

Joyce Phillips

From: hwbranch@aol.com
Sent: Tuesday, February 06, 2018 2:52 PM
To: Joyce Phillips
Subject: missing middle

I guess the "Missing Middle" refers to my neighborhood, close-in West Olympia, within 600 feet of a bus stop. A half block up Cushing there's a bungalow style house dating from the early 19th century. It straddles a large lot so there's some squandered opportunity on both sides. People in the past have used the land for a garden or a house trailer. It would be ideal for a tiny house or houses.

This morning I noticed little sticks with flags marking the property lines. My assumption is that the hundred year old house will be demolished and replaced (assuming the missing middle passes). It looks like, being a 10,000 sq ft lot zoned R 6-12, it will be replaced with a total of eight units the center feature of which would be a fourplex. No land left. This will alter the character of the neighborhood. It will doubtless last nowhere near as long as the existing house would, which is constructed of full dimension old growth lumber.

For many years I lived in the Richmond and Sunset districts of San Francisco. Lots of two and three story single family homes made of old growth fir and redwood, most converted to duplexes and triplexes. They're all built up next to each other. They had to put on the siding before the walls went up. They're also built up next to the sidewalk forming a veritable wall of building. Very urban until you go into the back yards. Each house has one. The combined buildings form a tall wall around the perimeter. The entire interior of the block is a quiet oasis. One house may have a rose garden. Another a garden of bok choy. Neighbors get to know each other. That's city planning in my book. If any house didn't comply the entire effect would be lost.

Somehow Olympia has got a bee in its bonnet that ever inch of land should be covered with something. This proposal appeared suddenly out of nowhere from my perspective and needs to be slowed way way down.

Harry Branch
239 Cushing St NW
360-943-8508

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Wednesday, February 07, 2018 12:07 PM
To: Joyce Phillips; Leonard Bauer
Subject: Missing Middle Housing Zoning Meeting Feb 5th/ Bob Jorgenson
Attachments: plat map for townhomes 2 7 18.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th. Information was provided at the meeting about MMH zoning changes and what these changes will look like. However these renderings do not accurately reflect the propose zoning requirements and how they will affect adjoining neighbors. I have attached the rendering submitted by Olympia on what the proposed changes might look like and examples I was able to put together representing what a 3 unit townhome and what a 2 unit townhome might look like on a 1/4 acre lot. Additional questions: Would a builder/developer be allowed to use these renderings for a development or home? Why is the city holding itself to a different standard in representing what potential changes to zoning might look like?

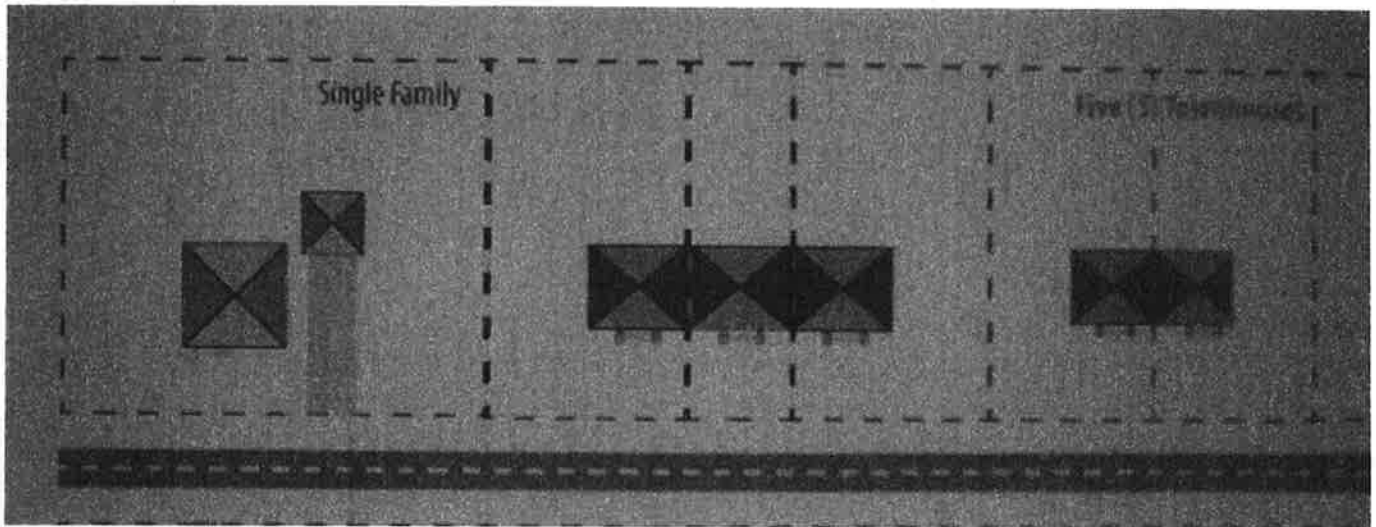
Additionally the changes for a triplex/fourplex minimum lot width should be represented on an accurate scale. Current zoning requires 80' for a tri/fourplex and the new zoning in R 6-12 will be a 40' minimum width and R 4-8 will only require a minimum 45' lot width. Seeing an example of what a 45' townhome looks like would be important for the community to make an informed decisions on these potential changes.

Thanks for your time,

Bob Jorgenson



CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS



THESE ARE TOWNHOMES

ON THE SAME 2 QUARTER ACRE LOTS

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

Joyce Phillips

From: jacobsoly@aol.com
Sent: Thursday, February 08, 2018 9:46 PM
To: Joyce Phillips
Subject: MM Document for OPC Packet
Attachments: Suggested Considerations for Planning Commission re Missing Middle Exercise 1-8-18.docx

Hi Joyce -- I have been told that the attached document is not included in the documents for OPC consideration. I believe I handed it in on Jan. 8 after testifying, or at least I intended to do so.

I'd appreciate it if it could be placed in the packet of OPC materials and in the public submissions available for public review.

Thanks,

BobJ

Suggested Considerations for Planning Commission re Missing Middle Exercise.

1. Parking. Current requirements for off-street parking appear to be well aligned with need. Some of the suggested changes would result in significant inconsistencies. Is this what we want? Do we need a study of the relationship between housing types and parking impacts?
2. Differential Impacts on Neighborhoods. Some neighborhoods would be largely or completely unaffected by the addition of allowable housing types. This would include those with contradictory HOA covenants, those with expensive homes, and those built recently with all lots small in size and fully developed. Therefore the brunt of the changes proposed would fall on poorer neighborhoods.
3. Neighborhood Character. The character of older neighborhoods is already established and largely determined by existing housing, with the result that new housing types can seem threatening. The character of neighborhoods built in the future will be determined by the initial construction, i.e., their character is yet to be established. Perhaps this Missing Middle experiment should be limited to newly developing subdivisions as a trial.
4. Housing Affordability. With the exception of subsidized housing, housing is a private commodity provided by the private market, which is not designed to produce low prices but rather profits. The city cannot control rents or sale prices of non-subsidized housing. Further, attempts to achieve lower prices via reducing development costs will necessarily fail.
5. Cost comparisons. Missing Middle is defined as a variety of housing types between single-family detached and apartments. When affordability has come up in Missing Middle discussions, there has been a tendency to compare likely rents/prices with those of single-family houses. Missing Middle housing types are more like apartments, so the likely rents/prices should be compared with those of apartments.

6. Objectives. The objectives of the Missing Middle exercise are (1) affordability, (2) ability to accommodate growth, and (3) variety. In some presentations the impression is given that we need to allow the new housing types to achieve affordability and accommodate growth. Actually, these housing types do no more than apartments toward achieving those two objectives. They do assure increased diversity of housing choices, and the Planning Commission and Council will have to decide if diversity of choices is worth the impacts on neighborhoods.

7. Existing vs. New. In many discussions it has been assumed that the Missing Middle exercise is about whether to allow all the housing types included. We must remember that ADUs and manufactured houses are allowed by state law, so only the other types are in question.

Bob Jacobs

352-1346

Suggested Considerations for Planning Commission re Missing Middle Exercise 1-8-18

Missing Middle Comments, 2-12-18

Bait and Switch??

The city of Olympia is currently considering staff recommendations to expand housing options in lower density zoning districts (R4-8 and R6-12, where the numbers represent the number of housing units allowed per acre).

Some of the advocacy for the "Missing Middle" staff recommendations now under consideration has a distinctly bait-and-switch feel to it.

These advocates go to great lengths extolling the virtues of low-impact housing options like Accessory Dwelling Units (ADUs) which are already allowed per state law, while making little mention of high-impact options like fourplexes and courtyard apartment houses up to 12 units in size.

Since there is an ADU next to my house, I can guess that many people would welcome or at least not be opposed to this option. The only negative impact I've observed is increased on-street parking which, at least in my neighborhood, is not yet a problem.

But I've never heard anyone say they would like to have a fourplex or courtyard apartment complex next to them.

Staff has not made the point that of the ten housing options under consideration, five are already allowed under current laws, either by state mandate or by local ordinance. Staff recommendations would amend some aspects of these options, but the options are already in place. The five housing options currently allowed are:

-- Accessory Dwelling Units (ADUs)

-- Tiny Houses

-- Townhouses

These five housing options are the least impactful, thus most readily accepted. By focusing attention on these, some advocates appear to be intent on drawing attention away from the other five housing options, which are currently not allowed and are far more impactful and less likely to be accepted by existing neighborhoods. Those are:

-- Duplexes

-- Triplexes

-- Fourplexes

-- Single Room Occupancies (SROs, aka rooming houses)

-- Courtyard Apartments.

It would be helpful for community understanding if the ten housing options being considered in this exercise were displayed in this incremental way, i.e., first the five options already allowed, then the five new options proposed by staff.

Bob Jacobs

352-1346

Missing Middle Comments 2-12-18

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, February 13, 2018 7:25 AM
To: Joyce Phillips; Leonard Bauer; missingmiddle; rcunningham@ci.olympia.wa.us; Mike Auderer; Brian Mark; Tammy Adams; Travis Burns; Paula Ehlers; Missy Watts; crichmond@ci.olympia.wa.us
Subject: MMH Open house and development standard questions
Attachments: planning department request 2 13 18.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th - specifically that the examples of how the proposed MMH changes might look on City lots be accurate IN SCALE as well as description. I would also be interested in answers to items #1, #2 current examples of construction to this standard #4 cottages built to a 12.5 unit per acre, # 6, 7 & 8 prior to the public meeting.

I asked a local attorney to review the renderings currently provided on the City website to illustrate what the MMH changes “might look like” (which are *not* to scale) and in his opinion, there is fraudulent representation with the information the city is providing to the public.

Additionally, I would like clarification/examples of work to be provided to answer the questions below in red:

- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*
- 2) Triplex and Fourplexes currently require 80’ lot widths. *Proposed change to minimum lot width from 80’ to 45’ in R 4-8 and 40’ in R 6-12. What is percentage of lot coverage and landscape/ tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*
- 3) Townhome examples provided by the city do not accurately reflect lot coverage. *City to provide more accurate information. (See attached example page #3.)*
- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. *What would the building/ impervious service minimums be for this proposed change? (See attached page #9)*
- 5) City to respond to items raised in Work In Progress article. Specifically:
- 6) *“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.” (See attached page #11)*

- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*
- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

Especially troubling are comments I received from someone who was a "Missing Middle Work Group Member." When asked about the MMH justification for the proposed changes and question was asked specifically about the WIP comments "Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

The attachment highlights some of my findings from my review of city materials and discussions with the planning staff and accurate to the best of my abilities. If there are any items that are not accurate, by all means, please help me clarify so that I have accurate information in the future.

I am hoping with we can get some clarity on how these changes will affect the quality and values in our neighborhoods.

Thanks for your time,

Bob Jorgenson

Bob Jorgenson

From: Bob Jorgenson
Sent: Tuesday, February 13, 2018 6:46 AM
To: Bob Jorgenson
Subject: FW: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Subject: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Dear Neighbor,

Trying to keep everyone updated on the MMH proposal and trying to keep it short. Attached is information on proposed changes and what they might look like if this were to pass. Someone noted that information provided by the city of Olympia might be fraudulent representation as to how these revisions will look in our neighborhoods so I am trying to get a better idea myself on how they might translate to my neighborhood. I have included previous materials in the event you might want to pass it along so have included everything. Noteworthy new items not previously addressed and in the attachment:

Page 7 reflects city renderings as it relates to 9 cottages and open space. Comments were made at the public hearing that things were not to scale. As you can see 3 times as much open space as homes.

Page 8 city notes mentioned a 2.32 acre parcel. It was proposed that 6 triplexes could be located on this property and this is as close to scale as I could get it to reflect 6 triplexes not including roads, storm water retention, parking and other requirements.

Page 9 references the same 2.32 acre parcel and with a 50% density bonus and 29 cottages was proposed. The property at 1717 Cooper Point Road is 8.2 acres with 13, 5 unit buildings and is 7.9 acres per unit. The parcel on the lower left is indeed a planned cottage neighborhood in Kirkland. It totals 2.25 acres and has a total of 16 units with a 6.8 units per acre. **THE CITY PROPOSES 29 UNITS ON THIS PARCEL WHICH WOULD BE 12.5 UNITS PER ACRE.**

Lastly Work In Progress or WIP article(pages 10 & 11) February 2018 stated specifically:

“The MMH plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.”

"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs."

"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre."

Especially troubling are comments I received from someone who was on the panel for the "Missing Middle Work Group Member." When I asked them about the MMH justification for the proposed changes and the question was asked about comments in the article specifically *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs."* With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

Troubling comments if true. So much for due process?

Thanks for your time,

Bob

The “MISSING MIDDLE HOUSING”

And what you might not know.

- ZONING CURRENTLY R 4-8 UNITS WILL ALLOW FOR DUPLEXES
 - ADDITIONALLY SOME R 4-8 AREAS WILL BE UPZONED TO R 6-12
 - CURRENTLY 2 UNIT TOWNHOMES ARE PERMITTED BUT A REVISION TO SIDE YARD SETBACKS WILL PERMIT ROW HOUSES WITH THIS CHANGE
 - CURRENTLY THERE IS A 20% DENSITY BONUS FOR CLUSTERING HOMES IN R 4-8 THAT WILL BE REVISED UP TO A 50% BONUS. (SEE EXAMPLE PAGES 8 & 9)
 - ALL OF OLYMPIA'S R 4-8 WILL BE ZONED FOR DUPLEXES AND TRIPLEXs & FOURPLEXES WILL BE PERMITTED WITHIN 600' OF A BUS LINE
 - CONVERSION OF SINGLE FAMILY HOMES TO DUPLEXES WOULD BE PERMITTED
 - DUPLEX AND FOUR PLEX LOT SIZE IS CURRENTLY 80' THAT WILL BE REVISED TO 40' IN THE R 6-12 ZONE AND IN R 4-8 A 40' LOT WOULD BE PERMITTED
- HOMES IN NEIGHBORHOODS WITHOUT CC&R'S PROTECTIONS COULD BE COULD BE CONVERTED TO DUPLEX, TRIPLEX OR FOURPLEX
- ACCESSORY DWELLING UNITS- REMOVE OWNER OCCUPITED REQUIREMENT AND WAIVING 2ND CAR REQUIREMENT TO ON STREET PARKING.
- TINY HOUSES-CURRENTLY PERMITTED IN LIGHT INDUSTRIAL. PROPOSED TO BE PERMITTED IN MOST RESIDENTIAL ZONING.

WORK IN PROGRESS OR WIP ARTICLE FEBRUARY 2018 STATED THE FOLLOWING:

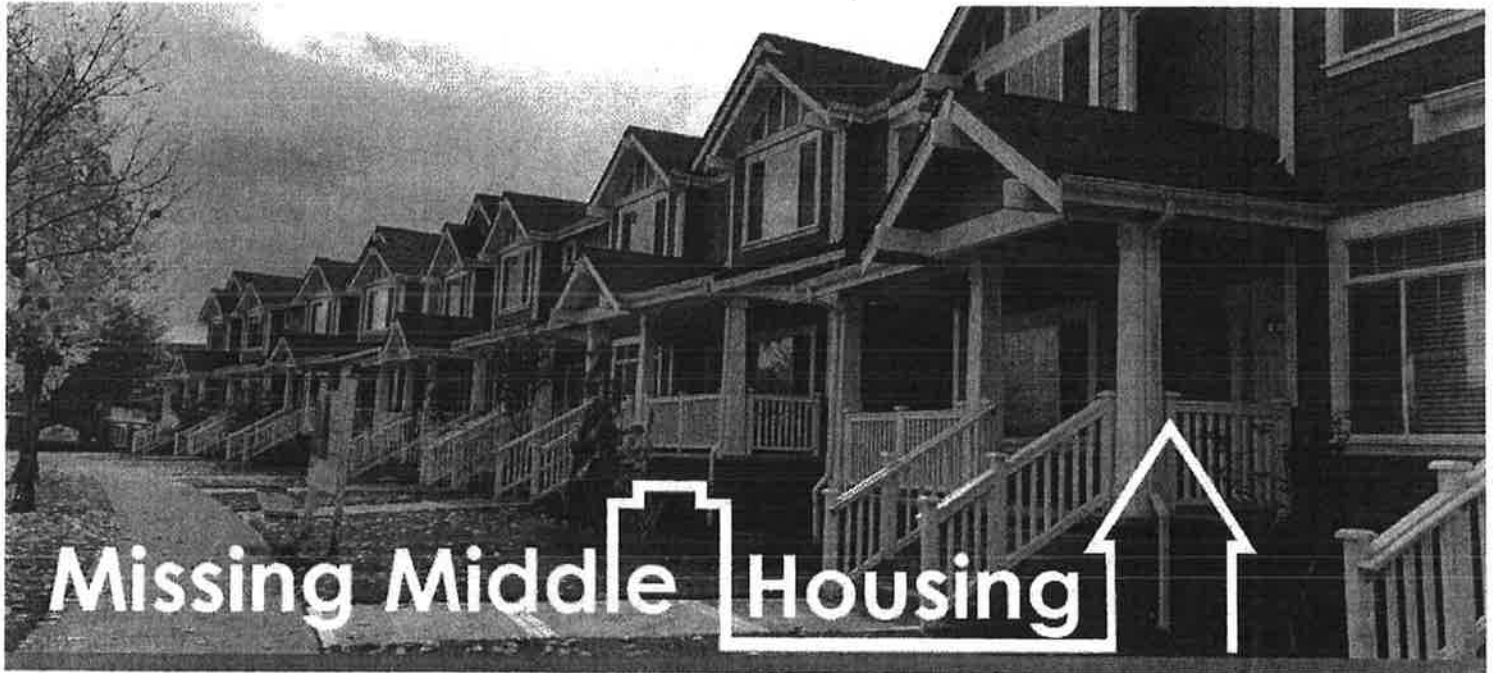
“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. “

And

“Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. “

Missing Middle Housing Public Meetings Scheduled

Changes are being considered to the zoning code to allow for more housing options in residential neighborhoods. The Olympia Planning Commission will receive staff briefings on the proposed recommendations on Jan 22, and Feb 5, 2018. The Commission is tentatively scheduled to hold a public hearing to take public comment on Feb 26, 2018.



What is Missing Middle Housing?

