Joyce Phillips

From: Julie Arnold <juliearnold93@gmail.com>
Sent: Monday, March 19, 2018 5:22 PM
To: missingmiddle; CityCouncil
Subject: Olympians Opposing the Missing Middle Housing Proposal

Hello,

We purchased a home in Whitmore Glen in June of 2013 that backs up to one of the proposed areas of concern. We were just informed of this information yesterday, and heard about the city council meeting that takes place this evening. We are unable to make it, but wanted to voice our concerns for this project.

We spent months researching the area for homes to purchase, and settled on this house/lot in this subdivision because it was already surrounded by established neighborhoods, and we had only trees and a driveway directly behind us. We pay HOA fees within our subdivision to keep property values up, which is another reason for living in this community. After living here almost five years, we have noticed that sounds/voices do carry easily, along with the loud traffic noise late at night...the people speed racing along Boulevard and Yelm Highway. This problem would just get worse, and because most homes do not have air conditioning, the summer months pose a problem trying to sleep at night with the windows open.

Another huge issue is parking within our community. There is already a problem with how many vehicles park in the street...it is a maze every evening to get home. Adding this many homes to such a small area attached to our community will increase the street parking and make it more difficult to get in and out of our subdivision. It already poses a safety hazard...there have been times that one cannot even get through, and have to detour around a different way because of how carelessly people park.

We are speaking out AGAINST this housing proposal. Please let us know if there is anything else we are able to do to protest this decision.

Thank you,
Julie Arnold

Joyce Phillips

From: Sarah <sarahclifthorne@yahoo.com>
Sent: Monday, March 19, 2018 10:37 PM
To: missingmiddle
Subject: Support for missing middle

To Whom It May Concern:

Thank you for considering policy changes to allow for so-called "missing middle" housing that, when thoughtfully adopted along the lines of what the diverse working group has proposed, will ensure our neighborhoods remain inclusive and vibrant. **Our inner city core must get filled in with additional housing options to accommodate our growing population in a ecologically-responsible way.** While my husband and I are incredibly fortunate to own our home, I watch too many friends who are parents struggle to find a rental home they can afford on top of childcare. A decade ago Sarah rented a 3 bedroom home on Quince St near downtown for $900. Now the same home rents for $1800. Salaries have not increased at this same rate. We must provide more choices.

Thank you for your thoughtful consideration,

Sarah & Scott Clifthorne

P.s. And a 3-4 bedroom family friendly condo downtown would be our personal dream come true!

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small mobile device = small mistakes

Joyce Phillips

From: Joy Nguyen <olyfive@yahoo.com>
Sent: Monday, March 19, 2018 11:26 PM
To: missingmiddle
Subject: voice of support

My comments may be late, but I wanted to be sure to voice my support for all efforts being made to increase the supply of housing, especially housing available to those with lower incomes, disabilities, or physical and mental health issues. Our community needs to do so much more to support everyone who lives here, not just the comfortably well off.

Thank you for listening.

Best wishes,
Joy Nguyen

Joyce Phillips

From: cbrad <c_brad@comcast.net>
Sent: Tuesday, March 20, 2018 12:09 AM
To: missingmiddle
Subject: Additional Comments on Missing Middle Housing

March 19, 2018

Colleen Bradford
1712 13th Ave SE
Olympia, WA 98501
(360) 709-9842
c_brad@comcast.net

Although I attended tonight's meeting at City Hall and spoke briefly, I came away with thoughts on the following:

Relationship of Increased Housing and Affordability:

While there is a need for affordable housing, increasing the density of housing and building more private sector rental units (no matter what the form) does not necessarily guarantee lower rents, etc. Landlords control the rent they charge and are primarily in the rental business to make money, not decrease the cost of rent to benefit someone else. Other factors also contribute to how much landlords charge, such as the costs they incur through City property taxes, costs to build, and costs to meet coding requirements, etc.

Increasing the density of housing will also result in increased demands for public services (e.g., social, housing assistance, and health services; police and fire protection, schools, roads, utilities, and parks) and increased pressure on aquifers, wetlands, and other natural systems. Seattle is a very good example of this in which increasing the density of housing in the private sector has done nothing to decrease the cost of housing. And again, home owners will inevitably see increases in City property taxes.

Money, Money, Money; Who's Going to Make Money and Benefit the most?

The ones who are really going to benefit by an increase in the amount and density of housing are the City of Olympia through an increased tax base (property and retail sales tax, etc.) and the developers involved in this expanse. Sure there will be more housing, but I seriously doubt it is actually going to benefit those who can't afford the rents we are seeing today. And, it is my understanding the City of Olympia appointed the Commission members regarding this issue. If this is the case and they have the final say (because the public doesn't get to vote on this) isn't this a bit of a conflict of interest?

Also a representative from the Master Builders Association provided testimony tonight in favor of the Middle Housing proposal. Who do they represent? CONTRACTORS. And, one man stood up and spoke at length as to why this growth MUST happen. Who was he? One of the developers behind this proposal.

Unfortunately, many Olympia residents will lose through increased taxes to meet infra structure and other City needs.

Who Will Cause the Loss of Forests and Agricultural Land:

The Commission claims that if we don't allow an increasing in housing density that this will negatively impact surrounding forests and agricultural land. This is kind of a red herring in that Olympia has absolutely no control over this even if we add more housing.

For one thing any lands outside of Olympia are controlled by other entities, such as State and Federal governments, counties, other towns and cities, individual land owners, etc. They will make the decision on how much growth they will allow, not Olympia. Furthermore, Thurston County is currently working on its own comprehensive development plan in which they will set limits on building, etc. Farmers and ranchers can and will freely sell their property to whomever they want for whatever purpose the current land use regulations will allow. And this will happen eventually anyway unless land trusts or preserves are set aside, county and State parks created, etc. If nothing else, increased traffic from growth in Olympia will likely cause some impact on the ranchers and farmers ability to get their products to market.

Is the City of Olympia and the Commission working in tandem with the State and Thurston County on this issue?

Do Middle Aged and Elderly Olympia Residents Have Valid Opinions?

One young man who called himself a "Millennial" had a great time at the meeting discounting those of us he classified as "elderly," saying more Millennials should have attended the meeting and alluded to this age group's ability to make better decisions or embrace change more readily. It was pathetic. I really felt sorry for him in that he had seemed to have no respect for or understanding of how much experience and knowledge us "old" people bring to the table and that most of us are more than willing to consider "reasonable" and well thought out change. It was really kind of a display of ignorance more than anything else, and I hope nobody on the Commission agrees with this young man.

Otherwise, I guess as one of the "elderly," I should just hang it up and let the politicians, developers, and Millennials do and take whatever they want from me and my neighborhood and turn it into a congested, choked up Prairie Dog town.

Impacts on our Urban Environment:

There will be impacts on our own environment caused from additional storm water runoff and pollution and other issues. The City of Olympia should really work on infrastructure and determine whether infrastructure can be expanded adequately before implementing an increase in the density of housing.

And come to think of it, I would really like to have a side walk on my block installed and a city drain installed in the street for the runoff that already flows down 13th Ave and pools at the intersection of 13th and McCormick, just to mention a few things. Consider taking care of existing residents and home owners.

Impacts on Our Schools:

Some people are concerned about overcrowded schools and subsequent rezoning of school districts, as they well should be. More schools will need to be built which in turn will require property owners to pay

ever increasing taxes. Children may be forced to go to schools outside of their neighborhoods and districts, disrupting their sense of belonging and wellbeing.

Traffic Impacts and Changes:

Some speakers believe an increase in housing density and walkable neighborhoods will decrease traffic. What a pipe dream. One only has to look at Seattle for an example of how well this is working. In addition, biking, walking, or traveling everywhere by public transit is not feasible for everyone. Many of us have health care providers to whom we must drive and parents often need leave work to pick their children up from school if they get sick or take their children to daycare before school and then travel to work. Some people have foot problems and cannot walk well or ride a bike, nor afford or are eligible for Olympia Transit's disabled door to door bus service.

The transit system in Olympia is not convenient to everyone, in regard to routes and time needed to get somewhere. For example, in order for me to get to work on Capital Way and 12th Ave when I lived on Tumwater Hill, I had to take three separate buses which took about 1 - 1 1/2 hours each way. Driving? Only 10 minutes

Joyce Phillips

From:	Susan Grisham
Sent:	Tuesday, March 20, 2018 3:09 PM
To:	'Jeffrey Sutton'
Cc:	Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject:	RE: Delay Implementation of the Missing Middle Proposal!

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

-----Original Message-----
From: Jeffrey Sutton [mailto:olysutton@yahoo.com]
Sent: Tuesday, March 20, 2018 3:08 PM
To: Cheryl Selby <cselby@ci.olympia.wa.us>
Cc: Susan Grisham <sgrisham@ci.olympia.wa.us>
Subject: Delay Implementation of the Missing Middle Proposal!

Mayor Selby, , Pending further study, delay approval of the 'Missing Middle' proposal and zoning law changes that would allow widespread upzoning in the city and single family neighborhoods of the following five housing options: duplexes, triplexes, fourplexes, single room occupancies and courtyard apartments. The Missing Middle proposal, as currently written, lacks a comprehensive and holistic analysis of the impacts of these housing options, particularly in single-family housing neighborhoods. If the intent is to 'blend' these housing types into neighborhoods and make them more 'livable,' a comprehensive plan that includes safeguards and rigorous design standards should be implemented as well. Where are the safeguards to ensure a developer considers neighborhood character and integrity and that they are not just seeking to maximize profit? In 2017 the Olympian published an article where the paper decried the 'mistake by the lake' and stated that 'rolling the dice' is never a good thing. We are rushing into such a situation with these zoning changes. If these changes are fully enacted the results could be devastating. Do not leave this to chance.

Sincerely, Jeff Sutton

Joyce Phillips

From: Miles McEvoy <smileybirdmiles@gmail.com>
Sent: Tuesday, March 20, 2018 4:10 PM
To: missingmiddle
Subject: Support Missing Middle

Hi -
I support the proposed changes. Olympia has changed for the better over the last few years with new people and businesses. It is important to provide a range of housing options to the diversity of people, incomes and lifestyles that live in Olympia. The best small cities in the U.S. are those that have core, vibrant downtowns; walkable streets; parks; and a diverse economy.

I enjoyed the comments from all community members at the March 19 hearing. I felt the pro 'Missing Middle' comments were compelling.

I'd suggest that the proposed changes are just one step in providing flexibility to develop a range of housing options for all income levels. I agreed with the comment that design parameters are essential to ensure development is in line with a livable, sustainable community. We also need to support parks and bike trails.

Thanks for listening,

Miles McEvoy
2705 Gull Harbor Rd. NE
Olympia, 98506

Joyce Phillips

From: Christina Lock <christinalock@gmail.com>
Sent: Tuesday, March 20, 2018 4:49 PM
To: missingmiddle
Subject: Missing middle hearing

Hello,

I attended the hearing last night but was not able to speak. I would like to submit comments in support for the proposed missing middle changes. These small changes are a step in the right direction to support the creation of more affordable forms of housing, hopefully prevent sprawl, and to improve the character of our urban neighborhoods by hopefully making them more dynamic and socio economically diverse. I am a home owner in Olympia. My husband and I purchased our home at 1628 22nd Ave se Olympia in 2012. In that time our home has increased in value nearly 50%. Our salaries have not increased that much unfortunately! . It would be impossible for us to purchase our home now had we been renting for the past 5 years. The fact that we were lucky and bought at a good time shouldn't give us more right to a place to live. We are not afraid of more density in our neighborhood, we would welcome it. We don't see these changes making drastic changes to our city, if anything it doesn't go nearly enough. Dense walkable neighborhoods are good for the health of a region and the health of its people, we support the changes outlined in the missing middle.

Thank You,

Christina Lock Noddings
1628 22nd Ave se
Olympia WA
98501

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Sent from Gmail Mobile

Joyce Phillips

From: Stephen Henderson <stephen@hendersonlaw.net>
Sent: Tuesday, March 20, 2018 4:49 PM
To: missingmiddle
Cc: Judy Henderson; 'Drew Henderson'
Subject: 1307 North Court SE

I write to express my opposition to the missing middle proposal.
Behind our house at the above address is a large open grassed park like area with large beautiful trees. We object if this land is rezoned and later developed with 2 story buildings constructed close to our boundary line. We are opposed specifically for the following reasons:
1. Trees and open grass space would be removed which would decrease the current enjoyment of our property. This enjoyment of the neighborhood is the primary reason we bought the house within the past year.
2. Sunlight would be blocked by any two story buildings crammed in to the space now occupied by grass and trees. 2 story fourplexes with limited setbacks would be allowed under this rezone proposal.
3. The value of our property would decline due to more density, congestion and traffic.
Conclusion.
You can't change the use of property by a rezone without causing damage to the existing surrounding property owners. All of us bought our homes with the expectation of how it looked and where it was located. Changed zoning will harm all of us, your city neighbors. The changes here would only add housing units at market rates.....not make if more affordable.
I ask that you deny the missing middle proposal. Leave the zoning the way it is and make any conditional use changes on a case by case basis. This will limit the damage for all of us caused by this bad proposal.

BEST REGARDS,

STEPHEN J. HENDERSON
HENDERSON LAW GROUP, PLLC
PO BOX 11069
OLYMPIA, WA 98508
TEL. 360.943.7710
FAX. 360.943.2782

Joyce Phillips

From: Ryan Hall <ryanhallwa@comcast.net>
Sent: Tuesday, March 20, 2018 4:59 PM
To: missingmiddle
Subject: Concerns about Missing Middle Housing

Hello,
My family would like to state our concerns about the missing middle housing project and beg you to please slow this down. We would also like to appeal to your sense of decency that as you can imagine, having what you thought you bought be transformed and feeling powerless is very upsetting. We are a middle class family that lived paycheck to paycheck when we bought our home and for the first ten years we owned it. We chose to go without many, many things in order to live in this type of neighborhood and in this school district.

When the first woman stood up and spoke in favor of MMH last night, the thing that upset me the most was when she called the people against this project as elitist. I invite you to come ride in my 2005 car and come sit in my 1700 square foot house and come look at my postage stamp-sized yard and then call my family elitist. The way we got this house is that we chose to sacrifice EVERYTHING in order to have it. It was really scary. And when City of Olympia asked to have us pay more taxes to help the homeless - my husband and I voted "yes" even though we would feel the cost in sales tax. This time, you have gone too far. I'd also like to point out that this woman who spoke in favor of the MMH while calling us property owners "elitist" also noted she owns four rental properties. If can imagine if I was rich enough to own four rental properties, that I would also support MMH. She can build even more structures on her existing rental properties. This means more income for her.

Another frustration of the MMH is that your outreach did nothing in the way of actively seeking my neighborhood out. We are not part of a neighborhood association. I read The Olympian every day and follow Twitter. When Cispus was cut by the Olympia School District in 2009, I was attending School Board meetings to speak my concerns. I get phone calls form people asking me who they should vote for. I am dialed in. And I did not know about this issue until February this year. The reason is because you did not do a direct mailing. The utilities have to do a mailing for anyone impacted within 500 feet of a pipe going in, but you guys did not do the common sense measure of outreach of sending us mail. This is unconscionable.

Also, you are not addressing the parking issue. Please find it in your heart to go walk the stretch of road from Middle Street to North Street on Pifer. Please walk it when OHS gets out of school around 2:25/2:30. Then you tell me that you think there is no reason to add parking for all the cars that will be parked at the quadplexes and triplexes and cottages, etc. that you are proposing. Where will the cars go? Most likely on the sidewalks. Also, then please walk Middle Street from 2:30 to 3pm when the OHS and WMS kids are walking by - walk the stretch between Pier and Henderson and again, please tell me where the cars will go and where the pedestrians and bikers will safely go?

Please also tell me how the stormwater will get addressed. I have called City of Olympia Public Works each year for three years in a row for our street flooding under a foot of water. This problem started after Briggs went in. Never was a problem before.

Are you guys going to do rent control on all of the rented housing you will be devaluing my house with? This is not a rhetorical question. I am genuinely asking how you anticipate to have these rentals

be affordable. I can almost guarantee you that half of the ones by my neighborhood will be bought up by rich families who are out of district for OSD and want an address for their kids. How will you address this? (Again, please answer.)

I realize that you have your minds set. When this is all said and done and I can't let my daughter walk to school anymore and I cannot walk my dogs on Middle and Pifer without fear of being run over and when I cannot sale my house for a decent amount of money to retire as we had hoped at age of 75 years old (because we don't have a lot of money and that is how long we have to work - and if we are lucky we get to retire at that age) - then I hope that when this all happens, that you look back and feel some remorse for this decision. That you look back and understand the damage you have done cannot be undone. That you look back and apologize to us. Of course by then, it will be too late.

With regard,
The Hall Family

Sent from Ryan Hall at ryanhallwa@comcast.net

Joyce Phillips

From: Ali Johnson <alimariejohnson5@gmail.com>
Sent: Tuesday, March 20, 2018 5:04 PM
To: missingmiddle
Subject: Comment to Planning Commission on Missing Middle

Hello,

I am submitting a written comment to the planning commission as I was unable to attend this weeks meeting at city hall. Firstly, thank you for your work thus far in community outreach. I am currently studying abroad in New Zealand but felt strongly about this conversation happening at home and wanted to write. I am a lifelong Olympia resident graduating Evergreen this spring with a Bachelors degree. I qualify as having housing hardship as over 30% of my income goes to housing and I feel our citizens would greatly benefit from allowing more duplexes and housing density.

I love Olympia and feel invested in it's success and well being of it's citizens. I want to work locally on environmental issues, education, and possibly for the city one day. With this income I need to be able to afford to live in Olympia, particularly thinking into the future. Myself and many young people feel invested in staying and contributing to our town.

Please, please think of our futures when making housing decisions. I am in strong support of the missing middle initiative and policies that favor increasing density and livability in our city. I envision vibrant neighborhoods where health and positive interactions are increased by less housing hardship. Imagine the possibilities of building neighbor relations, healthier families, less commuting, and lower stress rates.

Thank you for reading this. It takes a village to look after one.
Blessings,
Ali Johnson

Joyce Phillips

From: Judy Henderson <judy@hendersonlaw.net>
Sent: Tuesday, March 20, 2018 5:07 PM
To: Stephen Henderson
Cc: missingmiddle; Drew Henderson
Subject: Re: 1307 North Court SE

Good job
Agree
Judy

Sent from my iPhone

On Mar 20, 2018, at 4:48 PM, Stephen Henderson <stephen@hendersonlaw.net> wrote:

> I write to express my opposition to the missing middle proposal.
> Behind our house at the above address is a large open grassed park like area with large beautiful trees. We object if this land is rezoned and later developed with 2 story buildings constructed close to our boundary line. We are opposed specifically for the following reasons:
> 1. Trees and open grass space would be removed which would decrease the current enjoyment of our property. This enjoyment of the neighborhood is the primary reason we bought the house within the past year.
> 2. Sunlight would be blocked by any two story buildings crammed in to the space now occupied by grass and trees. 2 story fourplexes with limited setbacks would be allowed under this rezone proposal.
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> Conclusion.
> You can't change the use of property by a rezone without causing damage to the existing surrounding property owners. All of us bought our homes with the expectation of how it looked and where it was located. Changed zoning will harm all of us, your city neighbors. The changes here would only add housing units at market rates.....not make if more affordable.
> I ask that you deny the missing middle proposal. Leave the zoning the way it is and make any conditional use changes on a case by case basis. This will limit the damage for all of us caused by this bad proposal.

