of the grocery fix. It is a shorter and simple and "no total unit count" version.

We really value your feedback so we can make this as effective and as fair as possible.

Thank you, Brian

Sent from my iPad

Jackson Ewing

From: Jared Mason-Gere <jmasongere@gmail.com>
Sent: Friday, April 18, 2025 9:57 AM
To: Jackson Ewing
Subject: Re: Proposed Briggs village masterplan

Follow Up Flag: Follow up
Flag Status: Completed

Good Morning, Jackson- thank you for your reply email and the information you've provided. I have had a chance to dig into this matter a bit further. It is embarrassing, because it is not the way I like to operate, but I would like to either have my comments stricken or revise them. I was responding to information I received that shared one perspective on the proposed plans and its perceived or anticipated impact on an institution I care about a great deal. However I have learned a bit more and I believe the proposal could actually be helpful in taking Briggs Village additional steps toward the original vision. Improving the ease of growing new grocery and other retail or dining amenities in that area would be a real boon to the southeast Olympia and Tumwater communities and set a vision for more smart planning in Olympia.

Thanks, and sorry for the multiple communications.

Jared

On Thu, Feb 20, 2025 at 3:31 PM Jackson Ewing <jewing@ci.olympia.wa.us> wrote:

Good afternoon,

Thank you for taking the time to provide comment on this proposal. I have received your comment letter and have added it to the project record. These comments will be provided to the Planning Commission for review prior to the upcoming public hearing which is scheduled for February 24th, 2025.

You will also be added to the party of record list and will receive all public notices regarding these amendments and Briggs Village.

The current Master Plan requires a minimum of 94,985 square feet, based on units approved in Briggs. This amendment would be reducing the required commercial to a minimum of 52,500 square feet. The city staff does not support changing the maximum allowed commercial square footage of 225,000 square feet. This means an urban village could have between 52,500-225,000 square feet. These numbers come from reviewing the other village types and picking a range in the middle that would provide the most flexibility.

The goal of the amendments is to increase housing density allowances and height limits in the core, to spur the intended commercial development. Requirements for a commercial core fronting the village square will not be removed from the code requirement. Additionally, the requirements for a grocery store in “urban villages” will not be removed. City staff is recommending a more flexible range to allow the vacant land to develop with market demands.

The plan will still need to meet the intent of the code OMC 18.05. A commercial core around the town square with a grocery store. The amendments proposed are mainly to allow flexibility to the plan, not abandon the goals of the village. The hope would be that market conditions shift, and additional offices and retail locate to the village.

If these proposed changes to OMC 18.05 move forward a public process will occur to amend the Briggs Master Plan. This process is where specifics around the size of the required grocery store size, YMCA parking, along with all other aspects of the Master Plan will be reviewed. This future process will include the following:

- Notice of application to all residents in Briggs Village.
- Community information meeting.
- Comment period.
- Public hearing with hearing examiner.
- Public hearing with City Council for final approval.

Best regards,

Jackson Ewing | Associate Planner

City of Olympia Community Planning & Development Department

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

(360) 570-3776

jewing@ci.olympia.wa.us

**All correspondence to and from this address is a public record*

From: Jared Mason-Gere <jmasongere@gmail.com>

Sent: Wednesday, February 19, 2025 8:37 PM

To: Jackson Ewing <jewing@ci.olympia.wa.us>

Subject: Proposed Briggs village masterplan

Greetings- I'm writing with concerns about proposed changes to the Briggs Village Master Plan. Olympia is already, in opinion, a very oddly laid out town with a lot of bifurcated and separated neighborhoods without good access to groceries, neighborhood bars, coffee shops, etc. It is largely very car dependent. It strikes me as very shortsighted to exacerbate that and reduce the opportunity to create more mixed use in locations that would support it. I also believe Olympia is a difficult place to navigate and a difficult place to park. It also has a shortage of community gathering spaces, fitness centers, etc, so I have a lot of concern about decisions that could reduce access to those thriving community and fitness centers that do exist. I hope you will work hard to support existing facilities and encourage expansion of more mixed use, walkable neighborhoods with more easily accessible "third places" and start over on the revisions to the Briggs Village plan.