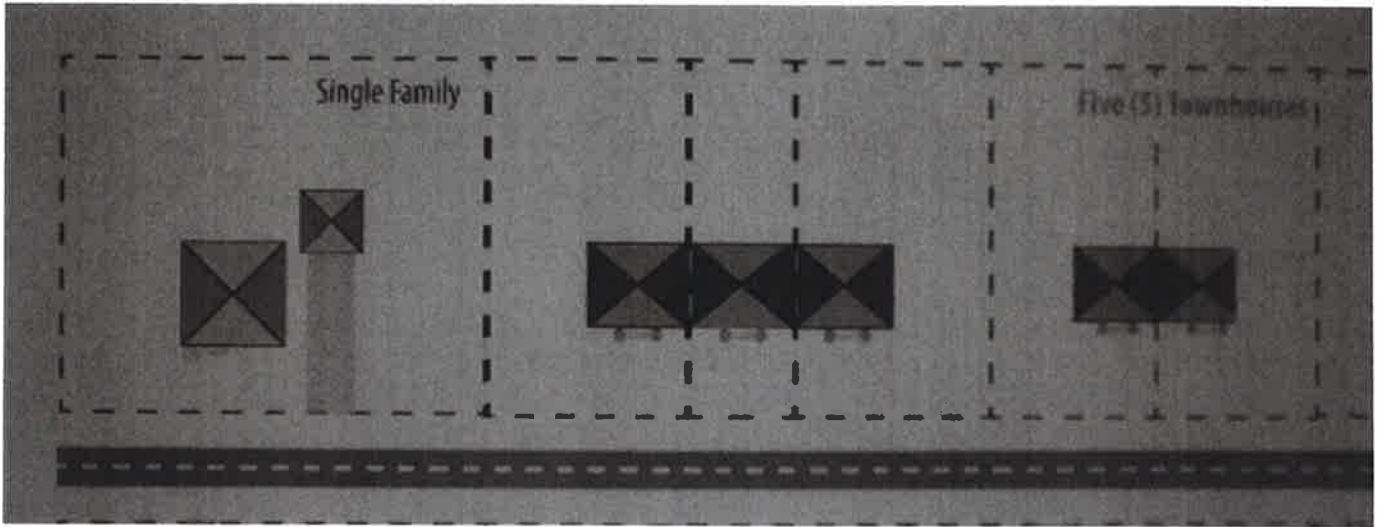
Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

Comprehensive Plan policies related to Missing Middle housing

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS

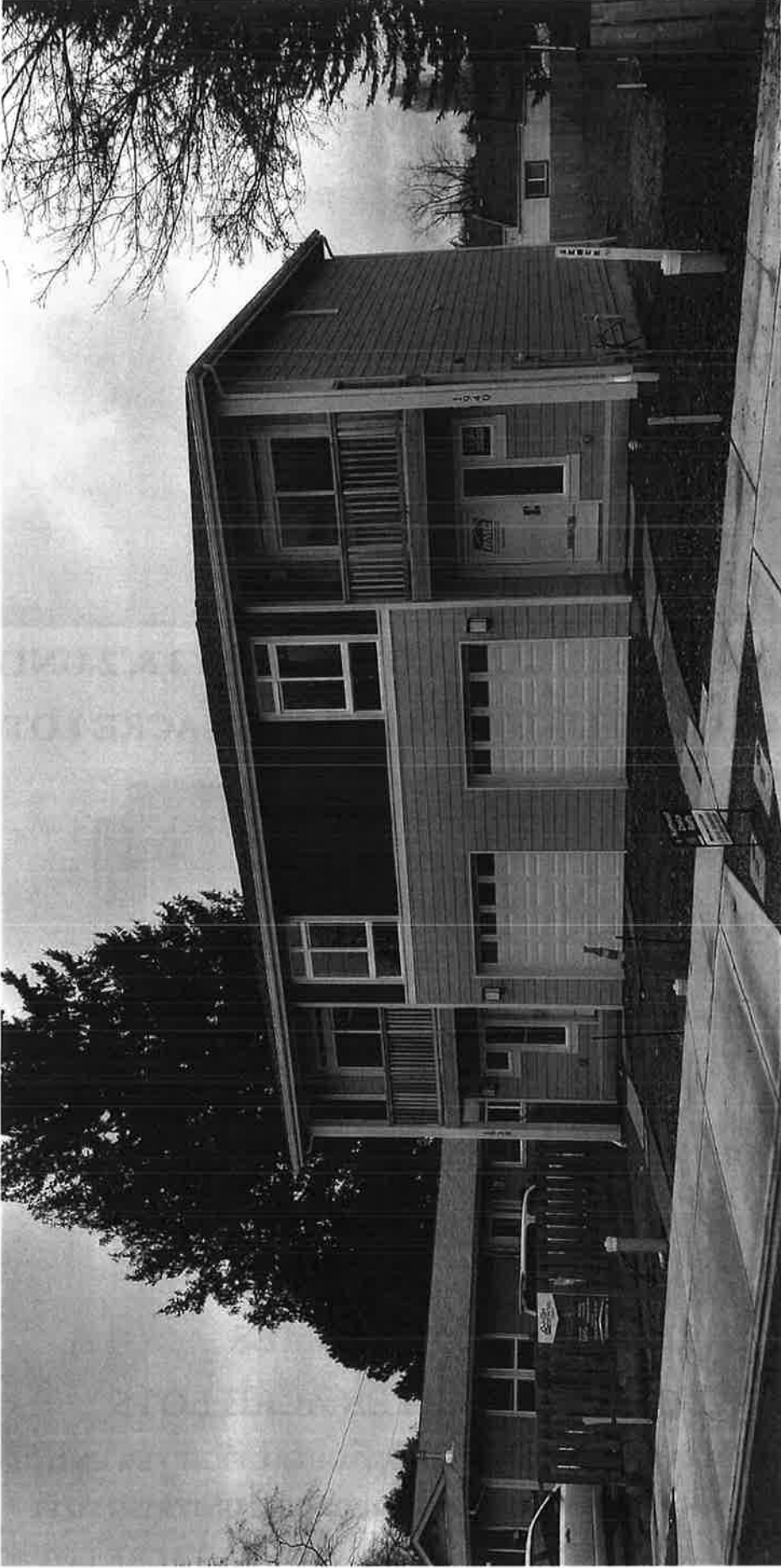


THESE ARE TOWNHOMES

ON THE SAME 2 QUARTER ACRE LOTS

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

1938 & 1940 Olympia Ave NE

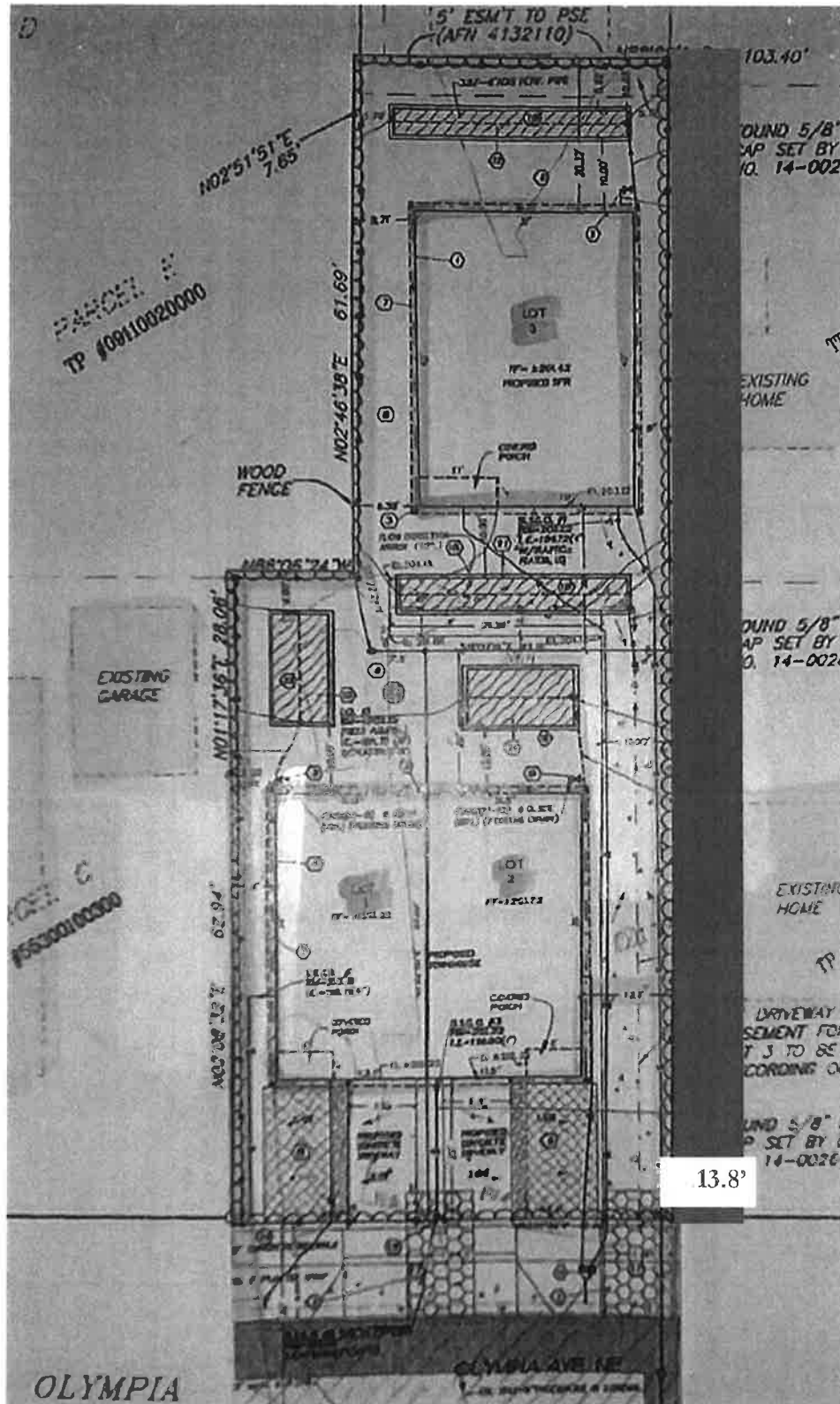


**NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE
REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH
MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'**

(C)

TOWNHOME ON OLYMPIA AVE NE

5



NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

6

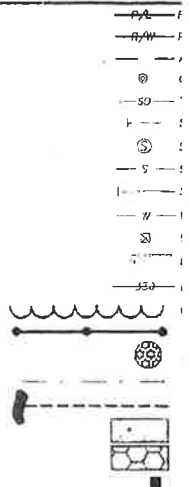
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7:23 am, Apr 13, 2016



Alan
Murley
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FIRE SPRINKLERS REQUIRED

LEGEND



retaining walls over 30" not allowed in required setback.

Reviewed for Compliance With Zoning, setbacks, and siting

9/13/16
Date

siting required.

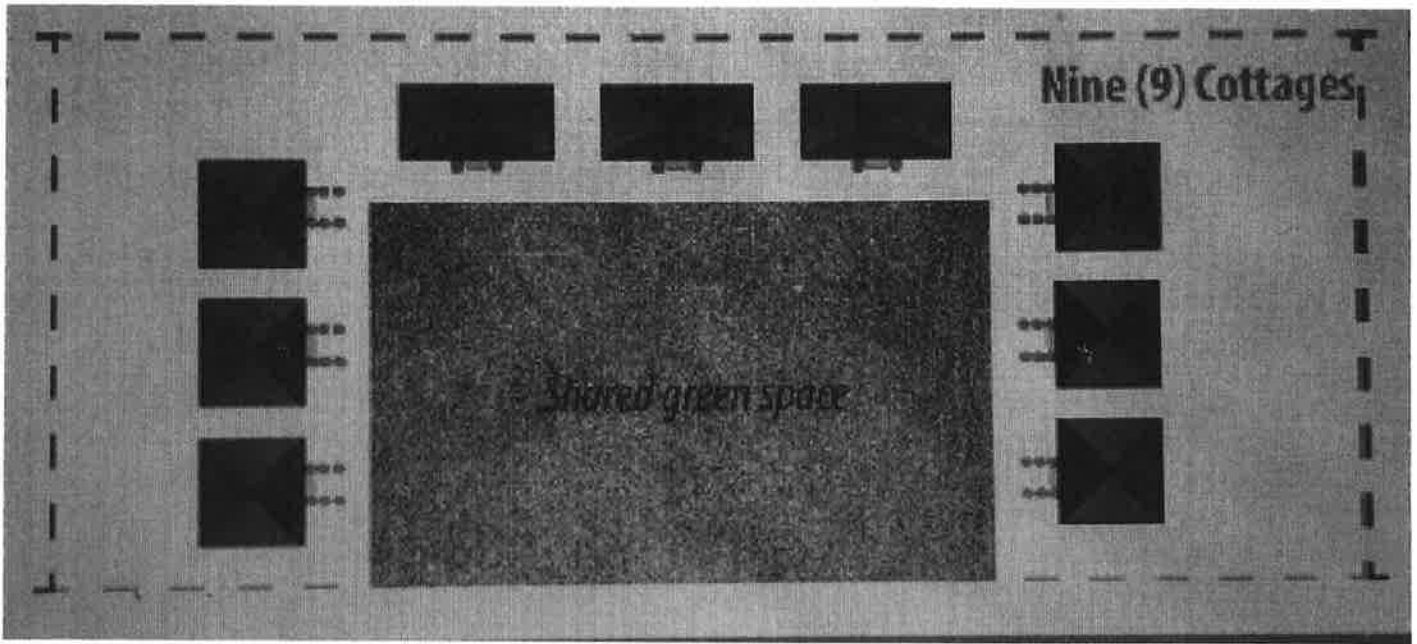
BEFORE YOU DIG
YOU SHALL BE FULLY RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION BY CALLING THE UTILITY LOCATING SERVICE.

REVISION BLOCK		
NO.	DATE	DESCRIPTION

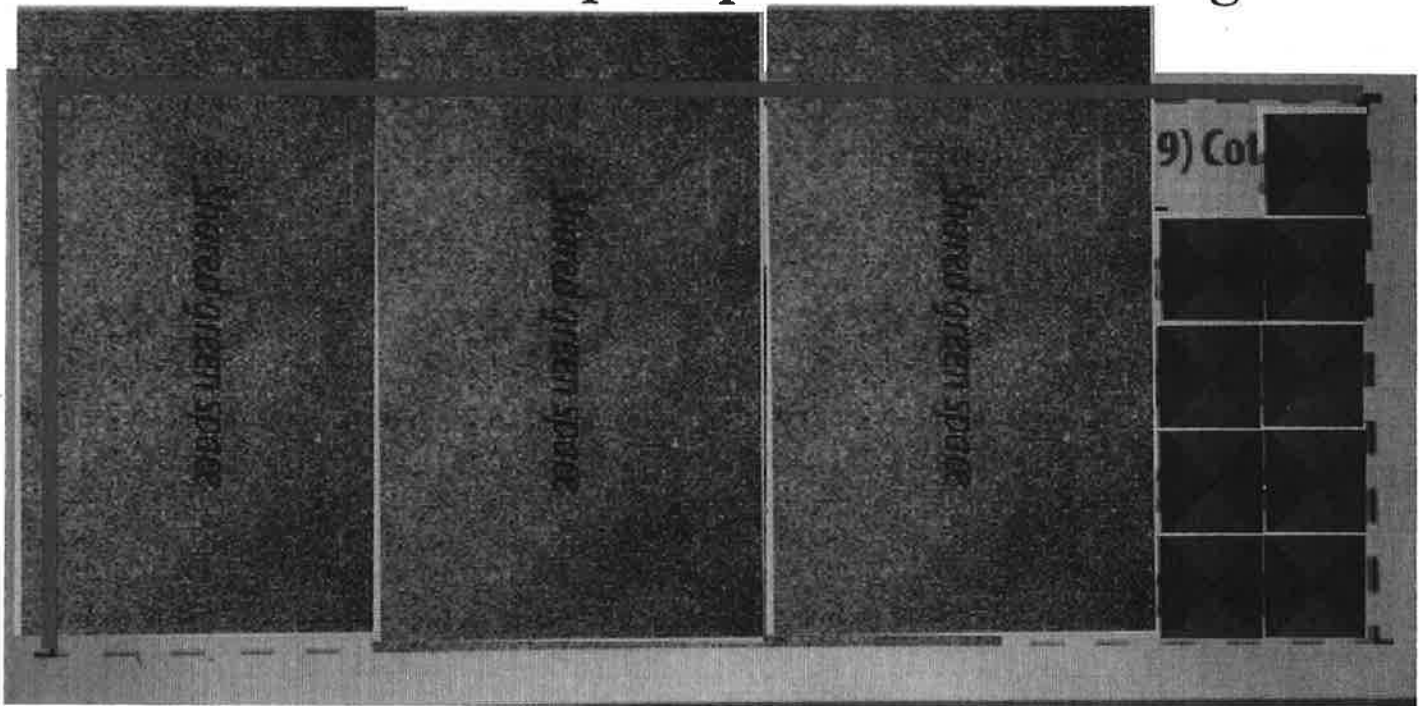
10

City rendition of nine cottages

2



3 times as much open spaces as nine cottages

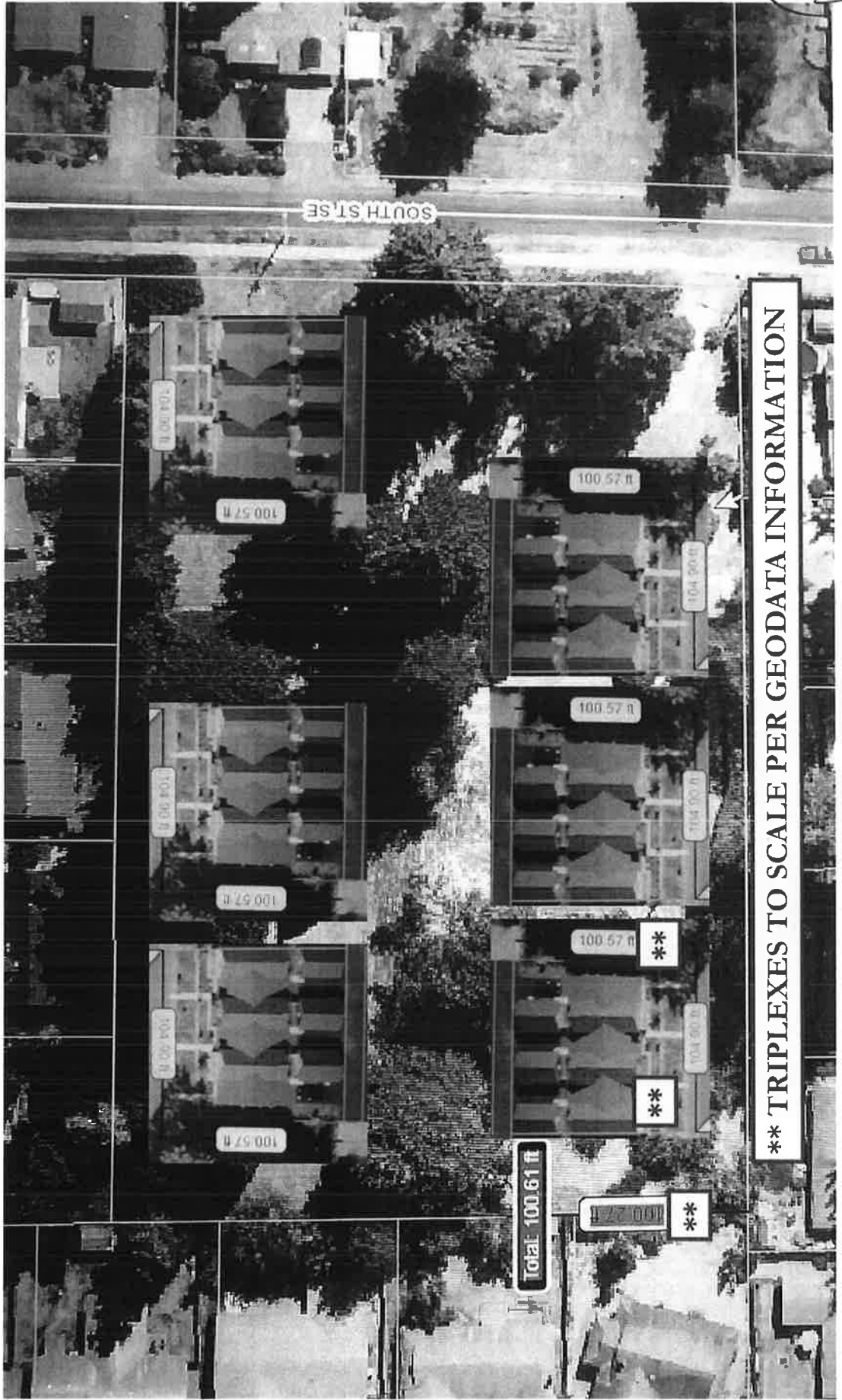


OR 20% OF THE LOT WILL BE STRUCTURES

3637 PIFER RD SE

2.32 ACRES NEW MISSING MIDDLE 6 TRIPLEXES PERMITTED

EACH TOWNHOME IS 1390 SQ FT PER UNIT /50% DENSITY BONUS FOR COTTAGES
SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES EACH 1,250 SQ FT PER UNIT



