

Amy Buckler

From: Amy Buckler
Sent: Wednesday, February 05, 2014 2:45 PM
To: 'Peter Lee'
Subject: RE: Multi-Family Transition File #13-0124

Hi Peter,

Here's the gist (which I think will answer your questions:)

Properties subject to this potential code change are legal parcels with the following characteristics:

- Zoned Residential Multi-Family 18 Units per Acre (RM-18) or Residential Mixed Use (RMU)
- Parcels 5+ acre in size
- Are the subject of a permit application to the City of Olympia to redevelop the property, submitted after adoption of applicable code update. (*Development regulations do not apply retroactively to existing developments, except that renovations must not bring site further away from new code.*)

The specific development code under consideration:

- Olympia Municipal Code (OMC) 18.04.060.N regarding "Large Multifamily Housing Projects."
- Requires properties in the RM-18 and RMU zones that meet a certain threshold to provide a mix of housing types, so that no more than 70% of the dwellings are of a single type (i.e., single family detached, duplex, triplex, townhouses or multi-story apartment building.)
 - Current threshold is 10 acres.
 - Proposal is to change this threshold to 5 acres.
- In the RM-18 zone, multi-family housing projects are required to locate single-family or duplexes around the perimeter of the development (one lot deep) to provide a transition from apartment to single-family dwellings, when the new development is across the street and visible from existing detached single-family homes.
 - Currently not proposed to change.

The proposed change could affect your site in the future if you wish to redevelop it. It wouldn't affect the allowed density per say, but would mean that you wouldn't be able to expand any one housing type beyond 70% of the of the total number of dwellings.

Hope that helps,

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: leep80@gmail.com [mailto:leep80@gmail.com] **On Behalf Of** Peter Lee
Sent: Tuesday, February 04, 2014 5:51 PM

To: Amy Buckler

Subject: Multi-Family Transition File #13-0124

Amy-

Saw the notice for the Multi-Family transition on the public hearing schedule.

Have a few questions for you.

1) what do you mean by "a variety of housing types". Does that mean not just standard multi-family dwellings?

2) do the proposal mean that now multi-family complexes larger than 5 acres AND has a density equal to or greater than 18 units per acre. Whereas it use to only apply to multi-family complexes larger than 10 acres AND have a density greater than 18 units.

3) Would this new requirement if it goes be for all new proposed properties, or would it affect previously constructed properties.

The ownership group I represent has a complex that is 8.2 acres and has a current density of around 14.2 units/acre. It is all standard apartment units, though a few of our units are taken by individuals who receive section 8 assistance. Trying to figure out if this proposal will affect us. Thank you for your time.

Peter

--

Peter Lee

Direct: (206) 651-4533

Work Cell: (206) 380-2227

Fax: (866) 858-5861

Amy Buckler

From: Amy Buckler
Sent: Wednesday, February 05, 2014 2:33 PM
To: 'Concerned East Side Neighbors'
Subject: RE: FW: Notice of Olympia Planning Commission Public Hearings

Hello,

I am working on completing the staff report right now. Both the Multi-Family Transition and the Scenic Views staff reports will be posted to the Agenda & Minutes Calendar on the City's website, under the Planning Commission 2/10 agenda date, by 5:00 p.m. tomorrow.

Meanwhile, here's the gist:

Properties subject to this potential code change are legal parcels with the following characteristics:

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 - Currently not proposed to change.

The impetus of this proposed change is public comments associated with various previous developments and *Imagine Olympia*, the City's Comprehensive Plan Update. This is the first in a series of potential code amendments that would implement the proposed draft Comprehensive Plan Update, currently under review by the City Council.

Hope that helps,

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: Concerned East Side Neighbors [mailto:concernedeastsideighbors@gmail.com]

Sent: Wednesday, February 05, 2014 2:28 PM

To: Amy Buckler

Subject: Re: FW: Notice of Olympia Planning Commission Public Hearings

Amy,

Thank you for sending information about the public hearing regarding multifamily transitions (case#13-0124) that will take place on Feb. 10, 2014. Do you have any more details about this? I went to the City of Olympia website and could not find any references to this matter or to the "Scenic views from streets #13-0115", which includes Boulevard Rd.--- There was a file attachment at the bottom of Nancy Lenzi's email to you, but I could not access this. Where can I find more information on these matters to share with our members?

Sincerely,
CEN

On Mon, Feb 3, 2014 at 9:41 AM, Amy Buckler <abuckler@ci.olympia.wa.us> wrote:

Dear Concerned Eastside Neighbors,

You may be interested in the potential code amendment for Multi-family Transitions (public hearing notice below.) Basically, it would change the threshold for needing to mix housing types/buffer next to existing single-family from 10 acre to 5 acre developments. This change could apply to development in your area if it passes. Following the OPC public hearing, the OPC recommendation would go to City Council for consideration at the same time or immediately after Council takes action on our Comp Plan Update – expected as early as April, no later than June.

Please feel free to call me if you have any questions.

Amy

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

From: Nancy Lenzi
Sent: Wednesday, January 29, 2014 3:38 PM
Cc: Amy Buckler; Stacey Ray; Todd Stamm
Subject: Notice of Olympia Planning Commission Public Hearings



NOTICE OF PUBLIC HEARINGS OLYMPIA PLANNING COMMISSION

Community Planning & Development
601 4th Avenue E. – PO Box 15
Olympia WA 98501-15
Phone: 360.753.8181
Fax: 360.753.8182
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

The City of Olympia Planning Commission will hold two public hearing(s) on **Monday, February 10, 2014, beginning at 6 p.m. at Olympia City Hall (in City Council Chambers or 2nd floor Conference Room 207), 601 4th Avenue E, Olympia Washington**, to receive public comments prior to making a recommendation to the City Council on the following proposed development code amendments. These are the first in a series of potential code amendments that would implement proposed draft Comprehensive Plan Update, currently under review by the City Council.

The Commission may recommend that the proposals be adopted or not adopted, or may recommend an alternative or variation. A staff report regarding each issue will be available and posted on the City website, olympiawa.gov, under "Planning Commission" and the meeting date, by Thursday, February 6.

Case name: Multi-Family Transitions
File number: #13-0124
Proposal: Reduce from 10 to 5 acres the threshold for requiring that multi-family (apartment) projects in Multi-family Residential 18 units per acre and Residential Mixed Use zoning districts include a variety of housing types, i.e., no more than 70% of one type.
Location: Citywide
Staff contact: Amy Buckler, Lead Staff, 360.570.5847, abuckler@ci.olympia.wa.us

Case name: Scenic Views from Streets.
File number: #13-0115
Proposal: Narrow the requirement to preserve scenic views from public streets as currently shown on 'Scenic Vista's overlay zoning maps' to those listed in the proposed Comprehensive Plan Update examples, which include: State Avenue, 4th Avenue, Harrison Avenue, Deschutes Parkway, West I Drive, East Bay Drive, the 4th Avenue Bridge, Olympia Avenue, Boulevard Road, Pacific Avenue, Martin Way, Brawne Street, Foote Street, and Capitol Way. The listed views are intended to be in place until a specific list is determined through a public process.

Note: this amendment would not apply to specific view protection elsewhere in the development regulations, such as height limits related to views of the Capitol Group.

Location: Citywide
Staff contact: Stacey Ray, Lead Staff, 360.753-8046, sray@ci.olympia.wa.us

Anyone interested is invited to attend and present testimony regarding the above proposals. Written statements may be submitted to the Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the close of the public hearings on the evening of February 10.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 1.800.833.6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

Notice Emailed or Mailed: January 29, 2014
COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT