



NISQUALLY INDIAN TRIBE
Tribal Historic Preservation Office

4820 She-Nah-Num Drive S.E.
Olympia, Washington 98513
360.456.5221 (main)
877.768.8886 (toll free)
www.nisqually-nsn.gov

July 6, 2023

To: Jackson Ewing, Associate Planner
City of Olympia
Community Planning and Development Department
601 4th Avenue E
Olympia, WA 98507

Re: **23-2792**

The Nisqually Indian Tribe's THPO has reviewed the notice of application and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe doesn't have any specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe

From: Bev Garrick <begar47@outlook.com>
Sent: Thursday, July 13, 2023 8:51 AM
To: Jackson Ewing
Subject: Olympia Hotel at Capitol Lake - Owner Requesting Re-zoning to Multi-Family Housing

This memo is in response to the above request for multi-family rehousing of the Olympia Hotel.

I oppose this request for the following reasons:

Historical Hotel: Historically this has been one of the main hotels to serve the Washington State Government during its legislative sessions. There are a number of other organizations that have supported this hotel throughout time because of its location (near freeway) and its close proximity to the downtown businesses and close access to walking and enjoying Capitol Lake. Its beautiful grounds and view gives customers a chance to relax within a bursting urban expansion while attending their conferences and business commitments.

Covid And Economic Impacts: These impacts brought the drug scene and its associated crimes to Evergreen Park Drive. Having a hotel in the area has strengthened the commitment by the community to cleanup the area and to discourage the destructive behaviors of serious drug use such as meth and heroin along with theft to this community which already has numerous condos and apartment complexes. Businesses that maintain a higher standard of quality assurance can enhance a community's need for safety.

Intention comes into play here. I question whether this is the right place for a low-income housing project which I know our community is looking to address.

Sincerely,

A Concerned Citizen

Sent from [Mail](#) for Windows



CAP CITY LAW PS
ATTORNEYS FOR THE BUSINESS OF LIFE

VIA EMAIL ONLY JEWING@CI.OLYMPIA.WA.US

July 19, 2023

Jackson Ewing, Associate Planner
Community Planning & Development
601 4th Ave E. 2nd Floor
Olympia, WA 98501

Re: File Number 23-2792
Evergreen Park Hotel Text Amendment
2300 Evergreen Park Dr. SW

Dear Mr. Ewing:

Please accept this letter as my comment individually and as a business leader regarding the above project. I currently serve on the Thurston Economic Development Counsel and I'm the current president of the West Olympia Business Association. I am also a business owner on the Olympia west side and member of the Bristol Court Condominium Association.

Well, I agree that we need more affordable housing in our community, I am concerned about the current proposal for these reasons:

1. The current proposal lacks detail to fully evaluate as the application was not available online;
2. The Olympia hotel is only one of two full-service conference centers in Thurston County. Losing this facility would be a great loss to our community;
3. It appears that the property borders on an environmentally sensitive area as identified by the city. This should be fully explored before a Determination of Nonsignificance is issued;
4. Evergreen Park Drive has become a magnet for campers with the associated trash and human waste. The city has been slow to respond to requests for cleanup. As a property

owner in this area, I would not want to see any further housing density until this issue is addressed.

I would be happy to have an in-depth discussion concerning these issues and would be interested in having the West Olympia Business Association host an information meeting regarding the proposal.

Sincerely,

A handwritten signature in black ink that reads "Jessica M. Jensen". The signature is written in a cursive, flowing style.

Jessica M. Jensen

From: Maris Zivarts <mzivarts@unitehere.org>
Sent: Thursday, September 7, 2023 10:14 AM
To: Jackson Ewing
Subject: FW: Written comment on Evergreen Park Hotel Text Amendment

Jackson Ewing,

I was just looking and I didn't see my comment below included in the combined public comments for the proposed text amendment. I'm hoping you can include it. Thanks much.