** TRIPLEXES TO SCALE PER GEODATA INFORMATION

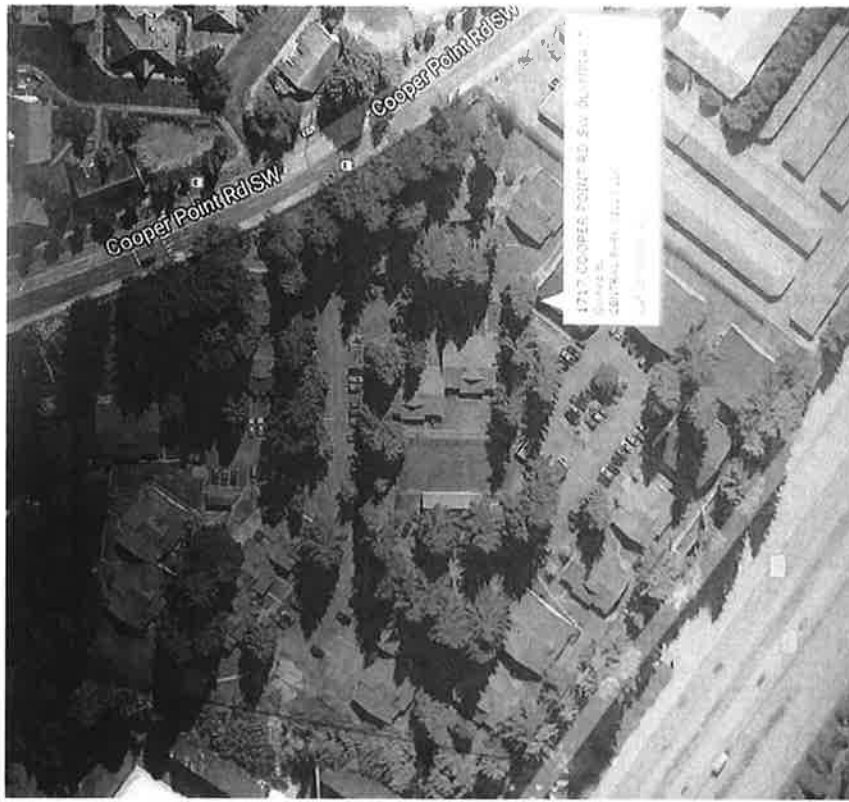
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3637 PIFER RD SE

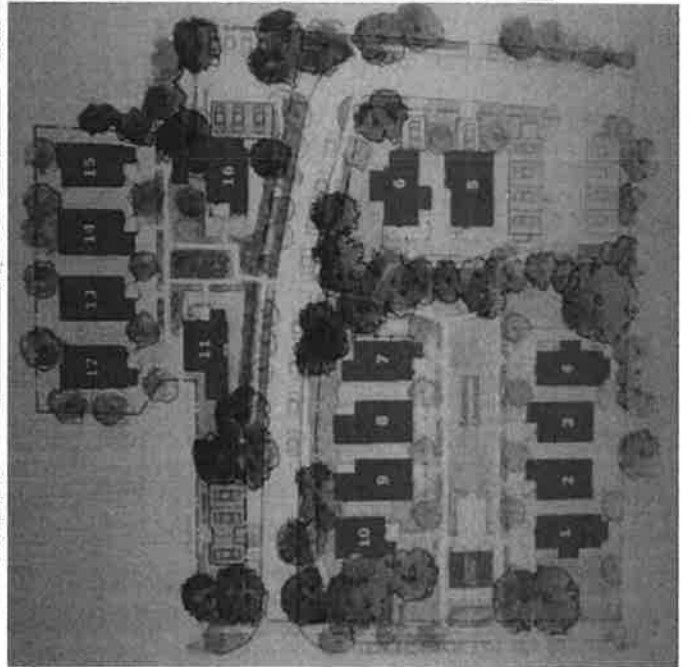
2.32 ACRES MISSING MIDDLE CITY PROPOSES A 50% DENSITY BONUS FOR COTTAGES
SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES OR 12.5 UNIT PER ACRES



Below is 1717 Cooper Point Road and is 8.2 acres and has 13, 5 unit buildings and 7.9 units per acrs



To the left is Danielson Grove which is a Cottage Co. designed community in Kirkland, WA and totals 2.25 acres and has 16 units ranging in size from 651 to 1500 sq ft. and has 6.8 units per acre.



OLYMPIA IS PROPOSING THAT 12.5 UNITS PER ACRES WILL "BLEND MULTI FAMILY HOUSING INTO NEIGHBORHOODS"



The missing middle—who is it really for?

by [Judy Bardin](http://olywip.org/author/judy/) (http://olywip.org/author/judy/) FEBRUARY 2ND, 2018 AT 9:34 AM

What is the “Missing Middle?”

The City’s “Missing Middle” (MM) plan envisions one of the biggest land-use changes ever proposed in Olympia. Its stated goal is to increase housing variety and supply and, therefore, affordability. Will that be the result?

There are 43 provisions in the plan and it is complex. It is also being implemented very quickly. After a City Council charter and a behind-the-scenes workgroup process, it was formally introduced in November, 2017. It’s scheduled to shoot through the Planning Commission to the City Council for approval in March, 2018. It will cause a virtual up-zone of a quarter to one-third of Olympia’s single-family neighborhoods by allowing a greater intensity of use.

The MM covers ten different types of housing, ranging from small units such as tiny houses and accessory dwelling units (ADUs)—currently allowed in single family neighborhoods—to multi-unit structures such as courtyard apartments (up to 12 units) and tri- and fourplexes that are not currently allowed in these neighborhoods (except on a limited basis).

Under the MM plan, these aforementioned multi-unit structures will be allowed in neighborhoods zoned single-family (now 4-8 and 6-12 units/acre) if they are within 600 feet on both sides of a bus route; within 600 feet of commercial areas; and in all R6-12 zones, which includes much of Northeast Olympia and parts of West and Southeast Olympia. Also newly proposed for R6-12 zones are single room occupancies (SRO’s)—otherwise known as rooming houses. To put these distances into perspective: 600 feet is about two blocks. In addition to our busiest streets, buses run down streets such as Decatur, Rogers, Bowman and Division on the Westside; Miller, 26th, Friendly Grove, Bethel, Puget and Pine in the Northeast; and Boulevard, North, 18th, 22nd, and Eastside, in the Southeast.

Beyond multi-unit structures, a number of other mechanisms are proposed to increase intensity of use. Some include: allowing a 50% density bonus for cottage housing; cutting by almost half the minimum lot width required for duplexes, tri- and fourplexes; and increasing the allowed height of ADUs to two stories, and eliminating their parking requirement.

What are the pitfalls of the Missing Middle?

26

Housing units like tiny houses and ADUs have large public appeal, but there are no requirements to make them affordable for people of limited means. Being smaller does not guarantee a lower price.

Olympia's close-in neighborhoods affected by the plan are largely built out and contain modest homes, many of them rentals. To build multi-unit structures, more than one lot would usually be needed, thus leading to tear-downs of existing homes. The first houses to go are the less expensive ones, the low hanging fruit. Beyond that, the economics of financing a property, tearing down a house, and building anew means that the new units will be expensive—eventually gentrifying a neighborhood and forcing lower income folks out. Additionally, there are environmental concerns such as loss of green space, more polluting storm water run-off, and excessive demand on existing sewers, roads and schools.

The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. At a January Planning Commission meeting, CNA members expressed concerns about the MM and urged the Commission to slow down the process, emphasizing that most community members do not know about or do not understand this large-scale proposal.

MM ignores existing opportunities to increase density

Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.

Given these realities, it's important to ask ourselves, what's really going on here? What's the rush to infill old neighborhoods, and pre-empt neighborhood planning?

Enter the developers and contractors

Many property owners can add an ADU, but only developers and contractors are likely to be in a position to finance units such as fourplexes and apartments. It looks like the big winners here will be the developers. The MM is not an idea unique to Olympia. It originated in California as the brainchild of architect Daniel Parolek, who helped create Disneyland Tokyo. As the latest planning bandwagon, it is moving up the west coast. Seattle has been affected: the historic fishing fleet neighborhood of Ballard has totally vanished. Bellingham is alert and agitated and has taken up the slogan "Don't Ballardize Bellingham." Right now, it looks like Olympia is directly in the path to becoming the next target.

- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*

The City has more than one set of design review standards. The types of housing units considered in the Missing Middle Infill Housing recommendations would be subject to the Infill and Other Residential Design Guidelines, Chapter 18.175 of the Olympia Municipal Code (OMC). These provisions address neighborhood scale and character, building orientation and entries, building modulation and articulation, windows, garage design, material and colors, Accessory Dwelling Unit design and entry features, and site design for cottage housing.

- 2) Triplex and Fourplexes currently require 80' lot widths. *Proposed change to minimum lot width from 80' to 45' in R 4-8 and 40' in R 6-12. What is percentage of lot coverage and landscape/tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*

There currently is not a minimum lot width for triplexes or fourplexes in the R4-8 zoning district because those are not allowed uses in the R 4-8 zoning district, unless the code is amended. The development standards table (Table 4.04 of the OMC) is available online.

*The lot coverage and landscape/tree requirements for residential properties in **R 4-8**:*

Maximum building coverage:

45% for lots 0.25 acre or less;

40% for lots 0.26 acre or more

60% for townhouses

Maximum impervious surface coverage:

45% = .25 acre or less

40% = .26 acre or more

60% = Townhouses

Maximum hard surface coverage:

55% = .25 acre or less

50% = .26 acre or more

70% = Townhouses

*The lot coverage and landscape/tree requirements for residential properties in **R 6-12**:*

Maximum building coverage:

55% for lots 0.25 acre or less;

40% for lots 0.26 acre or more

60% for townhouses

Maximum impervious surface coverage:

55% = .25 acre or less

40% = .26 acres or more

60% = Townhouses

Maximum hard surface coverage:

65% = .25 acre or less

50% = .26 acre or more

70% = Townhouses

Changes to the Tree, Soil and Native Vegetation Protection and Replacement standards are not proposed. The current standards in Chapter 16.60 of the OMC will continue to apply. "A minimum tree density of 30 tree units per acre is required on the buildable area of each site, except within the Green Cove Basin (see OMC 16.60.080(5) and in critical areas, see OMC 18.32. The tree density may consist of existing trees, replacement trees or a combination of existing and replacement trees, pursuant to the priority established in Section 16.60.070. For the purpose of calculating required minimum tree density, critical areas, critical area buffers, city rights-of-way and areas to be dedicated as city rights-of-way shall be excluded from the buildable area of the site."

- 3) Townhome examples provided by the city do not accurately reflect lot coverage. City to provide more accurate information. (See attached example page #3.)

As is indicated on the drawings, the examples are illustrative of the housing types that are or would be allowed if the proposed recommendations are enacted. The drawings are not to scale and are not intended to be construed as such.

- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. What would the building/impervious service minimums be for this proposed change? (See attached page #9)

When asked what types of housing units could be allowed under the proposed recommendations, on a vacant 2.32 acre parcel of land in the R 4-8 zoning district, the city provided the information. The options – assuming maximum development was sought - ranged from 19 single family homes (with or without Accessory Dwelling Units) up to 29 cottages. The building and impervious surface information is included in response to question #1 above.

- 5) City to respond to items raised in Work In Progress article. Specifically:

- 6) "The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods." (See attached page #11)

The City does not believe the Missing Middle Housing recommendations impact the ability of Neighborhood Associations to develop subarea plans in any way. Goal GP5 of the City's primary policy document, the Olympia Comprehensive Plan provides for subarea plans to be initiated by neighborhoods at any time. The Comprehensive Plan also includes a future land use map and numerous other policies that direct land use, zoning, housing and other aspects of development in all areas of the City. Specifically, Comprehensive Plan Policies PL 16.2, PL16.5, PL16.9, PL16.10 and PS3.1 call for actions that are being implemented through the Missing Middle recommendations. The draft recommendations are consistent with the Comprehensive Plan. Subarea plans are required to be consistent with the Comprehensive Plan as well.

- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*

The Buildable Lands Analysis conducted by Thurston Regional Planning Council indicates there is adequate land within the City and its Urban Growth Area to accommodate the projected population growth for next twenty years. The Comprehensive Plan recognizes this by establishing the goals and policies to accommodate that growth (up to an additional 20,000 people by year 2035) in three identified high density neighborhoods and by accommodating growth in existing residential areas (see the comprehensive plan policies related to Missing Middle Housing on the Missing Middle Housing [Webpage](#)). As those policies illustrate, accommodating future growth is just one of the outcomes the Missing Middle recommendations are intended to address.

- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

The Downtown Strategy, which was completed last year, is the first of the three High Density Neighborhood Overlays to be addressed. The other two will undergo similar planning processes in the coming years. As a twenty year plan, it will take time to implement the plan fully. Opportunities to provide for residential infill is also a part of the Comprehensive Plan and is being addressed in this current effort.

Joyce Phillips

From: Leonard Bauer
Sent: Tuesday, February 13, 2018 3:16 PM
To: 'Denise Pantelis'
Cc: Joyce Phillips
Subject: FW: Questions from last night's OPC meeting
Attachments: Response to Denise Pantelis Questions.docx

Importance: High

Joyce and I have collaborated with each other, and other staff, to try to answer your questions, Denise. Hopefully, this is helpful.

Leonard

From: Denise Pantelis [<mailto:dpantelis27@gmail.com>]
Sent: Tuesday, February 06, 2018 3:09 PM
To: missingmiddle <missingmiddle@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: Questions from last night's OPC meeting

Last night's presentation of the TRPC analysis of MM outcomes, the potential impact on elementary school populations in the district, and resulting discussion among the OPC members raised a few questions. Please share these questions and your reply with the OPC. Thank you.

1. If neighborhoods with CC&Rs would be exempted from the MM provisions, could you provide instructions (and access) to help folks determine if their property has CCRs (either actively enforced or a legacy of a once active program)? The question came up on NextDoor recently and someone mentioned that you'd have to look at your deed carefully. The county's parcel search doesn't reveal this information (at least not that I found).
2. What is likely to happen when land values exceed the value of the "improvement," incentivizing subdividing large lots and/or tear downs? Would it be better to uncomplicate the subdividing of lots than to introduce so many new options for redevelopment?
3. Impervious cover seems so much greater. How are the stormwater projections being modeled for MM? If ADUs don't count toward density, is their stormwater impact withheld from the modeling?

Regarding the density examples in R4-8 and R6-12:

1. Would triplexes and fourplexes be limited to a single story in 4-8, like the courtyard apartments and duplex?
2. Just a comment: The fourplex in 6-12 illustration doesn't appear to abide by lot width requirements. I do recall that efforts to keep the drawings at scale was difficult.
3. Triplexes and fourplex depicted in 6-12 regardless of transit proximity? (There may have been a footnote on the slide that I didn't notice).
4. In 4-8, how is an internal or attached ADU allowed and yet a duplex is not? Seems to me that if you remove the homeowner requirement for an internal or attached ADU, you also remove the applicability of 'accessory dwelling unit' and you've really just created a duplex (however asymmetrical the configuration).

TRPC analysis:

1. Does the county's definition of "buildable lands" include or take into consideration the city's requirements for storm water buffers, native vegetation protection areas, impervious cover limitations, etc? In other words, my understanding is that few if any parcels on a plat map are completely buildable.
2. The district's projections seem biased toward single family housing and presume that ADUs and other multi-family housing won't significantly impact school populations. However, If the housing trends change to more multifamily, elementary school populations will

come from more multifamily housing --especially when one considers the decreasing affordability of single family homes. What has been the school population trend over past 20 years, per school? In other words, over the past 20 years what percentage of students at each elementary have lived in multi-family vs single family housing? Does the historical trend support the future projection?

3. Only 34 parcels likely to redevelop over a 20-year period? It seems overkill to pursue all of the missing middle recommendations when only 1000 mm housing units the next 20 years are needed or projected?
4. The projected 20,000 population increase in 20 years yields need for 13000 units. This presumes the continued trend of 1.54 persons per household as per the 2010 census. I think these aggregate numbers belie certain realities at the neighborhood level. In other words, the range of household size seems an important consideration in a discussion of housing types (more bodies, more space; fewer bodies, less space -- at least theoretically). Coupled with that should be a discussion of housing costs relative to income projections.

Process Question:

1. Finally, the motion to schedule hearing for 3/19 and conduct an Olympia Planning Commission open house on the 26th of February (location tbd) raises the question of what restrictions might be placed on public comment at the February 26th open house in light of hearing scheduled for less than 45 days after that?

Thank you for all your efforts and patience with the process. It is an extraordinarily complex undertaking that the citizens of Olympia deserve to fully understand.

Best regards,

Denise Pantelis

1. If neighborhoods with CC&Rs would be exempted from the MM provisions, could you provide instructions (and access) to help folks determine if their property has CCRs (either actively enforced or a legacy of a once active program)? The question came up on NextDoor recently and someone mentioned that you'd have to look at your deed carefully. The county's parcel search doesn't reveal this information (at least not that I found).

Any CC&Rs should be noted on the Title Insurance Policy received when a house is purchased or refinanced. I received a copy of my Subdivision's CC&Rs when I bought my house.

CC&Rs are supposed to be recorded, so the Thurston County Auditor's Office should be able to help. For example, the County's online records webpage can be used to look up a subdivision plat. There is usually a note on the face of the plat map indicating any covenants and restrictions as recorded under an Auditor's File Number. Someone who is interested in the contents of those CC&Rs could obtain a copy of it from the County Auditor's Office by asking for that file number.

2. What is likely to happen when land values exceed the value of the "improvement, "incentivizing subdividing large lots and/or tear downs? Would it be better to uncomplicate the subdividing of lots than to introduce so many new options for redevelopment?

TRPC's study found that, based on the previous 16 years of data, the approximate value of a residential structure that is more likely to be demolished is less than \$70,000 in today's dollars. If a property has an exceptionally high land value (e.g., if it's waterfront property), a structure on that property valued at higher than \$70,000 may also be likely to be demolished. The process of subdividing land has not changed much for many decades, and hasn't come up as an issue throughout the Missing Middle process, other than the related costs to construct needed infrastructure and pay fees for infrastructure systems.

3. Impervious cover seems so much greater. How are the stormwater projections being modeled for MM? If ADUs don't count toward density, is their stormwater impact withheld from the modeling?

Stormwater is reviewed when property is divided, and also when a building permit is requested. Every zoning district in the city has a maximum amount of the lot that can be covered with buildings, hard surfaces, and impervious surfaces. The site plan is reviewed to make sure the standards can be met before the building permit is issued. New Low Impact Development standards were recently adopted, that went into effect in December of 2016. These standards updated the maximum amount of the lot that can be covered. They are not proposed for any changes by the Missing Middle recommendations.

