

MEDELA REZONE

ADDITIONAL PUBLIC COMMENTS RECEIVED BETWEEN July 10, 2015 and 5 p.m. July 20, 2015

All by email:

Commenter	Date	Attachments (if any)
Carol Olson & Thomas Banomi	July 15, 2015	
Oliver Stormshak	July 19, 2015	
Melissa Wideman	July 20, 2015	Comment (6pp) & photo
Matthew Edwards of Owens Davies Mackie	July 20, 2015	Letter (6pp)
Curt Andino of Habitat for Humanity	July 20, 2015	Comment letter
David Schaffert of Thurston Cty. Chamber	July 20, 2015	Comment letter
Gretchen Kaehler of WA Dept. of Archaeology & Historic Preservation	July 20, 2015	

Todd Stamm

From: olson.carol@comcast.net
Sent: Wednesday, July 15, 2015 7:23 PM
To: Todd Stamm
Cc: olson carol
Subject: Medela Re-zone

Dear Mr. Stamm,

I strongly support the proposed re-zone. This re-zone application proposes to change the zoning of the properties to align with the current and updated City of Olympia Comprehensive Plan. The site is already being served by public transportation with Intercity Transit routes connecting to the City's downtown core, Olympia transit core and Lacey transit core. In addition, hospital and medical services, public schools, shopping centers, the public market and the I-5 corridor is approximately within a 5 mile radius all accessible via public transportation, vehicle, foot or bike.

My brother and I were raised at 922 S Phoenix. There was a time when this area was rural in nature. There is no question the conditions in and around this area have changed, and the land use must change with it. The City of Olympia has adopted a vision of vibrant neighborhood centers and urban corridors in areas such as this. Sustainable Thurston, Urban Corridors and the State of Washington Growth Management Act all recommend for the health and welfare of our communities and residents. The ability to develop affordable housing in support of these urban corridors and transit services and still be in close proximity to urban cores is absolutely critical to the success of these long-term planning efforts.

The City of Olympia Council and Planning Commission support this re-zone proposal and have recommended this proposal be approved. Thurston County planning staff support this re-zone proposal and also recommend this proposal be approved. And, my brother and I are in support of the Medela Re-zone proposal too.

Thank you for your time.

Carol Olson and Thomas Banomi

Todd Stamm

From: Oliver Stormshak <ostormshak@yahoo.com>
Sent: Sunday, July 19, 2015 2:24 PM
To: Todd Stamm
Subject: Medala Rezone(e)

July 19, 2015

Re: Medala Rezone

Dear Mr. Stamm:

I Oliver Stormshak am writing to support the Medala Rezone, currently scheduled for a hearing before the City's Hearing Examiner on July 20. This proposed rezone is the kind of action that will be key if the City has any chance of achieving the goals of its new Comprehensive Plan. Without taking actions like this, the City and this region lose an opportunity to help it evolve into the sustainable future it claims to desire.

The City's comprehensive plan goals are consistent with the recommendations set out in Sustainable Thurston. Three years of in depth regional analysis with the concurrence of thousands of citizens and all the jurisdictions within the region set goals for focusing density within the city centers, transit corridors and within the Urban Growth Area (UGA) boundaries identified throughout the region. These goals have long been included in city comprehensive plans. The Sustainable Thurston Plan acknowledges that 95% of new growth should be located within the UGA's. Findings include the fact that this land use goal is the key to achieving the other goals for:

- Creating vibrant cities and neighborhoods
- Preserving farms and forest lands (by developing compact urban areas)
- Creating a robust economy
- Protecting water quality
- Working toward zero waste in the region
- Ensuring that residents can meet their daily needs
- Ensuring the region's water supply
- Moving toward a carbon neutral community
- Maintaining air quality standards
- Providing an opportunity for everyone to learn about and practice sustainability
- Make strategic decisions and investments to advance sustainability

If higher density is not achieved within the city, its growth boundary will not hold beyond 2035 because there will not be enough land to accommodate anticipated growth and this region will face the loss of what local comprehensive plans say we value including:

- 32% of existing farmland
- 10% of existing forest land
- 13% of growth will end up in the rural area with 34% more impervious area in protected stream basins
- Suburban and rural low density growth patterns will continue to be more difficult and costly to serve
- the region will spend another \$1.6 billion in new road, sewer, water and other related infrastructure costs to support low density development in areas not currently served by existing infrastructure.

The City's comprehensive plan is full of goals and policies that promote higher densities along urban corridors to enable more transit use, a mix of housing types to provide for more affordable housing and housing choices, and housing near existing utilities and services to make the provision of capital facilities more cost effective and services more

accessible. (See Appendix A). This rezoning is consistent with these goals and policies, and with the Comprehensive Plan's Land Use Map.

We also realize that this rezoning is just the first step in the process, and not the approval of a specific project. Approval will allow a development proposal to be brought forward that could help achieve the kind of development the comprehensive plan and Sustainable Thurston envision. When a development proposal comes forward, the City's development process provides for community outreach to address neighborhood concerns such as traffic impacts and project design and requires mitigation of any project's environmental impacts.

We appreciate the opportunity to comment on this rezoning and urge its approval.

Sincerely,
Oliver Stormshak

Todd Stamm

From: cpdinfo
Sent: Monday, July 20, 2015 8:25 AM
To: Todd Stamm
Subject: FW: Medela Rezone Comments
Attachments: 20150715_130309_resized_resized.jpg; Medela Rezone Opposition Letter 2015-07-20.pdf

From: melissa.wideman [<mailto:melissa.wideman@yahoo.com>]
Sent: Monday, July 20, 2015 8:18 AM
To: cpdinfo
Subject: Medela Rezone Comments

We are out of town, so unable to attend tonight's hearing in person. We are submitting written comments instead.

Sent from Samsung tablet.

----- Original message -----

From: "melissa.wideman" <melissa.wideman@yahoo.com>
Date: 07/20/2015 11:04 AM (GMT-05:00)
To: Melissa Wideman <melissa.wideman@yahoo.com>
Subject: Medela Rezone Comments

Sent from Samsung tablet.



To City of Olympia Hearing Examiner:

My name is Melissa Wideman. My husband, Shyloh Wideman, and I live in the house we own at 729 Chambers St SE in Olympia. We live directly across the street from the land in question. We oppose the Medela rezone. Our quality of life would be negatively affected by rezoning this property for several reasons.

1. The surrounding infrastructure would not support the dramatic increase in residents in this area. In the area in question, Seventh Ave., Ninth Ave., and Chambers St. are not two lane roads. One car can drive down these streets safely. When two cars are on the road at the same time, it is necessary for one to pull off to the side or drive on the grass next to the road to pass by. The attached photograph shows our vehicle on the road immediately in front of our home, which is directly across from the rezone area. Increasing the density of this neighborhood would require widening Chambers St. and either Seventh or Ninth to two lane roads. When this proposal was

considered by the city and county previously, the proposal included an expansion of Ninth Ave. only. This is insufficient, as it would only push the bottleneck of traffic to Chambers St. We need to be able to enter and exit our driveway, and we are very concerned about our ability to do so if this rezone is approved and subsequently developed, as intended. In addition, there are no sidewalks on Chambers St. and few sidewalks on Seventh and Ninth. Pedestrians currently have to walk in the street (again, not quite two lanes). If sidewalks are not included, this rezone would present a safety risk to residents and visitors as they walk on too-narrow streets with significantly more traffic brought by additional residents. While we generally support efforts to increase urban density, without sufficient infrastructure improvements, this rezone would create traffic bottlenecks and increase the risk of accidents involving cars and pedestrians.

2. The rezone would significantly alter the character of our neighborhood. When we bought our home several years ago, one of the determining factors was rural feel of the neighborhood while still

being within walking distance to downtown. We love the mix of city life and nature. We regularly have families of deer and racoon wandering through our yard. It is peaceful and serene yet only a couple blocks from Boulevard and Fourth/Pacific. We have friendly neighbors that we know, and we all look out for each other. If the property is rezoned, this would enable development that would dramatically alter the character of our neighborhood. We have no objection to apartments in general, having lived many years in Chicago and New Orleans. Yet that is not what we wanted with our home here in Olympia. That is not what we thought we were getting into when we purchased our home, as the Medela property was not zoned for that type of density. It would be unfair to current residents to dramatically alter our neighborhood with this rezone.

3. The rezone may decrease our property value, which has already fallen significantly since we bought our home just a few years ago. We purchased our home during the Great Recession as newlyweds and first time homebuyers. Within a year, the property value decreased by

forty thousand dollars. We both come from lower middle class backgrounds. I was the first person in my family to graduate from college. We scrimped and saved to buy our house. If this rezone is approved, it may further decrease property values by allowing more renters, which is known to decrease property values. It is also likely that we would need to spend a significant amount to hardscape our front yard. In particular, we may need to rebuild our current driveway so that we do not need to back out, as backing out would seem dangerous and difficult on one lane road with significant traffic due to increased density across the street. We would prefer to spend our money investing in other improvements to our home, paying off student loans, saving for retirement, etc. A rezone would pose an economic hardship to us.

4. The rezone may increase crime in our area. We have had minimal crime in our neighborhood since we have lived here, but worry that that would change with a rezone. More people means more problems.

What would be done to ensure a safe community? On occasion, we

have had strangers wandering through our yard, even looking in our windows. Instances like this seem likely to increase with more people in the area looking for shortcuts to Boulevard or opportunities for theft. Are we then going to need to fence in our property like a fortress to stay safe? We don't want to live like that.

In closing, my husband and I are hardworking, community-minded residents. I work for the state's Office of Financial Management as a policy analyst. My husband is a small business owner, running a growing home-based software and web design business. We have called Olympia our home for the last eight years and would like to remain here. We both support smart urban planning. I have benefitted from low income housing as a child, and support affordable housing for those in need. We also understand NIMBY-ism and the challenges that can present to city planners. But that is not what's happening here. What we purchased was a home in a quiet residential area, not a bustling dense neighborhood with traffic and insufficient

infrastructure. If this property is rezoned, it will have a direct negative impact on us in many ways. We hope that you seriously consider the impacts to current residents when making your determination.

Sincerely,

Melissa Wideman

Shyloh Wideman

Todd Stamm

From: Matthew Edwards <medwards@owensdavies.com>
Sent: Monday, July 20, 2015 12:05 PM
To: mscheibmeir@localaccess.com
Cc: Todd Stamm; Darren Nienaber; jrehberger@cascadialaw.com
Subject: Medela Rezone--07/20/2015 Letter to Hearing Examiner
Attachments: Medela Rezone Edwards 07202015 Letter to Hearing Examiner.pdf

Dear Hearing Examiner Scheibmeier—

Attached please find my 07/20/2015 Letter in response to the Staff Report.

Todd, I am going to rely on you to forward this to anyone else whom you think should get a copy of it.

Matthew B. Edwards
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Matthew B. Edwards
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July 20, 2015

Mark Scheibmeier
Hearing Examiner
City of Olympia
Community Planning and Development
P.O. Box 1967
Olympia, WA 98507-1967

Re: Medela Group, LLC Rezone Request
CP&D File No. 15-0010

Dear Hearing Examiner Scheibmeier:

I represent Southwick, Inc. It operates Forest Memorial Cemetery. The cemetery abuts and is located immediately to the north of the property subject to this rezone request. I write to respond to the staff report, a copy of which (not including all attachments) was first e-mailed to me on Monday, July 13th, 2015 after business hours.

SUMMARY

There are three reasons why the Hearing Examiner should deny this rezone request.

First, the proposed rezone request is not consistent with, and will not further the policies spelled out with respect to the Pacific Avenue "Urban Corridor" in the Comprehensive Plan. Because it is separated from Pacific Avenue by a substantial distance, and because there is no reason to believe any person who might occupy the property when it is developed will access or utilize Pacific Avenue, it does not further the Comprehensive Plan's purpose of facilitating the development of Pacific Avenue as an urban corridor. The proposed rezone will instead direct substantial traffic to Boulevard Road, which is part of a "Low Density Neighborhood" and not designated as an urban corridor. Instead, approval of this rezone will create exactly that kind of small isolated pocket of more intense development—the kind of "urban sprawl" that the Comprehensive Plan intends to preclude.

Second, as the Staff Report itself acknowledges, 9th Avenue, the road available to provide access to the property subject to the rezone as a local access street, cannot be developed to provide levels of service sufficient to handle the traffic associated with the proposed development. Even if 9th Avenue could be redesigned as a "neighborhood collector" to

provide for the traffic to be caused by the proposed development, it is not appropriate for that traffic to be channeled through the adjoining low density residential area.

Finally, the proposed development would be inconsistent with the zoning for the surrounding properties. It is not appropriate to permit the construction of high-rise apartment buildings directly adjacent to the Forest Memorial Cemetery.

If the Hearing Examiner does not deny the rezone request outright, the Hearing Examiner should, at a minimum, condition any approval by imposing a 200' "no development" transition zone from the actual property line where the property proposed to be rezoned abuts the Forest Memorial Cemetery property, and further require that any development be screened so that occupants do not have direct views onto the cemetery grounds.

For any one of these three separate, independent reasons, the Hearing Examiner should deny the proposed rezone request.

OBJECTION ON GROUNDS OF TIMELINESS

The staff report in this matter was first made available to members of the public only after the close of business Monday, July 13th, 2015. At the time the staff report was distributed, the attachments to the staff report were not made available. These were only made available by City staff late on Tuesday, July 14th, 2015. Some attachments are not to be made available until the actual hearing.

The staff report is a long and complex document containing many factual and legal assertions and conclusions. It is difficult, if not impossible, for those who want to respond to the staff report to do so given the fact that it was not made available to the public until such a short time prior to the hearing. I request that the Hearing Examiner continue this hearing to give all interested parties a fair opportunity to review and respond to the staff report.

LEGAL STANDARD APPLICABLE TO REZONES

A site specific rezone request is a quasi-judicial decision that must be evaluated under legislatively established criteria, including the Comprehensive Plan, related policies and other development regulations. *Phoenix Development, Inc. v. Woodinville*, 171 Wn.2d 820, 836 ¶ 25, 256 P.3d 1150 (2011). Thus, the Hearing Examiner is limited to interpreting the Comprehensive Plan and related policies and regulations and applying those policies and regulations to the particular facts relevant to the decision before him. *Id.*

There is no presumption of validity favoring a rezone. *Id.*, 834 Wn.2d ¶ 21. The burden is on the rezone proponent to demonstrate that the proposed rezone advances the policies set forth in the Comprehensive Plan. *Id.* The rezone proponent also bears the burden of demonstrating that the rezone advances the public health, safety, morals, or general welfare. *Id.*

ANALYSIS

A. The proposed rezone is not consistent with policies articulated in the Comprehensive Plan.

OMC 18.59.050(A) requires the rezone to be consistent with the Comprehensive Plan. Here, the proposed rezone is not consistent with the policies articulated in the Comprehensive Plan. The property subject to the rezone request is the far end of an area designated as "Urban Corridor" on the Future Land Use Map that accompanies the Comprehensive Plan. The Comprehensive Plan sets out the following policies with respect to Urban Corridors, all in support of the goal that "attractive Urban Corridors of mixed uses [be] established near specified major streets." With regard to Urban Corridors, the Comprehensive Plan states:

PL 13.1: Establish Urban Corridors as shown on the Future Land Use Map with potential employment and residential density to support frequent transit service, encourage pedestrian traffic between businesses, and provide a large customer base and minimize auto use for local trips.

PL 13.2: Regionally coordinate urban corridor planning and improvements including public facilities and services in these areas to ensure redevelopment is continuous, consistent, and balanced.

PL 13.3: Transform Urban Corridors into areas with excellent transit service; multi-story buildings fronting major streets with trees, benches and landscaping, parking lots behind buildings, and a compatible mix of residential uses close to commercial uses.

PL 13.4: Establish minimum housing densities in Urban Corridors to support frequent transit service and sustain area businesses.

PL 13.5: Ensure appropriate transitional land uses from high intensity land uses along the arterial streets of the Urban Corridors to the uses adjacent to the corridors; corridor redevelopment should enhance both the corridor and quality of life in adjacent residential neighborhoods.

PL 13.6: Focus public intervention and incentives on encouraging housing and walking, biking and transportation improvements in the Urban Corridors nearest downtown and other areas with substantial potential for redevelopment consistent with this plan.

Although the property proposed to be rezoned is located within an area designated "Urban Corridor" in the Comprehensive Plan, the property is literally at the location furthest from the downtown and Pacific-Lilly gateways designated in the Plan for the earliest and most intense development. The proposed rezone would therefore result in development that is discontinuous, inconsistent and not balanced. See PL 13.2.

Further, the property subject to the rezone request is located at a substantial distance from Pacific Avenue, with two large parcels—one permanently dedicated for use as a cemetery and the other intensively developed by Puget Sound Energy for use in connection with its utility

business—located between the property proposed to be rezoned and Pacific Avenue. The proposed rezone plans will not ensure appropriate transitional land uses from high intensity land use along Pacific Avenue to the Low Density Neighborhoods abutting this property. See PL 13.5. Precisely the opposite.

As a result, if the proposed rezone were allowed, persons occupying the property in the future would not access the property from Pacific Avenue. Traffic associated with the development on the proposed rezoned property instead will be directed toward and focused toward the west, to Boulevard Road, an area designated in the Comprehensive Plan as a Low Density Neighborhood." The Comprehensive Plan requires that development in such neighborhoods "be of a type, scale, orientation and design that maintains or improves the character, aesthetic quality, and liveability of the neighborhood. Comprehensive Plan, PL 20.1.

The purpose of the urban corridor designation in the Comprehensive Plan is to facilitate the development of designated Urban Corridors—in this case, Pacific Avenue—into areas where more intense development can be served by more intense urban services. PL 13.1. There is nothing associated with the proposed rezone request that suggests that the proposed rezone and development of this property will further the Comprehensive Plan's intent of promoting Pacific Avenue as an urban corridor.

Rather, the proposed rezoning would simply result in the creation of an island of more intense development effectively disconnected from the Pacific Avenue urban corridor. The impacts of this more intense development would be directed over and across property not designated for such development in the Comprehensive Plan. It would result in exactly that kind of "urban sprawl" that the Comprehensive Plan is intended to preclude.

The proposed rezone is not consistent with the policies expressed in the Comprehensive Plan. The request to rezone should be denied.

B. Public facilities and services existing and planned for the area are not adequate and are not likely to be available to serve the potential development allowed by the proposed rezone.

OMC 18.59.050(E) requires the proponent of the proposed rezone to establish that public facilities and services existing and planned for the area are adequate and are likely to be available to serve potential development allowed by the proposed zone. The proponent cannot make this showing.

The property proposed to be rezoned is to be accessed from Boulevard Road via 7th and 9th Avenues. 7th Avenue, which only has a 30' right-of-way, does not provide a reasonable means of access. 9th Avenue, a local access street, also does not provide sufficient access:

The development patterns commonly associated with mixed residential zoning of intermediate densities (MR10-18 Zone) and the proposed zoning (RM-18) at its highest reasonably possible density both exceed the capacity of 9th Avenue, even if fully improved to local access standards[... such that] any development consistent with either zone would likely exceed the capacity of these two streets.

Staff Report, p. 15. The Staff Report further notes that 9th Avenue does not present sufficient width to be properly developed to "neighborhood collector" status, including bike lines,

contrary to the Comprehensive Plan's goal of encouraging biking. PL 13.6. Staff Report, p.14. There is also no plan to improve 9th Avenue to Lyons Park, which supposedly is to serve as the local park for the development's occupants.

In addition, developing 9th Avenue as a "neighborhood collector" would be totally inconsistent and incompatible with the Comprehensive Plan's designation of that area as a "Low Density Neighborhood," and would be inconsistent with the Comprehensive Plan's goal of maintaining the character, aesthetic, quality and livability of that neighborhood.

In sum, public facilities and services existing and planned for the area are not adequate and are not likely to be available to serve the potential development allowed by the proposed rezone.

C. The proposed zoning will be incompatible with adjoining districts.

Finally, OMC 18.59.050(D) requires the proponent of the rezone establish that the rezone will result in a district that is compatible with the adjoining zoning districts. The rezone proponent has not made this showing.

As set forth above, there is absolutely no reason to believe that persons occupying the property, if it were rezoned and developed, would access the property from Pacific Avenue or utilize services located along Pacific Avenue. Instead, vehicle and pedestrian traffic associated with future occupants will be directed exclusively to the west, over an area designated as a Low Density Neighborhood in the Comprehensive Plan, to Boulevard Road, a road not designated "urban collector" in the Comprehensive Plan. The proposed rezone is incompatible with the current and future zoning of these areas.

In addition, the recently proposed to be rezoned abuts Forest Memorial Cemetery to its north. When the city annexed both the property proposed to be rezoned and the Forest Memorial Cemetery property, the city designated the Forest Memorial Cemetery as "General Commercial." The city did this because, prior to the annexation, the city did not have any cemeteries located within incorporated city limits, and hence had not developed zoning classifications specific to cemeteries.

Forest Memorial Cemetery has, in fact, been permanently dedicated to use as a cemetery. As such, the cemetery cannot be used for any inconsistent purpose. The city cannot require the cemetery to give up any property so dedicated for use as a pathway, or for any other use facilitating the development of the site subject to the proposed rezone request. See Chapter 68.24 RCW, especially RCW 68.24.120.

The proposed rezone, if granted, would permit the construction of up to six-story apartment buildings immediately adjacent to the cemetery. The proponents' concept plan shows apartment buildings located in the area closest to the cemetery, which is the flattest and driest portion of the proposed rezone area.

The construction of such apartment buildings looming over the cemetery is incompatible with the continued use of the site as a cemetery. As the Staff Report laconically notes:

[L]and uses allowed by the proposed RM-18 zoning would be inconsistent with the grieving, reflection, and memorial functions of cemeteries and funeral homes.

Staff Report, p. 6 of 18.

Further, the Staff Report ignores the fact that there are almost certainly undocumented pioneer-era gravesites located in the area where the property proposed to be rezoned abuts Forest Memorial Cemetery.

Forest Memorial Cemetery has been operating since 1857. In the pioneer era, poor people, who could not afford to be buried in a marked grave, frequently arranged for burials to occur in un-marked graves located just outside the cemetery boundaries. This phenomenon has been documented with respect to at least one other pioneer cemetery located in the Olympia area.

Staff's conclusion that there are likely no un-monumented graves outside the care area of the cemetery simply does not follow from the fact that the older monumented graves are located on the northern portion of the cemetery.

For any or all of these reasons, the Hearing Examiner should find that the proponent has not demonstrated compliance with the requirements of OMC 18.59.050(D). The Hearing Examiner should recommend denial of the rezone request for this third separate, independent reason.

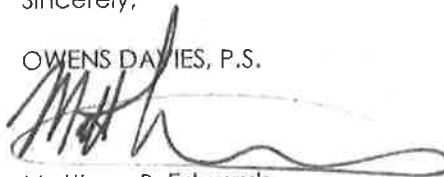
At a minimum, as authorized by OMC 18.59.050(D), to the extent that the Hearing Examiner approves some rezone of this property to a more intense use, it should recommend conditioning approval upon the applicant accepting a 200' wide "no development" buffer to the south of the actual boundary line between the cemetery property and the proposed rezone property. The Hearing Examiner should further, or in the alternative, require that no construction occur on the property that would permit the direct view from the interior of any unit to the cemetery property.

CONCLUSION

On behalf of Forest Memorial Cemetery, I request that you deny the proposed rezone request.

Sincerely,

OWENS DAVIES, P.S.



Matthew B. Edwards

MBE/mam/ao

Todd Stamm

From: Curt Andino <curt.andino@spshabitat.org>
Sent: Monday, July 20, 2015 1:38 PM
To: Todd Stamm
Subject: zoning hearing
Attachments: Medela rezone.pdf

Mr. Stamm,

Please find attached: comments for the Hearing Examiner regarding the Medela rezone proposal.

Thanks,

Curt

--

Curt D. Andino
Executive Director
South Puget Sound Habitat for Humanity
400 Cooper Point Road, Olympia, WA 98502
(360) 956-3456 (360)888-2065
www.spshabitat.org
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July 20, 2015

Mr. Examiner,

Good evening, my name is Curt Andino, my address is 400 Cooper Point Rd. SW Olympia WA 98502, I am the Executive Director of South Puget Sound Habitat for Humanity.

I am here to speak in favor of the proposed rezone to multifamily for the Medela parcel. There are three reasons for this position:

1) The majority of low-income families served by Habitat for Humanity cannot afford to live close to population centers, like Olympia, due to high rent (avg \$1,300 for a 3 bdrm) or the high cost of purchasing a home (\$254,000).

Nevertheless, jobs; good schools; health care; mass transit; community services and major social centers all exist within this high-density population center. In fact, the low-income families we serve fill many of the jobs in the urban area.

Creating meaningful room in our population centers for the persons and families that drive our service economy is not only an honorable task but it is also the responsibility of good government. Rents in the proposed development would be designed to prevent cost-burdening as would the proposed homeownership model.

2) Development efficiencies like: existing roads; water; sewer; mass transit; alignment with the Comprehensive Plan; interested community partners; potential HTF and HOME subsidy layering are all reasons, beyond the blatant need for more and better affordable housing, to pursue a rezone of this large infill area.

3) At Habitat our goal for the people we serve is to eliminate the stress and uncertainty of what they call home. In Thurston County there are over 30,000 severely cost-burdened households a paycheck away from insolvency and potential homelessness.

Putting these families in decent homes that they can afford to rent or own is in the best interest of the City as persons in stable housing have better health outcomes, are more successful in educational endeavors and are more likely to stay in their homes contributing to overall neighborhood and community stability.

Thank you,

Curt D. Andino
Executive Director

Todd Stamm

From: David Schaffert <DSchaffert@thurstonchamber.com>
Sent: Monday, July 20, 2015 1:51 PM
To: Todd Stamm
Subject: Chamber Medela Comments
Attachments: Medela Rezone Hearing Examiner 7 20 15.docx

+
Todd,

Please find attachment on the Chamber's comments on the Medela Rezone.

David Schaffert
President/CEO
Thurston County Chamber
360 357 3362 phone 360 789 6045 mobile

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July 20, 2015

Todd Stamm, Principal Planner
Olympia Community Planning and Development Department
601 Fourth Avenue East; Box 1967
Olympia, WA 98507

Subject: Medela Rezone, Hearing No. 15-0010

Mr. Stamm:

Please find Thurston Chambers Comments on the Medela Rezone. The Thurston County Chamber supports the 9-acre parcel in southeast Olympia known as the Medela Property, to be rezoned to RM-18 density.

Thurston Regional Planning Council (TRPC) forecasts that by 2035-2040, about 40 percent of the demand for new homes will be for multi-family units. The TRPC points to the demand for housing increases and the need for these increases to be located near city centers and along transportation corridors. The Chamber believes that well thought out higher density development is critical to achieving community goals of density, adequate supply of affordable housing, accessibility to basic services, parks and schools.

Additionally, the rezone request is constant with:

- The City's recently adopted Comprehensive Plan goals of housing and densities and vision of vibrant neighborhood centers and urban corridors in areas such as this.
- Sustainable Thurston, Urban Corridors and the State of Washington Growth Management Act recommendation for the health and welfare of our communities and residents.
- The public health aspects of adequate housing near services have been clearly identified by Thurston Thrives!
- The site is served by public transportation, with Intercity Transit routes connectivity to the City's downtown core, Olympia Transit Center and Lacey Transit Center
- The requested RM-18 zoning fosters the development of mixed-type and affordable housing choices and channels development and housing into and near the urban core.
- The Medela rezone supports the City's goal of concentrating housing into specific areas. The Medela property is located in one of those areas expected to accommodate the majority of the future City growth with high-density housing.

Thank you for the due consideration of our comments.

Sincerely,

David Schaffert
President/CEO



July 20, 2015

City of Olympia
Office of Hearing Examiners
PO Box 1967
Olympia, WA 98507-1967

Log: 022414-41-TN

Property: Rezone Medela Land Use Proposal Mult. Parcels including 52900100100 & 09480045000

Dear Honorable Hearing Examiner:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Notice of Application regarding re-zoning of the above referenced parcels. Based upon the Notice and supporting documentation, we understand that the re-zoning may lead to future development of the parcels.

As a result of our review, DAHP submits the following comments & recommendations for your consideration:

- The subject parcels are adjacent to the Forest Cemetery and therefore, the area has the potential for archaeological resources. It is also adjacent to a historic wetland, and has a moderate to high probability for archaeological resources according to DAHP's archaeological predictive model. This probability level is based upon data that suggests native peoples utilized wetlands for plant and animal resources.
- Forest Cemetery was founded in 1857, and many local historic figures are buried there, including unmarked Chinese and Native American graves. Historic cemeteries are frequently larger than they appear, with unmarked graves often found outside of the cemetery boundaries.
- Human Remains and historic cemeteries are protected under RCW 68.60 and RCW 68.50. Disturbance of both may result in civil penalties and/or a Class C Felony.
- The scale of the proposed ground disturbing actions could destroy archaeological resources present in the project area. Discovery of archaeological resources during construction work is not recommended since inadvertent discoveries often result in costly construction delays as well as damage to the resource.
- For the above reasons, DAHP requests an archaeological assessment be undertaken prior to any earth moving activities.
- We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
- In addition, we understand that the project area encompasses a few residences that are over 50 years in age. Therefore, we recommend that those buildings over 50 years in age be recorded by completion of entries into DAHP's on-line Historic Property Inventory (HPI) database.

Completion of the inventory database records should be accomplished by a historic preservation professional meeting professional qualifications standards as defined in 36 CFR Part 61 (standards can be found at: http://www.nps.gov/history/local-law/arch_stnds_9.htm).

- Finally, we also suggest that for buildings in the project area that are proposed for demolition, that they first be offered to other parties for removal and relocation off-site. With this step, these residences can be placed back into service rather than demolished with debris disposed of in a landfill.

Thank you for the opportunity to review and comment on this proposal. These comments are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO). Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler
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Department of Archaeology and Historic Preservation

Cc: Michelle Sadlier, City of Olympia
Rhonda Foster, Squaxin Island Tribe
Jackie Wall, Nisqually Tribe
Richard Bellon, Chehalis Tribe
Theresa Bergman, Woodlawn Cemetery