BEST REGARDS,

STEPHEN J. HENDERSON
HENDERSON LAW GROUP, PLLC
PO BOX 11069
OLYMPIA, WA 98508
TEL. 360.943.7710
FAX. 360.943.2782

<image001.jpg>

Joyce Phillips

From: ANTONETTE MIKLICH <tonimik@comcast.net>
Sent: Tuesday, March 20, 2018 5:07 PM
To: missingmiddle
Subject: public hearing

I attended the public hearing on March 19th, was signed up to speak but left at 9 and still didn't not get an opportunity to speak. I only heard about the MMH proposal in February. I observed at the hearing that most of those people who support the proposal have known about MMH from the start, most of those opposed have only just learned of it. Why do you suppose that is? I read the Olympian daily have not seen any articles on it until recently. It would have been easy to send a notice in utility bills.

I understand the issue of the area housing shortage but I don't feel this will solve that. It still will not be affordable. Only the developers will benefit from this. I don't believe the proposal should be a one size fits all proposal. An increase in density will work well in some neighborhoods and negatively affect others.

Please slow down on this process and educate ALL property owners, not just a chosen few, and then see how the citizens feel about it. I am very much opposed to Missing Middle Housing as this proposal describes it.

Toni Miklich

1222 37th Ave SE

Olympia

Joyce Phillips

From: Nancy McNeil <peapicker@comcast.net>
Sent: Tuesday, March 20, 2018 6:49 PM
To: missingmiddle
Subject: Missing Middle Housing Olympia, WA

My name is Nancy McNeil and I reside at 3036 Briar Lea Loop S.E., Olympia, Washington. I am **against** your proposal of missing middle housing.

I attended the meeting on March 19th. We only found out about this issue on March 18th. I listened while people spoke on both sides and it seemed the ones in favor kept bringing up "affordable housing". These two things, missing middle housing and affordable housing are not synonymous with one another. The city cannot guarantee that these dwellings built will meet the price range needs for affordable housing in the range of $500.00 to $1,000.00 per month. It will most likely drive down the values of the areas it boarders. The area behind our home has a wetland that is protected yet the city will re-zone it for multi- family housing. How can that occur?

I heard people "for" this plan at the meeting say that the elderly are not "forward thinkers" and they are only in it for themselves. We bought our homes many years ago with the "FORWARD THOUGHT" that our neighborhood and residential area was a place we would live for many years and retire in. It took planning and saving and sacrifice on our part. So to the people that label us as "not forward thinkers" and "selfish" I would say you are dead wrong.

We have built a life that has taken years and in a short period of time a group wants to take it away. The city's only "stake" in missing middle housing is the income generated by property tax. The city is short sited seeing this as revenue and nothing beyond. The city has buildings that are deteriorating downtown and around the city that could be purchased and turned into affordable housing not to mention land the city already owns. The city is taking the path that holds them the least accountable in the long run and yet stands to gain the most.

We, my husband and I have never had to fence our property. Yet if the city rezones the area behind us it will force us to do just that. Our property value will drop yet the city will still collect taxes at the going rate. Just as when the city forced round about's and took over people's property the city had to "settle" and fence property. I would say if you plan to put this type of zoning that backs up to our property be prepared to build a fence.

We have sacrificed and worked hard for our homes and I urge you to re-consider the long range effect the city will have made on our future, if missing middle housing is implemented.

Respectfully **AGAINST MISSING MIDDLE HOUSING,**

Nancy McNeil
Olympia Resident

Joyce Phillips

From: cbrad <c_brad@comcast.net>
Sent: Tuesday, March 20, 2018 6:52 PM
To: missingmiddle
Subject: Addendum to Comments from Colleen Bradford

Dear Commission Members:

Since e-mailing my comments to you last night I have found one more individual who has a special interest in seeing that this proposal gets voted in. The person has several rental properties and is hoping to build several ADU's on her property to rent out. This person also did not identify herself as anything other than a resident.

With the many developers, real estate organizations, and landlords, etc., I think if any more public comment sessions are help you should require people to disclose this, i.e. "Hi" my name is "Mak Mony" and I am a resident (if this is true) and a developer, etc. I think it is important for Olympia residents to know what entities are pushing for a rezoning. It seems there is a lot of special interests driving this that stand to make a lot of money.

Sincerely,
Colleen Bradford

Joyce Phillips

From: Beverly Torguson <bevtor@comcast.net>
Sent: Tuesday, March 20, 2018 9:02 PM
To: Joyce Phillips; missingmiddle; CityCouncil
Subject: Missing Middle Housing

Hi,

I am very concerned about this proposal as I am against it. There are a few things that cause me some concern.

A: Our existing neighborhood is a single family home development. We paid a lot of money for our house since it is near the downtown area. We live on Briar Lea Loop SE, so this proposal affects us. It is not fair to those of us who paid a lot of money to be in a neighborhood that is comprised of single family homes that are well maintained. To bring in multi family rental homes into our neighborhood will just affect the value of our homes in a negative way. We also don't want multi family rental homes here as that would change the face of our neighborhood. It is very rude and inconsiderate of the city to want to change our neighborhood into a multi family housing area as we bought our house specifically to be in a single family home neighborhood.

B: Building on a wetland that is part of a watershed is irresponsible not to mention costly. A developer will have to recoup their expenses and will have to charge a higher rent. This would defeat the goal of having moderate to low income housing available to people. The city has a history of granting building permits on wetlands and then washing their hands of the water problems that home owners end up experiencing.

C: Why change the zoning to allow duplexes in our neighborhood when there is already land available to build duplexes on that is not being utilized?

D: In general, owners take better care of homes than do renters, since owners have pride of ownership and a financial stake in the property.

E: Changing the zoning to allow long term parking on the street is not acceptable. We do not want to see RV's parking in our streets. We've seen the problems that Seattle has with people living in their vehicles trashing the street and using it as a bathroom. My first house that I bought when I was 26 in 1981 was a quad townhome. It was a split-entry house with a two car garage tucked under the bedrooms. There was no need for anyone to park on the streets. And, with pride of ownership, our neighborhood was well maintained, quiet and respectful. Incorporating garages into a house plan does not necessarily take away space for more housing.

F: The city's high impact fees for new construction are in contradiction of wanting moderate priced homes in Olympia. If the city sincerely wants to provide moderately priced homes for

people, the fee scale for new housing needs to be reduced. Right now the city is part of the problem and trying to fix it at our expense is just not right.

Sincerely,
Bev Torguson

Joyce Phillips

From: Kim Murillo <kimhmurillo@gmail.com>
Sent: Tuesday, March 20, 2018 11:11 PM
To: missingmiddle
Cc: CityCouncil
Subject: In favor of the Missing Middle

Dear City staff, Members of Council, and Mayor Selby,
As a downtown business owner, I'm greatly in favor of the Missing Middle housing movement to increase density in Olympia. More density means more people, and more people generally means more revenue.

I'm also in favor of preservation of farmland, as local produce and livestock is one of the uniquely awesome traits of Olympia!

Thank you for working hard to make Olympia a great place to be.
~Kim

--
Kim Murillo
Little General Food Shop
500 Capitol Way S
Olympia, WA 98501
littlegeneralolympia.com

Joyce Phillips

From: Troy Bussey <bussey.troy@gmail.com>
Sent: Tuesday, March 20, 2018 11:26 PM
To: missingmiddle
Cc: citycouncil@ci.olympia.wa.gov
Subject: Missing Middle Comments

I am in favor of encouraging more Missing Middle in-fill because I am in favor of more density in urban areas in order to improve environmental and economic sustainability in the City and the region.

Respectfully,
Troy Bussey
2805 Orange St SE

Joyce Phillips

From: Ariel Isaac <bigarme@hotmail.com>
Sent: Wednesday, March 21, 2018 9:37 AM
To: missingmiddle
Subject: Support for zoning changes

I live in the NE neighborhood and am in support the zoning changes. I think more urban density would be a good thing for Olympia.

Joyce Phillips

From: Douglas Benson <Bentor@comcast.net>
Sent: Wednesday, March 21, 2018 9:45 AM
To: Joyce Phillips; missingmiddle; CityCouncil
Subject: Rezoning for Missing Middle Housing

Hi, if the proposed rezoning is adopted, then I will vote against every council member who votes for it, even if that means voting for a republican.

I am opposed to the proposed rezoning of existing neighborhoods from single family to multifamily houses. I am not opposed to rezoning undeveloped land, although building on low land will cause water problems.

Cramming more people into existing space does nothing to provide more infrastructure to support them - road capacity, water & sewer, schools, ambulance service, and fire protection. Overcrowding also leads to more conflict and more need for police.

Changing the nature of existing neighborhoods adversely affects the current homeowners in both property values and quality of life. If I wanted to live in a high density area I would have moved there.

Douglas Benson
Olympia, WA

Joyce Phillips

From: Shaun Coombs <shaun.coombs@gmail.com>
Sent: Wednesday, March 21, 2018 10:45 AM
To: missingmiddle; CityCouncil
Subject: Missing Middle Testimony

RE: Missing Middle Testimony

Dear Planning Commission and City Council:

I would like to express my sincere appreciation for your thoughtful consideration of the Missing Middle housing proposal. I wholeheartedly support any efforts to develop thoughtful plans to accommodate the 20,000 additional residents that will call our wonderful community home in the next 20 years.

If our community takes the short-sighted status quo approach to community planning we can expect a number of adverse outcomes. Vibrant, happy and diverse communities strive to meet at least the basic needs of food and affordable shelter for their residents. Presently, we see a disturbing trend where increasingly higher percentages of income are consumed by rent and debt service for housing. When it is challenging for some of our residents to meet their basic needs our entire community suffers. Healthy and happy communities are ones where the foundational basic needs are satisfied.

If we do not find satisfactory methods to responsibly incorporate density we can anticipate a need to cut down swaths of urban forest to allow for very high-density developments. These high-density developments invariably are stripped of most trees and paved from one end to the other. These practices are not only unattractive and contrary to our Pacific Northwest ethos, but also have permanent negative impacts on regional hydrology.

Successful communities are ones where the needs of the community are broadly met. We live in a world where more and more of the resources are concentrated at the top. We should take every opportunity to thoughtfully address growing inequality of all types. Finding ways to address the diverse needs for housing is a key element of this effort. The Olympia I love recognizes that we are stronger and happier when we support our diverse population.

Lastly, I sincerely believe that increased density will facilitate a more satisfying community dynamic. This increased density will naturally lead to more neighborhood-centric development like we see with the Wildwood center. I also firmly believe that Olympia will be much happier and more exciting place if we innovatively plan for the needs of our diverse community. Successful community's support diversity and affordability. The Missing Middle plan is keystone element of this effort.

Thank you for taking the time consider my thoughts and I sincerely appreciate your thoughtful planning.

Most Sincerely,

Shaun Coombs

1603 Camden Park Dr

Olympia, WA

360-951-6219

Joyce Phillips

From: Pat Rasmussen <patr@crcwnet.com>
Sent: Wednesday, March 21, 2018 11:15 AM
To: missingmiddle; CityCouncil
Subject: Additional Missing Middle comment

Addition to my previous comments:

ADUs
Regarding: Property owner must live on-site as his/her primary residence.

I support removing that requirement. More than half of Olympians are renters. Most live in single family home rentals and apartments and the owner doesn't have to be present. So it doesn't make sense that an owner would have to be present for ADUs and tiny homes.

As a senior, if my friends or family live in a single family rented home and want me to live with them in an ADU "granny flat" or tiny home, the owner could construct that and I could live there with them.

During the working group meetings, Tumwater and Lacey planners said they had removed that requirement because it is difficult to enforce and they got a greater variety of housing types since it's gone.

I support the staff proposal that this requirement be removed in Olympia.

The staff wrote in their proposal why they propose removing it: Difficult to enforce. Provides greater flexibility for property owners to construct ADUs, which may increase availability of this housing type.

Thanks,

Pat Rasmussen

--
Pat Rasmussen
World Temperate Rainforest Network
PO Box 13273
Olympia, WA 98508
Phone: 509-669-1549
Website: www.temperaterainforests.org

Joyce Phillips

From: CityCouncil
Sent: Thursday, March 22, 2018 7:56 AM
To: 'melindaspenceroly@gmail.com'
Cc: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: RE: Tentative support for MMH -- with strong caveats
Attachments: Comments to City Council on MMH proposal_3-21-18.pdf

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Melinda Spencer [mailto:melindaspenceroly@gmail.com]
Sent: Wednesday, March 21, 2018 8:36 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Tentative support for MMH -- with strong caveats

Hello,
I previously submitted these comments to the Planning Commission, but just learned that I should send them to you, too. I've attached them as a PDF because I've included a photo of a worst-case-scenario ADU in our neighborhood.

Thank you,
Melinda Spencer

Dear members of Olympia's City Council and Planning Commission,

We are writing to share our tentative support for the housing density goals defined in the Missing Middle Housing proposal – with the following strong caveats:

- **PLEASE establish a landlord registry.** Because nearly all of the housing created under this proposal will be rental units, it is imperative that landlords be held to enforceable standards of housing quality and allowable behavior in their rental properties. This is crucial to prevent rentals from becoming blights on the neighborhood and ensure that tenants are not living in squalor or endangering nearby homes by engaging in illegal activity. In Olympia's close-in neighborhoods east of downtown, our quality of life has been diminished by notorious slumlords who allow their tenants to live in ill-kept houses that do not have heat or water, which soon turn into flop houses that attract myriad illegal activities.

Worst-case-scenario ADU – a 30-foot purple bus parked at 1215 Marion Street NE

- **With the added revenue that accrues to the city as homeowners build missing middle housing, please:**
  - **Beef up the infrastructure in neighborhoods that are bearing the brunt of this growth.** With increased density, we expect to see more cars parked on the streets and more people walking and biking to school, work, stores, and transit. This highlights the growing need to create safe places for people to walk and bike on Olympia's neighborhood streets.
  - **Address long-term problems with ineffective code enforcement.** It is no secret that in Olympia's close-in neighborhoods east of downtown, we have had a very difficult time getting timely and effective responses from our assigned code enforcement officer. As our population density increases, we fear that the problems we currently have with derelict homes will only increase. While we all hope that people will behave respectfully toward their neighbors, too often that doesn't happen. That's why we have a municipal code – to clearly define expectations of civil behavior – right? But too often our code enforcement officer apparently decides that our concerns are not worth investigation and we never get a response. Why have a municipal code if it is not effectively enforced?

Thank you,
Melinda and Keith Spencer
1311 Central Street NE, Olympia

Joyce Phillips

From: Lori Collet <taylorcollet@comcast.net>
Sent: Wednesday, March 21, 2018 4:37 PM
To: missingmiddle
Subject: Comments on Missing Middle proposal

City of Olympia Planning Commission and Olympia City Council members:

I am extremely concerned about the proposed Missing Middle changes. I firmly believe after reading through the proposal that this should not be a sweeping change throughout the entire city, but should be on a case by case or neighborhood by neighborhood basis. Olympia neighborhoods are far too diverse and dissimilar to not consider them each individually.

My property borders Middle Street and when we purchased our house nearly 20 years ago we of course had a reasonable expectation that the vacant lots in our nearby area would be improved at some point in the future but that they would be improved to the same density as the rest of the surrounding neighborhoods. This proposal blows that way out of proportion and the current infrastructure does not support it.

Middle Street, Pifer and South Street have several vacant large tracts that could potentially house many more units/residents. Currently Parts of Middle and Pifer are not wide enough for 2 cars to comfortably pass each other not to mention accommodate the many walkers/bike riders/school aged children who also use these roads. From what I have read there are no current plans to widen these roads, add sidewalks where there aren't any or address the drainage issues.

My neighbors in Brigadoon have had their culdesac flood the past few years which did not happen prior to construction in Briggs. My property is higher up than their culdesac but we have a basement so flooding is a big concern for me. It is hard to imagine that increasing the density on the vacant lots in my surrounding neighborhood to the density you are proposing will not have an impact on the current environment as impervious surfaces will greatly increase and consequently drainage will decrease. I also have grave reservations about the lack of parking required. 1.5 spots for every 2 units is not enough. It is a fantasy to think future residents in these units will not own a car and instead use public transit for everything. Our public transit isn't that good in this region.

I am not opposed to different types of housing being combined. Briggs Village is a good example of this; however that is a planned community and the neighborhood flows together well. It has many sidewalks, wide enough main roads and adequate drainage was built in to the project. This will not be the case in existing neighborhoods. Please do not pass this in it's current form. Many people I talk to have not even heard of this proposal. It is interesting to me that when the City of Olympia wants me to vote yes on a new tax increase I receive a direct mailing, however, I received nothing from them regarding this wide sweeping proposed change across the entire city. Once again I implore you to please not pass this in its present form. Slow down, notify the residents of Olympia, gather more feedback and then proceed cautiously.

Thank you for your consideration of my letter.
Lori Collet

Joyce Phillips

From: Colleen Madden <copper22@gmail.com>
Sent: Wednesday, March 21, 2018 5:07 PM
To: missingmiddle
Subject: Compromise missing middle

SLOW DOWN! This proposes too much, too soon, with little proof that it will address affordable housing shortages and has the potential to permanently destroy the neighborhoods of loyal tax-paying Olympians. These neighborhoods are the reason people live here and pay the exorbitant property taxes.

A project this extensive and far-reaching should not be decided by just a few individuals, especially individuals that would see a direct financial benefit. That is called conflict of interest. It should be put to a public vote.

I vehemently oppose the current proposal, but would support a more targeted, more gradual, fully evaluated proposal:

*One ADU (NOT duplex) on OWNER OCCUPIED properties in predominantly single family dwelling neighborhoods. The individual character of neighborhoods should be maintained and respected.

*Rules apply to all, regardless of CC&Rs

*Incentives for construction of more multifamily dwellings in areas already zoned for that.

*Independent neighborhood-based impact assessments on schools, traffic and other infrastructure, then targeted individualized projects in the areas that have room for growth.

*Continued & enhanced support of mixed commercial & housing in the downtown core. We all benefit from a more vibrant downtown.

Many of us have lived here in Olympia for decades. We've struggled and saved and bought houses. We've paid those mortgages month after month, year after year. The first few years, 1/2 my salary was a mortgage payment. We've built up equity and for many of us, it is our greatest financial asset. We've paid the property taxes, we've contributed to our community, we've paid the salaries of city employees through fees & taxes. We've seen the overcrowded schools, the increased traffic, the city services spread thin.

We deserve to have a say. Everyone who lives in Olympia does. This vast and inexplicably extreme change that will profoundly change neighborhoods should not be rammed through without proper impact assessments or even introducing stages of change followed by evaluation. Not addressing what will absolutely be impacted-schools, traffic, etc. with "Not applicable" or "This is a non-project action." is not realistic. I think all of us who live in and around Cain, Eskridge, Log Cabin, North, 22nd, Boulevard, Carlyon, Henderson, etc. can attest to the morning, after school and evening traffic problems. My kids are at OHS, and all thru Pioneer, Washington and now at OHS, the schools are at or over capacity.

This is not a proposal that should be crafted and fast tracked by people who have the most to gain. There are better ways to increase more affordable housing. This is not it.

Colleen Madden

Joyce Phillips

From: cbrad <c_brad@comcast.net>
Sent: Wednesday, March 21, 2018 7:35 PM
To: missingmiddle
Subject: MMH Proposal

Importance: High

Dear Commission Members,

I wanted to add to the comments that I've already submitted that I strongly believe approval of the MMH Proposal should be put out to the public for vote. This issue affects a huge number of people. It is not right for a few to make decisions for the many on this important of an issue.

Sincerely,
Colleen Bradford
1712 13th Ave SE
Olympia, WA 98501

Joyce Phillips

From: Lynn Taylor <lynntaylor.designer@gmail.com>
Sent: Wednesday, March 21, 2018 8:55 PM
To: missingmiddle
Cc: citycouncil@ci.olympia.wa.gov
Subject: Missing Middle Comments

Hello,
I will begin by stating my appreciation for all the meetings, public forums and notices that have helped to inform me and the general public about the proposed code changes to help us try to deal with our affordable housing crisis. I have been notified of these events from a multitude of sources; friends, neighbors, neighborhood associations, the city web site, and OPOP updates to name a few. If a person chooses to isolate themselves and not stay informed they must take personal responsibility and not place the blame elsewhere. I support most of the proposed changes to the municipal code as outlined in chapter 18.175 to help provide a range of housing types which will hopefully allow for a mix of different income types in the same neighborhoods. I do think more visual postive examples of what you are proposing could help elleviate the fears of many people.