Regarding the density examples in R4-8 and R6-12:

1. Would triplexes and fourplexes be limited to a single story in 4-8, like the courtyard apartments and duplex?

Limiting the height of triplexes and fourplexes to a single story in R 4-8 zoning district is not part of the current recommendations. These structures would be limited to 35 feet in height (the same as single family homes in the zoning district) and would be subject to the Infill and Other Residential Design Review standards (See OMC 18.175).

2. Just a comment: The fourplex in 6-12 illustration doesn't appear to abide by lot width requirements. I do recall that efforts to keep the drawings at scale was difficult.

The illustrations are intended to show the variety of housing types that would be allowed under the proposed recommendations. While we tried to make the area identified as the vacant lot approximately correct in the context of the lot size in the various scenarios, we did not try to create scaled drawings of specific houses or potential lots, etc. The intent was to highlight the differences between the types of housing options that would be allowed under the current and recommended provisions.

3. Triplexes and fourplex depicted in 6-12 regardless of transit proximity? (There may have been a footnote on the slide that I didn't notice).

The proposal is to allow triplexes and fourplexes in the R 6-12 zoning district, regardless of proximity to transit. However, the minimum lot size for a triplex would be 7,200 square feet, and a minimum of 9,600 square feet for a fourplex. Infill and Other Residential Design Guidelines would apply.

4. In 4-8, how is an internal or attached ADU allowed and yet a duplex is not? Seems to me that if you remove the homeowner requirement for an internal or attached ADU, you also remove the applicability of 'accessory dwelling unit' and you've really just created a duplex (however asymmetrical the configuration).

An internal or attached ADU can be very similar to a duplex. Under current city code, duplexes are not permitted in R4-8 zoning districts, but ADU's are – whether attached, internal, or detached. One difference is a duplex is not subject to the maximum size of 800 square feet for one of the units. Under the Missing Middle recommendations, both duplexes and ADU's would be permitted in R4-8, but the 800 sf size limit would still apply to ADU's.

TRPC analysis:

1. Does the county's definition of "buildable lands" include or take into consideration the city's requirements for storm water buffers, native vegetation protection areas, impervious cover limitations, etc? In other words, my understanding is that few if any parcels on a plat map are completely buildable.

There is consideration of other requirements, such as critical areas, in TRPC's land capacity analysis – to the extent that information is generally available. Detailed, site-specific analysis of these factors on a piece of property are usually conducted when a development application has been made.

2. The district's projections seem biased toward single family housing and presume that ADUs and other multi-family housing won't significantly impact school populations. However, If the housing trends change to more multifamily, elementary school populations will come from more multifamily housing --especially when one considers the decreasing affordability of single family homes. What has been the school population trend over past 20 years, per school? In other words, over the past 20 years what percentage of students at each elementary have lived in multi-family vs single family housing? Does the historical trend support the future projection?

The school district, as part of its Capital Facilities Planning, identifies how many students are expected as part of the anticipated growth. Ultimately, the district identifies the average numbers of students (primary, middle, and high school ages) that are likely to be generated by housing type, which is higher for single family homes than for multifamily units. This is also part of how the School District calculates the appropriate impact fees for new development. I believe these are based on past trends, but I'm not sure of that. You might want to check with the School District. The TRPC analysis used the numbers given to the City by the School District to calculate the changes likely to occur as a result of these recommendations, if implemented.

3. Only 34 parcels likely to redevelop over a 20-year period? It seems overkill to pursue all of the missing middle recommendations when only 1000 mm housing units the next 20 years are needed or projected?

The report indicates that with all of these recommendations enacted, approximately 34 parcels that already contain a home on it may redevelop to provide more housing. These are properties that are essentially identified as "underdeveloped".

The report also shows residential capacity increases for vacant properties. The report finds that infill on both the underdeveloped and undeveloped properties under these proposed standards would yield an increase in the number of anticipated units by between 474 – 946 units over 20 years. This does not include a potential increase in Accessory Dwelling Units or existing structures that may be remodeled, such as an existing single family home that may be converted to a duplex (the duplex would need to meet the other standards – such as minimum lot size, off-street parking, etc.).

Additionally, the Future Land Use Map identifies three areas for higher density residential development. These three areas (downtown, around Capital Mall, and Lilly Road/Martin Way) are where roughly 75% of the new growth is planned to be housed. The remaining growth is expected to be dispersed around the city through these Missing Middle-types of infill housing. That would leave the need for roughly 3,000 residential units in other areas of the city and urban growth area. These recommendations could result in more of that infill occurring.

Growth in other zoning districts that aren't impacted by these proposed recommendations but that are not located in the three high density residential areas would also occur, which would also help meet the demand for housing units outside of the high density residential areas.

4. The projected 20,000 population increase in 20 years yields need for 13000 units. This presumes the continued trend of 1.54 persons per household as per the 2010 census. I think these aggregate numbers belie certain realities at the neighborhood level. In other words, the range of household size seems an important consideration in a discussion of housing types (more bodies, more space; fewer bodies, less space -- at least theoretically). Coupled with that should be a discussion of housing costs relative to income projections.

The City updates its comprehensive plan every 8 years, using the most recent data and projections available. We do track available information regarding changes in household size and overall population projections, and use those in the comprehensive plan updates. As the household population numbers change over time (e.g., as average household sizes have decreased), so does the City's projection of the number of housing units needed to serve the population. These are long term changes that affect what the city plans for in terms of growth and where we believe that growth is likely to occur.

Ultimately, the goal is to provide more housing and more housing variety at for all economic segments of the community. The Comprehensive Plan recognizes the need for "more and varied housing" in part because of Olympia's growing population but also because of varying household incomes, household sizes getting smaller, and a larger percentage of our residents paying larger portions of their income to obtain housing.

Process Question:

1. Finally, the motion to schedule hearing for 3/19 and conduct an Olympia Planning Commission open house on the 26th of February (location tbd) raises the question of what restrictions might be placed on public comment at the February 26th open house in light of hearing scheduled for less than 45 days after that?

As you probably now know, the open house location has been set for City Hall Council Chambers, 5:30 – 7:00 p.m. Feb. 26.

This is not an official meeting of the Planning Commission, though we expect most planning commissioners will attend. They will be there to listen and try to answer factual questions about the proposal, but not to discuss or make any decisions on the proposal. The 45-day limit is City policy in order to ensure formal public comment is focused at a public hearing where everyone has equal opportunity to make verbal comments. This policy does not limit all conversation with Planning Commissioners outside of regular public meetings, if the matter is legislative (i.e. city-wide or area-wide), rather than quasi-judicial (site-specific).

Joyce Phillips

From: Joyce Phillips
Sent: Thursday, February 15, 2018 3:18 PM
To: 'jacobsoly@aol.com'; Leonard Bauer
Cc: dpantelis27@gmail.com; jayelder@comcast.net
Subject: RE: 12 = 16

Hi, Bob.

Thank you for your questions. I appreciate you taking the time to think all of these issues through. I'm sorry this is a rather lengthy reply – please bear with me.

There are two opportunities for the City to review an application for whether it meets density requirements and/or minimum lot sizes: application for a division of land, and application for constructing one or more structures on an existing lot. The Missing Middle recommendations would not change the density calculation process at the time of land division. It does propose amendments to minimum lot sizes that are applied at the time of a construction permit.

Density at Time of Land Division

When property is proposed for development – such as for a subdivision to build on individual lots or a land use review to build an apartment complex – one of the items reviewed is density. So for example, in the R 6-12 zone, if one acre was being divided into 12 lots that would be acceptable for that portion of the review. In single family residential zones this is pretty easy because each lot could have one house. Or if it is a zone that allows apartments at 20 units per acre and they are proposing 40 units on a two acre parcel of land, that all works for density.

But the local government also sets other standards, such as minimum lot size, maximum lot coverage, minimum setbacks, and things like that. This is because it can be years before every parcel of land is developed and not every lot will be the same size and shape. And people move property lines from time to time, too.

A common single family lot size in the City is between 6,000 and 7,500 square feet. At the small side of that, the density would be about 7.2 units per acre. In the R 6-12 zoning district, the minimum lot size is 3,500 for a single family home. This would allow for slightly more than twelve units per acre on a strict mathematical basis, but it is very uncommon. As a result, the maximum zoning density in lower density zones is rarely met by single family detached housing alone, which in practice is usually built below 7 units per acre. By allowing opportunities for other housing types, such as a fourplex on a 9,600 square foot lot, that may on its own would exceed the underlying density, a mix of housing types can be accommodated within the density of the zoning district on an area-wide basis.

There are many other factors in the development process that frequently reduce the achievable density on a particular property, such as the presence of critical areas, providing for needed infrastructure such as streets and stormwater facilities, and individual decisions by property owners to meet personal preferences or current market possibilities. The City's existing zoning code has for many years permitted minimum lot sizes that help account for these factors by allowing lots that are smaller than would result from a strict reading of density. For example, current minimum lot sizes in R6-12 zone are 9,600 square feet for triplexes, 7,200 square feet for duplexes, and 2,400 square feet for townhouses; in the R4-8 zone, it is 3,000 square feet for townhouses and 4,000 square feet for single-family houses. The Missing Middle draft recommendations have carried forward the same approximate increments of minimum lot sizes between housing types.

If someone had a one-acre parcel in the R 6-12 zoning district and wanted to subdivide it into four lots the city would require them to show how the property would be developed within the 6-12 units per acre density range (e.g., 4 isn't enough to get to 6 units per acre if only 4 single family homes were going to be constructed, which is also a concern). If a four lot short plat moves forward, notes are added to the plat to address density or certain lots are noted for a certain type of development ("duplex lots").

Density at Time of Construction Permit

In the past, the City has applied both density and minimum lot sizes to new construction permits. However, as mentioned above, these don't exactly match due to many other factors. As additional development regulations have been adopted to implement low-impact development goals, it has become increasingly difficult to reconcile all regulations on a small-sized lot. The Missing Middle recommendations therefore propose that construction on existing lots under a certain size not be reviewed for meeting the mathematical portion of the required maximum density, but instead be reviewed specifically for meeting the minimum lot size and other development regulations.

For example, on an existing 10,000 square foot vacant lot, if a building permit were proposed for a fourplex, certain things would be reviewed, including: minimum lot size; maximum building, impervious, and hard surface coverage; setbacks; building height; design review; etc. Density would not be calculated or reviewed at the time of building permit review.

The draft Missing Middle recommendations propose a larger lot size than would be practically needed to construct a single family home, or a duplex or triplex. But it isn't the full ¼ acre (10,890 square feet). Importantly, the smaller lot requirement at 9,600 square feet also acknowledges that roughly 30% of land area is dedicated to things like streets and other areas when the property is divided, which would have already occurred for an infill, vacant lot.

The example of allowing a fourplex on a 9,600 square foot lot is primarily intended to allow for three things:

- 1) A variety of lot sizes in newly platted areas, to encourage a mix of housing types within the density range of 6-12 units per acre. This could blend single family detached homes, duplexes, triplexes and fourplexes in the subdivision. The larger lot sizes for triplexes and fourplexes helps keep the scale of the buildings and lots compatible, and is consistent with the approach to minimum lot sizes in the current zoning code.
- 2) Some vacant parcels could be built at a slightly higher density than would otherwise be allowed, assuming other development factors do not otherwise restrict the capacity of that lot. However, given the lower density of the surrounding areas, the overall density would be within the allowed range.
- 3) Existing homes on large lots could potentially be converted if all other standards could be met, such as off-street parking.

I hope that is helpful. Please don't hesitate to call or reply with additional questions.

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.

From: jacobsoly@aol.com [mailto:jacobsoly@aol.com]

Sent: Tuesday, February 13, 2018 5:47 PM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>

Cc: dpantelis27@gmail.com; jayelder@comcast.net

Subject: 12 = 16

Hi Joyce -- I so appreciate all the work that you and other staff are doing on your "Missing Middle" assignment that I feel bad about expressing my misgivings. But that's my job as a citizen.

For a year now, we have been told that R 6-12 means no fewer than six and no more than twelve units per acre. Makes sense. So you can imagine my frustration when we learned last nite (when the sample charts were being discussed) that an acre with 12 units on it already would be allowed to have a fourplex in addition because there was a 10,000 square foot lot available. Total 16 units per acre.

I don't know what to believe.

Could the owner of an acre divide it into four quarter-acre lots and build fourplexes on each of them? Total 16 units.

Of course I may not be understanding this completely, but the question and answer about this seemed very clear.

This also raises an additional question -- how does one define an acre vis-a-vis a specific property? It would seem to depend on which direction one went from that property.

These basic underlying factors are critical to understanding this issue. The Work Group could not have gotten into all of the detail underlying property development, but this issue seems so central to understanding the MM proposal that it seems we all need to understand it.

Help!

BobJ

Joyce Phillips

From: Leonard Bauer
Sent: Wednesday, February 14, 2018 4:11 PM
To: 'Michelle Burke'
Cc: Joyce Phillips
Subject: RE: Missing Middle

Thank you for your comments. We will share them with the Planning Commission as it considers the 'Missing Middle' recommendations, which include provisions addressing tiny houses.

From: Michelle Burke [mailto:realtor.mburke@gmail.com]
Sent: Wednesday, February 14, 2018 3:41 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Missing Middle

Leonard,

We are very interested in building a tiny house in the NE side of town. My husband and I are home owners and we support the staff proposal that includes tiny houses.

With housing prices going up and us having 6 children between our blended families, we have a huge need for a tiny house to help them to move on with college but also have a place to call home.

We are very interested and want to see more of this forward thinking happening in the City of Olympia.

Sincerely,

--

Michelle Burke
Realtor/Broker since 2005
360-485-7586

Joyce Phillips

From: jacobsoy@aol.com
Sent: Tuesday, February 20, 2018 6:09 PM
To: Joyce Phillips
Cc: Leonard Bauer; dpantelis27@gmail.com; jayelder@comcast.net; philschulte@comcast.net
Subject: Missing Middle Parking Provisions

Joyce -- Please provide this to the Planning Commission and make it available to the public.

Missing Middle Parking Provisions -- An Analysis and Recommendation by Bob Jacobs, 352-1346

Current city of Olympia requirements for the provision of off-street parking for new housing units are reasonable and consistent, in compliance with the Municipal Code Parking Chapter, OMC18.38.020E, "to provide aesthetically pleasing parking facilities in proportion to individual land use needs".

For instance:

- House -- 2 off-street parking spaces.
- Duplex -- 1.5 off-street parking spaces per living unit.
- Accessory Dwelling Unit -- 1 off-street parking space.

Whether these requirements are backed by data or just by intuition, they appear to require off-street parking in proportion to the impact created by the new housing.

Some of the staff-recommended Missing Middle suggestions would violate this sensible, fair system of regulations by reducing the requirements for off-street parking. This occurs under ADUs and Tiny Houses. The most egregious recommendation deals with garages converted to Accessory Dwelling Units, where increased need is paired with decreased off-street parking requirements.

When inadequate off-street parking is provided, cars must be parked on the street. This is a burden on other property owners in the neighborhood.

In those neighborhoods with very limited street parking, this burden can become extreme. I refer to neighborhoods like South Capitol and newer subdivisions where parking is provided on only one side of the street.

Staff has suggested that perhaps these reductions in the provision of off-street parking could be based on case-by-case studies of actual parking in the affected areas. The problem with this approach is that such studies can measure only a short time period, and this time period can be non-representative. Factors that can affect such studies include people on vacation, people moving in with multiple cars, etc.

The recommendations to reduce off-street parking requirements to below the standards applicable elsewhere should be rejected.

2/20/18

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Wednesday, February 21, 2018 8:19 AM
To: Joyce Phillips; Leonard Bauer; missingmiddle
Subject: MMH Open house and development standard questions

Joyce & Leonard & Planning Commission,

I am still struggling with the proposed permitted densities for cottages and the reduction of a minimum lot width for multifamily in the Missing Middle Housing proposal. I would like to formally make the following request and ask that these items to be included in the open house scheduled for February 26th:

City planning department to provide accurate and to scale renderings and or photos of cottage homes to the density of 12.5 units per acre for any parcel in Olympia or any other municipality that can accurately demonstrate a 12.5 units per acre density as proposed in the MMH.

City proposal to reduce minimum lot width for duplex, triplex & fourplex from 80' to 40' within 600 feet of a bus line and 45' in other duplex zoning, city planning to provide accurate and to scale renderings and or photos of duplexes, triplexes and fourplexes for both 40' & 45' lots.

At this point the city has not provided accurate information on these proposed changes. Property owners in the city might choose different standards in the Missing Middle Housing proposal if they were provided accurate information. At this point these two items and others are in question as to how they might look in our neighborhoods.

The up zoning of properties to a duplex zoning in a R 4-8 and up zoning of R 4-8 to permit Tri & Fourplexes if within 600' of a bus line will negatively affect values to adjoin property owners. I believe many of those who are going to be affected by these dramatic zoning changes have not been informed of the proposed changes. Property owners in Olympia need accurate information as these changes will likely drive down real estate prices in many instances.

Thanks,

Bob Jorgenson
3333 Capital Blvd
Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [mailto:jphillip@ci.olympia.wa.us]
Sent: Friday, February 16, 2018 2:25 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

The recommendation to increase the density bonus from 20% to 50% came from input from the Missing Middle Work Group, after looking at the requirements for cottage housing (open space, small house sizes, etc.) and what other communities are doing to incentivize cottage housing. For example, both Lacey and Tumwater allow for a density bonus of 100% and the City of Tumwater also allows an Accessory Dwelling Unit for every five cottages. Feedback from the work group was considered and the recommendation staff proposed to the work group at its meeting in October is to increase the density bonus to 50%.

For the property you are referencing, the zoning would allow 19 units (2.32 acres x 8 = 18.56, which gets rounded up to 19). If a cottage development is proposed, a 50% density bonus could be granted, for up to 29 units.

The proposal to reduce the minimum lot width was also discussed with the Work Group. This issue was brought up because many housing types are getting smaller as the household size continues to get smaller. And there have been inquiries over the years where someone has had a lot that was of adequate size to build a duplex but the lot width wasn't wide enough. There are plenty of examples of stacked duplexes, which may have the same building footprint of an average single family detached home, so would therefore fit on an average sized lot. Obviously the requirements of lot coverage, off-street parking, and design review (and others) would still apply.

All of these recommendations come from the work group and city planning staff.
Joyce

From: Bob Jorgenson [mailto:Bob.Jorgenson@cbolympia.com]
Sent: Friday, February 16, 2018 1:24 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Joyce,

Helps some. So the increase in density bonus from 20% to 50% to obtain a 12.5 unit per acre was at the guidance of planning or city council or outside entity? Also the question about the lot size for multifamily going to 40' & 45' was that at the advice of planning, city council or was there an outside source that made that recommendation?

Thanks,

Bob Jorgenson
3333 Capital Blvd
Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Friday, February 16, 2018 11:25 AM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

I do not have a specific example of cottage housing at 12.5 units per acre to share. Please note that while these efforts, if approved, will allow for a broader variety of housing types in more areas across the city, they are not required to be "affordable" to a certain segment of the population specifically. These will likely include a variety of housing units at a variety of price points. As with any housing, good design makes a big difference. Cottage housing has design review and development standards that are required – primarily included in Chapter 18.175 of the OMC.

Hope that helps.

Joyce

From: Bob Jorgenson [<mailto:Bob.Jorgenson@cbolympia.com>]
Sent: Friday, February 16, 2018 10:59 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Joyce,

Thanks for the information and of course more answers raise more questions.