Thank you

Jared Mason-Gere

1918 Mark St., Olympia

Jackson Ewing

From: Mary Chapman <mmchap99@msn.com>
Sent: Friday, April 18, 2025 7:29 PM
To: Jackson Ewing
Subject: Briggs changes

Follow Up Flag: Follow up
Flag Status: Completed

Good evening, Jackson---

As a resident of the Briggs area, I am concerned about the following changes you are proposing to the Briggs area, specifically:

- * no daycare facility
- * a more limited grocery store area
- * fewer YMCA parking spots

I am thinking that people who moved into that area are counting on those amenities, and now would feel unhappy, or much worse, with the knowledge that Olympia is adjusting the parameters of the area at this point. Young families, in particular, might be hard hit if they were planning to use a local daycare and to shop locally for more than pizza and beer. I personally am worried that the Y parking is going to become even more difficult to find. I am not sure how you pencil out those adjustments and still feel good about the job your department is doing.

Many thanks for listening to my concerns--- mary miller chapman

Sent from my iPad

Jackson Ewing

From: Franklin Wilson <fawil2@gmail.com>
Sent: Tuesday, April 22, 2025 4:01 PM
To: Jackson Ewing
Subject: RE: Amendments to the Olympia Municipal Code 18.05 related master planned villages.

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Ewing:

My wife and I write to protest the proposed Amendments to the Olympia Municipal Code 18.05 related master planned villages as recently communicated by Tressa Pagel, Program Specialist for the City of Olympia as follows:

File Number: 24-0313

Proposal: Amendments to the Olympia Municipal Code (OMC) title 18.05 specifically to "urban village" development standards. These amendments would result in increased multifamily housing allowances in urban villages; Removal of maximum density limits; Removal of required commercial square footage per residential unit in village; setting a new range of minimum and maximum commercial space feet based on acreage of an Urban Village; Increase in allowed number of stories for commercial structures facing the town square from three to four stories; and removing the requirement of a daycare.

Let me be clear, Mr. Ewing: **we are not protesting these proposed changes as applied to any *future* planned villages in the City of Olympia.** What we protest is the notion that these proposed changes should be imposed retroactively to the Briggs Village development in which we have owned property for the past six years and in which we now live. **We chose to live in Briggs Village according to the development plan as it is, not as it might be.** Ours is a *prima facie* argument that **the rules governing an urban development may well change for any *future* developments, but not for an established development in which residents have already invested their money based on the City's own approval of an established plan.**

Ergo: The City of Olympia ought not violate or alter in any way the stated rules governing already existing urban villages within the City's boundaries, but should by all means alter as the City sees fit the zoning rules for any future urban developments in Olympia. As an old quarter-miler, I can tell you that I would have complained vigorously if after the beginning of a race it were announced that we were running 660 yards instead of 440. You simply can't change the distance once the race has begun. The notion is preposterous. Change the future, but not the past.

Sincerely,

Franklin A. Wilson
1526 Brighton Way SE
Olympia, Washington 98501

Jackson Ewing

From: tjburns7@comcast.net
Sent: Friday, March 14, 2025 1:43 PM
To: Jackson Ewing
Subject: Proposed Amendment to the Brigg's Urban Village

Follow Up Flag: Follow up
Flag Status: Completed

To Whom it may Concern:

My name is Tom Burns and I have lived in Sten Village (several blocks from the Briggs Property) for the better half of fifty years. When the Briggs Urban Village was proposed over 25 years ago the planned development was to create mixed park space, residential and commercial services, including a Market where folks could go to get fresh food. The idea was to develop a sustainable community where folks could live and work within the Village and have access to a bus line to commute to work limiting car traffic and congestion. The idea was a "walkable community".

Having been a member of the Briggs YMCA since it opened close to twenty years ago, I have found an increase in traffic within the network of streets within the Village as well as limited parking for Folks at the YMCA and adjacent businesses. The proposed amendment to the Village will drastically alter the intent of the original plan by increasing vehicle traffic, increase pressure on current parking and decrease access to the current facilities that now exist. In summary, the proposed amendment will simply be an Urban Sprawl compromising the quality of life that we as residents envisioned in the original plan for the Briggs Village and our nearby community.

I urge the City of Olympia to deny the proposed amendment to increase the number of residential units while decreasing the commercial space within the Village.

Sincerely,

Tom Burns

Jackson Ewing

From: Brian Faller <brianfaller@comcast.net>
Sent: Wednesday, March 26, 2025 1:40 PM
To: Nicole Floyd
Cc: Jackson Ewing
Subject: RE: Briggs units count

Nicole, thanks for your detailed reply. Could you please clarify what you mean by saying a unit is allocated.

Does this mean that applications have been file to approve the plans for a unit and/or to approve its construction?

Meaning that the city has received 810 applications, such that all 810 units are allocated?

If that is the case, how many units have been allocated to the Mixed Use District beyond the 32 (?) units already constructed in the district?