I have supported the idea of raising the building height of ADU's for a long time; 16' at mid-gable is confusing, it's also hard to design, difficult to match the existing structure,and can force a larger footprint. I have some reservations about the 24', but not enough to keep the current height at 16'. In addition, by streamlining the maximum square footage to 800 SF homeowners who live in smaller homes will have the same oppertuntiy to build aditional units, for this I am in full support..

All the courtyard apartments, cottage developments and duplex changes seem reasonable.

Triplex's and fourplex's are one of the area's that I am most concernd with fitting into a low-density neighborhood. On the one hand, I like the idea that a fourplex could allow for more greenspace on the lot, on the other, insuring it fits into the surrounding neighborhood and makes the neighbors feel comfortable then design standards will be very important. The image you provide in the hand-out is a large converted house which I think could fit in anywhere. I think for these housing types to be successful then design review must be vigilant, and I know from being a previous member of the Design Review board, that guidelines are just guidelines.

I am having some resistance to manufactured homes being allowed, but that might be my own bias on quality of construction, so I will continue to examine my thinking on this issue.
Tiny houses should be approved for permanent occupancy and should be considered as a perfect solution for many of our housing needs. They are not for everyone, but they can be perfect starter homes, perfect homes for the elderly, perfect temporary student housing, and perfect housing for your adult children while they build up their resources. I think a small cluster of tiny houses could be a charming addition to many neighborhoods,and as long as sanitation is covered, I for one would welcome them. From the craftmanship I've seen on-line and in person I think the tiny house movement has caught on for good reason. Agree that 1 off-street parking is plenty.

I found some of the oppostion comments the other night to be mis-informed. The person who complained about the reduced bus service in her area also seemed to be opposing increased density. From what I understand about transit, a certain amount of density and number of potential residents and ridership is required to support bus service and frequency of routes in that area. Also, it is unlikely someone would be forced to sell their Chritmas tree farm, people seem to have the misconception that their property is going to be taken away with

these changes. Quiteting these conscerns may be something the bord could address in further discussions. The person who complained about not being able to back out of their driveway because her neighboring house had 6 adult people living there. Perhaps the more appropriate conversation is why do six adult people need to share a house. As one speaker noted, was that common in her generation, if not, it might be hard to sympathize with the struggle many people face to find affordable housing these days. For the person who brought up the decrease of property values if an ADU is in a neighbors back yard. I would really need to hear those facts substantiated. More than likely, if an ADU is in your backyard, your resale values will be much higher.

Traffic is an increasing problem in Olympia. The further we build out, the more we lose valuable farm land and require a car to get around, therby increasing traffic. Density supports walkability and if we increase 3rd places for people to gather and meet up or where other services can be provided that is even better. For now, I'll leave zoning changes out of this conversation.

Thank you for taking my thoughts into consideration, I appreciate your time.

Sincerely,

Lynn Taylor

Joyce Phillips

From: Janae Huber <janaehuber@yahoo.com>
Sent: Wednesday, March 21, 2018 10:47 PM
To: missingmiddle
Cc: CityCouncil
Subject: Support for Missing Middle Housing recommendations

Dear members of the Planning Commission -

I am writing to submit my comments from Monday's missing middle hearing for the record (see below).

Regards,
Janae Huber | 2612 Buker Street SE, Olympia

Good evening. I'm Janae Huber. I am former chair of my neighborhood association and the co-founder of Olympians for People-Oriented Places or O-POP. We are a group dedicated to making Olympia a vibrant, well-planned city.

Thank you for the opportunity to testify and for all of your work to understand these recommendations. I'd also like to thank the work group for their thorough, yearlong missing middle analysis. That group represented diverse points of view—from neighborhood association leaders to builders of tiny homes, from affordable housing advocates to bankers. Their diverse and sometimes opposing experiences resulted in a series of, what I would call, modest, neighborhood-scale recommendations.

You have heard tonight from people who have characterized these recommendations as extreme, but let me be clear: If Olympia were to adopt recommendations that were the best for the environment and the best for housing affordability—values that we all hold dear—these recommendations would look much different. They would call for high rise apartments in every Olympia neighborhood. **Instead, and no doubt because of the diversity of voices giving input throughout this lengthy process, the results are fundamentally neighborhood scale.**

They restore to Olympia patterns of building common prior to the Second World War. Those development patterns didn't favor the automobile. They favored people: neighbors, pedestrians, kids playing outdoors, bicyclists, and trolley riders. In short, they were people-focused.

The missing middle has the potential to contribute to our efforts to reduce automobile dependence, combat sprawl to preserve farm and forest, and make our neighborhoods accessible to more members of our community.

In addition to the human rather than car-centered benefits, these development patterns provide variety, variety that can ensure housing for people in all life phases and economic circumstances. Seniors who no longer wish to care for a yard, but want to remain in their neighborhood may wish to live in a 4-plex or a townhome. College students may wish to rent an ADU or live in a single room occupancy building. Young families who can't quite afford the monthly payments of a single family home, might be able to purchase if their mortgage is supplemented by the rental income of a duplex.

In closing, as you hear from people tonight I'd like to draw your attention to the diversity of people here in support of these recommendations. They are young, they are seniors, they are homeowners and renters, they are environmental advocates and they are builders.

You know that you are working with a balanced recommendation when supporters represent such a broad and unlikely coalition.

Thank you.

Joyce Phillips

From: Joel Finch <finchjoel@gmail.com>
Sent: Thursday, March 22, 2018 5:26 AM
To: missingmiddle
Subject: My 2 cents

I am a homeowner in Olympia and I encourage the city council to pass the missing middle ordinances. Our town could use some more density. Many people are increasingly tired of the de facto extra expenses that go along with living outside the "urban" core. Lots of people desire to live where they can bike or walk to work or to shop, but the option of an affordable "close-in" place to live simply doesn't exist. More population living closer won't hurt Olympia's quality of life. On the contrary; it will have the effect of adding more vibrancy to the pretty good thing we've got going on now. Thank you and please vote yes for the Missing Middle.

Joyce Phillips

From: CityCouncil
Sent: Thursday, March 22, 2018 10:39 AM
To: 'Lynn Taylor'
Cc: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: RE: Missing Middle Comments

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia |P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Lynn Taylor [mailto:lynntaylor.designer@gmail.com]
Sent: Thursday, March 22, 2018 9:50 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Missing Middle Comments

Hello,

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Traffic is an increasing problem in Olympia. The further we build out, the more we lose valuable farm land and require a car to get around, therby increasing traffic. Density supports walkability and if we increase 3rd places for people to gather and meet up or where other services can be provided that is even better. For now, I'll leave zoning changes out of this conversation.

Thank you for taking my thoughts into consideration, I appreciate your time.

Sincerely,

Lynn Taylor

Joyce Phillips

From: Helen Wheatley <hwheatley22@comcast.net>
Sent: Thursday, March 22, 2018 9:39 AM
To: missingmiddle
Subject: question about design review

Good morning,

Could you please clarify for me: under this MM proposal, would there be any change in requirements regarding what would (or would not) go before the Design Review Board?

Thanks!

Helen Wheatley
360 888 9186

Joyce Phillips

From: Colleen Madden <copper22@gmail.com>
Sent: Thursday, March 22, 2018 10:05 AM
To: missingmiddle
Subject: Missing middle

Neighborhoods Matter! Each neighborhood has it's own charming individuality. Your proposal will destroy them. Individualized growth plans will preserve neighborhoods and increase housing. Respect our neighborhoods!

Aesthetics Matter! Ugly duplexes & converted school buses will be a blight on Olympia forever. Briggs townhomes-lovely. T-111 siding ranch duplex-god awful. Create advisory panel with citizen input for building plans approval.

Code Enforcement Matters! Code violations are not resolved now, what's going to happen when you have 75% increase in complaints?

Too much, too soon! Slow down. This cannot be a shotgun approach. If this proposal is implemented as is, the very reason people love Olympia will be destroyed.

Contractors and others who will directly benefit should not be involved in recommendations. That is conflict of interest and an ethical violation.

Colleen Madden

Joyce Phillips

From: Colleen Madden <copper22@gmail.com>
Sent: Thursday, March 22, 2018 11:16 AM
To: missingmiddle

You are receiving lots of comments and opinions on the Missing Middle. It is important to acknowledge that what we, the citizens of Olympia have to say has value. We are what make up Olympia. We love Olympia. Everyone is concerned about affordable housing, but we don't want to destroy that very thing that makes Olympia such a great place to live-neighborhoods filled with character and individuality and livability. This proposal needs to slow down, be broken into about 10 different proposals based on neighborhood character, school capacity, infrastructure load, etc. Growth is necessary and unavoidable, but it should not be reckless, and this proposal is.

Joyce Phillips

From: mikedahl@cco.net
Sent: Thursday, March 22, 2018 11:25 AM
To: missingmiddle

This proposal needs to be stopped immediately. Now think it over again and this time weigh the sentiments of the people it affects, the homeowners in our neighborhoods. Then make a proposal the suits our local character, not Tacoma or Seattle, then let us vote on it.

Joyce Phillips

From: susi o'bryan <susi.obryan2@gmail.com>
Sent: Thursday, March 22, 2018 11:26 AM
To: missingmiddle
Subject: MMH comments to Planning Commission

- Contrary to what city officials state, it seems that the MMH proposal will affect low- and working-class-income folks the most negatively. If the housing in most danger of getting torn down is lower-value housing, then lower-income neighborhoods and housing are most vulnerable to re-construction, leading to "the squeeze" (as one commentator noted during the public comment meeting) and thus gentrification, as one demolition and re-construction is likely to lead to another, and as landlords see more value in selling off to larger developers.
- At market rate, this housing will **not** provide more accessibility to working-class or low-income citizens, as landlords will charge what the market will bear, and many of those folks moving here could potentially bear much higher rents than long-time locals who can't afford to buy or even rent out a complete unit. Perhaps ADU's and tiny houses would solve this problem for many, but that seems a bit simplistic.
- Can small, local developers afford to build 3-4plexes, or would the bulk of that development be done by out-of-town developers/builders, and thus drain any money earned out of our local economy (except for taxes).
- Olympians should have the opportunity to **truly** weigh in on this process, and consider all the potential benefits and drawbacks. This proposal seems complicated and could have serious long-term impacts. If done thoughtfully, it could mostly benefit our community and also protect land outside the urban core from development. Please hold more public meetings that are **widely** advertised, and offer the opportunity for **dialogue**, not just presentations and written comments after a quiet year of advisory board meetings.

--

susi o'bryan
"it is no measure of good health to be well-adjusted to a sick society"
~ J. Krishnamurti

Joyce Phillips

From: Beverly Torguson <bevtor@comcast.net>
Sent: Thursday, March 22, 2018 1:41 PM
To: cpdinfo
Cc: CityCouncil; Joyce Phillips
Subject: Missing Middle Housing Proposal

Dear Planning Dept.,

We are against the Missing Middle Housing proposal. There are many reasons, but first I must state that the city does not own the city of Olympia, the taxpayers do. The city is merely a steward of Olympia protecting it and listening to what the taxpayers want. You do not work for the city, you work for us. We moved to Olympia because it is a small town, not a busy bustling city like Seattle. Olympia is boxed in by Tumwater, Lacey, and Puget Sound. There is not a lot of room for more growth here. Not everyone can live here. We also have a lot of wetlands that need to be protected, that's just the way it happens to be. To push in high density homes will not only change the face of our neighborhoods, but the entire look of the city. And, where are these people going to get jobs? There are not enough jobs in Olympia to support all of them. Adding high density homes will also be an extra burden on the police, the fire department, wear and tear on the roads, more traffic congestion, and probably a need for more schools. I can just see the school district asking for a levy to build more schools. And, where are we going to put them?

As for adding moderate to low income housing to Olympia, we already have those close to downtown. The east side and northeast side are full of them. And, since the state jobs are mostly located in Olympia and pay well, most people here already have homes that they can afford. For the lower paying jobs that are located downtown, you are already building apartment buildings down there. I am hoping that you made sure these are affordable for the low to moderate income people. If not, you have made a mistake. Taxpayers will not put up with mistakes that cost us higher taxes, lower property values, and changes to the look of our neighborhoods.

As a planning department, you job is to make reasonable plans that won't cause more problems.

As far as using the legislature as an excuse in that they are pushing every city to adopt local zoning changes, what is the citation for this?

If the city council backs up this proposal, we will vote them out and put in Republicans.
Beverly Torguson
Olympia, WA

Joyce Phillips

From: Harbor Investigations <harborinvestigations@outlook.com>
Sent: Thursday, March 22, 2018 1:30 PM
To: missingmiddle
Subject: Negative Public Opinion

Hello, City Council;

Request: Re-consider in a year

There's a lot of negative reaction to the current "missing middle" proposals.

The neighbors commenting on the my Next Door site (Upper East Side) are running quite opposed to this. I'd suggest you look at this site, yourself.

Neighbors (voters) feel they're being ignored by the city on this.

The main concern seems to be that this major change is being rushed through.

I agree that it is, indeed, being fast-tracked without sufficient time or info available to residents.

I'd ask that this be put on hold, for at least a year, to allow sufficient, intelligent public review.

Public awareness of this issue has only increased very recently.

So again: Requesting that city re-consider this major proposal after a year of public review.

Thanks.

HW

Joyce Phillips

From: Heidy Barnett <hkpeterson@hotmail.com>
Sent: Thursday, March 22, 2018 2:03 PM
To: missingmiddle
Subject: comment on "missing middle" plan

I do not support the missing middle plan. I understand that housing costs are high in this region, that population growth is inevitable, and that there may be a movement of people south as King/Pierce housing costs continue to rise. I also understand that the legislature is pushing for this. It is the City of Olympia's job to evaluate whether this type of "growth" is warranted in our neighborhoods.

People live in and move to Olympia because it still has a small town feel. I do not feel that my family, who decided to move to the City of Olympia from King County for the purpose of being in a single family home neighborhood with a good school system should be penalized. Fact is that if a duplex goes in near me, my home value declines. This is unfair. The plan takes a blanket approach our neighborhoods, and fails to consider the existing character of our neighborhoods or impacts on schools. It simply buffers buslines.

The change in code to allow du/tri/quad plexes in neighborhoods is not the solution. Put them in new construction areas – fine. People can decide whether they want to live in that type of neighborhood or not. But, to simply tell established neighborhoods that they will subsume these impacts is unacceptable. The impact on traffic, quality of life in neighborhoods, already crowded schools, and classroom size are important to consider. There are areas in Thurston County that are NOT ESTABLISHED NEIGHORHOODS where these types of housing arrangements can be considered. The City of Olympia should put primary emphasis on retaining the quality of life that homeowners bought into when they moved in.

Thank you,
Heidy Barnett

Sent from Mail for Windows 10

Joyce Phillips

From: Leonard Bauer
Sent: Thursday, March 22, 2018 4:18 PM
To: Joyce Phillips
Subject: FW: Missing Middle comments

I don't know if this one has previously been included in OPC packets, but please include in written comments for their next packet.

From: nancy [mailto:biz4nikki@gmail.com]
Sent: Friday, March 9, 2018 1:46 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>; Cheryl Selby <cselby@ci.olympia.wa.us>; Clark Gilman <cgilman@ci.olympia.wa.us>
Subject: Fwd: Missing Middle comments

Last revision! Your staff told me 1200 for a cottage but later wrote 1600 so I corrected that.... delete the earlier versions, pls.

Hi Leonard,

I was hoping she would take the time to view part of her city that could be (severely) adversely impacted by the missing middle (MM) proposal and hear our concerns, too.

And, certainly, my invitation extends to all city staff, council members and/or planning commissioners -- to provide a tour of the subject Pifer property and the adjacent neighborhoods, discuss concerns, etc.

Even the current regulations that allow for townhomes are no less than an assault to the adjacent, particularly one story, single family home neighborhoods.

80-100 foot wide buildings that are 45-plus feet tall, located 10 feet from the property lines are NOT a "blend" or "compatible" as the City MM literature and public noticing has stated. There would be about a dozen windows/sliders looking onto a single family home back yard! There is some reference to an unlimited number of housing product(s) and I am unsure what that would mean... any length of building?

I can only guess that few to none of the top city staff, planning commisioners and/or city council members are facing a potential adverse impact on their primary residence under the proposed MM regs..... Otherwise, the term "assault" not "blend, compatible" would be inserted in the MM documents. The proposed regs would surely lead to significant degration of property values, property enjoyment, quality of life, etc.

Just stand in a downtown Olympia alley 10 feet from a 45 foot building and look up. My guess is that you won't want to stand in the hardscape, dark, shade and cold for very long. Or, spend a hot, august day just 10 feet behind an apartment complex with open sliders onto decks and then tell me how you feel.... Listen the the varied music, tv, video games, barking dogs, conversations, crying babies.... Some of us bought homes so that we could garden... Do the

decisionmakers truly understand the MM proposal impacts? I recommend a tour for the decisionmakers so they can better understand the maximum impacts that some homeowners would experience under the MM proposed changes.

Do people realize that the house(s) adjacent to their primary residence can be razed and then apartments with upper story decks could be constructed just 10 feet from their property line? On lots as small as 6,000 square feet? With several trash, recycling containers, perhaps not quiet pets, several autos/trucks?

Yes, I'm restating some comments hoping that you and others will take them to heart. Some increased density is necessary but, said projects must be very carefully approached. Density, poorly conceived and applied, can create more problems than it might help to solve...

The West Coast will never get ahead of complaints that there aren't enough housing units and they aren't at the proper price points. California heard this sentiment even 20 million people ago... And it's more expensive than ever there now with the companion problems of poor air quality, Etc... The data actually shows that Olympia has some of the least expensive housing on the west coast with the amount of community amenities that are available.

IMO, it is dishonest for the zoning regs to (now or in the future) permit a single family R 4 - 8 (those are the words on the 2nd zoning map in City Hall) exceed that number of units and also vary from that housing product -- include Apartments, townhomes, duplexes, etc.

I understand that this regulatory slippery slope has already occured to a degree but the MM proposal is a further degradation of the current zoning. Particularly with regard to allowing R 4-8 zones to include apartments and duplexes, less setback between buildings and larger scale buildings.

The city should be concerned about all four sides of a project and require a responsible development. And find true compatibility with adjacent property uses - their CURRENT use, not what could be built under their assigned zone.

Why doesn't the city hold developers to a higher standard? Of course, it is good public policy and practice to provide more housing but the shotgun approach of the MM is not well conceived. Generally, affordability should not be more important than the overall city livability.

What elements could be included to provide more responsible projects? Increased setbacks, proper landscaping located on the project, screening of refuse/recycling areas, proper deck location, proper number of units, housing types and height limitations. True sensitivity, livability and compatibility with adjacent property uses.

Proper Landscaping as tall (trees) as the two-story windows and fully located on the project side of the property. Of course, projects that back onto open space could be excluded but those projects would be the exception as such is the nature of in-fill projects. Yes, these landscaping provisions would require increased setbacks. You have mentioned the city's In fill guidelines but they are just that and not binding to developers. Proper designs need to be included in the zoning regs.

I viewed the "Kensington Townhomes" on Trosper Road yesterday. A perfect example of how a built project looks so very different than what the architectural drawings shown to the planning commissioners/city councils members -- sans dozens of trash, recycling cans that don't fit into the small garages, vehicles everywhere... These types of projects need a common, screened refuse area.