On the question of cottages does the city have information that would demonstrate what a 12.5 units per acre for cottages(2.32 acres) and what would look like? With an increase of a density bonus it would be helpful to know why the city chose to go from a 20% to 50% density bonus. I have reviewed the Cottage Company information and they are very attractive. Not necessarily affordable. The units per acre is substantially below a proposed 12.5 Dwelling units per acre or as they reference DU/Acre:. The cottages at Third Street and Ericksen are very nice and have the highest densities. However when the cities state goal is to *“Require effective, but not unreasonably expensive, building designs and landscaping to blend multifamily housing into neighborhoods.”* it does not instill a lot of faith that quality homes will be placed in neighborhoods.

Chico Beach Cottages – Silverdale, WA DU/Acre: 7

Conover Commons Homes – Redmond, WA DU/Acre: 8

Danielson Grove – Kirkland, WA DU/Acre: 7

Conover Commons Cottages – Redmond, WA DU/Acre: 8

Erickson Cottages – Bainbridge Island, WA DU/Acre: 12

Greenwood Ave Cottages – Shoreline, WA DU/Acre: 10

Backyard Neighborhood – Whidbey Island, WA DU/Acre: 6

Third Street Cottages – Whidbey Island, WA DU/Acre: 11

So bottom line what will cottage homes look like from a density standpoint? Will the city provide information/renderings to which we can form an opinion if the proposed new densities and if they will be appropriate in Olympia?

Also on the revision from 80' to 40' & 45' lot minimum for du/tri & four plexes. Will the city provide examples of multifamily built on a 40'-45' lots? How did the city arrive at a decision that changing a minimum lot wide from 80' to 40' & 45'? How did they determine it would be appropriate for Olympia? With a side yard setback of 5' I would be very interested in what a 30' wide fourplex or even a duplex looks like.

Just so you know what my motivation on these issues. I have sold real estate for 30 years and thru the years have seen things done properly to the benefit of our community and instances of things being done to the bare minimum of required standards to the detriment of our community. Speaking with someone at the planning commission meeting they mentioned many of these won't be implemented however I told them if one multifamily unit is built or home

converted and home values go down dramatically and that person affected is your mother, brother or sister we have failed our community. Unfortunately there are many unintended consequences of these proposals.

Thanks for your time,

Bob Jorgenson
3333 Capital Blvd
Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

From: Joyce Phillips [<mailto:jphillip@ci.olympia.wa.us>]
Sent: Thursday, February 15, 2018 1:59 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: MMH Open house and development standard questions

Hi, Bob.

Thank you for your patience. I had another deadline this week and was not able to get to your questions until today. Please see the attached. I will also provide a copy of the questions and responses to Planning Commission in the next packet.

Joyce

From: Bob Jorgenson [<mailto:Bob.Jorgenson@cbolympia.com>]
Sent: Tuesday, February 13, 2018 7:25 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>; rcunningham@ci.olympia.wa.us; Mike Auderer <mauderer@ci.olympia.wa.us>; Brian Mark <bmark@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Missy Watts <mwatts@ci.olympia.wa.us>; crichmond@ci.olympia.wa.us
Subject: MMH Open house and development standard questions

Dear Joyce, Leonard & Planning Commission,

I would like to make a request for the open house proposed for February 26th - specifically that the examples of how the proposed MMH changes might look on City lots be accurate IN SCALE as well as description. I would also be interested in answers to items #1, #2 current examples of construction to this standard #4 cottages built to a 12.5 unit per acre, # 6, 7 & 8 prior to the public meeting.

I asked a local attorney to review the renderings currently provided on the City website to illustrate what the MMH changes "might look like" (which are *not* to scale) and in his opinion, there is fraudulent representation with the information the city is providing to the public.

Additionally, I would like clarification/examples of work to be provided to answer the questions below in red:

- 1) **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods. *What are the current design standards and how will those change? (Page #2 of attachment)*
- 2) Triplex and Fourplexes currently require 80' lot widths. *Proposed change to minimum lot width from 80' to 45' in R 4-8 and 40' in R 6-12. What is percentage of lot coverage and landscape/tree requirements in these new requirements? (Questions raised after viewing 1938 & 1940 Olympia Ave NE (See attached site plan page #6)*
- 3) Townhome examples provided by the city do not accurately reflect lot coverage. *City to provide more accurate information. (See attached example page #3.)*
- 4) The city referenced a 2.32 acre parcel with the potential of 29 cottages. *What would the building/impervious service minimums be for this proposed change? (See attached page #9)*
- 5) City to respond to items raised in Work In Progress article. Specifically:
- 6) *"The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods." (See attached page #11)*
- 7) *"Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." (See attached page #9)*
- 8) *"Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre." (See attached page #9)*

Especially troubling are comments I received from someone who was a "Missing Middle Work Group Member." When asked about the MMH justification for the proposed changes and question was asked specifically about the WIP comments "Planning staff admit that Olympia has more than enough unused buildable land for its future population needs." With a heavy sigh their response was "the city council is going to pass this and will not be around when these changes come about."

The attachment highlights some of my findings from my review of city materials and discussions with the planning staff and accurate to the best of my abilities. If there are any items that are not accurate, by all means, please help me clarify so that I have accurate information in the future.

I am hoping with we can get some clarity on how these changes will affect the quality and values in our neighborhoods.

Thanks for your time,

Bob Jorgenson

Joyce Phillips

From: Terry Simmonds <tsimmonds@q.com>
Sent: Wednesday, February 21, 2018 8:42 AM
To: Joyce Phillips
Subject: FW: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson
Attachments: CONSOLIDATED NOTES 2 11 18.pdf

Joyce, I received a notice from various people about the City wanting to sell the lower 10 acres of the Dolly Estate now known as Bentridge, just North of Newcastle. I even talked to a couple of the City surveyors who told me that City plans to sell the property for a strip mall and multi-family residents. Newcastle was approached by several groups to work with the City in the purchase of this property for a City Park. When we met with the City to discuss the possibility of the purchase, we specifically asked the question would the City buy the property then turn around and sell it for residential or commercial use and was told NO. Now we find that is not true. We are opposed to the resale of any property from the City Park for any purpose of residential or commercial use. In addition to our primary complaint about the resale of the property and the potential development, if you recall I sent you a letter that I had submitted to the City previously regarding storm water runoff that fills a natural swale and then backs up into property within Newcastle. If the City proceeds with sale and then the property is developed and this issues is not resolved and water enters property within Newcastle, we will take legal action against the City as the City has been put on notice now three times.

Terry Simmonds
President
Newcastle Homeowners Association

From: Bob Jorgenson

Subject: UPDATE 2/11/18 Missing Middle Housing Zoning/ Bob Jorgenson

Dear Neighbor,

Trying to keep everyone updated on the MMH proposal and trying to keep it short. Attached is information on proposed changes and what they might look like if this were to pass. Someone noted that information provided by the city of Olympia might be fraudulent representation as to how these revisions will look in our neighborhoods so I am trying to get a better idea myself on how they might translate to my neighborhood. I have included previous materials in the event you might want to pass it along so have included everything. Noteworthy new items not previously addressed and in the attachment:

Page 7 reflects city renderings as it relates to 9 cottages and open space. Comments were made at the public hearing that things were not to scale. As you can see 3 times as much open space as homes.

Page 8 city notes mentioned a 2.32 acre parcel. It was proposed that 6 triplexes could be located on this property and this is as close to scale as I could get it to

reflect 6 triplexes not including roads, storm water retention, parking and other requirements.

Page 9 references the same 2.32 acre parcel and with a 50% density bonus and 29 cottages was proposed. The property at 1717 Cooper Point Road is 8.2 acres with 13, 5 unit buildings and is 7.9 acres per unit. The parcel on the lower left is indeed a planned cottage neighborhood in Kirkland. It totals 2.25 acres and has a total of 16 units with a 6.8 units per acre. **THE CITY PROPOSES 29 UNITS ON THIS PARCEL WHICH WOULD BE 12.5 UNITS PER ACRE.**

Lastly Work In Progress or WIP article(pages 10 & 11) February 2018 stated specifically:

“The MMH plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods.”

”Planning staff admit that Olympia has more than enough unused buildable land for its future population needs.”

“Additionally, the city’s Comprehensive Plan designates three high density neighborhoods (“nodes”) for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.”

Especially troubling are comments I received from someone who was on the panel for the “Missing Middle Work Group Member.” When I asked them about the MMH justification for the proposed changes and the question was asked about comments in the article specifically *”Planning staff admit that Olympia has more than enough unused buildable land for its future population needs.”* With a heavy sigh their response was “the city council is going to pass this and will not be around when these changes come about.”

Troubling comments if true. So much for due process?

Thanks for your time,

Bob

Dear Planning Commission,

I am writing in regard to the proposed Missing Middle Housing or MMH zoning changes. I will share a little about myself to provide a reference for my perspective and opinions. I moved to Olympia in 1988, single at the time, family coming from a small town in Minnesota and looking for a community to put down roots and raise a family. I am a Realtor and have sold real estate in Olympia for the last 30 years, rented an apartment on the westside, owned in a condo in Tumwater, owned and lived in a home on the eastside, owned a home in the mixed Tumwater/Olympia neighborhood off of Carylon with a nice duplex on one side of our home and a run down duplex down the street. Currently I live in an established neighborhood by Olympia High School and have raised two kids along the way.

With thirty years of experience in the local real estate industry, I get a front row seat when it comes to availability and affordability of housing. My biggest concern regarding the MMH zoning change is how the proposed changes could dramatically alter the character and values in established neighborhoods. As I'm sure we can agree, the housing needs and interests are different for different parts of town. The social, socioeconomic & value demographics are going to be different for homes on 5th and Decatur vs. 5th and Central NE vs. Carylon and Central SE. Ultimately, property owners affected by these proposed revisions have a vested social and economic interest in what happens in their neighborhood and should be provided full disclosure of proposed plans and allowed to have a voice in the process.

My intent of this letter is for you to take these comments and those of others, and ask 'what can the City of Olympia do better in communicating our proposed zoning changes to the citizens who might be affected by these changes?' To that end, here are my thoughts and concerns:

First - The city has outlined a new ordinance in the body of the MMH:

-PL16.5 Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types. And

PL16.10 Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.

You are effectively saying that you're going to be putting homes in my single-family neighborhood whether they fit with the plat and design of the existing homes or not, thereby possibly drive housing values down without my input. I live in a neighborhood with three undeveloped lots that are currently zoned R 4-8 and when I bought the home I had an expectation of single-family homes eventually being built. Now with your proposed changes I could have tri or four-plexes in

my neighborhood. There are many factors in determining home values but one of the biggest factors is surrounding housing values and the likelihood of change to those houses.

Currently, one of the biggest barriers to affordable housing is City-imposed impact fees and building codes, which can easily result in additional costs exceeding \$60k per lot. The cost of land plus these fees make new building projects cost-prohibitive.' For instance here is a real world example:

City-imposed costs to construct a 2,400 sq ft home in the city of Olympia are approximated below: (This is in addition to the cost of the lot.)

\$40,000 permit fees/impact fees

\$1,200 Civil Engineering fee, now required every project with over 2,000sf impervious (pretty much every project), this will most likely result in:

\$1,500 for a water retention area and

a permeable concrete driveway which is \$3,000 more than standard concrete (costs almost twice as much as standard concrete and doesn't hold up as well)

or permeable pavers which is \$9,000 more than standard concrete (runs 4 times the cost of standard concrete.)

\$? Arborist study, new requirement, required regardless if you have 1 tree or 20 on the property.

\$4,000 Sidewalks are required in front of all new homes including infill lots in existing neighborhoods

\$1,500 Amending all soils around the home to a depth of 6"

\$10,000 Fire Suppression, a mandatory requirement (8k for sprinkler system 2,400 sf home, \$450 city permit, larger water line required to house) two inspections by fire dept., cannot put light fixtures or shelves in the way of sprinkler head water disbursement, and if you do not have adequate water pressure you are required to install a water cistern system with pump.

Most of these require inspections which are disruptive to a building schedule and most of these have no value to most consumers yet contribute greatly to making home unaffordable.

With the MMH zoning changes I have compiled notes on different components and will provide those below. I have met with planners and reviewed information so to the best of my knowledge the information should be correct but always open to clarification.

Accessory Dwelling issues noted in Draft notes

- Currently "property owner must live onsite as his/her primary residence." Revised to "remove requirement."
- "Primary single-family residence must provide two off-street parking spaces." One additional space is required for an ADU. New proposal would "remove requirement of additional parking space for ADU" and "allow requirement for a 2nd parking space to be waived with consideration of on street parking availability"

My issues with this component is without an owner occupant with a vested interest in livability of the neighborhood and accountability to their neighbors what is to stop someone from creating a 800 sq. ft. cottage and have an interest in assisting those in need who might be an aspiring heavy metal band member, heroin addict, registered sex offender or an individual who might be a threat to the integrity of the neighborhood? Put a 55 and older restriction on ADU

residents? No neighbor wants to wake up every morning and look out their window and see that and be happy with that situation. Also the changes to the off street parking component is being adequate is an invitation to a disaster.

Duplex Zoning:

Highlighted problems include:

- Zoning in a R 4-8 will change so you can build or convert a single family home into a duplex and if you are within 600' of a bus route you are permitted to build/remodel to a tri or four plex's.
- Changing the zoning of R 4-8 to a multifamily zoning and changing the current density bonus from 20% to a *50% density bonus*. Also proposed to remove side yard setbacks on Townhomes so ROW HOUSING would be a permitted use in the R 4-8 zoning. Two story duplexes in your neighborhood?
- Most disturbing potential of a homes in your neighborhood being converted it to a duplex or if they are close to the bus line they can convert to a tri or 4 plex. What is this going to do to housing values? The first home gets converted and then the neighborhood starts to go downhill and everyone in the neighborhood does the same thing. It is a slippery slope and the next thing you know that neighborhood declines and it spreads to other neighborhoods. Newer developments state specifically what can and can not be done to homes in a neighborhood but older neighborhoods might not be afforded those protections. Those who live next to a vacant lot or property near them really need to get involved and find out how this will affect their neighborhood. On a personal note here is a real world example of Duplex Zoning and what can and does happen in a neighborhood. This is what I experienced having lived in the heart of the south capitol neighborhood on Moore St. Years ago we owned a beautiful brick home with hardwood floors and original wool carpets. We were the second owner of the home and had two children in this home and were living the American dream. We ended up moving out of the neighborhood due to a duplex down the street and unsafe/unruly tenants and saw a decline coming to the neighborhood. The neighborhood went down further after we moved out.

Our experience on Moore St highlights what is right and what is wrong with duplexes. We lived right next to a duplex that was built with the same care and quality of the home we lived in. Beautiful brick home with hardwood floors, unfinished basement, covered patio and you could drive by it and never realize it was a duplex. Now down the street was a small poorly built and poorly maintained duplex. The tenants would have big parties and lots of activity, drove their motorcycle on the sidewalk and little the police could do to address the problem. With two small children it was time to move. Sadly that street had been the pride of the neighborhood with many who had lived there since the homes were new. All that changed because of one small change to the neighborhood makeup. And now with the city of Olympia proposing a broad change with everything being zoned duplex and their stated goal is "Require effective, but not unreasonably expensive, building designs and landscaping to blend multifamily housing into neighborhoods" and "minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing." Does not instill a lot of confidence we will be seeing quality brought to our neighborhoods.

Tri/Fourplex Recommendations:

This information is as a result of conversations of several individuals. Maps being referenced are the MMH Duplex and Tri/Fourplex recommendations maps:

Several of the rezones highlighted in yellow (4-8) within established neighborhoods and/or parks could actually be spot zoned to address certain non-conforming uses (someone might have already converted a home to a fourplex.) for example. Also Whitmore Glen (between Cain Road and Boulevard and south of Log Cabin) includes a park dedicated to the City of Olympia. Under the MMH recommendations this area is proposed to be up zoned to R 6-12 which would allow fourplexes at the higher densities. Now if the city deemed this park surplus property it could be sold for development. This suggests ANY park property is at potential risk because they all are currently attributed with 4-8 zoning and not zoned as "park". Neighborhoods without covenants and restrictions will have be at the greatest risk of converting single family housing into multifamily.

It is illegal to spot zone, but if a large area was up-zoned simultaneously, it doesn't give the appearance of spot zoning. For instance, why is Whitmore Glenn re-zoned when it is currently built out and has CC&R's which should give them protection against turning a home into a tri or four duplex? Is it because there is an area of vacant land within that plat that has been deeded to the City as a park and the City wants to up-zone that one spot or the adjoining church?

I was also told confidentially that the City of Olympia is trying to purchase the Spooner Berry Farm (who recently lost their land lease) as a park. Why are we buying more parks when we can't improve the ones the city already owns? Is the city planning to sell off smaller parks for development to fund the future parks? Why are we buying parks we can't afford? And where are we going to put those who would have rented/bought the homes or apartments that would have been built in that location? The purchase of the Spooner Farm has effectively eliminated 560-1040 residential units as it was an 80 acres and zoned MR 7-13. The property next to LBA could have/would have been turned into 800 new residences.

Changes are needed but to say that every area and every neighborhood should have low income housing, duplexes and multifamily housing is a slippery slope. To build something that blends into the neighborhood is one thing, but to change the character of a neighborhood by downgrading the housing and expecting the neighborhood to adjust is not fair to those that have made a substantial investment in their home.

In conclusion, I agree we need more affordable housing in Olympia. However the City appears to be trying to do a work around/up zone to solve the current housing issue without being transparent. Most Olympia resident bought their homes with an expectation of what their neighborhood was going to look like over time. Multifamily and higher density housing was not within those expectations. The main concern of the City should be maintaining the character and values of existing neighborhoods. In my opinion, jamming higher density housing into pockets within established neighborhoods will create more problems than it will solve.

Thanks for your time,

Bob Jorgenson

The “MISSING MIDDLE HOUSING”

And what you might not know.

- ZONING CURRENTLY R 4-8 UNITS WILL ALLOW FOR DUPLEXES
 - ADDITIONALLY SOME R 4-8 AREAS WILL BE UPZONED TO R 6-12
 - CURRENTLY 2 UNIT TOWNHOMES ARE PERMITTED BUT A REVISION TO SIDE YARD SETBACKS WILL PERMIT ROW HOUSES WITH THIS CHANGE
 - CURRENTLY THERE IS A 20% DENSITY BONUS FOR CLUSTERING HOMES IN R 4-8 THAT WILL BE REVISED UP TO A 50% BONUS. (SEE EXAMPLE PAGES 8 & 9)
 - ALL OF OLYMPIA'S R 4-8 WILL BE ZONED FOR DUPLEXES AND TRIPLEXs & FOURPLEXES WILL BE PERMITTED WITHIN 600' OF A BUS LINE
 - CONVERSION OF SINGLE FAMILY HOMES TO DUPLEXES WOULD BE PERMITTED
 - DUPLEX AND FOUR PLEX LOT SIZE IS CURRENTLY 80' THAT WILL BE REVISED TO 40' IN THE R 6-12 ZONE AND IN R 4-8 A 40' LOT WOULD BE PERMITTED
- HOMES IN NEIGHBORHOODS WITHOUT CC&R'S PROTECTIONS COULD BE COULD BE CONVERTED TO DUPLEX, TRIPLEX OR FOURPLEX
- ACCESSORY DWELLING UNITS- REMOVE OWNER OCCUPIED REQUIREMENT AND WAIVING 2ND CAR REQUIREMENT TO ON STREET PARKING.
- TINY HOUSES-CURRENTLY PERMITTED IN LIGHT INDUSTRIAL. PROPOSED TO BE PERMITTED IN MOST RESIDENTIAL ZONING.

WORK IN PROGRESS OR WIP ARTICLE FEBRUARY 2018 STATED THE FOLLOWING:

“The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. “

And

“Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. “

Missing Middle Housing Public Meetings Scheduled

2

Changes are being considered to the zoning code to allow for more housing options in residential neighborhoods. The Olympia Planning Commission will receive staff briefings on the proposed recommendations on Jan 22, and Feb 5, 2018. The Commission is tentatively scheduled to hold a public hearing to take public comment on Feb 26, 2018.