I appreciate that you don't know the number of units that have certificates of occupancy, but do you have a sense of the number of units of the 810 that remain to be constructed? The phasing section in OMC 18.05.050 F has multiple references to the units "constructed." Does the permit unit monitor that? Jackson I believe estimated about 200-300 units of the 810 had not yet been constructed. Is that figure a reasonable estimate?

The reason we want to know that units constructed, is that for our phasing proposal for the grocery store we want to know if 75% of the units have been constructed, which is the same metric that is used for the daycare center in OMC 18.05.050 F.4. We want to make sure Gill will be given sufficient time to get the grocery store done, once a phasing time requirement is established.

If 75% if the units have already been constructed, then under that metric to phase the grocery Gill would have no time to provide grocery. Thus, if 75% is already done or close to it, we would instead propose he do the grocery before constructing the next 150 units, which should give Gill 3-4 years to provide the grocery.

What are your thoughts on that approach? Is it reasonable?

Many thanks. Best, regards, Brian

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

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Sent: Tuesday, March 25, 2025 12:23 PM
To: Brian Faller <brianfaller@comcast.net>
Cc: Jackson Ewing <jewing@ci.olympia.wa.us>
Subject: RE: Briggs units count

It's not really an easy number to track down because every unit has been accounted for in the Master Plan. From a planning perspective, were focused on "allocated" not built. This is primarily because we are wanting to make sure what we approve does not exceed the totals and to do that, we look at what we have allocated. This means that as long as each project we receive is consistent with the unit counts identified on each specific property within the master plan,

then we know the total 810 will not be exceeded. We would update that allocation if we retain the unit max with the master plan amendment.

I do not know exactly how many units have received a final certificate of occupancy. This would be a tedious task to determine and if you really want this number you may want to submit a public records request because I think it would be quite time consuming to count each one up. I am also somewhat unclear on what purpose it would serve. Another approach would be to ask to review all the building permits applied for...but not all permits are approved and some buildings require multiple permits. For example, the preliminary plat approval for the Brigg's West subdivision accounts for 46 single family residences. The lots have been partially developed, but the units themselves have not yet been placed onto those lots - no building permits have been applied for. From a compliance with the 810 max perspective, I would count them as accounted for. Only once they got final occupancy would they show up in a records request as having received a final occupancy approval.

I am sorry I am not better able to assist in the precise number you are wanting. Its an oddly complicated question in which we do not have an easy way to provide you with an answer.

Nicole

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

From: Brian Faller <brianfaller@comcast.net>
Sent: Monday, March 24, 2025 1:32 PM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: Briggs units count

Nicole, could you please help me get the latest count from Jackson of the number of units of the original 810 that have been built. About 3 weeks ago Jackson in an email informed me that as best as he could say at that time about 200-300 of the 810 had not been constructed. I've asked him a number of times since if that has changed, or is still his best estimate, but haven't been able to get a response. Could you please check this out, and have him or you get back to me.

I'd really appreciate it as this is important information.

Thank you, Brian
Sent from my iPad

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OMC 18.05 Amendments

Grocery Store

OMC 18.02.180 – Definition of 'Food stores'

“Stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared products for on-site or off-site consumption.”

OMC 18.02.180 – Definition of 'Grocery store'

“Grocery store means a subcategory of food store which is primarily engaged in the retail sale of a wide variety of fresh foods, packaged foods and household supplies for preparation and consumption in the home.”

“Food Stores” and “Grocery Stores” are both permitted uses in the Urban Village (Table 5.01). If the City’s intent is to provide the developer with the flexibility to allow multiple individual Food Stores or a single Grocery Store to meet a new minimum 9,200 SF requirement in light of continued market uncertainty, the most straightforward way to do that since the definition of “Food Stores” includes “Grocery Stores” would be to make “Food Stores” a Required Use totaling that square footage, leaving “Grocery Stores” as a Permitted Use. The Applicant suggests the following proposed amendment:

Amend Table 5.01 to make “Food Stores” an “R”, with the following explanatory footnote added:

“The 9,200 SF required minimum Food Stores can be met either through a single Grocery Store or through multiple individual Food Stores as defined in OMC 18.02.180 which total a minimum of 9,200 SF.”

Village Green Construction

OMC 18.05.050.C.5 provides: “Village Green or Plaza. The required village green or plaza shall be constructed before more than fifty (50) percent of the commercial space is under construction.”

This provision does not need to be modified with the text amendment; however, to address the City’s concerns, the Applicant will agree as part of the proposed Master Plan Amendment to construct the Village Green (except for the clocktower) in conjunction with the next phase of residential development (80 apartments, 12,000 SF commercial) whether

or not the 50 percent commercial space trigger is met. The Applicant proposes to install the clocktower element when the overall project is 90% complete.