Decks are another important design element. They can be quite invasive to adjacent properties. Decks should not be permitted whereby they will adversely impact existing adjacent property owners. If they are provided, the project tenants are the folks that should benefit but also deal with any negative impacts of lost privacy, BBq's, noise, barking dogs, pot smoking, drinking, crying babies, visual impact of storage items, etc. Approaches could include decks that would face onto each other on the sides of the buildings or face onto the project front.

Permitted units in zones. Do not allow more units than the stated number in the zoning title. All of us that have work(ed) in government know that the only binding word in regs is "shall." Even the current regs allow the project units to exceed the stated title number.

For the subject Pifer property under R 4-8 and at 2.3 acres,19 units would be allowed using the not-to-exceed 4-8 number. The current regs, due to bonuses, would permit 23 cottages (1600 sq ft units that can be attached, totaling a 3200, 2 story building). The MM proposal would allow 29 units, including apartments and duplexes, which are currently prohibited! North Court, almost the same size property, has 10, mostly single story, single family homes. **The current regulations already allow for more than a 100% increase in density on the Pifer property when compared with the adjacent North Court neighborhood.**

Your own public safety people will tell you that there are more fire and police call outs to apartments than any other type of housing project (because they are the lowest priced housing). The zoning map in city hall should explain the maximum, adverse impacts could be under the existing zoning regulations. Do not allow R4-8 to include townhomes, duplexes, apartments, etc. Single family homes should mean just that or the city should be forthright and proceed with a rezoning process.

Proper setbacks. Large structures, like the Briggs Townhomes, would completely eliminate light, sun, privacy and reasonable quiet from the adjacent properties.
With only 10 ft setbacks, the city is encouraging even more arborvitae walls to be planted and we know how unsightly, odorous and, from a fire safety standpoint, unsafe they are..
If a structure just 10 feet off the property line caught fire, then the fire departments would have no choice but to go through the adjacent properties and likely cause considerable disruption and damage.

Before I bought my home, I went to City Hall and reviewed the zoning map. The map has an R 4- 8 designation for the Pifer property that's currently undeveloped behind the home.

Given my 75-foot wide rear property line and using North Court as a guide (similar size), I thought I would have one single family home and a partial second behind me. Now, under the MM proposal, 8 apartments just ten feet off my property line could be built directly behind my single story home! I was told the setback would be 20 feet but the fine print is that 50% of the building and decks can be built within ten feet of a property line. More city hall double talk. When one includes the adjacent view sheds of the neighbor's properties, that would mean six upper story decks could be built that would face onto my backyard. 15-20 windows and sliders looking onto the property. This type of development would result in a complete loss of

reasonable privacy, Quiet, Light, ability to Garden Etc. Under the MM proposal, the Pifer property could almost triple the development of North Court.

I honestly think the Planning Commissioners don't understand the full impact of the MM proposal. And the city staff have not shown the Planning Commissioners what the most adverse impact could be to an existing property owner with proper diagrams. IMO, the Planning Commissioners should request staff to prepare this type of scaled documents NOT using plan views (which, as you know, depict the least impact).
The plan views that the staff continues to offer don't reflect how people experience the city environment. Most of us don't live in a helicopter.

I wonder about the true motivation for such a radical proposal to include apartments and duplexes, higher densities, larger buildings in R 4-8. Revenue? Has the city considered the increased code enforcement and public safety costs?

People have told you they want missing middle price points and units. They don't want to reside in apartments yet, under the MM proposal (included the fee structure) that is EXACTLY what would primarily be constructed!
Developers seek to build the maximum number of units in a building as that is the least expensive and most profitable product.
"The Cottage Company" homes that you've shown people are priced at $550K in Silverdale, WA. Certainly not a middle price point for Olympia. And most people don't know that "cottages" as defined by the city, can be two-story, 1600 square foot ATTACHED units. Most people would call that a two-story duplex. More double talk.

I have rented units that only had windows on one or two sides of the residence and they certainly are not desirable dwellings. Yet, the MM permits even more of this type of unit to be built. Does Olympia care about liveability? 10 foot setbacks and the reduced setbacks that the MM has proposed for various housing products will create more hardscape, less light, more neighborhood conflicts, increased resident stress rather than "liveability" -- but Olympia is clearly seeking quantity rather than quality.... Why, Olympia? A city dominated by rental neighborhoods will create even more shoody neighborhoods as current homeowners convert their primary homes to rentals -- which Olympia already has plenty of.... And, this downward spiral won't stop 600 ft from bus routes. Drive down Hawthorne adjacent to Olympia High and view those duplexes, rentals, etc that are poorly maintained.... Is that your vision for Olympia?

At any rate, I'm quite saddened to see such a poor proposal... It's poorly conceived and poorly presented. Of course, every city should try to provide various housing price points but only to the extent that existing adjacent uses are not adversely impacted. The MM, over time, would result in more absentee landlords, disheveled homes, noise complaints, inoperable cars, increased crime, etc. The City of Olympia does not have a good record with regard to code enforcement. A drive through many neighborhoods in Olympia is evidence of that...

I reside on a street with a senior home and some rentals -- but the street is primarily homeowner occupied and yes, it does makes a difference. Why would anyone other than developers and landlords invest in Olympia under the MM? Is liveability only a quality that the city seeks for neighborhoods located in the outer reaches, far from bus routes?

There is much that can be done to increase the housing density in a manner that is largely compatible with improving the liveability of the city. But, Olympia, with it's current fee structure, building regs and practices, emphasis on greatly expanding the areas of the city eligible for apartment construction, etc is not placing primary importance in these areas..

More vertical housing downtown where the height would truly be more compatible to the adjacent properties should be encouraged. Downtown business would have more customers.

A huge missed opportunity lies within ADU use inside the existing home stock. The city could lower or eliminate the ADU fees, waiver of sprinkler requirements, Etc. Many Washington homes are quite large for the number of occupants. Backyard units. Look to the Cities of Fort Bragg or Sacramento that actually have pre-approved, ready to build plans of backyard cottages. Revise the fee schedule to be consistent with the intent of providing units other than apartments and single family homes. The city can coach, assist people that want to share their homes. The City of Seattle wants to encourage earthquake retrofit and has a "help desk" at city hall to aid with the design and permit processes, lowered fees, will not require other code improvements as a part of earthquake retrofits, inspections, etc.

I am requesting that the city officials, MM website/literature speak clearly and honestly about the MM proposal with proper depictions of housing products, including visual literature, demonstrations and tours explaining the potential maximum adverse impacts to current homeowners and neighborhoods. Repeal existing zoning regs that permit units exceeding the zoning titles and/or the stated housing product types.

Don't REDEFINE, rather, enter into a forthright, clear discussion and process that average people can understand about REZONING the city -- become an instituion that regardless of the subject, people can trust. People shouldn't have to be city planners, developers, attorneys to understand the City's purpose, intentions and projected plan impacts and outcomes.

I have never written a letter of this type, previously, to a government agency--about anything. But, I have also never seen such a wrong headed proposal for a community.

Even if other jurisdictions are proceeding/adopting MM regs (or something similar) and even if the city could survive a legal challenge to any newly adopted regs -- this **redefinition** of the current zoning process (rather than a forthright, **rezoning** proposal/process) does NOT create a trusting relationship between city hall and homeowners.

I'm sure there are some grammatical errors in this note but I hope you understand the general spirit and nature my comments. Truthfully, I think I am wasting my time writing this letter and I don't think city hall cares about the matters that I cite. Rather, revenue and developers rule. Surprise me, Olympia.....

Thank you.

Joyce Phillips

From: Leonard Bauer
Sent: Thursday, March 22, 2018 4:24 PM
To: Joyce Phillips
Subject: FW: Missing Middle Housing

Another for OPC packet

From: matthew tharp <mtharp211@yahoo.com>
Date: March 9, 2018 at 2:26:11 PM GMT+8
To: "cselby@ci.olympia.wa.us" <cselby@ci.olympia.wa.us>
Subject: Missing Middle Housing

Hello Mayor Selby,

My name is Matt Tharp and I am a resident of Olympia. I have had some interaction with you a few times. First as a high school student when I worked downtown at Olympia Copy & Printing. Later as a member of your community when you stopped by my house during your run for mayor.

Recently I was on a business trip when some of my neighbors sent me an email that was very concerning. The email was in reference to the rezoning of our city for the "Missing Middle Housing" initiative.

Of course I knew nothing about this because I don't necessarily follow everything the city is doing. However, this news is making its way into our neighborhoods up by Mckinny Elementary in the R4-8 zoning district.

I am very concerned about this for many reasons as you might expect.

First, why have all the residents not been notified by the city of this rezoning initiative? I haven't spoken with one person who says they have been notified. Maybe we all have and I just missed it.

The timing of the Q&A sessions as well as the initial release seem somewhat rushed and may not have given people time prepare and provide feedback.

The city's proposed rezoning could have a pretty big effect on our neighborhoods. All potentially affected residents should know about this.

Speaking of feedback. The project "survey" polled 650 residents. In 2016 our population was 52,000 plus. The 650 people isn't a very good representation of our overall community.

It also appears the city is expecting to grow by 1000 residents per year for 20 years. This I understand is maybe a sound projection backed by math and history. However, why is the city deciding that is ok to add multi-family housing to neighborhoods with half acre vacant lots? Why are we planning for people that cant currently afford housing or property as it exists today in our city? There are lots of people currently in Olympia that need help now.

However, I do understand the City needs to plan for the future but I do not believe adding to neighborhood density through pre-existing and established neighborhoods is the way to do it. There is a reason I live where my home sits. I wanted privacy, property, my kids to go the public schools, and I could pay for it. It's not right to diminish my hard work by allowing some builder to heavily profit on townhomes or a 4 plex in a single family home neighborhood. I also believe people have the right to do what they want with their property. The current zoning protects homeowners and neighborhoods now.

Are there provisions in the proposed rezoning that will protect my family's and my neighbors investments?

What impact will this have on the Olympia School District? Last year McKinney held a meeting to discuss the possibility of sending kids to Reeves instead of the traditional Washington Middle School. The schools appear to be over desired occupancy already. I live 4 minutes walking distance from Washington Middle which is one of the big reasons I paid a large amount of money to live in my neighborhood. What impact might this have on families who moved to a place to go to a specific school?

My hope is that this is not final and that the meeting on March 19th will provide for the city to hear some of its residents who have paid large amounts for privacy, property, and to live in an established well put together neighborhood which doesn't include low income housing.

If I wanted to live in an area with low income housing I would move there and my hope is that the city will think about this further and make sure all residents who could potentially take issue with this are notified.

Heck maybe we should vote by zoning district and see what happens. I am pretty sure that the people in some of these zoning districts don't want low income housing popping up in their neighborhoods as their property taxes continue to rise. I acknowledge I could be wrong but at least I would have the satisfaction then of knowing my neighborhood made the decision.

I could be totally off base here Mayor Selby and if I am please do not hesitate to correct me. I am just trying to wrap my head around the fact that the only half acre vacant lot titled "back yard sanctuary" in my neighborhood could be leveled and up could come a 4-plex in a neighborhood with 8 houses on 8 separate half acre lots. That is a real concern.

Any feedback you can provide about how my neighbors and I can further understand this process and how we can impact it would be appreciated.

Best Regards,
Matt Tharp

Joyce Phillips

From: marti walker <mewalk22@yahoo.com>
Sent: Thursday, March 22, 2018 4:18 PM
To: missingmiddle
Subject: Missing Middle Proposal

Dear City Council,
I am not in favor of the proposed MMI. The proposal has been put together too quickly without sufficient research. Putting this to vote before the city council in March is premature and seems unnecessary. I feel that Olympia tax payers should have a vote on this massive land use proposal.

Sincerely,
Martha Walker

Joyce Phillips

From: jacobsoly@aol.com
Sent: Thursday, March 22, 2018 5:29 PM
To: missingmiddle
Cc: dpantelis27@gmail.com; jayelder@comcast.net; philschulte@comcast.net
Subject: Comments for Planning Commission

Commission Members:

I have two final comments for your consideration:

1. Recommendations are expected to be non-political. City advisory bodies are expected to provide objective, non-political advice on the policy issues brought to them. Recommendations are to express the bodies' best advice on what is best for the entire city in the long run. I urge you to keep this in mind when you make your recommendations to the city council. Councilmembers will, of course consider political issues in addition to other information when they make their decisions.

2. Housing affordability. Many of the people who testified at your hearing were hoping that if adopted, the MM staff recommendations would result in cheaper housing. This includes an old friend of mine who volunteers with a local nonprofit housing assistance organization and has found it increasingly difficult to find rentals for low-income clients. She didn't know how these MM recommendations could bring about cheaper housing, just hoped they would.

In fact, staff has wisely soft-pedaled the affordability issue because no such effect could reasonably be expected. For instance, the multi-plex provisions would result in market rate housing, and the pro formas that staff obtained show that these units would not be inexpensive. Worse, in some cases they would actually replace current inexpensive housing, a form of gentrification.

Some people have suggested that these recommended actions would result in a surge of new construction that would greatly increase housing supply and drive down prices. This is just not a reasonable expectation, as you can find out by talking with anyone in the business.

Of the ten types of housing included in this analysis only ADUs have the potential for creating inexpensive housing, and then only internal ADUs that are created by converting existing space or adding minimally to the existing house. But those have been allowed for nearly 25 years. Many have been constructed, showing that much of the potential market for such units has been developed. The parking and height changes proposed here would not have much impact unless there were many people for whom those are all that was stopping them, which is highly unlikely.

The bottom line is that while everyone cares about housing affordability, these recommendations will not have a significant effect.

And I would argue there is no way to get developers to develop more new units than there is demand for. To build surplus supply is to court bankruptcy.

Thank you for considering these thoughts.

Bob Jacobs

Joyce Phillips

From: Terrill Browne <brownewt@gmail.com>
Sent: Thursday, March 22, 2018 6:13 PM
To: missingmiddle
Subject: MMH

Good evening.

I would like to encourage you to consider the design ramifications of your proposal. Slow down and really look at how you are going to make sure that what is done is quality and not just quantity. We want the neighborhoods to still look similar to what it does now and code enforcement already fails at enforcing rules.

Looking at this article:
https://www.vox.com/platform/amp/2017/6/20/15815490/toderian-nimbys

I think it gets to the concerns of many of the people I have talked to/read. It's not that I don't want an increased availability of housing it's that I want it carefully planned and the designs to be evaluated. I don't want bus homes, mobile/rv homes used as adu's. I don't want a bunch of places that aren't kept up. It's already a problem in my NE neighborhood and as I said code enforcement still doesn't do anything.

I would really like a design approval process that encourages them to stay in the general style of the current neighborhoods and some control so that our neighborhoods don't change tremendously.

I think most, if not all, of the apartment/condo type buildings should be in the downtown node. That's where it's appropriate and the more single family type homes with potential ADU's in the Eastside/NorthEast neighborhoods. (I don't know anything about the Westside node)

I would rather see your efforts go towards incentives to build some below market value cottages etc as nothing about the current proposal makes me think that we will actually end up with more affordable housing for families who are struggling. Some downtown node rooming/boarding houses for the singles would be great, but I don't think they belong in our out of the downtown neighborhoods. I love the trees and open space and am worried that the already stressed traffic routes are not ready for the kind of building you are proposing.

Please read the two articles posted here carefully and consider whether a neighborhood by neighborhood approach would be better.

https://www.seattletimes.com/opinion/all-of-seattles-neighborhoods-deserve-a-say-in-upzoning-upheaval/?utm_source=email&utm_medium=email&utm_campaign=article_left_1.1

Thank you for taking the time to read my thoughts.
Terrill A. Browne
1827 Quince ST NE

Joyce Phillips

From: Helen Wheatley <hwheatley22@comcast.net>
Sent: Thursday, March 22, 2018 6:37 PM
To: missingmiddle
Subject: comments on proposed changes
Attachments: Comments on MM Wheatley.pdf

Thank you for extending the comment period. I was one of those who could not stay until my name was called after 10 pm, and my comments were greatly improved by hearing those of others at the March 19 hearing, from which I learned much on both sides. Please find attached my written comments on proposed changes.

Helen Wheatley
2218 McCormick Ct SE
Olympia WA 98501

Public Comment on Proposed Missing Middle Infill Housing regulatory changes.

I oppose the Proposed Changes. This is a case of proposing a solution ("building 'missing middle' infill housing in areas designated in the Olympia Comprehensive Plan for low-density residential housing") and defining the problems ("factors") around it. I urge the Commission to go back to the beginning, re-scope with adequate public involvement, and fold the MM proposal (or elements of the current proposal) into a broader revised Charter and process to identify best alternatives based on the issues identify with the re-scoping.

I attended approximately two hours of the Public Hearing on March 19, 2018. By and large, I heard six concerns or principles being expressed:

- Rents are too high and rising fast at present.
- Making ADUs and Tiny Homes more available, are proposals worth pursuing.
- Accommodating growth should not destroy neighborhood character, and it is unclear how or whether social and aesthetic values will be safeguarded with these regulatory changes.
- Neighborhoods should be more involved in the planning process.
- The city should promote Affordable Housing; however, there is debate about whether MM rezoning would achieve this, do nothing, or actually make the problem worse.
- It is unclear how the zoning changes would interface with other regulations or values, such as stormwater management, watershed management, green space, traffic, public transportation etc.

It is clear from the comments that, even taken on its own terms, this Proposal is not ripe for a vote. There are far too many questions that need to be answered, likely with more research and more public involvement. Furthermore, there is reason to believe that the Proposed Plan will have an impact, and perhaps an even greater impact, on existing areas of high-density residential housing rather than the low-density residential housing explicitly targeted by the Charter.

Many of the issues identified in the Missing Middle process, could and probably should be addressed in alternative ways. The public and the City Council deserve a much clearer scoping and a presentation of alternatives to address the range of problems identified.

For example, if a goal is to "support housing affordability," then it is wrong to limit the alternatives to "building 'missing middle' infill housing in areas designated in the Olympia Comprehensive Plan for low-density residential housing." It is clear that many Olympians would support a planning project focussed on finding good approaches to the crisis of Affordability. Framing the project in that way, however, would open the door to exploring a much broader range of potentially effective options, from rent control, to public banking, to support of liveable wages, to expanding programs to house the homeless. The list could be quite long and would address a number of elements beyond housing density and variety. It would provide a rational context in which to evaluate the potential efficacy and overall costs/benefits of fostering Missing Middle housing in low density neighborhoods as a potential solution.

Similarly, if a goal is to "provide a range of housing types," it is again wrong to limit a search for best policy alternatives to low-density areas of the city. As a policy approach, this simply makes no sense. A better approach might be first to identify the population in need of this range of housing types and whether its needs are being met, especially in relation to the high priority

goal of addressing Affordability. A disproportionate number of food stamp recipients in Olympia, for example, are Asian, Hispanic and of mixed race. Perhaps because of its colleges, Olympia also has a population bulge of very young adults. Assuming that very young adults and people on food stamps are also people in need of affordable rental housing, or in need of assistance to be able to purchase housing, then it would make sense to develop strategies to address the specific needs of these populations. This would certainly be a more appropriate approach from a justice perspective as well. No materials presented on the Missing Middle website provide any information at all regarding whether these populations prioritize living in the low density neighborhoods targeted by the proposed Missing Middle policy, whether the strategy would specifically benefit them, or whether it would be the most efficacious strategy of all possible city strategies to meet their housing needs.

The approach to ADUs exemplifies the many pitfalls of putting the solution ahead of defining the problem or opportunity. Based on the public comments I heard, it seemed that many supporters of the Proposed Plan are under the impression that it would facilitate the construction of more ADUs in the city. The materials on the Olympia Missing Middle Website assert that the Proposed policies would indeed substantially increase the number of ADUs and provide more affordable housing overall. There is absolutely no evidence presented to substantiate either of these positions, however. There is not even hard evidence to substantiate that more ADUs would provide more housing at lower cost to renters in the low density neighborhoods.