Maris

From: Maris Zivarts
Sent: Wednesday, July 19, 2023 3:25 PM
To: jewing@ci.olympia.wa.us
Subject: Written comment on Evergreen Park Hotel Text Amendment

Dear Jackson Ewing,

I am writing on behalf of UNITEHERE Local 8. We are the union that represents workers at the Olympia Hotel at Capitol Lake. We would like raise the following concerns that we think the City of Olympia should consider when deciding on the proposed Evergreen Park PUD text amendment:

1) Changing the land use at the site to enable the conversion of the property to residential will result in the loss of what are currently good jobs, with good wages and benefits that have been collectively achieved over a period of many years. We recognize that the region could certainly use more housing, but we hope the City reckons with the resulting direct and long-term job impact.

2) The Olympia Hotel has been an important property for lodging, meeting space, and conferences in the Olympia for both state and political related business. Losing this function would be a blow to our State Capitol and its related operations and business activity, which may not easily be replaced

3) In deciding whether or not to approve a text amendment, we hope Olympia would weigh any promised future benefits, such as future affordable housing, against the immediate, direct loss of good jobs. And if the decision is made to move forward, that any promised future benefits be guaranteed and codified.

Thank you for your attention.

Sincerely,

Maris Zivarts
Research Director
UNITEHERE Local 8

From: Maris Zivarts <mzivarts@unitehere.org>
Sent: Monday, July 17, 2023 1:08 PM
To: Jackson Ewing
Subject: RE: 2300 Evergreen VOCO conversion
Attachments: [924D40EB-686A-4616-8B92-BF33C432E059.PDF](#)

Thank you very much. It appears that the corporate entity which owns the property has been administratively dissolved. Can such an entity move through the text amendment process? Corporate filing attached.

Maris Zivarts

From: Jackson Ewing <jewing@ci.olympia.wa.us>
Sent: Thursday, July 13, 2023 2:46 PM
To: Maris Zivarts <mzivarts@unitehere.org>
Subject: RE: 2300 Evergreen VOCO conversion

Good afternoon,

Thank you for taking the time to provide input on this proposal. This comment will be part of the project record and I will forward your comments to the applicant, applicable members of the City review team, and to the Hearing Examiner for review. These comments will also be responded to in a staff report prepared for the future hearing. The Hearing Examiner is the decision maker on this project with the City Council approving the final action. A Public Hearing has not been scheduled yet. Public comments are accepted throughout the permit process through the public hearing. I will also add your email address to the distribution list so that you will receive updates as the project progresses through the review process. Please let me know if you have any questions.

The Text Amendment Application has been submitted to propose allowing housing within the commercial/retail zone of the Evergreen Park PUD. Currently this zone within the PUD does not allow residential uses. The intent would be to allow more flexibility in allowed uses and increase housing availability.

To view the complete submittal including a color copy of the map please follow the below link and input project number 23-2792 into the search bar.

<https://ci-olympia-wa.smartgovcommunity.com/PermittingPublic/PermitLandingPagePublic/Index/893ad460-428a-4c89-ade5-b00601547871?conv=1>

Best regards,

Jackson Ewing | Associate Planner
City of Olympia Community Planning & Development Department

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967
(360) 570-3776
jewing@ci.olympia.wa.us

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

From: Maris Zivarts <mzivarts@unitehere.org>
Sent: Thursday, July 13, 2023 8:06 AM
To: Jackson Ewing <jewing@ci.olympia.wa.us>
Subject: 2300 Evergreen VOCO conversion

Jackson,

I left a voicemail for you yesterday. I saw there was a story on a notice of application for the potential residential conversion of the Olympia Hotel at Capitol Lake. I was hoping to get the notice and any related documents. I'd appreciate any help. Thanks much.

Best,

Maris Zivarts
Research Director
UNITEHERE Local 8
206-963-6458

From: Patrick McClelland <patman1956@live.com>
Sent: Sunday, July 2, 2023 9:24 AM
To: Jackson Ewing
Cc: ED & NAOMI OBIE; Melissa Denton; Jessica Jensen; greyhawk57@comcast.net; Francis Geissler; Chad "CJ" Poundstone; Chad "CJ" Poundstone; tputaansuu@gmail.com; Christopher Desmond; Barb Mueller; mkrachel8081@gmail.com; bnafco@live.com; Patrick McClelland
Subject: 2300 Evergreen Park Dr SW Land Use Application

Dear Mr. Jackson Ewing,

Thank you for sending out notification of the land use application for the hotel property located at 2300 Evergreen Park Dr SW, now known as the IHG Olympia Hotel at Capitol Lake.

As President of the Bristol Court Condominium Association, a complex of class B commercial office space, and as an owner of two of the office suites located there, I'd like to comment on the proposed use changes for the hotel as presented. Please note the hard copy letter received today was delivered in black ink only, so I cannot identify from the letter dated June 28, 2023 what the color coding references on the second page represent in the legend. Please forgive me, then, if I'm missing something more obvious to you than to it is to me.

Though not spelled out in your letter, if I recall correctly a proposal has been submitted to convert the current hotel suites at this location into multi-family living units. On the surface it may seem there should effectively be little impact on surrounding properties, and maybe from a simple environmental perspective that's correct and why you're moving toward a SEPA determination. But, what will most certainly be consequential fallout to this project are, *at minimum*, issues that will include significant increases in automobile and pedestrian traffic. Not that that's at all bad, but if the target demographic for said units is to provide "affordable" housing, statistics tell us there will most certainly be an increase in crime rates of all types as well.

A current example of this - directly behind our complex are apartment buildings whose residents frequent our complex late at night and test doors to try and gain access. We know from our security cameras there is already too much of this kind of activity going on, and this new project will only increase such behavior. Our dumpster area had to be both exposed (to prevent people from camping out there) and locked. Yet, we find discarded needles, clothing and garbage strewn about our grounds, and during the day people who

have no business with our tenants wander in to use our restrooms. Safety has become a growing concern where before we barely gave it a second thought.

Just recently we had to reach out to the city of Olympia, again, to request removal of dilapidated and/or abandoned vehicles parked along Evergreen Park Dr SW. In the last two weeks the number of such vehicles has increased from 5 to 9. With the cleanup the city of Lacey is doing of the homeless encampment located at Sleater-Kinney Rd and I-5, and other locales, we are receiving increasing numbers of homeless presence near all the commercial buildings located on and off Evergreen Park Dr SW. We are still waiting for the removal of these vehicles, and I receive complaints weekly from our tenants and/or their clients about them no longer feeling safe coming here. It has been rightly suggested the City install "no overnight parking" signs along Evergreen Park Dr SW and enforce the ordinance. Also, when all the buildings along this Drive are filled that space is needed as daytime overflow parking. If you allow this site to be converted to low income housing I can pretty much guarantee you building owners seeking tenants now will not be successful in doing so.

As President of our association I cannot in good faith get behind the environmental proposal as submitted. When the property in question was built as a hotel many decades ago it fit the neighborhood as it was consistent with what's around it, a hotel serving very short term business and vacation travelers. If the city council moves forward with converting this space to a large apartment complex it will deprive our owners of the benefits they had to investing in their own office space. Our complex, like many others, hold appeal because they provide a safe and convenient, viable location to provide professional services to the public. Indeed, many millions of dollars have recently been invested to bring a number of the buildings in our area up to current standards, and they stand ready to be occupied by more businesses. The type of project being suggested for 2300 Evergreen Park Dr SW would very much discourage that.

PLEASE, I beg of the City and its Council to reconsider any plans to change this property into housing units of any type. If a transformation is required, why not bring office building developers into the discussion? Or, if more housing really is needed, consider steering this property toward condominium development where pride of ownership is a frequent result and more befitting an area like ours. Mine is not a "NIMBY" argument, but one of practicality considering the office buildings that surround this specific location. There's nothing so pressing in the current proposal that requires immediate action, so let me encourage the City to seek other investor types, and **deny** the current proposal. The highest and best use of this real estate can be found, just not within the confines of what's been presented in today's land use application.

Thank you,

Patrick McClelland
360-701-9193