What is Missing Middle Housing?

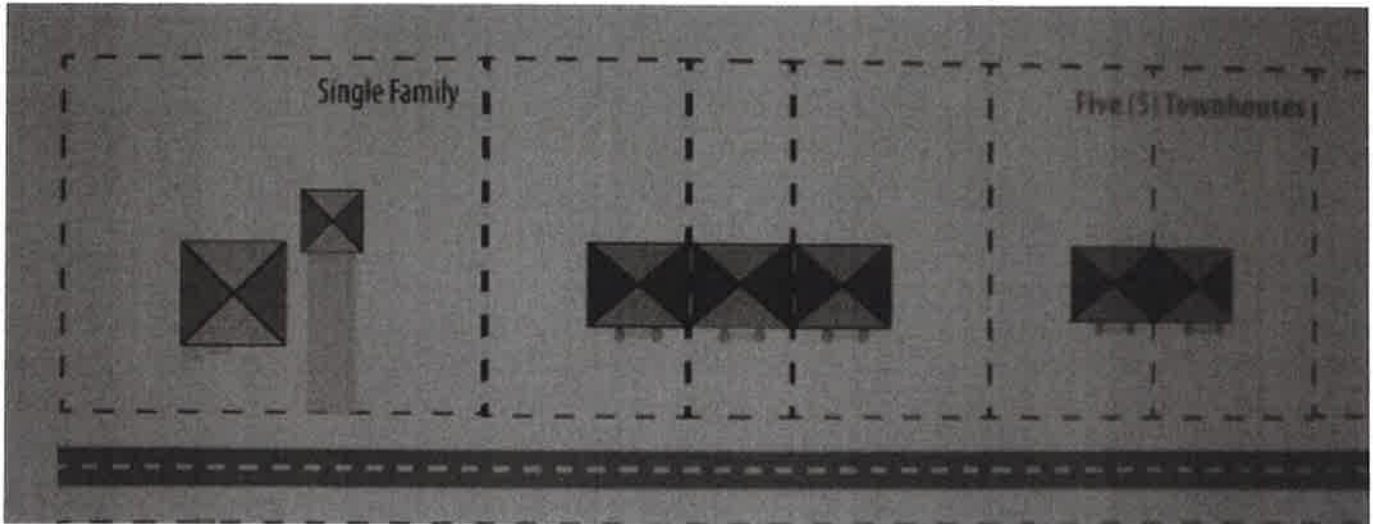
Missing Middle Housing refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes.

Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan.

Comprehensive Plan policies related to Missing Middle housing

- **PL16.2** Adopt zoning that allows a wide variety of compatible housing types and densities.
- **PL16.5** Support affordable housing throughout the community by minimizing regulatory review risks, time and costs and removing unnecessary barriers to housing, by permitting small dwelling units accessory to single-family housing, and by allowing a mix of housing types.
- **PL16.9** In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home -- all subject to siting, design and parking requirements that ensure neighborhood character is maintained.
- **PL16.10** Require effective, but not unreasonably expensive, building designs and landscaping to blend multi-family housing into neighborhoods.
- **PS3.1** Promote a variety of residential densities and housing types so that housing can be available in a broad range of costs.

CITY OF OLYMPIA ZONING EXAMPLE OF 5 UNITS OF TOWNHOMES ON 1/2 ACRES



**OLYMPIA'S REPRESENTATION OF WHAT A 3 & 2 UNIT
TOWNHOME LOOK LIKE ON 2 QUARTER ACRE LOTS**



THESE ARE TOWNHOMES

ON THE SAME 2 QUARTER ACRE LOTS

THE 3 TOWNHOMES ON THE LEFT ARE 1390 SQUARE FEET PER UNIT,
THE UNITS ON THE RIGHT ARE 2 STORY 3 BEDROOM UNITS 1523 SQ FT
* 14 FEET WAS ADDED TO REPRESENT A FULL 1/2 ACRE LOT

1938 & 1940 Olympia Ave NE



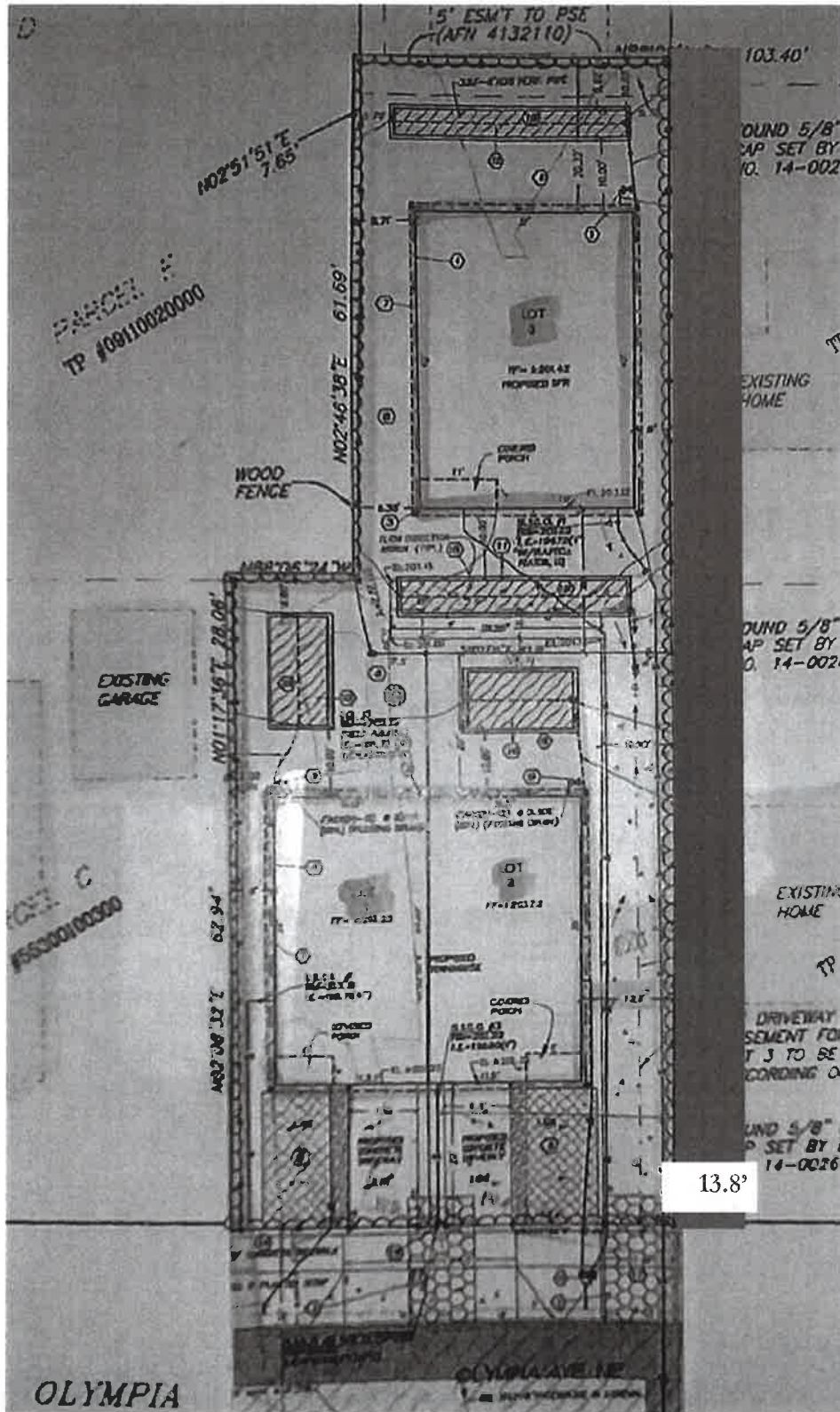
NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

(=)

(14)

TOWNHOME ON OLYMPIA AVE NE

5

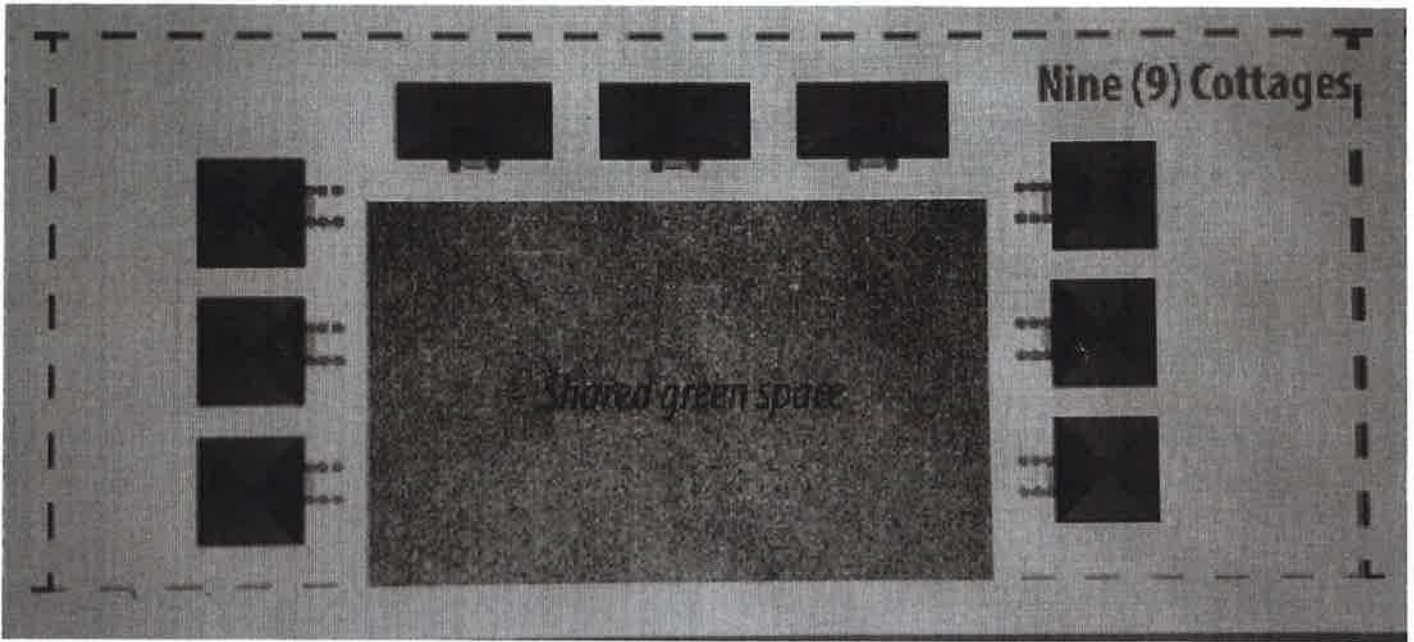


NOTE ACCESS ON RIGHT FOR 3RD UNIT IS 10' AND THE TREE REQUIREMENT WILL BE 2 TREES PER LOT OR 6 TREES TOTAL WHICH MUST BE 1"-6" MEASURED AS DIAMETER OF TRUNK TAKEN AT 4.5'

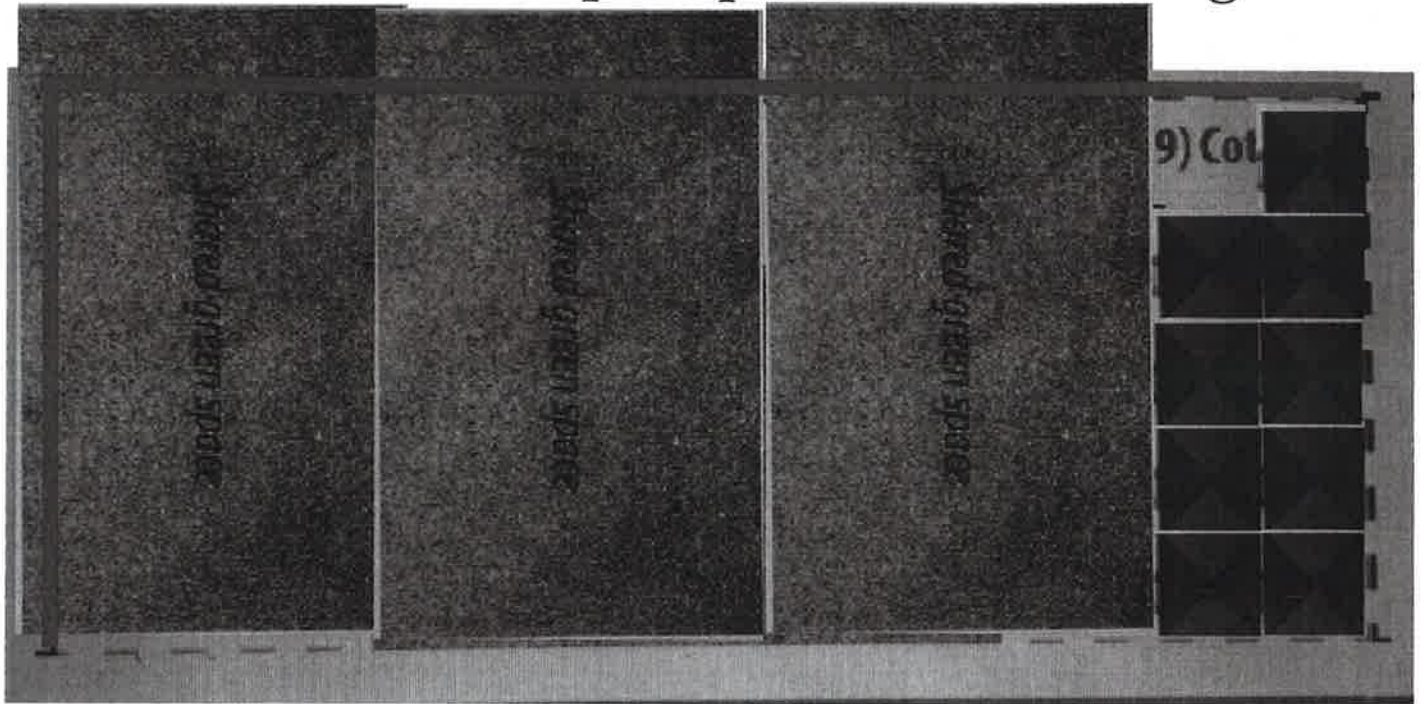
12

City rendition of nine cottages

2



3 times as much open spaces as nine cottages



OR 20% OF THE LOT WILL BE STRUCTURES

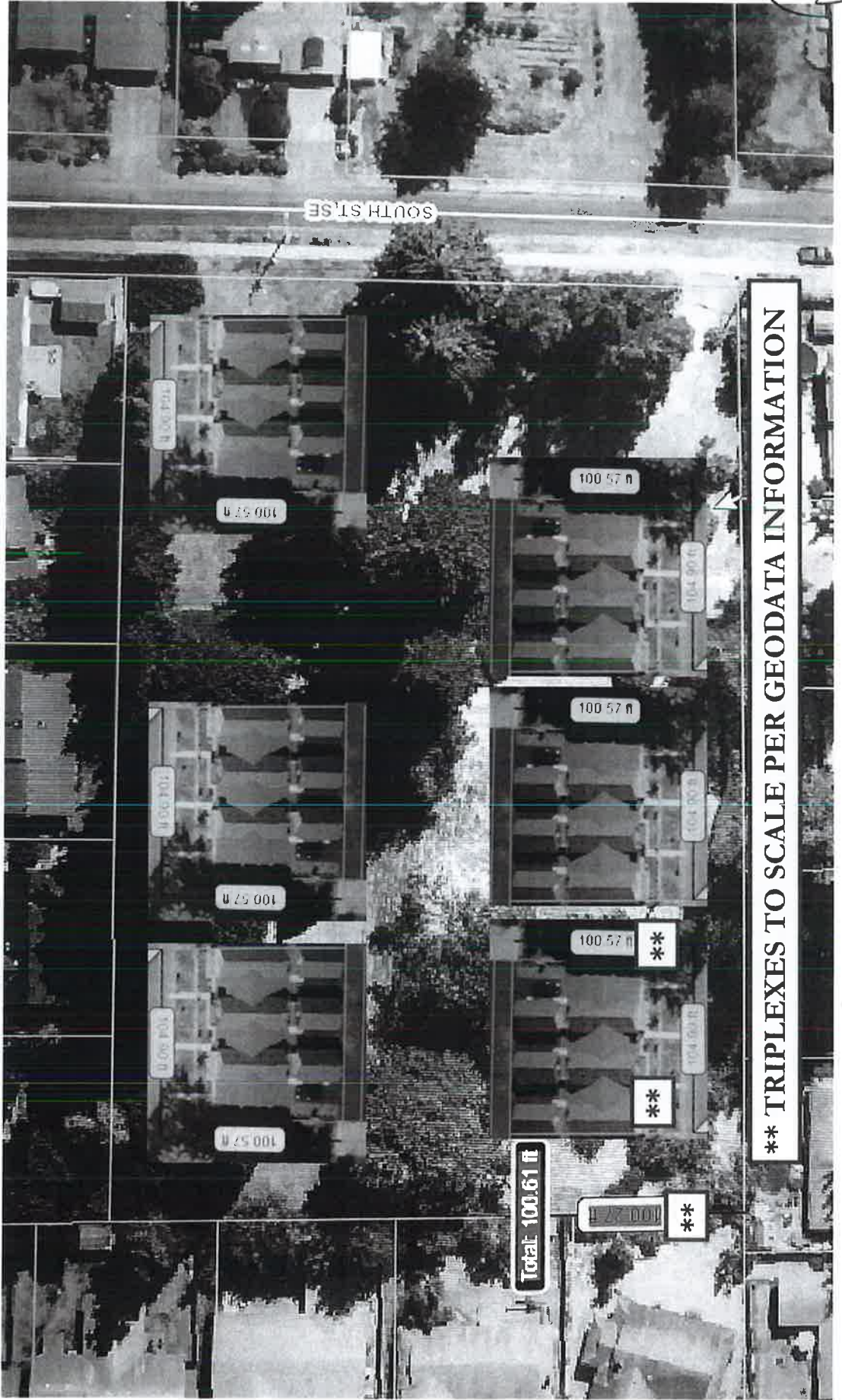
14

3637 PIFER RD SE

2.32 ACRES NEW MISSING MIDDLE 6 TRIPLEXES PERMITTED

EACH TOWNHOME IS 1390 SQ FT PER UNIT / 50% DENSITY BONUS FOR COTTAGES

SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES EACH 1,250 SQ FT PER UNIT



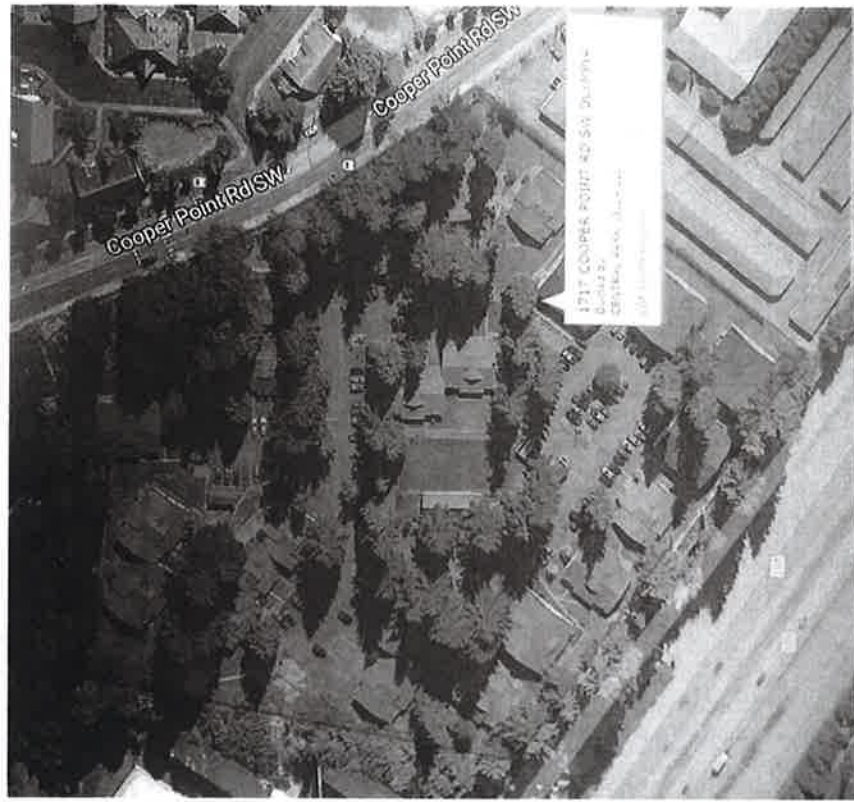
**** TRIplexes TO SCALE PER GEODATA INFORMATION**

3637 PIFER RD SE

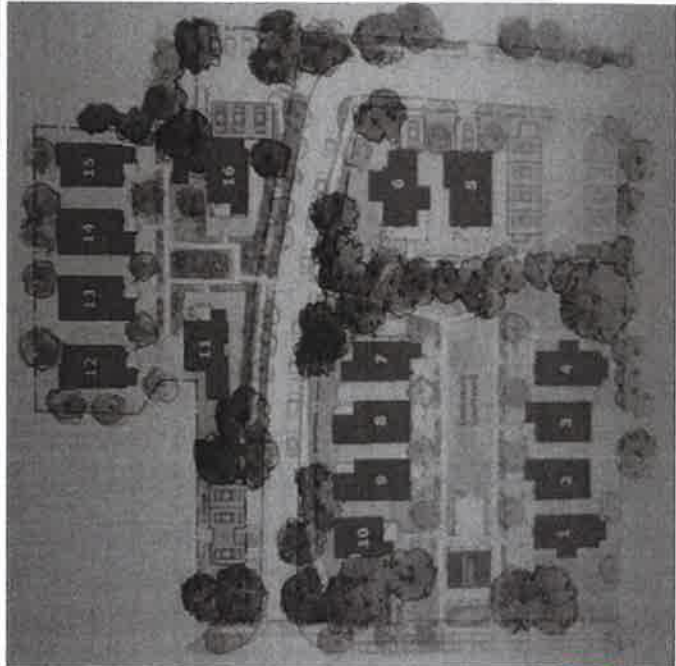
2.32 ACRES MISSING MIDDLE CITY PROPOSES A 50% DENSITY BONUS FOR COTTAGES SO THE CITY WOULD PERMIT A TOTAL OF 29 COTTAGES OR 12.5 UNIT PER ACRES



Below is 1717 Cooper Point Road and is 8.2 acres and has 13, 5 unit buildings and 7.9 units per acrs



To the left is Danielson Grove which is a Cottage Co. designed community in Kirkland, WA and totals 2.25 acres and has 16 units ranging in size from 651 to 1500 sq ft. and has 6.8 units per acre.