Based on the Missing Middle Website, it appears that the City and the Planning Commission rely heavily on a study entitled *Jumpstarting the Market for Accessory Dwelling Units: Lessons Learned from Portland, Seattle and Vancouver.* This study is based on a survey of approximately 400 individuals who have recently built ADUs in those cities. The purpose of the study was not to address affordability, nor was it to address the experience of ADU users or communities in which ADUs are present. The purpose of the study was to learn from the experiences of ADU builders in order to refine policies to promote ADU construction.

It is appropriate to use the Jumpstarting study in regard to potential obstacles or incentives to ADU construction; it is not appropriate to apply it to issues or "factors" such as Affordability. Furthermore, the information that the study provides, actually suggests that the Proposed changes would not have substantial impact.

The study finds that regulatory changes alone did not spur more ADU construction in cities experiencing growth pains. Other factors, such as financing or education and support of homeowners interested in ADUs, are very significant. Missing Middle fails to address this finding.

The data of the Jumpstarting study suggest that current Olympia regulations would already support construction of the great majority of ADUs that are actually being built. For example, the survey found that only 38% of respondents built ADUs in order to rent units out to tenants. There is no substantiation for the MM recommendation that the owner occupancy requirement be changed in order to promote significantly more construction of ADUs. The average size of the units is 631 square feet. The study does not break out the relative number of attached vs detached units, but the detached units are mostly single small cottages.

Either out of a shocking level of sloppiness or else in its apparent zeal to have the problem fit the solution, the City's MM website material paraphrases and footnotes a quote from the

Jumpstarting study (p. 10) that mischaracterizes both its purpose and its findings. Finding that "To date, most ADU applications [in Seattle] have come from wealthier homeowners, due in part to the escalating cost of construction," the Jumpstarting report notes that "**Still, city staff argue that** [emphasis added] because even new ADUs typically rent for less than conventional housing units, they provide a relatively affordable option **in Seattle's expensive neighborhoods."** This is clearly not a quote that can be paraphrased to "Affordability: While construction costs are generally higher per square foot than a typical single-family house, ADUs typically do provide a more affordable option in low-density neighborhoods." (*Olympia Missing Middle: Accessory Dwelling Units: Owner Occupancy*) Olympia staff appears to have honed in on what Seattle staff had to say, rather than the actual content of the study. But even the Seattle staff was referring to expensive neighborhoods, not low density neighborhoods *per se*.

Not being a study of Affordability or pricing, the Jumpstart study most certainly does not assign cause in any way that can justify Olympia's claim that it has shown that the asserted *relative* affordability "is because of their smaller size and because many are rented for a below-market rate." Besides the fact that the Jumpstarting study provides no data on this, and in fact finds that most ADUs were not built for the rental market, the study would not provide such a "because", as this is not a question it asks or seeks to answer. (It may be worth noting that the Jumpstarting survey found the the average ADU rented to a tenant goes for $1298 a month, and "surprisingly, the per-square foot rents do not differ significantly across the three cities." Figure 1 of the study shows that despite an aggressive ADU policy since 2010 in Portland, vs. limited ADU support in Seattle, the Portland area actually has a very slight lead in the rate of rising housing costs.)

Many of the assumptions and recommendations of the Missing Middle do not even rise to this level of data analysis, however inept or inappropriate. It is extremely difficult for members of the public to provide useful comment on the Proposed plan when there is so little information, and when it is unreliably summarized.

The website does not provide a link to the Jumpstarting study. Nor does it provide other materials that are often made available when public comment is sought, such as information about critical areas. As a result, the Planning Commission is failing to inform the public in a way that generates high quality public comment.

Besides the ADU issue, I would like to draw particular attention to a second example of this problem: failure of the Missing Middle website to provide access to an important analysis provided by the Thurston Regional Planning Council, in a Memorandum dated January 19, 2018, about which I learned only by attending the public hearing on March 19. I obtained the Memo from another hearing attendee after hearing a member of the public referred to it as the basis of his testimony.

The Memorandum is not presented in a way to be easy for the general public to read, so my understanding of it may not be entirely accurate. However, it is sufficient to illustrate the point that this material should have been provided to the public because its findings are important.

According to TRDC's analysis, the difference between keeping things as they are and going full-on with the Proposed MM plan, would be the possible construction of an extra 161 units in the 4-5-8, 4-6-12 areas, or an extra 785 units throughout the entire city out of a baseline total of 12961 units. In short, this would mean a possible adding of only 6% more housing than the baseline (the "do nothing" alternative). This is very important information for people concerned

with the question of whether the proposal would have an impact on affordability, or for any kind analysis of tradeoffs.

The Memo appears to show that the R-4-8 Transportation and 4-6-12 areas would take a disproportionate amount of the added growth (a 27% change and 21% change, respectively). This is very significant, since the stated goal of the Proposed plan is to encourage construction of varied housing types in low density (R-4-8) areas. In fact, the high density areas are more strongly affected, along with R-4-8 areas with a lot of bus lines, which in fact tend to be the neighborhoods that are already denser. Therefore, if the goal is to bring more varied housing to neighborhoods such as Holiday Hills, for example, the tradeoffs of the Proposed policy are demonstrably not worth it. High density neighborhoods and higher density/lower income areas of the R-4-8 area will be bearing the brunt.

In R-4-8 communities, single family capacity would decline by 5% while multifamily would go up 60%. In R-4-8T neighborhoods, single family homes would increase 8% but multifamily capacity would go up 113% The character of R-6-12 would be most profoundly transformed, with single family capacity declining by 4% and multifamily going up 137%. Mobile homes, currently the most affordable of housing, would decline by anywhere from 33 (low scenario) to 25% (high scenario), because they would be replaced by multi-family units.

The TRDC memo seems to suggest that the proposed Policy would generate a high degree of change in the nature of certain neighborhoods, especially the ones that are already dense, and a very significant displacement of mobile home residents, but would yield a relatively insignificant increase in actual overall housing capacity. My qualitative interpretation of this, is that lower income neighborhoods will be disempowered and hit even harder by developers than they would be under "no action." Referring back to the demographic issue, it is not unreasonable to assume that these are the neighborhoods where low income people, especially young people and Olympia's ethnic minorities, are more likely to be living at present. Since new housing is higher rent housing (see the market study done for the Downtown Strategy), there is a distinct risk that the changes will force these residents out of the city. This possibility must be directly addressed with further fact-finding prior to making any recommendation.

In regard to the broadly expressed value of neighborhood character, another important point of information has not been made accessible to the public. The website's "Summary of existing regulations/proposed changes" should state that the Missing Middle recommendations add an important exception to the requirements fore which types of construction projects must be reviewed by the Design Review Board. Under the change, in certain zoning districts, townhomes and courtyard apartments **up to twelve units will no longer be reviewed by the Design Review Board, but will only be reviewed by staff.** Unless they are told of this change, people will assume that the usual rule will apply, that projects of five or more unit projects will go to the Design Review Board.

Going back to the issue of who is most impacted by this, it will be those areas seeing loosened restrictions on courtyard apartments, triplexes and fourplexes. Again, this will hit the high density/low income neighborhoods the hardest. It underscores the likelihood that people in these neighborhoods will ultimately be forced out by gentrification, as it removes another layer of protection of neighborhood character.

Helen Wheatley
2218 McCormick Ct SE
Olympia, WA 98501

Joyce Phillips

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Thursday, March 22, 2018 7:56 PM
To: missingmiddle; Joyce Phillips; Leonard Bauer
Subject: Possible fine-tuning of the Missing Middle Housing recommendations

Dear Members of the Olympia Planning Commission, Joyce, and Leonard.

Thank you for listening to and considering the oral and written testimony from many Olympians on the Missing Middle Housing recommendations. Here are few thoughts that have emerged since the hearing. Please consider them as you develop final recommendations for City Council.

1. Affordability. ADUs and tiny homes are more likely to be built by non-commercial or small-scale developers. Given that both types of housing are legal now and yet few legally built, it seems that the real constraint is not the height limit over the garage (though raising it to 24 feet seems mostly fine as long as it doesn't cast shadows onto adjacent properties), or even the off-street parking requirements (though they should still be evaluated on a case by case basis), but the costs of impact fees, hook up fees, etc. that are largely equivalent to a much larger single family home. No matter what the code revisions, an uptick in legal construction of ADUs and tiny homes is not going to be seen until the permitting costs are modified and financing opportunities are increased. Getting affordable units built seems to be the greatest need in Olympia right now. Please focus your efforts here and not on all of Missing Middle. On a related note...

2. ADU/primary dwelling homeowner occupancy: Instead of removing it entirely, consider revising to state that the property owner must reside within either the city or county limits. Removing it entirely allows for the possibility of real estate investment trusts and other non-vested developers to perhaps build more housing units, but with a downtown in the economy or even just the neighborhood, the concerns of neighboring residents may go unnoticed and unaddressed if there isn't someone local to turn to. I think this would be a reasonable compromise. Enforceability should not be a consideration. Ask people to do what you want them to do.

3. Rental registry and code enforcement. It seems clear from public testimony that the greatest objection to introducing multi-family units into established single family neighborhoods has to do with prior experience living next to poorly managed rental property. Developing a rental registry program with fee revenue could help further fund code enforcement efforts. Developing an inventory of both short- and long-term rentals could help shape future policies and programs. Owners of ADUs are often first-time landlords and may need help understanding their new obligations.

3. Multi-family and single-family. Yes, they can be blended successfully, but not always and not in all ways. As with planned urban villages or other mixed residential developments, intentionality is key -- not just design standards that are often difficult to mandate or too costly for a small-scale developer to accommodate. (What else would explain the number of multiplexes around town that seemed to have skipped design review?). Neighborhood residents deserve to have a voice in how multi-family units are introduced into their existing neighborhood. Pre-permitting notice to adjacent property owners would give people an opportunity to review developer plans, ask questions, offer suggestions, and express reservations. It is also typically what happens when a parcel is short-platted for development. Yes, many will likely simply object and seek to deny permit approval. However, if a proposed project has the potential to lower property values, or if you truly want less socio-economic stratification and more integration, I think some sort of notice and participation opportunity is fair and appropriate.

Again, thank you for considering my comments.

I look forward to seeing your recommendation.

Best regards,

Denise

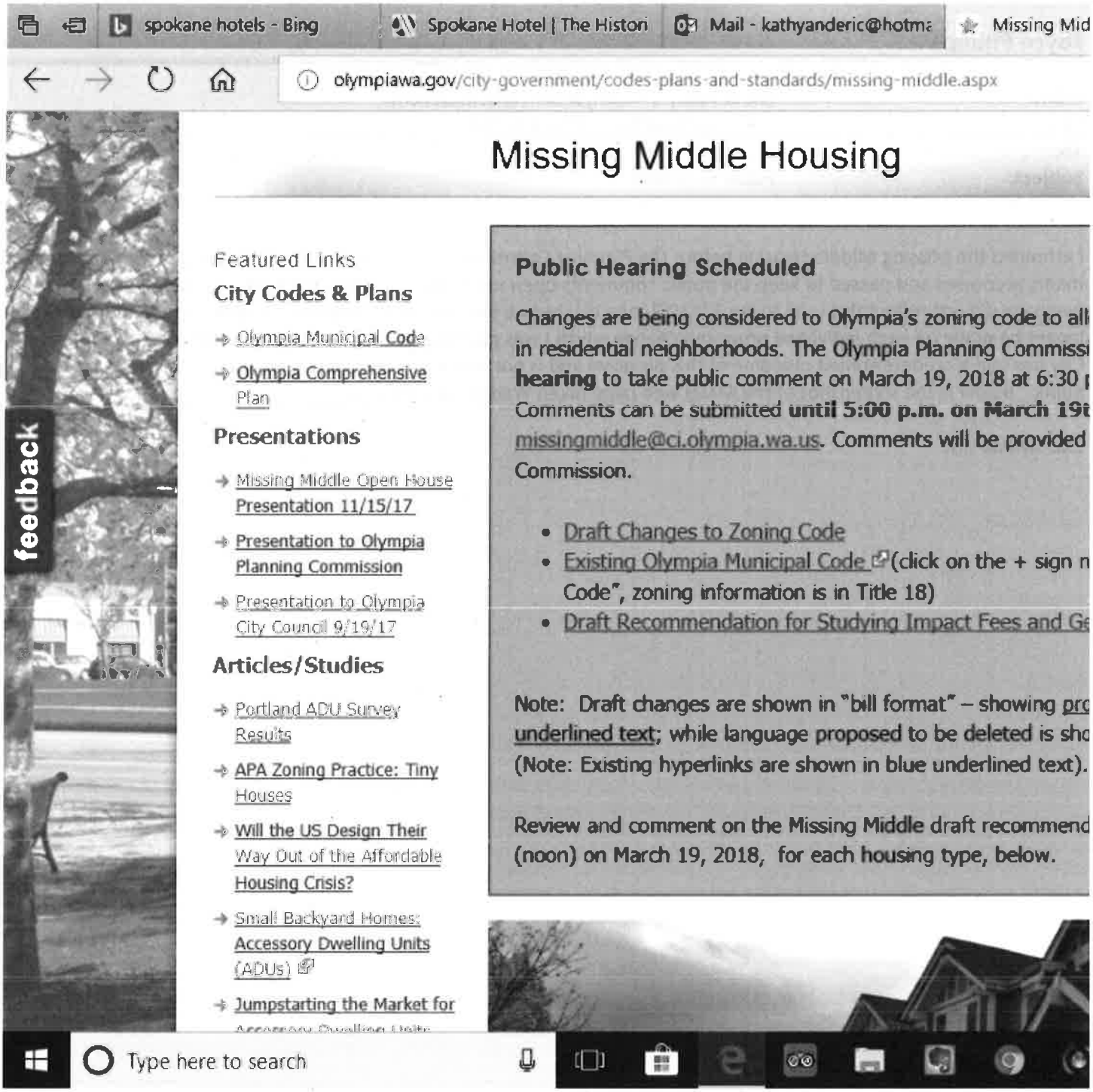
Denise Pantelis
1702 Eskridge Blvd SE

Joyce Phillips

From: Eric & Kathy S <kathyanderic@hotmail.com>
Sent: Thursday, March 22, 2018 8:10 PM
To: missingmiddle
Subject: Public Comment

I attended the Missing Middle Hearing before the Planning Commission 3/19/18. During the hearing, a motion was made, seconded and passed to keep the public comments open until noon on Friday 3/23/18. The Olympia MMH webpage did not reflect this until today 3/22/18; one day before the extended deadline. In addition, comments can no longer be made on each individual proposed change which I was planning to do. This is yet another example of how the City has had a predetermined outcome of this proposal and is not interested in receiving critical comments from the public. Below is the screenshot of the MMH web page taken Wednesday 3/21.

Eric Swanstrom



Sent from Mail for Windows 10

Comments to the Olympia Planning Commission, "Missing Middle" Proposal

Eric Nelson
2218 McCormick Ct. SE
Olympia, WA 98501
e_nels@yahoo.com
360 999-7926

Dear Olympia Planning Commission:

I am writing in opposition to the "Missing Middle" infill zoning proposal, which would change Olympia planning standards to allow construction of higher-density units in certain areas of the city. My concerns are based on the following points:

First, the scoping of the plan is unclear and appears ill-conceived. In general, there has been discussion and supposition that the increased density will lead to greater affordability. While Olympia, the Puget Sound, and entire West Coast are facing a crisis of affordability and increased homelessness, there is no evidence in this proposal or in the experience of other cities that increased infill and higher density actually decreases rents and makes housing more affordable. Some might suggest that the Missing Middle proposal will lead to greater supply of housing stock, which in turn will lead to lower rents or slow the pace of real estate appreciation. There is no evidence of this. In fact, increasing the supply of housing in Olympia, without an expansion in employment to match, will only lead to Olympia becoming a "bedroom" community for those employed elsewhere, such as Tacoma and Seattle. Before the city adopts this proposal, it is important to assess the experience of other cities and jurisdictions (many of them on the West Coast) to see if zoning changes have actually led to more affordability. For the homeless population, many of whom experience a constellation of physical and mental disabilities and lack of social support, it is doubtful that multi-unit housing and accessory dwelling units (ADUs) in single-family or suburban areas will meaningfully address their needs. Supportive housing on with on-site case management and services is more appropriate for this population.

Second, I am concerned that the greater density proposed under the Missing Middle plan will overburden infrastructure and services that needed to support more residents. These concerns include parking, storm-water runoff, sidewalks, emergency services and schools. None of these issues are addressed in the proposal. More study needs to occur to address a revenue structure that ensures those who build and own such properties properly support the additional demands that increased density will bring.

Third, increasing density along public transit corridors does not make sense over the long-term. Bus routes change over time, and therefore it makes little sense to align the increased density to these routes. Doing so, also means that lower-income parts of Olympia with more bus routes will bear a disproportionate burden of higher density. Thus, lower-income parts of the city may see the increased density and gentrification rather than having it more evenly spread out across various neighborhoods.

Fourth, I am concerned about a lack of appropriate checks and balances for maintaining the character of neighborhoods. The Design Review Board has not had much authority to dictate appropriate design standards. I also understand that certain types of construction such as townhomes and court yard apartments in certain zoning districts are exempt from Design Review Board examination. Leaving the design standards to city staff is inadequate and does not provide assurances to citizens and neighborhoods that new construction is consistent with neighborhood character. Our planning efforts should avoid the experiences of Seattle and other cities where single family neighborhoods have been over taken by poorly designed

condominiums and other structures that are totally inconsistent with the existing housing stock. Much of the new construction is also of poor quality and will not stand the test of time. Therefore, design and construction standards are important.

Fifth, this is not simply a question of aesthetics. New construction that is out of scale and out of character can have a detrimental impact on property values. For many people, their home is the single most valuable asset. Maintaining its value is important so that they can plan for retirement and make arrangements for long-term care, if necessary. As a homeowner who is looking at retirement in 10 to fifteen years, this is a real concern to me. Four years ago we purchased a single-family home off of 22nd Ave. SE. There is an empty lot next door. While we fully expected the owners of the lot next door to build on it one day, we had no expectation that a four-plex up to 35 feet high would be constructed on that lot. This could significantly change the character of the street, limit parking, and impact the value of our property. As a middle-class family, our home is our most valuable asset and a key part of retirement and financial planning.

Finally, I am disappointed by the level of outreach to the community around this proposal. While city planning staff did come speak to our neighborhood association, CRANA, this meeting in February was the first that many neighbors had heard of the proposal. Additional meetings, such as the joint meeting of the Design Review Board and the Heritage Commission, were not well publicized. The March 19, 2018 public comment hearing suggests that many citizens in this community have yet to become fully-informed about the proposal and its implications. Moreover, the proposal still appears to be moving target, without much certainty as to how it will be applied or implemented. Therefore, I suggest that the Planning Commission slow this process and fully consider the scope. Some of the suggestions in the proposal may make sense, but they each need to be considered individually and more thoughtfully. Doing otherwise, is simply a give-away to developers, contractors and speculators aiming to make a quick buck off of "neo-urbanist" fad zoning.

Thank you for considering my input.

Eric Nelson

Joyce Phillips

From: Diana <thinkfirst1@comcast.net>
Sent: Thursday, March 22, 2018 10:04 PM
To: missingmiddle
Subject: Public comment

To City Planners:

I believe it is premature of the Olympia Planning Commission, and the City Council, to vote on the "Missing Middle"
proposal. Most people do not really know about how this will affect the entire city, and their own neighborhoods.
What are the consequences of this proposal? Who is behind this action?

Please put the brakes on this Missing Middle idea and give the middle class of Olympia a chance to keep their neighborhoods. This feels like a plan being pushed on the established neighborhoods.

Thank you for the opportunity to give feedback.

Frederick and Diana Stence
Olympia, Wa.

