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*We create and maintain
safe, healthy, and
affordable rental homes
for those who
need them most.*

A 501 (c)(3) Nonprofit

May 31, 2018

City Councilors & City Manager
City of Olympia
PO Box 1967
Olympia WA 98507-1967

Dear Council Members and Mr. Hall,

Since 1990, the mission of Homes First has been to provide safe, healthy, and affordable rental homes for those who need them most. In accomplishing this mission, we recognize the Missing Middle proposal for the City of Olympia to be a step in the right direction to address overall housing issues.

Trudy Soucoup, our CEO, served on the work group that informed the recommendations being put forward by the City. We believe this proposal will help Olympia address housing affordability by helping median income people stay housed. By allowing more diverse housing options, households with different income levels will have access to housing in neighborhoods.

This type of scattered site neighborhood-based housing is one of our core values. Of most importance to us is the knowledge that when a household lives in their own permanent home, regardless of whether it is owned or rented, **they become a part OF our community, rather than apart FROM it.** Without stable neighborhood-based housing, people are forced to move further from their place of employment, which adds additional transportation costs to their budget. It's an unsustainable cycle that does not build community.

One aspect of the proposal that supports our work is the removal of the owner occupancy requirement for accessory dwelling units. Since Homes First cannot fulfill that requirement, we are unable to provide additional lower-cost units at the 14 homes that we currently own in the City. If this requirement is removed, we could expand our portfolio to include these smaller units to accommodate singles or couples. That is a direct benefit for those who are most challenged to find and retain affordable housing.

We encourage the City to move forward with this proposal.

Best regards,

Russ Carstensen,
Board President & Chair

Homes First! | 5203 Lacey Blvd Suite A, LACEY, WA 98503 | 360.236.0920 | HomesFirst.org



missingmiddle

From: Janae Huber <janae.huber@gmail.com>
Sent: Tuesday, June 19, 2018 9:23 PM
To: CityCouncil
Cc: missingmiddle
Subject: More support for the missing middle

Dear Mayor Selby and Members of Council -

I am writing to share another letter to the editor in support of the missing middle recommendations. This ones comes from Paul Knox, the former executive director of United Way Thurston County.

Paul cuts right to the heart of the issue, noting that missing middle housing "will create better community connections in neighborhoods and mutually beneficial income and lower cost opportunities for individual property owners and renters alike."

Regards,
Janae Huber

Missing Middle deserves and needs support

By Paul Knox, Olympia | June 07, 2018 02:57 PM

In my work looking at our housing affordability crisis, I have become clear that we need both more housing and more diverse housing in our urban areas to even begin to make a difference. After nearly a year of study and process, the city of Olympia's proposed Missing Middle changes make great sense.

I am hopeful that they will generate creative new small housing options for our fellow community members. I believe that these smaller residential options will create better community connections in neighborhoods and mutually beneficial income and lower cost opportunities for individual property owners and renters alike.

Sharing space with others is a much more wholesome future than higher and higher housing costs and sprawl. Nearly half our local residents rent and I am sad to read the arguments against these missing changes as they sound like NIMBYism, fearful of change in our urban neighborhoods. Let's come together and create more housing opportunities for all of us!

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article212771259.html#storylink=cpy>

missingmiddle

From: Joyce Phillips
Sent: Friday, June 22, 2018 9:44 AM
To: missingmiddle
Subject: FW: Another LTE: Public input sought and incorporated on Missing Middle housing

From: CityCouncil
Sent: Friday, June 22, 2018 9:42 AM
To: Dani Madrone <danimadrone@gmail.com>
Cc: Connie Cobb <ccobb@ci.olympia.wa.us>; Councilmembers <Councilmembers@ci.olympia.wa.us>; Jay Burney <jburney@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>; Kellie Braseth <kbraseth@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; Steve Hall <shall@ci.olympia.wa.us>
Subject: RE: Another LTE: Public input sought and incorporated on Missing Middle housing

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: Dani Madrone <danimadrone@gmail.com>
Sent: Friday, June 22, 2018 9:35 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Another LTE: Public input sought and incorporated on Missing Middle housing

Dear Olympia City Council,

Please see this [letter to the editor](#) that addresses the public process around the Missing Middle, as well as the limited impact that it will have on neighborhoods.