OLYMPIA IS PROPOSING THAT 12.5 UNITS PER ACRES WILL 'BLEND MULTI FAMILY HOUSING INTO NEIGHBORHOODS'



The missing middle—who is it really for?

by [Judy Bardin](http://olywip.org/author/ludv/) (http://olywip.org/author/ludv/) FEBRUARY 2ND, 2018 AT 9:34 AM

What is the “Missing Middle?”

The City’s “Missing Middle” (MM) plan envisions one of the biggest land-use changes ever proposed in Olympia. Its stated goal is to increase housing variety and supply and, therefore, affordability. Will that be the result?

There are 43 provisions in the plan and it is complex. It is also being implemented very quickly. After a City Council charter and a behind-the-scenes workgroup process, it was formally introduced in November, 2017. It’s scheduled to shoot through the Planning Commission to the City Council for approval in March, 2018. It will cause a virtual up-zone of a quarter to one-third of Olympia’s single-family neighborhoods by allowing a greater intensity of use.

The MM covers ten different types of housing, ranging from small units such as tiny houses and accessory dwelling units (ADUs)—currently allowed in single family neighborhoods—to multi-unit structures such as courtyard apartments (up to 12 units) and tri- and fourplexes that are not currently allowed in these neighborhoods (except on a limited basis).

Under the MM plan, these aforementioned multi-unit structures will be allowed in neighborhoods zoned single-family (now 4-8 and 6-12 units/acre) if they are within 600 feet on both sides of a bus route; within 600 feet of commercial areas; and in all R6-12 zones, which includes much of Northeast Olympia and parts of West and Southeast Olympia. Also newly proposed for R6-12 zones are single room occupancies (SRO’s)—otherwise known as rooming houses. To put these distances into perspective: 600 feet is about two blocks. In addition to our busiest streets, buses run down streets such as Decatur, Rogers, Bowman and Division on the Westside; Miller, 26th, Friendly Grove, Bethel, Puget and Pine in the Northeast; and Boulevard, North, 18th, 22nd, and Eastside, in the Southeast.

Beyond multi-unit structures, a number of other mechanisms are proposed to increase intensity of use. Some include: allowing a 50% density bonus for cottage housing; cutting by almost half the minimum lot width required for duplexes, tri- and fourplexes; and increasing the allowed height of ADUs to two stories, and eliminating their parking requirement.

What are the pitfalls of the Missing Middle?

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Housing units like tiny houses and ADUs have large public appeal, but there are no requirements to make them affordable for people of limited means. Being smaller does not guarantee a lower price.

Olympia's close-in neighborhoods affected by the plan are largely built out and contain modest homes, many of them rentals. To build multi-unit structures, more than one lot would usually be needed, thus leading to tear-downs of existing homes. The first houses to go are the less expensive ones, the low hanging fruit. Beyond that, the economics of financing a property, tearing down a house, and building anew means that the new units will be expensive—eventually gentrifying a neighborhood and forcing lower income folks out. Additionally, there are environmental concerns such as loss of green space, more polluting storm water run-off, and excessive demand on existing sewers, roads and schools.

The MM plan also appears to supplant a city commitment to work with the Coalition of Neighborhood Associations (CNA) and help people develop sub-area plans to shape their neighborhoods. At a January Planning Commission meeting, CNA members expressed concerns about the MM and urged the Commission to slow down the process, emphasizing that most community members do not know about or do not understand this large-scale proposal.

MM ignores existing opportunities to increase density

Planning staff admit that Olympia has more than enough unused buildable land for its future population needs. Additionally, the city's Comprehensive Plan designates three high density neighborhoods ("nodes") for development: 1) Downtown, 2) by the Martin-Pacific-Lilly triangle, and 3) around Capital Mall. These nodes are envisioned as being walkable, near transit, and close to services such as grocery stores. The City is on track to meet density goals for Downtown, but has largely ignored the other two nodes which allow 25 units per acre.

Given these realities, it's important to ask ourselves, what's really going on here? What's the rush to infill old neighborhoods, and pre-empt neighborhood planning?

Enter the developers and contractors

Many property owners can add an ADU, but only developers and contractors are likely to be in a position to finance units such as fourplexes and apartments. It looks like the big winners here will be the developers. The MM is not an idea unique to Olympia. It originated in California as the brainchild of architect Daniel Parolek, who helped create Disneyland Tokyo. As the latest planning bandwagon, it is moving up the west coast. Seattle has been affected: the historic fishing fleet neighborhood of Ballard has totally vanished. Bellingham is alert and agitated and has taken up the slogan "Don't Ballardize Bellingham." Right now, it looks like Olympia is directly in the path to becoming the next target.

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Joyce Phillips

From: Tony Perkins <tonyolympia@aol.com>
Sent: Friday, February 23, 2018 1:33 PM
To: Joyce Phillips
Subject: I love the missing middle proposal!

I love the missing middle proposal! Thank you for this much-needed change.

Sincerely,

Tony Perkins
411 Quince St NE
Olympia, WA 98506

Sent from my iPhone

Joyce Phillips

From: Joyce Phillips
Sent: Friday, February 23, 2018 5:13 PM
To: 'bensalexander@gmail.com'
Cc: Leonard Bauer
Subject: FW: Infill examples on info sheets

Hi, Mr. Alexander.

Leonard Bauer asked me to respond to your questions below about the 10,000 square foot vacant parcel example in the R 6-12 zoning district. Here is how we calculated the density to show what could be allowed on a vacant lot:

Allowed currently:

$0.23 \times 12 = 2.76$, round UP to 3. Three is the allowed number of units. This was our base number because we would allow three homes on the property under the current provisions.

$3 + 15\%$ density bonus = 3.45, round DOWN to 3. Three townhouses allowed.

$3 + 20\%$ density bonus = 3.6, round UP to 4. Four cottages allowed.

1 duplex allowed because two units is fewer than the three units allowed on 10,000 square feet and because the lot is at least 7,200 square feet in size.

Under proposed recommendations:

$0.23 \times 12 = 2.76$, round UP to 3. Three is the allowed number of units.

Four townhouses would be allowed because, for lots 10,000 square feet or less in size, the proposed language would use lot size requirements for townhouses to determine how many new townhouse lots could be created. The minimum lot size for a townhouse is 1,600 square feet in R 6-12, with the minimum average lot size being 2,400 square feet in the R 6-12 zoning district. Therefore, it is conceivable that four townhouses could be developed, assuming all other standards are also met (parking, minimum lot width, maximum lot coverages, design review, etc.).

$3 + 50\%$ bonus density = 4.5, rounded UP to 5. Five cottages allowed.

1 duplex allowed. Meets minimum lot size of 6,000 square feet.

1 triplex allowed. Meets minimum lot size of 7,200 square feet.

1 fourplex allowed. Meets minimum lot size of 9,600 square feet.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.

We've talked briefly about density and minimum lot sizes at some of the Planning Commission briefings and the Q&A sessions. If you still have questions or additional comments I hope you will be able to attend the Open House on Monday, February 26th,

beginning at 5:30 p.m. The Open House will be held in Council Chambers. You can also call Leonard Bauer at (360) 753-8206 or me at (360) 570-3722.

Thank you!

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.

From: missingmiddle
Sent: Friday, February 23, 2018 3:39 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: FW: Infill examples on info heets

Would you respond to this, since you did the calculations.

From: Ben Alexander [<mailto:bensalexander@gmail.com>]
Sent: Tuesday, February 13, 2018 2:03 PM
To: missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: Infill examples on info heets

City planners-

I have been struggling to understand the examples you provided on the information sheets on infill opportunities in the R6-12 zone (which is my neighborhood zoning). The examples in the 10,000 square foot lot seem to be mistaken, or I am misunderstanding how the zoning works.

The maximum density calculations for current and proposed zoning in the half-acre example make sense, and add up perfectly. For example, maximum density under current zoning would be:

0.5ac X 12 units = 6 single family homes, or
0.5ac X 12 units X 1.15 (15% bonus density) = 6.9 rounded up to 7 townhouse units, or
0.5ac X 12 units X 1.20 (20% bonus density) = 7.2 rounded down to 7 cottage units.

Likewise the scenarios under proposed zoning also add up:

0.5ac X 12 units = 6 single family homes, or
0.5ac X 12 units X 1.15 (15% bonus density) = 6.9 rounded up to 7 townhouse units, or
0.5ac X 12 units X 1.50 (50% bonus density) = 9 cottage units.

However, when I do the same calculations for a 10,000 square foot lot, my numbers do not agree with the examples on the city info sheet. Under current zoning:

0.23ac X 12 units = 2.76 rounded down to 2 single family homes (**Info sheet says 3 single family homes**), or
0.23ac X 12 units X 1.15 (15% bonus density) = 3.174 rounded down to 3 townhouse units (**Info sheet calculates 3.45 units with the 15% density bonus**), or
0.23ac X 12 units X 1.20 (20% bonus density) = 3.312 rounded down to 3 cottage units (**Info sheet says 4 cottage units**)

Under the proposed zoning for a 10,000 square foot lot:

0.23ac X 12 units = 2.76 rounded down to 2 single family homes (**Info sheet says 3 single family homes**), or
0.23ac X 12 units X 1.15 (15% bonus density) = 3.174 rounded down to 3 townhouse units (**Info sheet says 4 townhouses allowed with no explanation even though there are no proposed changes that would trigger this**), or
0.23ac X 12 units X 1.50 (50% bonus density) = 4.14 rounded down to 4 cottage units (**Info sheet says 5 cottage units with 50% density bonus applied**)

Please show me the calculations used to come up with the numbers on the 10,000 square foot lot info sheet, or explain what is wrong with my calculations. I want to fully understand how these changes would work before the public meetings coming up soon.

Thanks,

Ben Alexander



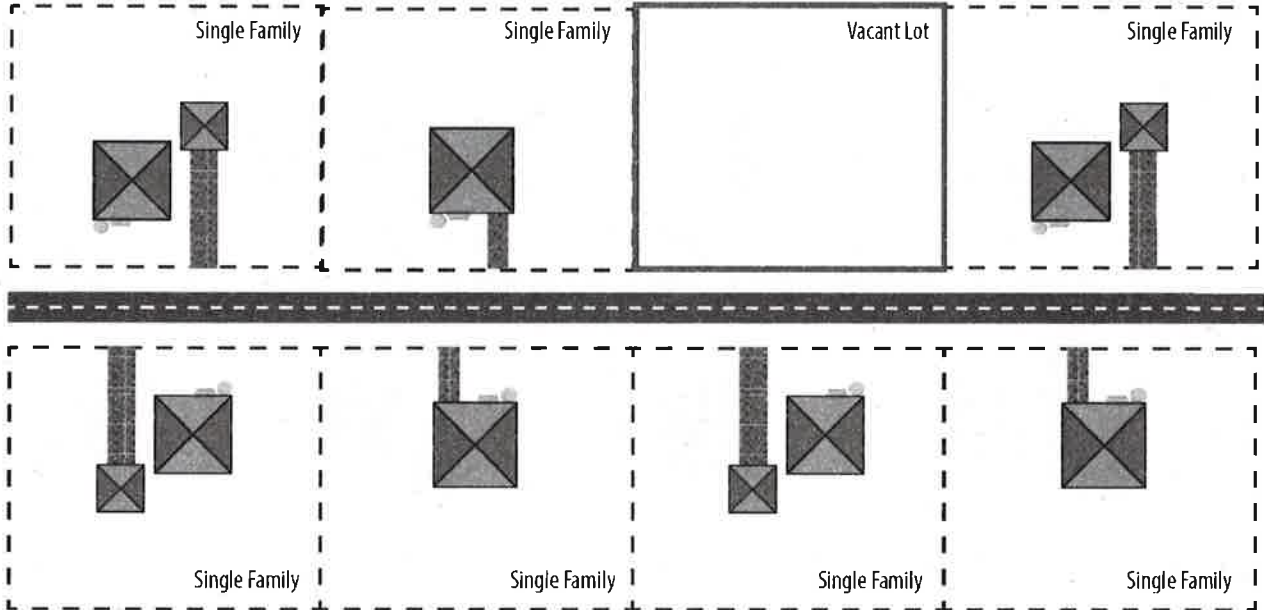
Virus-free. www.avg.com



Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

January 2018

These are illustrated examples of various types of housing that could be allowed, under density and the proposed recommendations, on a hypothetical vacant lot located in a residential neighborhood.



Vacant Lot: Approximately 10,000 square feet (0.23 acres)

Examples shown assume approximately 6 units per acre for the existing development, while proposed options seek to maximize the development potential of the vacant lot (12 units per acre).

Maximum Under Current Zoning	Notes	Maximum Under Proposed Zoning	Notes
3 Single Family Houses	With or without an ADU	3 Single Family Houses	With or without an ADU
3 Townhouses	With 15% density bonus, 3.45 units, round down to 3	4 Townhouses	
4 Cottage Houses	With 20% density bonus applied	5 Cottage Houses	With 50% density bonus applied
1 Duplex (2 units)	Meets minimum lot size of 7,200 square feet.	1 Duplex (2 units)	Meets minimum lot size of 6,000 sq. ft.
		1 Triplex (3 units)	Meets minimum lot size of 7,200 sq. ft.
		1 Fourplex (4 units)	Meets minimum lot size of 9,600 sq. ft.

Courtyard Apartments would not be allowed because a minimum of 5 units is needed and the lot is less than 13,000 square feet.

A Single Room Occupancy would not be allowed because the lot is less than 13,000 square feet.

Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.

olympiawa.gov/missingmiddle

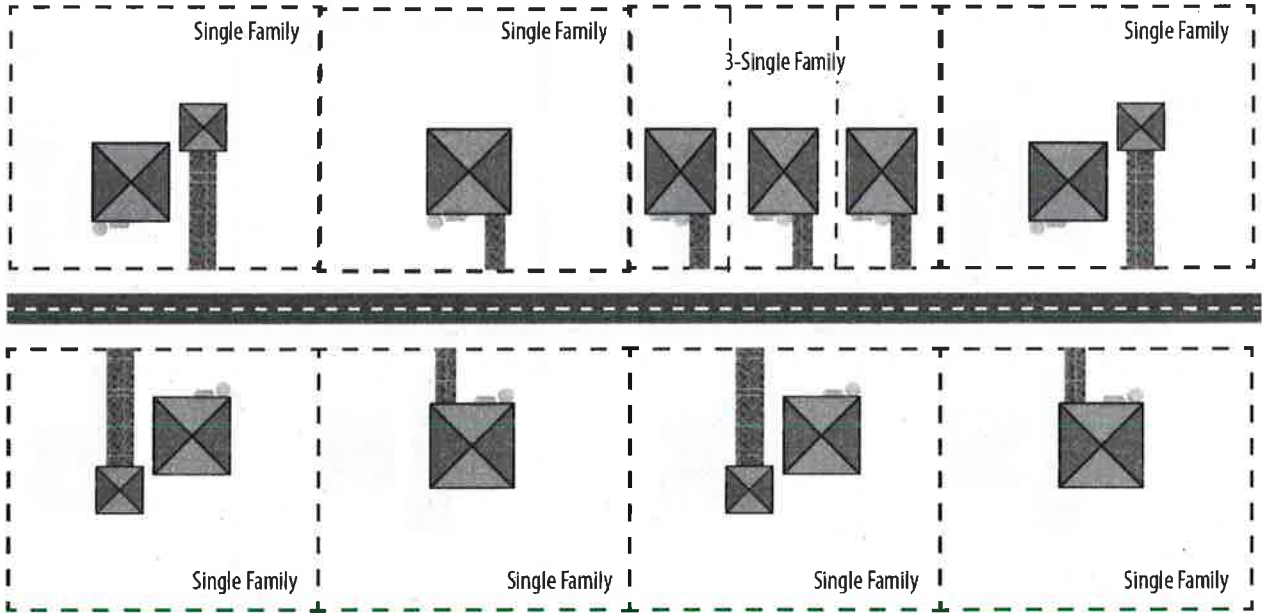




Infill Housing Opportunities – Example 10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