Joyce Phillips

From: Keith Jewell <keith@keithjewell.com>
Sent: Thursday, March 22, 2018 10:37 PM
To: missingmiddle
Subject: SUPPORT for the Missing Middle changes

Hello,

I am a Northeast Neighborhood resident who would like to express my strong support for the Missing Middle zoning changes. When I purchased my home it was key to me that it have an ADU, because I support housing density in all forms. Housing density is important for viable transit, for vibrant communities, and for sustainable growth.

Thank you,

Keith Jewell

NE Neighborhood resident and homeowner

Joyce Phillips

From: Rachel Newmann <newmann45@msn.com>
Sent: Friday, March 23, 2018 8:27 AM
To: missingmiddle
Subject: MM Proposal Goes Too Far

The Comp Plan includes the following policy:

PL14.3 Preserve and enhance the character of existing established Low-density Neighborhoods. Disallow medium or high-density development in existing Low Density Neighborhood areas except for Neighborhood Centers."

PLEASE REMOVE OR CHANGE PROVISIONS FOR MULTIPLEXES and SRO's from this proposal. Perhaps more study needs to be done to examine the impact of multiplexes on neighborhoods. A broad brush approach does not identify areas where this type of housing would be appropriate and areas where the impact is likely to be detrimental.

Thank you for your hours of service to making Olympia a better place for all.

Sincerely,
Rachel Newmann

Joyce Phillips

From: Boudicca Activist Writer <boudicca.walsh@gmail.com>
Sent: Friday, March 23, 2018 9:34 AM
To: missingmiddle
Subject: Public Comment for Missing Middle

Hello Commissioners,

Here are the statements I would have read if I had been able to stay late enough to speak.

My name is Boudicca Walsh, I speak here representing myself, a 5 year resident of Olympia, living on the West Side. I want to thank everyone on the commission for all the work and outreach they are doing, and hope that this continues. The best plans take into consideration not just developers and planners but also centers the needs and view of those directly affected by the plan.

As someone who is a millennial and has lived in the type of housing that would be allowed under the Missing Middle plan, I'm not opposed to those forms of development. However, I am deeply concerned about whether I will continue to be able to afford living in this beautiful city.

I have been told that a main concern with including language to require affordable units would mean less development - yet it's the small developers, as in homeowners expanding their properties to include an ADU or rebuilding to duplex/triplex etc. that should be the ones to stand to win the most by this, and I don't think they would not build if they had to have some affordability mandates.

It is really important that we do all we can to ensure that new units will be affordable. Having worked for years in the field of serving adults with developmental disabilities, many who would depend upon social security / disability and housing vouchers for rental properties, even if those incomes are accepted everywhere, their means cannot keep up with the market rates. As someone who recently had to transition into living in her car, I really feel the tight rises in rents, as I can literally not even get a one bedroom for myself, many already being 1000 or more in this area. If we do not take measures now to ensure accessibility of housing to people of *all* incomes, we will inevitably push more people out.

We all want Missing Middle to happen, as we know that growth is coming to our area, it's inevitable, but it must be responsible growth that helps the many here who are already struggling with rents and cost of living. Housing access is in a crisis state, and we must address this crisis in ways that will help those who are currently at risk or have lost housing.

Thank you for opening up comment period to this full week, we the community truly appreciate it.

Respectfully,

Boudicca Walsh

Joyce Phillips

From: Thomas Head <thomaskirkhead@gmail.com>
Sent: Friday, March 23, 2018 9:13 AM
To: missingmiddle
Cc: monica
Subject: MIddle Income Housing

Good morning! My name is Thomas Anney, my wife and I own a home on Olympia's Westside. We would like to voice our support for the Missing Middle draft recommendations.

My wife and I are both lower-middle income earners, and under most circumstances home ownership would likely be out of reach for us. However, we are fortunate enough to have an ADU attached to our home, and renting it to another family has made covering our mortgage possible. It has allowed us to put down roots, to have a deeper stake in the stewardship of the community where we are raising our son. For that, we count ourselves very lucky. We love our home, and we are proud of the community we live in.

I believe it would be to the benefit of our city, and the people in it, for others in our economic situation to be given this opportunity. We all know Olympia is growing, and I would like to see our neighborhoods remain economically diverse. Just up our block, two brand new single family homes were built on empty lots. While I'm happy to see the housing supply increase, we need to do more. What kind of city will we have if we are only accommodating those who can afford a single family home? As our society as a whole becomes more segregated by class, I would be proud to see our city take this small but meaningful step to move in the other direction.

Thank you for taking the time to hear from me. I hope you will take my words into consideration as you make your decision.

Thomas Anney

P.S. I am CC'ing my wife, Monica, and BCC'ing one of our renters, Ami

Joyce Phillips

From: Chris Lester <chris@tctitle.net>
Sent: Friday, March 23, 2018 9:22 AM
To: missingmiddle
Subject: Missing Middle

Good morning,

I am on the Board of Directors with Thurston MLSA (Multiple Listing Sales Association). We are a group of Realtors and Affiliates from Thurston County that meet every Tuesday morning at 8am, Pellegrino's Event Center in Tumwater across from Tumwater Costco. We have Lenard Bauer speaking March 27th and would like to extend an invite to the Planning Commission to attend if they are available.

Thank you

Chris Lester
Business Development Manager
Office: (360)943-7300 | Cell:(360) 529-2022
www.TCTitle.net

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Joyce Phillips

From: Steph Donchey <SDonchey@msn.com>
Sent: Friday, March 23, 2018 9:47 AM
To: missingmiddle
Subject: Missing Middle comment

To Olympia City Planners,
I have been a resident of and homeowner in Olympia for more than 30 years. I raised 2 children here, cherishing the open space, low density, spacious backyards, neighborhood parks, green areas, and generally, the lack of citified development that takes place north of here.

If I wanted to live in a HIGH DENSITY housing area, as a person with a graduate degree, professional well-paying job, and a worldy view of politics and culture, **I would move to Seattle**! A city is a conglomeration of packed high density neighborhoods, mixed zoning, etc, **but has the diverse amenities to go with** it---a world class LIBRARY, a world class university, world class hospitals, world class performance auditoriums, world class corporations which provide a large tax base, and many affluent/wealthy people whose homes, businesses, and properities provide revenues to the city tax base which funds many of these institutions.

Olympia, Wa has none of the above. Our city library is an embarrassment; TESC is a small state college which, although an excellent school, offers only 3 graduate level degrees and does not draw the brightest from around the country and around the world (like graduate programs at the UW); and local art and culture is extremely limited in scope, due to a variety of reasons which do not merit going into here. My point is that I, and hundreds of my contacts/friends, community members, have decided to remain in Olympia **because of its LOW DENSITY attractiveness**: it is safe, quiet, reasonably priced for home ownership, lacking congestion, having ample parking , and increasingly inclusive and diverse, over the last 20 years, in terms of race/sexual orientation, and very family oriented.

This will change with a large influx of "missing middle" housing, ie Olympia will become increasingly HIGH DENSITY in terms of zoning, but without getting the BENEFITS of large city living listed in paragraph 2 above.!!!!! HIgh density mixed housing **will NOT provide the tax base** to expand school districts, hire more teachers for increasing student populations, build better infrastructure in Olympia, , provide funds for the homeless population crisis, or provide funding for social services.

Furthermore, where is the data to show the projected growth of 20, 000 new people relocating to Olympia? It is folly and a figment of some planner's imagination that thousands of Amazon/high tech workers employed in Seattle will take on a 2+ hour commute EACH way on the already nightmare-ish I-5 corridor. These young tech workers will settle on residing in the close -in suburbs to Seattle, namely Renton, Kent, Mukilteo, Everett, or perhaps even Tacoma/and its environs,...but not Olympia!!!!! ANd where is the MASS TRANSIT that would be necessary to transport all of these mythical workers???? Fort Lewis does account for some Olympia growth, but not in the tens of thousands...more like a few thousand.

I am a voter, tax-payer, and public school educator AGAINST the "missing middle" building frenzy that has taken over the Olympia City government.

Respectfully,
S.Donchey
360-915-2470

Joyce Phillips

From: Jordyn Hanchett <Jordyn.Hanchett@hotmail.com>
Sent: Friday, March 23, 2018 10:16 AM
To: missingmiddle
Subject: Why I support the missing middle

To whom it may concern,

I am in absolute support of the missing middle.
I believe the missing middle is a benefit to Olympia and the surrounding cities. I live in a quadplex myself in a nice neighborhood close to a bus line. I see a diverse group of people from college age students, families of younger children and older and older couples living on a fixed income. I do not believe low income should have a negative connotation like the opposing group seems to believe. From comments I've read it seems racism and classism is a subconscious point of those opposing the missing middle.

Olympia is a growing city which will go through growing pains, this is one of them but we can alleviate the pain with finding a way to create more ease on the city itself and the people who make it so amazing.

The minimum wage comes in to play with my view on this issue. At $11.50 an hour currently we are setting our citizens up for success. The majority of places hiring at minimum wage are not giving their employees a full 40 hr week in order to cut costs and not need to offer their employees benefits. But $11.50 x 40 hrs x 4 weeks = $1840 x .2 tax = $368 taxes leaving employees $1472 a month. If we are supposed to aim for 1/3 of our income in living expenses that means with rent, w/s/g and electricity citizens should keep all those expenses under $490 which is terribly unrealistic with the prices of rentals in Olympia and it's surrounding areas. If citizens are spending too much of their income on just surviving how are we supposed to expect a thriving economy and people to spend their hard earned money at our locally owned businesses and restaurants?

I would like to see the best for Olympia and it's people. Please consider the Missing Middle as a step forward for our city!

Thank you,
Jordyn Hanchett

Joyce Phillips

From: Jeffrey Sutton <olysutton@yahoo.com>
Sent: Friday, March 23, 2018 10:52 AM
To: Cheryl Selby; Jessica Bateman; Nathaniel Jones; Susan Grisham; Councilmembers; Connie Cobb; Jay Burney; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall; Joyce Phillips; Tiffany Cox; CityCouncil; missingmiddle; Jeffrey Sutton; Ronda Sutton; Sutton Ronda W COL USARMY CENTCOM CCJ4 (US); alexjsutton@gmail.com; Sutton Jeffrey L CIV USARMY I CORPS (US); Clark Gilman; Lisa Parshley; Renata Rollins; Jim Cooper
Subject: Missing Middle Housing Proposal

Mayor Selby, City Planning Commission and City Councilmembers, Thank you for the opportunity to address this difficult and emotional issue. I appreciate the hard work you have put into this project thus far and efforts to do 'right' for our city and its future. Overall, I think we would all agree that this is a critical issue we must get in front of so we can influence and drive the process and outcome. While I agree, however, with many of the 43 changes that have been proposed, I also either disagree or think we need to modify the planning commission's approach and current proposal. Specifically:

- **Develop a comprehensive (and preferably regional) housing strategy before implementing such broad and momentous change.** How can we determine if the 'missing middle' proposal gets us to where we want to go if we haven't first identified the end state or goal? It's difficult to know where you'll end up when you haven't identified where you're going.
- **Implement this plan in phases.** Change the approach to a 'gentle' infill approach, solicit additional input and put safeguards and guidelines in place to ensure future development meets the needs of our citizens and neighborhoods. This will have the additional benefit of helping citizens place these proposals in the context of the larger and broader strategy.
- **While implementing a phased approach, visit or dialogue with cities where similar initiatives have been tried. Study what has worked and what hasn't (Portland, Boulder, Issaquah, etc.). Apply their lessons learned and best practices to our solution.** I would highly recommend the Boulder city council's 'gentle infill' approach. These disparate city's approaches have been successful because they have had heavy citizen involvement and put safeguards in place to ensure new housing meets design and construction standards as well as landscaping and privacy requirements. The result has been increased density, more affordability, and walkable and livable neighborhoods that blend the old with the new. Why can't we achieve the same thing?
- **Publicize the process, broaden the outreach and get more citizens involved.** Provide materials on the planning commission's web page that show realistic examples of what these proposals would look like, not just cartoons and powerpoint presentations with gray boxes. The current presentations are grossly lacking in the detail and clarity that such a historic and significant change warrants. Some citizens have argued that these presentations are deliberately misleading and disingenuous.
- **Take additional time to make sure we get this right.** Until recently, this proposal has largely flown under the radar. For example, the survey done last November only received @ 650 replies per question. Is that really a good sample of what current Olympia citizens think? Shouldn't that have set off alarms that the commission's outreach was not reaching Olympians? Why can't we achieve the same thing as the cities where this approach has been implemented and largely been successful? The planning commission's approach thus far has not been as inclusive as it should have been and its proposals seem an 'all or nothing' or 'either or' approach. We all understand that density will increase as our population grows. I would argue that we can increase density and maintain the character and livability of our neighborhoods. The key, however, is citizen involvement in the process and design standards that provide the assurances Olympia citizens are seeking. Such historic and sweeping change requires a more deliberate and thorough approach.

- Lastly, there are many citizens who feel that their voices are not being heard or are being ignored. **Turn that energy into a positive and use it to develop solutions.** While there are some who will be impossible to please, there are many of us who are willing to be a part of the solution and help guide this process along the way (I would be happy to volunteer, for example). Use them but most importantly, don't ignore them.

I am very appreciative of the hard work already done by the planning commission. This is a herculean effort that will likely generate historic change to our city. If we get this wrong, the results can change the city in ways that can't be foreseen but most assuredly will be impossible to reverse. There is too much at stake to apply blanket solutions and 'hope' the result is what we want and what works for Olympians. I implore City leaders to ensure we apply due diligence to this problem, thoroughly study the issue and gather the facts to make a fully informed decision being confident of the consequences and outcomes. We can't afford to do otherwise. Our city's future depends on it. Thank you.

Jeff Sutton

Joyce Phillips

From:	ZWB <zandrabrown@comcast.net>
Sent:	Friday, March 23, 2018 10:51 AM
To:	missingmiddle
Cc:	'JamesJablonski'; 'ZWB'
Subject:	MMH public comments
Attachments:	MMH4 (2).doc

Please see our attached comments on the Missing Middle Housing project. Please consider this as public comment on this issue.
Submitted by;
James Jablonski and Zandra Brown

March 23, 2018

To: Olympia City Planning
From: Zandra Brown and James Jablonski 1805 Allegro Drive SE Olympia
RE: Public Comment on the "Missing Middle Housing" proposal

Greetings;
We are concerned with the "Missing Middle Housing (MMH)" proposal, and disagree with the concept as proposed. We feel the efforts to educate the Olympia homeowners who will be affected have been very poor, and the proposal has been rushed. This shows in the lack of fine tuning, attention to details, and evaluation of potential long term consequences. The environmental impacts in terms of noise, crowding, garbage and litter, etc., as well as infrastructure impacts like traffic, school crowding, vandalism, and crime all need to be considered when established neighborhoods are attempted to be retrofit into high density housing. We feel it creates an unhealthy environment, and endangers the livability and safety of the City's established neighborhoods, especially for those who were forced to absorb neighborhood changes, due to zoning changes, after they purchased their homes. The group of citizens who would be renting the MMH units would often have school aged children, as many talking about a shortage of affordable rentals are "millennials". This of course is the age group having children. We have lived in our home for 25 years, so have had a chance to observe traffic backing up on North St. during commute time, and this impact is steadily increasing. The MMH proposal would make that worse. Currently traffic is heavy on Henderson too, especially during school start and end times. This area cannot absorb the further road and school impacts MMH would bring.

As homeowners add extra units on their lots, they will be cutting down more of our urban treescape forest to make space for more units. This is a huge impact environmentally and aesthetically, in our opinion. When one neighbor cuts their trees down to add new dwellings, it also negatively impacts trees in nearby residential properties, as trees protect each other from storm damage, etc. Companion trees in an urban forest present a very delicate balance, but are so important to a healthy livable city. Our trees keep our air pollution down in the city where traffic is heavier, and take up storm water runoff too. They also lower our reliance on heating and cooling fuel needs, and make our neighborhoods more attractive and relaxing.

We have lived in rented, shared housing, small apartments and worked our way up to a starter house when we left college and started working as state employees, and finally earned, with much hard work on both our parts, a home with a bit of elbow room, in a neighborhood that has room for families to play, relax, and enjoy nature. As we are going into retirement years this would have become our investment for living more financially secure as we age. But I see this MMH proposal taking this safety net away from us, and others too, and turning our hard work and neighborhood into a crowded and noisier ghetto. This is especially so when tiny houses, and mobile homes are added to the mix. Calling them "cottages" may sound more charming, but tiny homes and mobile homes are in the trailer grouping, and when used as rentals they rapidly become run down and unsightly.

Please rethink this proposal, and give more time for citizens to be made aware of it, and its real-life impacts and trade-offs. Don't balance affordable housing needs on the backs of long-term and aging residents who have already contributed much, and will not have time left to recover from the negative financial impacts of this ill thought out proposal. Also, there seems to be conflict of interest elements to this with contractors, developers, and master builder groups lining their pockets if MMH is implemented, while being in positions to sway planning, and the council. It seems that might even open the City up for future litigation.

Joyce Phillips

From:	Sandor Toth <tothsanyi@gmail.com>
Sent:	Friday, March 23, 2018 11:22 AM
To:	missingmiddle
Subject:	My thoughts on your MM proposal: support the principle but oppose the implementation

Dear Olympia Planning Commission,

As an Olympia resident, I support, in fact applaud your efforts to find ways to open more space for affordable housing in our communities. However, I DO OPPOSE your rezoning proposal in its current form for the following reasons:

(1) You assume that by increasing the supply of housing units in the Olympia land market would mean lower prices for these units than what is currently available for rent/sale. This assumption holds only if the land market in Olympia was competitive, which I don't think it is. If it was, the price of housing units in Olympia would have been responding to increasing demand (population growth) at a higher rate than what is expected solely due external market factors (such as the general growth of the economy). But this does not seem to be happening in Olympia. In fact, Zillow shows that rental and sales prices for existing duplex/triplex and townhouses are currently higher than in those for single-family detached houses of similar size. Newer units will sell and rent at higher prices even if they are duplexes or triplexes. This defeats the purpose of the proposal. I believe that a detailed economic analysis should be in place to show that the proposal is in fact likely to achieve what it states as its main purpose.

(2) While I do support the idea of limiting conversion of open space (forests) outside of the city limits but not at the expense of open space within city limits. Currently, Olympia still has some undeveloped open space with its limits. By providing the landowners of these spaces with the extra option of subdividing their land for duplexes, triplexes, etc., you might very well push them towards development since they will be able to count on higher returns from the higher number of units that they can sell. For this reason, I believe that this proposal has the potential to lead to the whole-sale conversion of the precious little open space we have left in our communities to development. Furthermore, the newly developed space will provide more expensive housing than what conversions outside of the city limit would produce simply because lots in Olympia are in general more expensive than outside of it. A lose-lose situation...I think the proposal (especially the one re duplexes) should be modified not to apply to the few open spaces that still exist within the city limits.

Lastly, I would like to point out that I do have expertise in land market analyses as well as open space conservation as the following references demonstrate below:

Tóth, Sándor F., Robert G. Haight, and Luke W. Rogers 2011: Dynamic Reserve Selection: Optimal Land Retention with Land Price Feedbacks. *Operations Research.* 59(5): 1059-1078.

Tóth, Sándor F., Robert G. Haight, Stephanie A. Snyder, Sonney George, James R. Miller, Mark S. Gregory and Adam. M. Skibbe 2009: Reserve Selection with Minimum Contiguous Area Restrictions: An Application to Open Space Protection Planning in Suburban Chicago. *Biological Conservation* 142(8): 1617-1627.

Thank you for giving my arguments due consideration as you prepare to vote on your proposal.

Best regards,

Joyce Phillips

From: Andrew Saturn <saturn@gmail.com>
Sent: Friday, March 23, 2018 11:22 AM
To: missingmiddle
Cc: CityCouncil
Subject: Re: Missing Middle: a bailout for developers

PS: I only found out about the extension on the comment period because of a private Facebook event run by Dani Madrone, where she literally told a homeless man that Missing Middle will build free housing for homeless people.

An interesting thing to tell someone when there are 2 vacant investor-owned homes for every homeless person in America, and where the Missing Middle plan does nothing to address the fact that investors and developers only build luxury homes.

https://gritpost.com/vacant-properties-homelessness/

On Fri, Mar 23, 2018 at 11:10 AM, Andrew Saturn <saturn@gmail.com> wrote:

"Missing Middle" puts forth a flawed market-based, trickle-down approach to housing production and allocation, predicated on the actions of developers and landowners whose profits depend on scarcity, class inequality, and racial injustice.

The method for which this plan was drawn up and deliberated was in secret, behind closed doors with no public input. The only chance the public had to say something was at a packed meeting, with a line literally out the door, and with no consideration for those who don't have super hearing abilities. I had to leave the meeting because I couldn't hear what was going on and there was supposedly a 2 hour wait to comment.

I don't understand how the planning commission couldn't figure out microphones and screens when they've been in their positions for years, and the people who help run council meetings work in the building. It made this situation look deliberate, much like the rest of the entire process, in order to ram-through a terrible proposal with no oversight.

To rezone large parts of the city while at the same time having no mention of affordability or requiring any sort of housing be affordable or sustainable, and doing away with much of the review process and fees, makes Missing Middle nothing but a bailout for developers. It makes no sense to be handing out any "incentives" when there is absolutely nothing the city or the taxpayers get in return. Those aren't incentives, they're giveaways.

Please throw this plan in the garbage and start over, or Olympia will become another Seattle: a city full of vacant luxury units owned by investors, while thousands sleep on the street, and the working class commute in from 20+ miles away. Any new plan needs to include provisions for housing for working class people, even in so-called "low density" zoning.

Thank you,

Andrew Saturn
Olympia Renter

Joyce Phillips

From: Whitney Bowerman <whitneybowerman@gmail.com>
Sent: Friday, March 23, 2018 11:30 AM
To: missingmiddle; CityCouncil
Subject: In Support of the Missing Middle Housing Recommendations

Dear Members of the Olympia Planning Commission,

I am writing to express my continued support of the Missing Middle Housing recommendations, and to encourage you to support them without delay.

I have followed the Missing Middle process since it began, and feel the city has done an excellent job of being informative and inclusive. I have received information about Missing Middle via City emails and social media, City staff, the City via my neighborhood association, and on Facebook, Nextdoor and in The Olympian.

The recommendations are modest; they don't provide everything we'll need, but they are an important piece of the puzzle.

I grew up in a dense neighborhood in Seattle, spending my time almost exclusively in the city. One of my favorite things about the greater Olympia area is that it marries this convenience of denser urban centers with the areas of open space that I lacked growing up. I want to see us retain and improve upon this balance of dense cores and preserved forests and farmland. With climate change as a looming backdrop, I feel there is a moral imperative to do so. Olympia is slated to grow by 20,000 people in the next 20 years. We can either prepare for this, and concentrate density in the urban core, or we can allow further sprawl.

Another reason the missing middle recommendations are exciting is because they offer the opportunity for increased diversity in our neighborhoods. We already have this element in some neighborhoods - South Capitol, which I believe is widely regarded as one of the most desirable areas in Olympia, is also one of the most diverse in terms of housing styles. From single family, duplex, triplex and more, South Capitol offers a wide variety of housing styles to fit the needs of a diverse community.

I want to make one final comment, and I think it is an important one - I feel there is a classist undertone to much of the Missing Middle opposition. At Monday's hearing on the Missing Middle Housing recommendations, those speaking in support of the proposal were a diverse group - young, old, renters, homeowners, across the income spectrum. They were environmentalists, they were builders. Those speaking against the proposal were mostly older and owned their homes.

This proposal offers the opportunity for increased diversity in our neighborhoods, something we should celebrate.

I want everyone to be able to find safe and affordable housing that meets their needs and allows them to be part of the community I love.

Thank you - SO MUCH - for the time and energy you give our community!

Whitney Bowerman
1515 10th Ave SE

Joyce Phillips

From: Laura Love <thelaurablove@gmail.com>
Sent: Friday, March 23, 2018 11:34 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing middle, do something!

Please make it possible for people to find and afford homes in Olympia. I have been a resident since 2005 and am horrified at what is happening. People are having to leave because there are not spaces for them. But we do have space. And it's irresponsible to continue to expand out. We need infill and cottages, and tiny houses, and garage apartments.
It is so important to our community, to keep our community vibrant and growing in a good way.

Thank you.

Joyce Phillips

From: lulakayfannin <ellen2fannin@gmail.com>
Sent: Friday, March 23, 2018 11:42 AM
To: missingmiddle
Subject: Comments on the Missing Middle
Attachments: image1.jpeg; ATT00001.txt; image2.jpeg; ATT00002.txt; image3.jpeg; ATT00003.txt

I wanted to express my concern over zoning changes. I appreciate the need for more housing for low and middle income residents (I am a low-middle income Olympia resident.) However, I am hoping it will be much more intentional than what has happened in my neighborhood.

In my northeast Olympia neighborhood many beautiful, mature trees have recently been cut down and ugly box "cottages" have been built. I support good and efficient use of land, but quality of life for the current residents is important too. Valuing the trees and the character of the neighborhood matters to current homeowners. I have attached pics of the ugly gray box duplex "cottages" recently built in my neighborhood, as well as an empty lot next to my house, where the trees have just been cut down and where I am hoping a big ugly gray box is NOT going to be built. Aesthetics and ecology matter. I believe that good land use and the design of affordable housing should take those important aspects into account. Affordable, intentional, ecologically thoughtful design, that values the character of the neighborhood, as well as the mature trees, is what I support.

Joyce Phillips

From:	Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent:	Friday, March 23, 2018 11:43 AM
To:	Joyce Phillips; missingmiddle; CityCouncil
Subject:	Opposition towards Missing Middle Housing
Attachments:	RE: Missing Middle Housing/Tri/Four Plex and cottage home examples.; Plat map oly ave prices 3 21 18.jpg

Dear Planning Commission, Planning Department/Missing Middle & City Council,

We are going into the last hour of public comment and struggled with if an email that I received from Leonard and the planning department would be appropriate. As a longtime resident and active in the community to find out about the MMH proposal in the late stages of the process and given it is the LARGEST zoning changes in Olympia's history I tried to get as much information as I could. I was not able to get answers about what these changes are going to look like in our community which was disturbing given the enormity of what the city is proposing. Having sold real estate for 30 years I have seen good planning decisions and bad decisions and how they can impact neighborhoods and the community. Given an opportunity builders/developers will do what is right for their bottom line not necessarily what will be of the most benefit to the community. I made repeated request for examples of what these changes would look like from the planning department. A builder/developer is required to spend a lot of time, money and effort demonstrating what their proposal is going to look like before it can be approved. The same rules do not apply to the planning department and the email I received 2/15/18 at 8:34 was very disturbing given the context that this going to be so "great for Olympia." The problem is the city didn't feel it necessary to give us realistic examples of what these changes would look like. I am sure the builders and developers will be excited to find that the *new standard for the planning department* will change to benefit them too. I would expect with the new standard that the city is using a builder should be able to come in and draw a permit and when the city ask for plans they can answer "*The house will look like the one next door*" and for developers "*Oh the neighborhood is going to look like Newcastle…It will have streets, sidewalks and houses….just drive around and see what it will look like.*" Or might we have a double standard on this? If you are starting to see the outcry from those just finding out about the MMH proposal there are a lot of other people who

are just now finding out and they pay taxes, vote and get involved. The prudent thing to do would involve the community with true public outreach and something other than a marketing program and give us a voice in what is going to impact our neighborhoods. This attached picture highlights one of the reasons why the community is upset.

Thanks for your time,

Bob Jorgenson

Hi Bob,
We do not have any current examples that have been constructed in Olympia of a cottage development with that many units.

While I don't have the ability to search the Assessor's database to determine the lot widths for all the triplexes and fourplexes in Olympia, I suggest checking the South Capital neighborhood. Many of the lots there are approximately 40-45' wide, and quite a few of the structures have been divided into multiple units. I'm sure you could get a visual assessment of some that include 3-4 units.

From: Bob Jorgenson [mailto:Bob.Jorgenson@cbolympia.com]
Sent: Thursday, February 15, 2018 7:57 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: Missing Middle Housing/Tri/Four Plex and cottage home examples.

Joyce & Leonard,

The request sent earlier on the MMH had a lot of items and I wanted to make an abbreviated request on a couple of those items. Just interested in addresses for tri/fourplexes on 40' & 45' lots. What will the side yard setbacks be as well? Also the city referenced a 2.32 acre parcel that 29 cottages could be built and was wondering if you have addresses for completed cottages to those densities? Thought there might be some real world examples showing what they might look like.

Thanks for your time,

Bob Jorgenson
3333 Capital Blvd

Olympia, WA 98501
Cell 360.888.2765
www.bobjorgenson.com

Joyce Phillips

From: Leonard Bauer <lbauer@ci.olympia.wa.us>
Sent: Thursday, February 15, 2018 8:19 AM
To: Bob Jorgenson; Joyce Phillips; missingmiddle
Subject: RE: Missing Middle Housing/Tri/Four Plex and cottage home examples.

Hi Bob,
We do not have any current examples that have been constructed in Olympia of a cottage development with that many units.

While I don't have the ability to search the Assessor's database to determine the lot widths for all the triplexes and fourplexes in Olympia, I suggest checking the South Capital neighborhood. Many of the lots there are approximately 40-45' wide, and quite a few of the structures have been divided into multiple units. I'm sure you could get a visual assessment of some that include 3-4 units.

From: Bob Jorgenson [mailto:Bob.Jorgenson@cbolympia.com]
Sent: Thursday, February 15, 2018 7:57 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; missingmiddle <missingmiddle@ci.olympia.wa.us>
Subject: Missing Middle Housing/Tri/Four Plex and cottage home examples.

Joyce & Leonard,

The request sent earlier on the MMH had a lot of items and I wanted to make an abbreviated request on a couple of those items. Just interested in addresses for tri/fourplexes on 40' & 45' lots. What will the side yard setbacks be as well? Also the city referenced a 2.32 acre parcel that 29 cottages could be built and was wondering if you have addresses for completed cottages to those densities? Thought there might be some real world examples showing what they might look like.

Thanks for your time,

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

Joyce Phillips

From: Lily Smith <lilyajsmith@gmail.com>
Sent: Friday, March 23, 2018 11:44 AM
To: missingmiddle
Subject: In full support of Missing Middle

Dear Planning Commission,

I am writing to support the proposed changes in the city code to permit missing middle housing. As we all know there is a housing crisis across many cities in the United States, which can be easily seen in Olympia. I personally know of numerous people and young families that are sharing housing with more people than a house can or should support, or are forced to rent illegal spaces, such as porches converted to bedrooms or basements with no legal egress. This epidemic is also visible by the sheer number of people experenceing homelessness that one can see around town.

By increasing density we will be able to provide housing to vulnerable populations, and save valuable farmland and forests. I grew up on the edge of the city limits in the northeast neighborhood, throughout my childhood I have seen much of the surrounding greenspace turned into subdivisions for single famly homes. I would be much happier to see more of my neighbors have the opportunity to add an ADU for their aging parents, grown kids or as a unit to rent to help pay their morgage. If the homeowners are not ready to commit or afford to build an ADU, bringing in a tiny house would be a great option. A cottage development nextdoor, or a duplex across the street would also be a great addition to the neighborhood, hopefully bringing with it people from a diversity of backgrounds and income levels. This influx of people in the neighborhood would bring with it a stronger sense of community and liveliness that makes a neighbohood feel safe and fun to live in. An added bonus of increasing density is that we may be able to bolster bus ridership and other modes of transportation that would reduce the need for people to drive, resulting in a reduction in parking, an issue which people seemed concerned about at the meeting on Monday.

My mother came to town in the mid 1980's and was able, as single mother, to put a down payment on a small home in which she raised my brother and I. This was the case for so many of the families I grew up with; friends whose parents were educators, builders and craftsman and were able to afford to buy homes and raise their families in this wonderful town. I realize that times have changed and that type of affordable housing is a thing of the past. As I look at the rising home values, it is increadibly disheartining to see that the dream of owning a home in Olympia will be out of reach for so many of us who grew up here, even with stable jobs.

I love this city and want the opportunity to keep building my life here, the way things are going this seems less and less likely, approving the missing middle regulations would be one small step in creating more affordable housing for all.

Kind Regards,

Lily Smith

Joyce Phillips

From: Demi O'Dee <dem_oddee@protonmail.com>
Sent: Friday, March 23, 2018 11:45 AM
To: missingmiddle; CityCouncil
Subject: Missing Middle: a solution without a problem

I strongly oppose Missing Middle and urge the Council and other involved parties (Planning Commission, etc) to start over from scratch.

In short, Missing Middle had almost no public input, had very rude and belligerent backers on social media (such as Dani Madrone, who ignored and insulted anyone who opposed the plan, and lied about what the plan does), and does nothing to address the actual housing problem: affordability and insufficient supply of homes for working families.

What Missing Middle DOES do is bail-out medium-sized Olympia developers who are being squeezed-out by big developers from Seattle. This is interesting, as most developers you would talk to are capitalists who don't believe in government bailouts. Missing Middle is basically not a plan for affordability, but seemingly a way to promote the building of ADUs. It reads almost word-for-word like an industry study on promoting these types of structures for maximum profit, except it was paraphrased in a way to look like it is good for renters.

Unfortunately, renters aren't looking for tiny homes and ADUs in expensive neighborhoods, and aren't looking to help pad the income of developers and investors. They're looking for homes they can afford.

So give the developers what they give society: the invisible hand of the free market. Let them build without handouts from the City of Olympia and her taxpayers. It has clearly worked for them in the past.

Throw this utter failure of an idea in the garbage where it belongs and start over with a transparent process that actually includes the people of Olympia, and actually addresses a problem.

Good riddance,

Demi O'Dee
Renter in Olympia

Joyce Phillips

From: Theresa <theresaslusher@gmail.com>
Sent: Friday, March 23, 2018 11:48 AM
To: missingmiddle; CityCouncil
Subject: Support for Missing Middle

City of Olympia Council and Planners,
I want to express my support for changing city building codes to allow for the development of the missing middle. I have worked in affordable housing and homelessness for over 20 years. When studying drivers of homelessness, one very quickly understands that the main driver is housing costs vs income mismatch. Traditional single-family homes are expensive to build, costly to maintain and are often not a good use of space. I am interested in selling my 1700 sq ft home when my youngest graduates and buying a cottage home. I hope Olympia has one ready for me when that happens!
Thank you,
Theresa

~Theresa (from my iPhone)

Joyce Phillips

From: therainwoods@comcast.net
Sent: Friday, March 23, 2018 11:50 AM
To: missingmiddle
Subject: Comment on Missing Middle Proposal

Dear City Council members and members of the Olympia Planning Commission,

In regards to the proposed changes to our zoning code: **we urge you to slow down the process!** What is the rush?! If this is pushed through without a LOT more public conversation and input it will be simply another win for big developers, and another big Mistake for our Olympia neighborhoods and citizens.

We understand that the Comprehensive Plan already has designated three high-density areas, allowing 25 units/acre: Downtown, the Capital Mall area and the Pacific-Martin Way-Lily triangle. Why are you not focusing on more fully utilizing these areas first, and meanwhile having a lengthy public process to determine what the CITIZENS want and need, not just the developers? This has the "stink" of a deal that has money behind it, rather than the interests of the hard-working, tax-paying, trusting, VOTING public!

Thank you for listening and hopefully considering at length the wishes of your constituency.

Sincerely,

Carol and Jamie Rainwood

1214 20th Ave. SE

Olympia, WA 98501

Joyce Phillips

From:	popharts@aol.com
Sent:	Friday, March 23, 2018 11:12 AM
To:	missingmiddle
Cc:	Joyce Phillips; CityCouncil
Subject:	Missing Middle Housing Proposal - Olympia Resident Comments

To: Olympia City Planning Commission, Olympia City Council, and others related to the City of Olympia's Missing Middle Housing Proposal

I have been an Olympia resident since 2011. We deliberately chose our home in the Briar Lea neighborhood off of Boulevard Rd. SE and paid a premium to move here for my children to complete their public school education and for me to retire. We intentionally chose this established single-family home neighborhood for many reasons, all of which are threatened by the Missing Middle Housing Proposal. In addition to my concerns about the proposal, I am gravely concerned about the City's ineffective public outreach and engagement process:

1) I first became aware of this rezoning proposal on the evening of 3/20/18 – more than 24 hours after the original closing date/time for public comment. How can this be? I now understand that this process began about a year and half ago. I am an Olympia resident as well as a City of Olympia customer. I receive and pay monthly utility bills. I did not receive any outreach or invitation to participate in learning about and having a voice in this process. As soon as I heard about this proposal I spent many hours on line and at City Hall learning about it. I also asked about the City's "outreach" process. This process is broken! Apparently the City relies on residents to purchase and read the Daily Olympian (which we don't), belong to some kind of formal registered neighborhood association (we chose this neighborhood because it did not have expensive and cumbersome association dues), or internet access and City of Olympia information subscriptions (which I knew nothing about until two days ago). This "outreach" plan puts the burden on the residents and customers of Olympia, which I also think is unfair. As a customer I should pay for the privilege of being informed? This process also excludes many – several of my neighbors that I spoke with yesterday don't even use the internet. The City needs to better understand who their customers and residents are and how they have access to information, and then design an effective outreach process that is inclusive of all customers and residents, not just those currently targeted special groups. People need to have access to information in order to participate in their government.

I am also deeply concerned about the Missing Middle Housing Proposal and do not want it passed, in particular for our neighborhood and the immediately surrounding area:

2) Our neighborhood is a single family home development. We paid a premium (a big stretch for a single parent of two) for this home because it is quiet, private, low crime, near schools/work/transit/medical, comprised of long-term residents (many of whom are retired), and the homes/properties are well maintained and cared for. Multi-family zoning will destroy all of these characteristics we paid a premium for, with the single exception of proximity to schools/work/transit/medical. This will very negatively impact both our current and my near future retirement quality of life that we have invested in. In addition, This degraded quality will reduce the value of our only asset, probably by at least 25%. Owners have pride of ownership and a financial

stake in single-family homes. This is not my experience of multi-family unit owners, or their residents who change more frequently and have no stake at all.

3) Another big concern is the environmental nature of this area. Our neighborhood is built on and surrounded by wetlands and watersheds. The standing water in these areas is steadily rising, already impacting many homes. The original storm water drainage for this area is insufficient and problematic. We have sidewalks and driveways that are cracked and collapsing due to underground erosion. We've approached the City many times to no avail. More structures, more paving, more people, and less vegetation will compound this problem and further erode quality of life and property values. It will also negatively impact public safety. The City should take responsibility for the current impact of their prior decisions before considering further detrimental proposals. On this note, I understand there is already a multi-family development proposal on the table for Allen Rd. SE – this would be disastrous to the environment and all surrounding property owners.
4) Street parking and traffic are already concerns and would be compounded by changes. I work less than five miles from my home and must allow 20 minutes for my one-way commute. Transit isn't really an option due to transfers and one-way commute time of nearly an hour. The round-abouts on Boulevard Rd. SE have helped some, but this is already too narrow a pipe for the current volume of users. This can only get worse and would be greatly compounded by the proposal. Most still drive as transit routes and times don't serve needs.

These are just my initial concerns as a City of Olympia resident and customer just introduced to this proposal. Please do not pass it! At the very least, extend the decision process for a minimum of an additional year and truly outreach to Olympia residents and property owners for effective community engagement and participation.

Thank you for your time and attention.