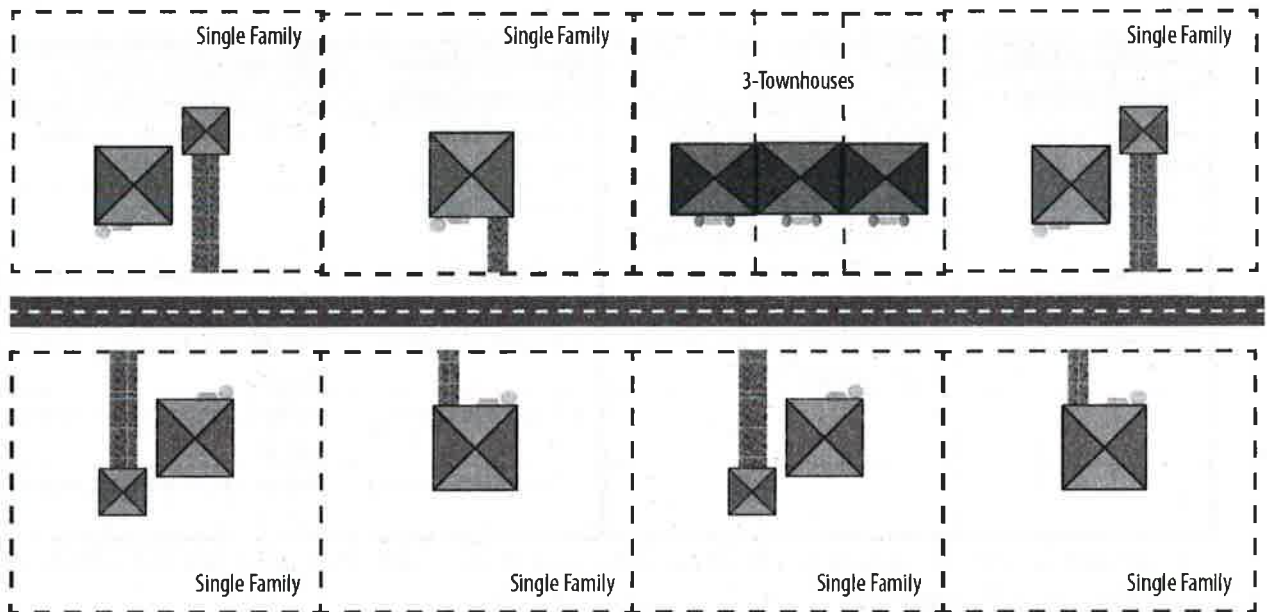
Three Single Family Houses

- ✓ Allowed under Current Zoning Standards
- ✓ Allowed under Proposed Zoning Standards



Three Townhouses

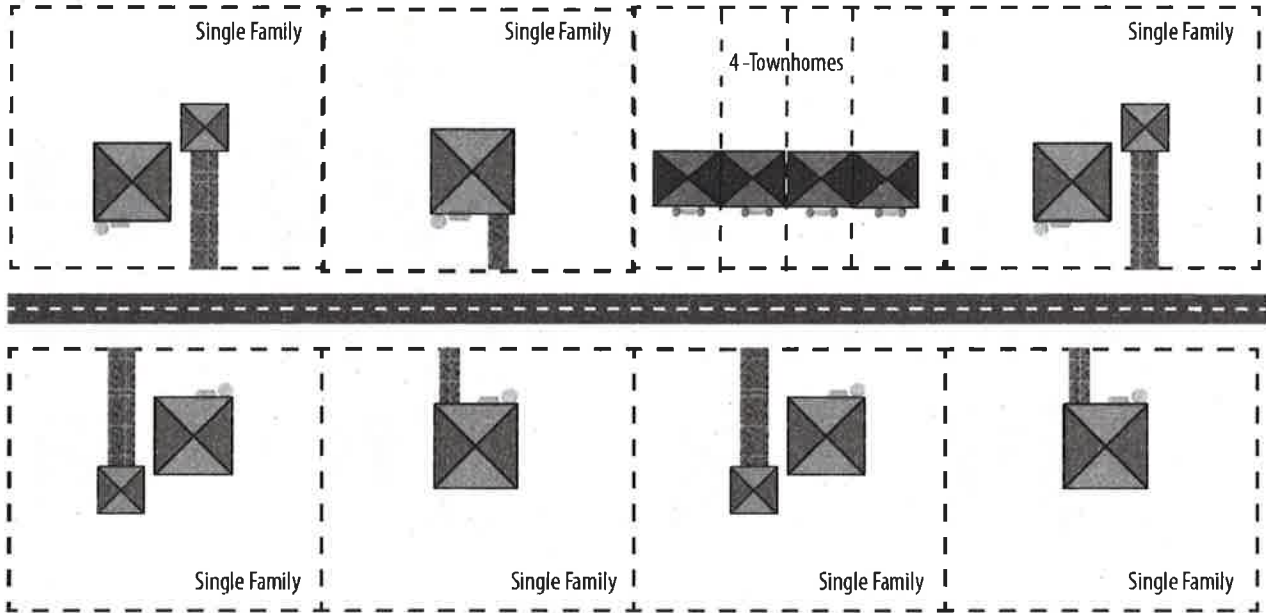
- ✓ Allowed under Current Zoning Standards
- ✓ Allowed under Proposed Zoning Standards



Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.

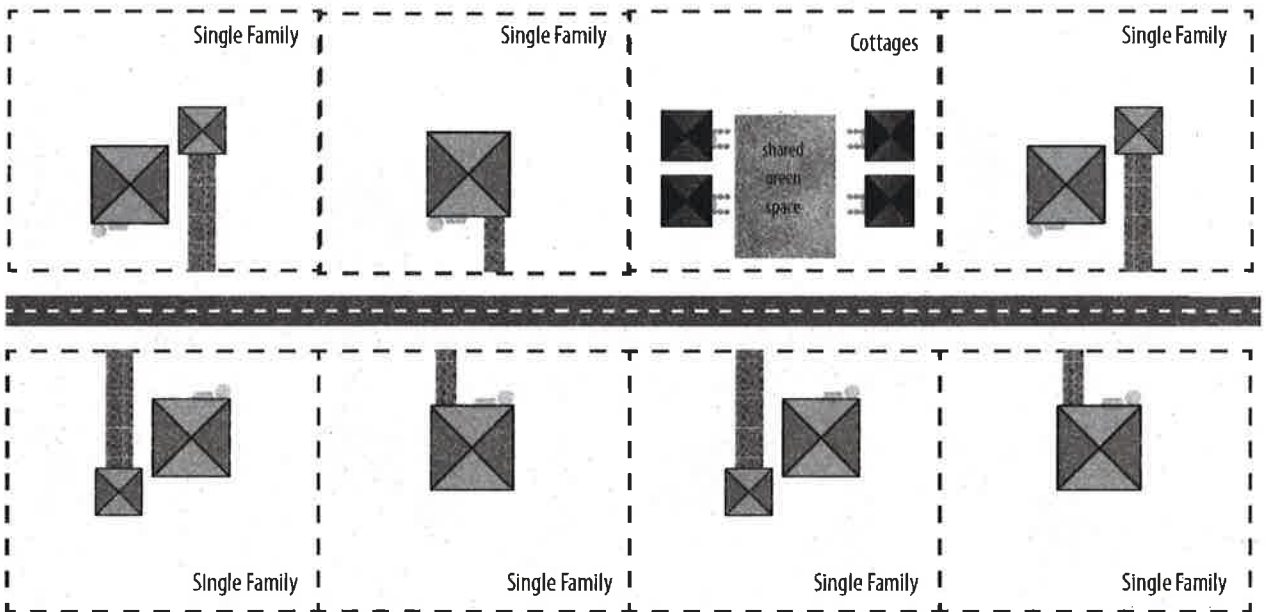
Four Townhouses

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



Four Cottages (with 20% density bonus)

- Allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

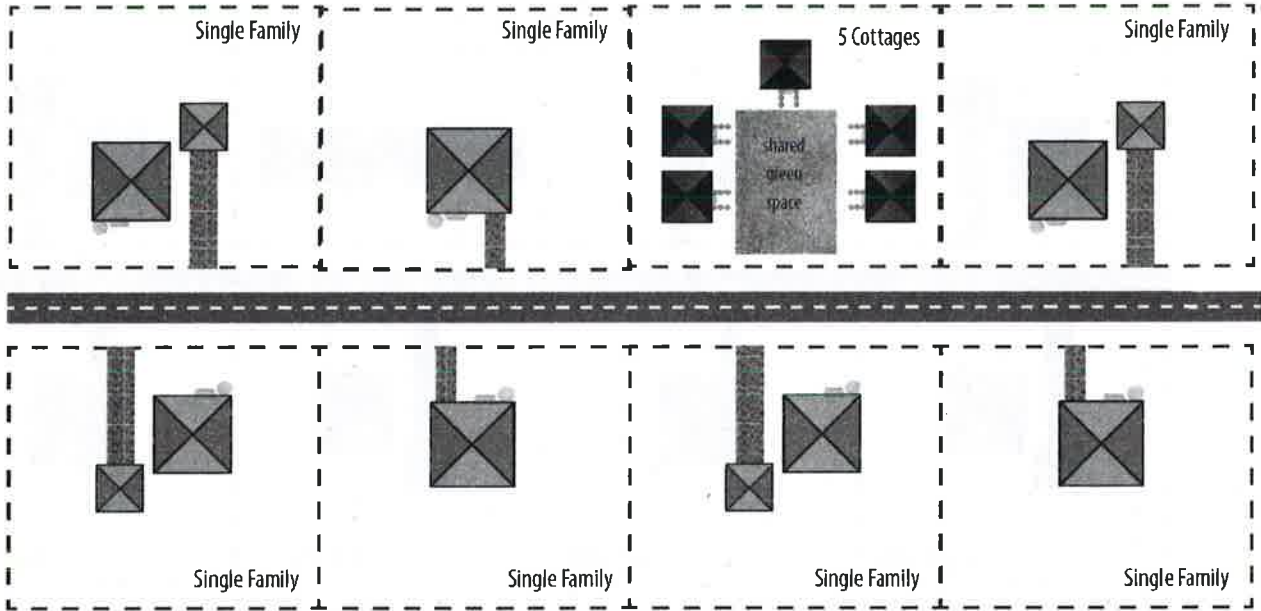
Infill Housing Opportunities – Example

10,000 sq. ft. Vacant Lot in the R6-12 Zoning District

Five Cottages (with 50% density bonus)

Not allowed under Current Zoning Standards

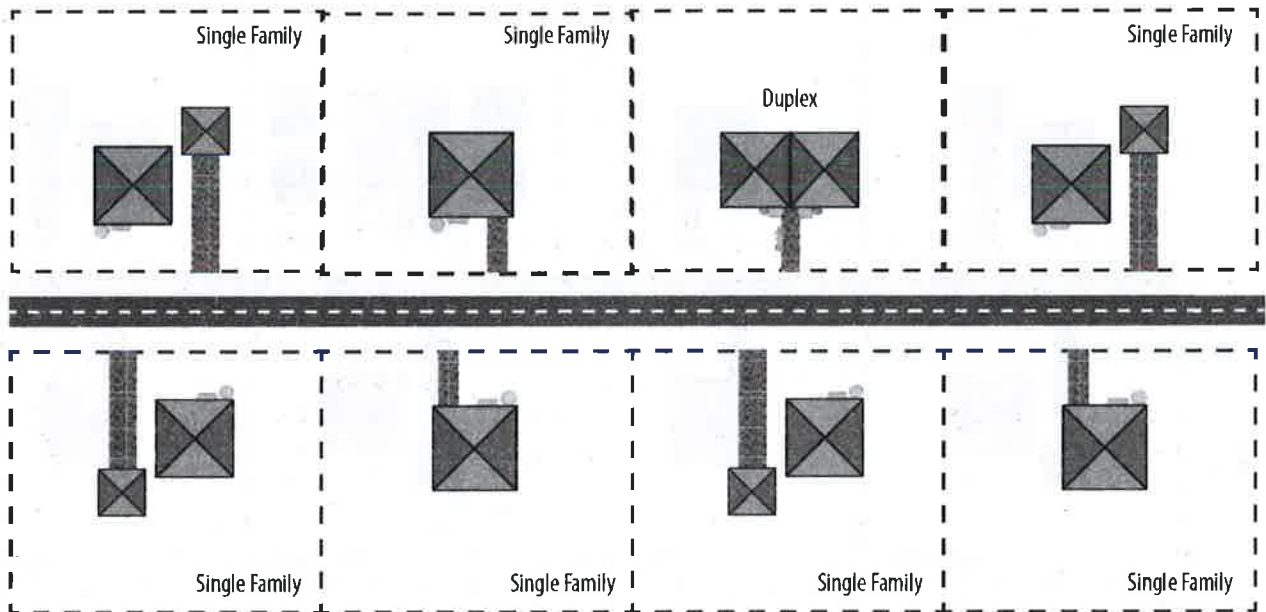
Allowed under Proposed Zoning Standards



One Duplex (2 Units)

Allowed under Current Zoning Standards

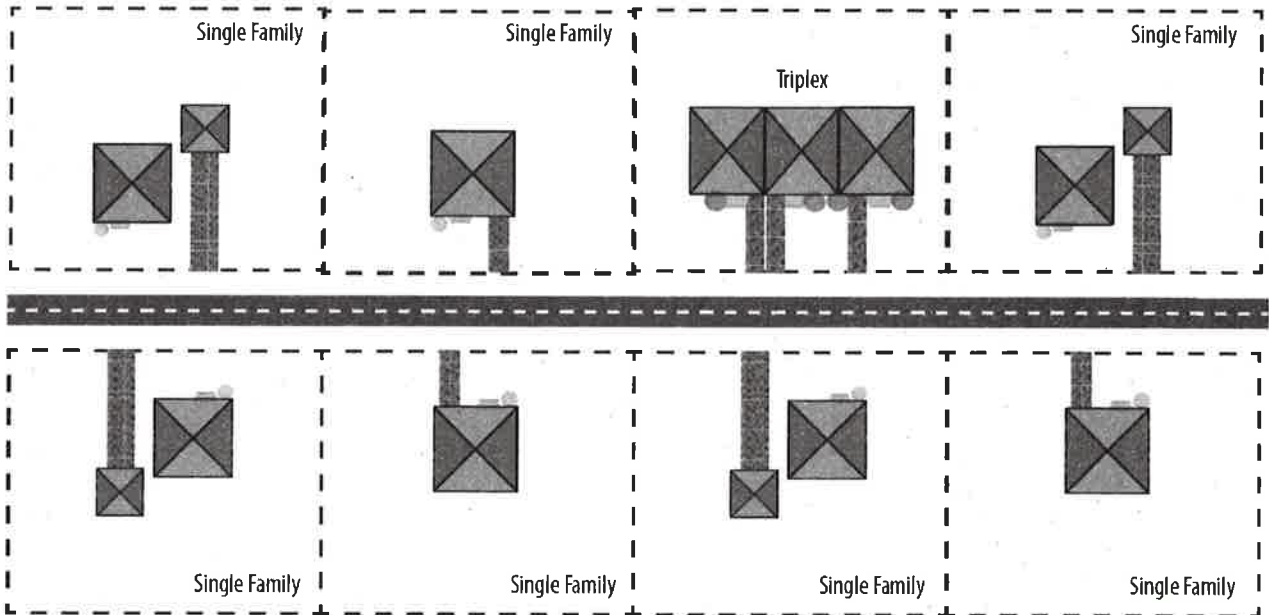
Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

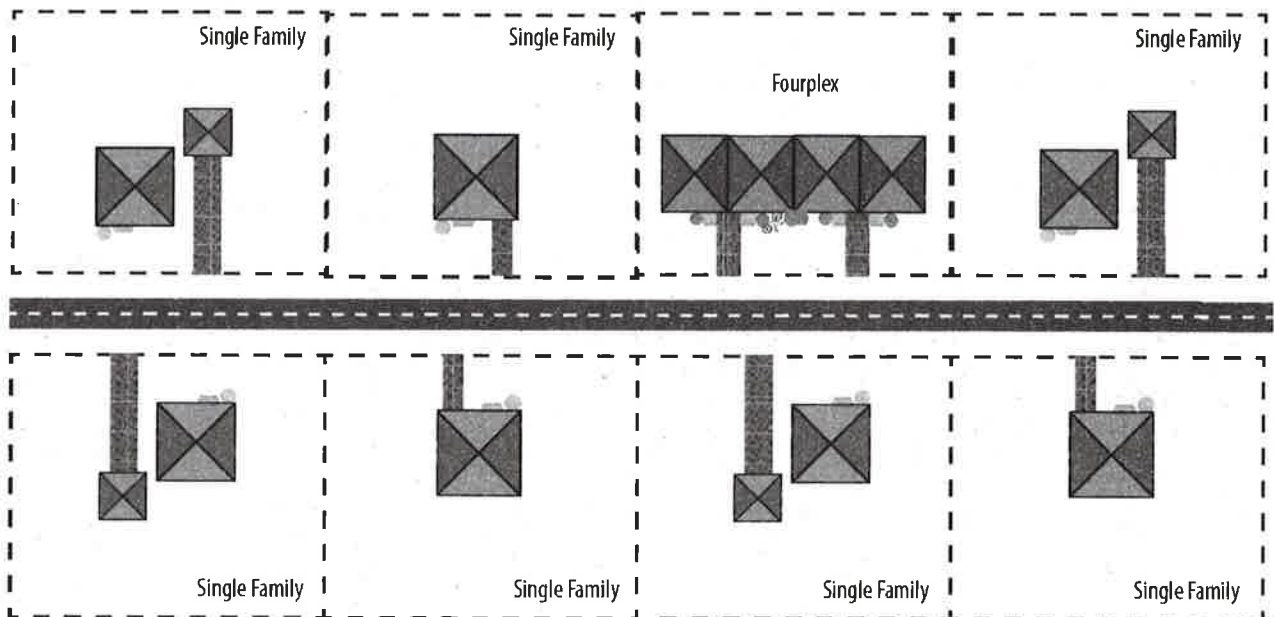
One Triplex (3 Units)

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



One Fourplex (4 Units)

- Not allowed under Current Zoning Standards
- Allowed under Proposed Zoning Standards



*Drawings not to scale. For illustrative purposes only.
All other adopted development standards would apply.*

Joyce Phillips

From: Patrick Holm <patrick.holm@scjalliance.com>
Sent: Wednesday, February 14, 2018 9:58 PM
To: missingmiddle
Subject: Missing Middle/Downtown Childcare

I wanted to write in giving my support for the missing middle campaign that the City is leading. I think they are essential changes to accommodate our growing population sustainably by reducing sprawl and taking advantage of existing space. These practices will help build our community and strengthen the sense of community.

One point that I wanted to touch on in line with this missing middle campaign is regarding childcare. I feel like one of the goals of increasing the urban infill is to create a more walkable/bikeable/transit accessible community. I'm a parent of children in care at Saint Mike's Tikes Early Learning Center. The center is the last full time childcare center in the downtown area. However, it looks like this center will close in the next year or two due to programmatic reductions by Catholic Community Services. This would leave the downtown area devoid of childcare.

I recommend/suggest the Missing Middle campaign explore policy changes/incentives to encourage child care facilities in the same areas that the missing middle campaign targets. It would be hard to walk/bike to work if parents had to drive 3-4 miles out of town to take their kids to childcare to only return back to downtown for work. I think childcare friendly policies/incentives would help fulfill the missing middle goals and help boost economic development downtown.

Thanks for your work and dedication!

--

Patrick Holm, PE
SCJ Alliance
Project Manager
o. 360.352.1465
m. 909.644.5315
www.scjalliance.com

This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents. Thank you.

Joyce Phillips

From: A. Eastlake <abeastlake@yahoo.com>
Sent: Tuesday, February 13, 2018 5:36 PM
To: missingmiddle
Subject: Missing Middle Plans

I do not agree with all of the proposed 'missing middle' changes. Please consider:

Human health requires space and nature. Increasing density decreases human health. Plan neighborhoods smarter, not denser.

Keep developers out of the conversation. They serve to profit from increased density, and don't have to live in the consequences.

Smart development uses existing structures and reimagines existing spaces. Leaving abandoned buildings and vacant lots unused, or spaces wastefully used, while causing destruction to natural areas to expand, is backward thinking.

Increasing green spaces and requiring them in new plans is key to good communities and health of both people and environment.

Plan for sea-level rise by investing in other areas, not in floodplain plans that will go against nature and require huge amounts of money to upkeep.

To provide more low-income housing, enforce rent limits.

Thank you.
Sincerely,
A. Eastlake