Sincerely,
Crystal Hart
Briar Lea Neighborhood, Olympia, WA

Joyce Phillips

From: Shanti Mai <shantimai@gmail.com>
Sent: Friday, March 23, 2018 11:07 AM
To: missingmiddle
Subject: Testimony

March 22, 2018

The Olympia Planning Commission
City of Olympia, Washington
PO Box 1967
Olympia, WA 98507-1967

I lived in Ballard before I moved here. After several years of increasing traffic, growing parking issues, and a nearly complete loss of the area's character and beauty, (and no decrease in rental prices whatsoever), I left Seattle and moved to Olympia, where I bought my home. I arrived here in July 2017 only to find – in late January 2018 - that Olympia was planning to do a similar thing. I joined the ENA Board as well as the Sub Area Planning group immediately, concerned.

Preparing the infrastructure *before* any increase in density seems critical. For example. If more people are expected to use the buses, they'll need to have better, safer places to stand and wait, as there will also be in increase in the traffic flowing by these bus stops. Some of the bus stops in the eastside are woefully inadequate for an increase in both riders and traffic in general.

Another infrastructure issue is drainage. I already have a flooded garage every time there are hard rains for 2 days running. It happens to my next door neighbors, too, as the water rushes down from the street and down our shared driveway. How will it be when there are more people covering more land with housing, whether ADUs or new duplexes where there was previously a smaller-footprint single family home?

And now for the balance of my letter, I would like to include the beautifully researched work of my fellow ENA Board Member, Jim Keogh. He speaks for me, as well:

March 19, 2018

The Olympia Planning Commission
City of Olympia, Washington
PO Box 1967
Olympia, WA 98507-1967

Members of the Planning Commission:

First, I want to say that I support efforts to increase density in urban areas and keep more rural areas less dense; this is good both for increasing use of mass transit and for retaining farmlands and open spaces.

However, I'm pretty sure the Missing Middle proposals, in their current form, will not achieve their advertised goals of increasing transit use, generating more housing and providing both empty nesters and young families more affordable options for acquiring/retaining housing.

Unfortunately, the city did not attempt any analysis of the impact of their proposals on potentially redeveloped properties in established neighborhoods. The Eastside Neighborhood Association did make such an analysis on a parcel by parcel basis and the comments below are based on that analysis:

The Eastside neighborhood already is the Missing Middle neighborhood:

- There are already 6.12 units per residentially developed acre in the proposed R4-8 (T) upzone area—this is probably the highest density in the city for an existing R4-8 area of this size. If one disregards roughly 20 large properties that are vacant or barely developed (almost all concentrated adjacent to or south of Union Avenue) the density level is 6.53 units per acre.

- In the Eastside there already are 18 single family homes with ADUs, 4 triplexes, 34 duplexes, 72 apartments, 5 fourplexes and 5 townhouses—and 630 single family homes. Of the 866 residential units in the proposed R4-8(T) area, 56% have an owner who is a resident.

- The Eastside is already very affordable—especially compared to most other Olympia and Thurston county neighborhoods. The Thurston county average house price has nearly reached $300,000. In 2017 the Eastside neighborhood single-family house prices averaged $238,000—with only 12 out of 56 sales being over $300,000. The median house price was $228,000.

- A key reason the Eastside is affordable is the housing stock size. 25% of the single-family homes have less than 1000 square feet on the main or 2nd floor; another 49% have 1000 to 1500 square feet. Only 8% are larger than 2000 square feet.

The missing middle proposals overshoot their stated goals and would significantly and negatively impact the Eastside neighborhood—damaging a Missing Middle neighborhood, not enhancing

- According to the SEPA checklist filed by the city for this proposal "additional units on lots that are currently fully occupied by a single-family house, such as with accessory dwelling units or internally dividing it into two or more units....may double the amount of projected additional units to 948 - 1,892" over the next twenty years. In other words, the city anticipates 474-946 units of housing will be developed over the next 20 years from accessory dwelling units or internally dividing single family homes into two or more units. However the city did not make a hard analysis on the likelihood of their proposals resulting in this number of units nor of the necessity of their recommendations to reach such a goal.

- The Eastside neighborhood parcel by parcel analysis done over the last month using county assessor data strongly indicates that the city's proposals for such development are too liberal and are likely to significantly overshoot their goal. In the Eastside neighborhood alone we identified over 560 properties with the potential to develop a 250-800 square foot ADU within existing structures (garages, outbuildings, basements, 2nd floors); at least 25% of these would be investor (non-resident) owned. When one adds in potential redevelopments of existing homes to triplexes and fourplexes there are potentially another 187 net new units that could be developed. Since the Eastside neighborhood only represents about 5% of the city's total housing units we assume that the city is not intending to meet its entire twenty year goal for ADU/redevelopment of existing

properties within the Eastside neighborhood. This would indicate that the provisions regarding ADU development and allowing triplexes and fourplexes into existing R4-8 neighborhoods near transit can and should be modified.

- These same projections, if fulfilled over a 20 year period, will result in less available starter and moderate level single family housing due both to the redevelopment of existing available single family housing and the shift to investor ownership (as compared to resident owners). The ENA projections from this data indicate that the number of housing units in the Eastside could potentially double while the percentage of owner residents declines from 56% currently to 43% (well below the city average). This projected drop in the percentage of owner residents as a result of the missing middle proposals might seem extreme but it actually mirrors the real life experience of the Eastside neighborhood—where the percentage of owner residents in R6-12 zoned area is currently 43%. It is worth noting that the overall allowable use provisions in the missing middle proposals are actually more liberal than current allowed uses in R6-12 zones.

- This shift in the percentage of resident owners, combined with the loss of affordable single-family homes, a potential doubling of neighborhood density, a significant increase of on-street parking (see below), and no city investment plan for additional sidewalks and parks means that the Eastside will become a significantly less desirable area to live. It's ironic that the bus lines on which this plan is based do not even pass by the new parks being developed at LBA Woods--so ENA residents won't be able to readily escape their crowded settings there.

Encouraging the development of ADUs by non-resident owners is badly flawed policy—both economically and in terms of neighborhood impact:

- By allowing a property owner to develop an ADU without providing a parking space AND to also displace a car to street parking from an existing garage the city will be providing the easy and cheaper incentive to redevelop existing garage spaces. In essence, the city will be providing a subsidy (use of common, public space) to outside investors-to the detriment of the neighborhood residents.

- The policies, as proposed, will encourage non-resident owners to develop ADUs, rather than duplexes. Why develop a duplex, requiring designated parking space, when you can develop an ADU and get the parking bonus of parking at least one car on the street (and a second if you displace one from a garage turned into an ADU)?

- Allowing non-resident owners to develop ADUs will raise the effective cost of housing. This is simple economics—by adding an additional group of people who are incentivized to bid for houses that have an ADU potential (garage, basement, outbuilding, second floor) you actually increase the competition for such homes, increasing their cost. The result is that families or couples hoping to buy a more affordable home in neighborhoods like the Eastside will find themselves priced out. If you do not believe this, you haven't been watching the $200-$300 per square foot prices recently posted on the Eastside for homes with ADU potential and advertised as such by their realtors. Typical prices for such properties range from $160-$200 per square ft.

- The other result of allowing non-resident owners to develop ADUs will be less diversity of unit size and higher rents for the units developed. Again, this is both based on observation (how units have been actually developed in the Eastside) and on economics. Resident owners tend to develop units that use space they are not currently using (or that they can free up)—and they typically keep 800-1000 square feet for their personal use. The ADU so developed is then typically rented at the level the owner requires to supplement their ownership costs and make them affordable. Non-resident owners tend to split houses into more equal size units and charge what the market will bear; if an ADU so developed can be rented on AirBNB and make more money—that's what they do (note: I can easily lead you to at least 4 such units in the Eastside on a 8 block walk—and these units definitely do not help with the housing shortage).

- Finally, allowing non-resident owners to develop ADUs is not necessary. The typical arguments for this provision are that it is difficult to enforce long term owner residency of single family homes with ADUs and that enforcing such long-term residency detracts from the economic value of developing an ADU by limiting the number of potential buyers. Let me suggest an easily implemented alternative: continue to require and verify owner residency in the home developing an ADU and then keep a permit registry of the individuals (no corporate names allowed) who develop an ADU—with a provision that an ADU can only be developed on another property by each individual so registered once every 3 to 5 years. This will guarantee resident owner development of such units (cutting down on speculative investment and competition by outside investors) without either penalizing in the market those resident owners who develop an ADU or requiring the city to engage in costly enforcement activity.

Providing a "parking bonus" for ADU development will result in overcrowded streets, problematic garbage pickup, and poor postal delivery:

- In the Eastside neighborhood the proposed parking space allowances for ADUs have the potential to add 29 fully parked blocks of parked cars (over 900 cars) to the neighborhood streets—mostly concentrated in the north and west portions of the neighborhood (about 60 blocks). In these portions of the neighborhood, parked cars will overcrowd the streets on weekends and evenings.

- Such parking will also inhibit both garbage collection (which also occurs on city streets unless there is an alley present) and postal delivery (since the post office does not provide porch delivery in the Eastside neighborhood). The neighborhood has already experienced issues in both regards; this proposal will make the Eastside much less livable.

- With the significant lack of curbing in much of the Eastside neighborhood this will result in more parking over sidewalks and typical areas to walk along the street edge (on the considerable number of streets where there are no sidewalks). One of the key neighborhood qualities that Eastside neighbors treasure is the neighborhood's walkability; without significant city investment in sidewalks this proposal will significantly erode that quality.

- There is a mythology, founded in much more densely populated cities with stronger mass transit systems, that younger adults do not use cars as frequently; I invite anyone with such beliefs to look at the actual parking in our neighborhood at homes with independent young adults (1+ car per adult even if only one block to a bus stop).

- Allowing a resident owner to develop an ADU with parking for one car on the street (no bonus for a displaced car from a garage) seems to be a reasonable compromise. Under such a proposal, the resident owner would at least be directly affected by the parking in front of their home. Allowing a resident owner to push a second car to street parking (the one in the redeveloped garage) in older neighborhoods with small lot frontage is more likely to inflict the pain of the garage redevelopment on the neighboring properties. To reiterate, non-resident owners should not be able to develop ADUs but, if they are allowed to do so, they should be required to supply a parking slot for the ADU.

Cottage type developments are more desirable than typical multi-family developments in our neighborhood:

- In neighborhood discussions developments of this type have been supported as a means to develop vacant or significantly underdeveloped properties at a scale level that more closely approximates the feel of the surrounding neighborhood

- The density bonus allowed in the proposed Missing Middle Housing regulations means this type of development can readily achieve the same density as multiple triplexes or fourplexes.

- There are already examples of small cottage development (2-3 cottages) and apartment dwellings (on Fairview street) in the neighborhood.

- The most likely locations for such developments are in the southern portion of the neighborhood (south of Union street) and in the area just south of the existing apartments on Fairview

- In our ENA discussions we would strongly recommend that triplexes and fourplexes not be allowed in the R4-8 (T) areas.

The end result of the recommendations above is that the city would still gain about 200 to 280 units in the Eastside neighborhood over the course of the next twenty years.

- Infill of vacant properties, significantly underdeveloped properties, and replacement of low value structures with cottage development and single-family units (with associated ADUs) would still result in approximately 150-180 additional housing units.
- With over 500 properties having ready potential to develop some portion of their existing building structures into an ADU the likelihood of developing at least 50 to 100 of these into ADU units over a twenty-year period seems relatively high.
- Preventing non-resident, investor owners from developing ADUs only reduces the likelihood of ADU development by approximately 25-40% (depending on market assumptions)—non-resident owners currently own about 25% of these likely conversions. At the same time, restricting ADU development to resident owners will help keep home ownership in the Eastside neighborhood more affordable and avoid incentivizing overparking of neighborhood streets.
- Achieving a gain of 200 to 280 units in the Eastside neighborhood is very much in line with the city's projected city-wide goal of "948 - 1,892 units". The Eastside would be contributing 11-30% of this goal, well above its share of the city's developed housing units.
- This gain in density on the Eastside would not significantly detract from the neighborhood character or overstress its facilities. The increased impact of on-street parking would be significantly less than that in the current proposal and would be borne more directly by the resident property owner making the ADU decision (while granting them more flexibility than is currently allowed).
- The city should suspend implementation of adopted Missing Middle changes in the Eastside neighborhood until the city and the neighborhood complete the already begun sub-area planning process. Otherwise a key component affecting neighborhood planning (housing development and density) will be eliminated from the process and the pace of development would have the potential to significantly erode the neighborhood's options for identifying and requesting additional park acquisitions, suggesting transit route alterations, and planning for parking and sidewalk infrastructure to accommodate the increased density that the city clearly wants to incentivize. If need be, a time limit of two years on this suspension of implementation would provide a reasonable time frame for the sub-are planning process to be completed and adopted.

Finally, I have some questions that I have not seen clearly answered in the code language revisions or other materials presented online or in planning commission meetings:

- What prevents a Single-Family home with an ADU from later being converted into a duplex?

- Can the owner of a townhouse develop an ADU on the property (for instance, in the garage)?

- Within 600 feet of a busline, what is the development limit/cap on townhouses in an R4-8 zone (8 units per acre/12 units per acre)?

Thank you for the opportunity to provide input on this important topic. I urge you to make decisions that continue to keep affordable starter homes available in areas like the Eastside neighborhood rather than stratifying our population into permanent renters vs home owners.

Sincerely,

Jim Keogh
419 Central St SE
Olympia, Washington 98501
Member of the Eastside Neighborhood Association sub-area planning committee

- *Shanti Mai*
  921 Wilson St. SE
  Olympia, WA 98501
  Member of the Eastside Neighborhood Association sub-area planning committee as well as general Board Member of ENA

Joyce Phillips

From: Andrew Saturn <saturn@gmail.com>
Sent: Friday, March 23, 2018 11:10 AM
To: missingmiddle
Cc: CityCouncil
Subject: Missing Middle: a bailout for developers

"Missing Middle" puts forth a flawed market-based, trickle-down approach to housing production and allocation, predicated on the actions of developers and landowners whose profits depend on scarcity, class inequality, and racial injustice.

The method for which this plan was drawn up and deliberated was in secret, behind closed doors with no public input. The only chance the public had to say something was at a packed meeting, with a line literally out the door, and with no consideration for those who don't have super hearing abilities. I had to leave the meeting because I couldn't hear what was going on and there was supposedly a 2 hour wait to comment.

I don't understand how the planning commission couldn't figure out microphones and screens when they've been in their positions for years, and the people who help run council meetings work in the building. It made this situation look deliberate, much like the rest of the entire process, in order to ram-through a terrible proposal with no oversight.

To rezone large parts of the city while at the same time having no mention of affordability or requiring any sort of housing be affordable or sustainable, and doing away with much of the review process and fees, makes Missing Middle nothing but a bailout for developers. It makes no sense to be handing out any "incentives" when there is absolutely nothing the city or the taxpayers get in return. Those aren't incentives, they're giveaways.

Please throw this plan in the garbage and start over, or Olympia will become another Seattle: a city full of vacant luxury units owned by investors, while thousands sleep on the street, and the working class commute in from 20+ miles away. Any new plan needs to include provisions for housing for working class people, even in so-called "low density" zoning.

Thank you,

Andrew Saturn
Olympia Renter

Joyce Phillips

From: Melissa Allen <melissa.allen1@icloud.com>
Sent: Friday, March 23, 2018 11:57 AM
To: missingmiddle
Subject: Comments on Missing Middle Housing Proposal

To: Olympia Planning Commission

I spoke briefly at the 3/19/18 public hearing on the Missing Middle Housing Proposal. This email amplifies my statement.

The public process has mostly been one of informing residents, not learning from them. The exceptions were the initial plan advisory group, an on-line survey, and the Planning Commission hearing on March 19.

- MM plan advisory group: The Coalition of Neighborhood Associations was represented by two people on the MM planning group but both reported back to CNA that they felt in the minority there (not heard). That's unfortunate since it's neighborhoods that are most impacted.
- The Missing Middle proposal is VERY complex. Staff has listed the many community groups it has spoken to but the presentation gives the big picture only. The ones I attended were an introduction to Missing Middle where there was no time or audience expertise to drill down to the complexities. We're left with the sense of "the devil's in the details."
- Sub-area A (see Comp Plan), now known as the Olympia Northeast Neighborhoods Alliance (ONNA), was never contacted when the MM approach was being developed. This was an oversight.
- The on-line survey was challenging because the questions were so broad.
- Thank you for the 3/12/hearing. We were heard (important) but it was not a time for dialogue. That "dialogue" is the missing piece from the Missing Middle

Melissa Allen
1702 Prospect Ave NE
Olympia, WA 98506

City of Olympia Community Planning and Development Team-

I write on behalf of the residents of Ken Lake, a community of 284 houses located in West Olympia.

Fifty years ago, our community was plotted with the intention of maintaining a community of single family homes set among a pristine natural environment within the Olympia City limits. In this we have been successful. Ken Lake today remains one of the most desirable communities in Olympia due to our natural lake, its proximity to vibrant woodlands, and our strict adherence to the covenants maintained by 3 generations of Ken Lake residents.

These covenants state explicitly that the Ken Lake community be composed of single family dwellings. These covenants do not provide, and in fact prohibit, multiple use or multi-family dwellings.

These covenants have been reaffirmed on multiple occasions by both State and local government. In 1977 and again in 2009, Thurston County Superior Court affirmed the Ken Lake covenants prohibition of breach of boundary for water use and public access. Most recently, in 2017, the City of Olympia declined purchase of a vacant Ken Lake lot adjoining a City park, based on our covenants. The precedent is clear, State and local authorities have upheld Ken Lake covenants on matters concerning development.

Ken Lake applauds the efforts of the City of Olympia and Thurston County to address the issues associated with rapid urban growth. It is clear, however, that proposals aired to date if enacted in Ken Lake would be in violation of community covenants long honored by both City and State governments.

The Lakemoor Community Club Board has declined public comment on this matter to date because our covenants, as reaffirmed by both State and local governments, do not permit the multi-unit or additional structures contemplated in the "missing middle" proposal.

We intend to support the City's efforts to grow in thoughtful way and to support a vibrant urban environment. We intend also to remain vigilant in our upholding of our community covenants.

Very Truly Yours,

JP Anderson, 2018 LCC Board President
1991 Lakemoor Lane SW
Olympia,WA 98512
(360) 970-5604

Joyce Phillips

From: Leonard Bauer
Sent: Friday, March 23, 2018 12:07 PM
To: Joyce Phillips
Subject: FW: missing middle comments

This came in before noon and should be included in OPC packet. There are a few more in the missing middle e-mail inbox that came in by noon, too.
I am checking with IT to get an auto reply on that MM e-mailbox to let people know their comments will no longer be forwarded to OPC.

From: Angie Warner-Rein [mailto:angie.warnerrein@gmail.com]
Sent: Friday, March 23, 2018 12:01 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: missing middle comments

Missing Middle Plan needs more time to develop appropriately

Dear Olympia Planning Commission,
please give the Missing Middle Housing Plan more time to develop into a plan that does the following:

-Coordinates with the Coalition of Neighborhood Association, Heritage Foundation, Olympia Historical Society
-Offers real solutions to affordable housing for middle class, low-income and homeless
-Doesn't give incentives to builders or corporate builders instead of supporting resident property owners
-Creates housing solutions in alignment with the economic base of our community now and in the future
-Is in alighment with the Comprehensive Plan

Thank you,
Angie Warner-Rein

Joyce Phillips

From: Tedd Kelleher <tedd.kelleher@gmail.com>
Sent: Friday, March 23, 2018 12:00 PM
To: missingmiddle
Subject: I support missing middle proposal

I am Tedd Kelleher, and I am a homeowner living in a single family home at 112 18th Ave SW, Olympia WA.

This modest proposal is the least the City can do. I hope in the future a significant upzone can be also be implemented

I have four duplexes on my block and have never had parking problems. This will also increase economic diversity in our now economically segregated community.