Best,
Dani

Public input sought and incorporated on Missing Middle housing

BY JOHN HAGEMANN
Olympia
June 09, 2018

The proposed city of Olympia code revisions regarding Missing Middle housing present a measured approach to planning for the significant population increase expected to occur during the next decade or two.

These proposed revisions would allow for the possibility of greater housing density to occur over time, bringing housing benefits of affordability, versatility and equity, in addition to minimizing sprawl. The revisions would not force or mandate that neighborhoods change their character or require that they add any of the newly available housing options. It would simply allow the possibility. Property owners could choose to build using the higher-density options allowed under the proposal, and some surely would. Others would not. I do not expect a mad dash to overhaul neighborhoods overnight.

Further, the proposals do not alter design guidelines at all -- those same guidelines that apply to new construction currently would also apply to the higher-density construction options. This means that new developments will have to reasonably blend with the existing neighborhood, helping to preserve that sense of "neighborhood character."

These housing proposals have not been rushed through and foisted upon the public at the last minute to deny citizens the right to weigh in on possible changes; rather, the process has been a deliberate one, lasting over a year and involving numerous public forums that involved a variety of stakeholders. I commend the city's leadership and staff on how it has led this thorough and thoughtful process to plan for the coming population growth.

missingmiddle

From: Michele Horaney <michele.horaney@gmail.com>
Sent: Friday, June 22, 2018 5:18 PM
To: missingmiddle
Subject: Please support the Missing Middle

Hello!

I have shared this same letter with the City Council and as a shorter version letter to the editor for The Olympian.

Honorable Members of the Planning Commission,

My husband, Steve Fishman, and I just moved to Olympia from Alameda, CA and we are delighted to make this area our new home.

But we do wish that the Missing Middle, an issue of note here in the city, was already blooming. If we had our druthers, we would love to be able to choose from a variety of housing types such as townhouses, duplexes, quad developments and small new homes, some of them, many of them close in to the city center and on a bus route. Any of those sound wonderful and most would be ideal.

We're older but not retired. Our son is grown and living and working in Seattle with his wife. We have no need or desire for a large home with a big yard. A home between 1500 and 2000 feet would be ideal. If it had 2 bedrooms and 2 office nooks, and a space for a car (used occasionally), that'd be great. New is better for us right now as we're not HGTV people, although we do enjoy the programs. We hope to age in place over the next 30 years. And so Olympia's Missing Middle initiative would very likely make that possible and so it is, to us, very, very important.

No doubt, others in the region, many of whom have lived here for many years, also will want to stay, and this plan will allow them to choose a more appropriate and comfortable home.

We understand that there is a group opposed to the plan and, it seems, even discussion, of this initiative. They are afraid. They fear for decreased property values, they like things the way they are or the way they think they were. We understand that.

But here is the truth: People will come to Olympia. They will move here. It is inevitable. How shall this change be managed? Management is key.

Let me share a story: The town in which we lived, Alameda, is at the epicenter of the housing crisis in California. Just 12 miles from San Francisco, it is a charming city on an honest-to-goodness island in the San Francisco Bay. It is also prohibitively expensive for buyers and renters.

City leaders chose in the 1970s to halt adding multi-family developments due to NIMBYism on the part of realtors and home owners. People kept coming. The state legislature has now overturned this ordinance and the similar laws in other towns. Long-delayed building and a lack of planning have now landed on the desks of the city council and city staff. There is a lot of work that everyone - including residents - now must take up and do. No one is happy.

My husband and I have been following the work on the Missing Middle in Olympia and we commend everyone who is involved in creating and implementing these forward-looking ideas and plans. From what we see, it is being handled with discretion, mindfulness and intelligence.

We believe that Olympia can and should set the pace for the region with this project and subsequent action. I hope you will take this opportunity to fully support the efforts of the group and incorporate plan to diversify housing into the city's future, its master plan and then start working to help build out the Missing Middle.

Please give your full support to the Missing Middle.

Thank you.

Michele M Horaney 716 14th Avenue, SE Olympia, WA 98501

MICHELE M. HORANEY APR



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Primary phone: 510.330.9640

ThoughtLeaderPR.com

www.linkedin.com/in/michelehoraney



missingmiddle

From: Janae Huber <janae.huber@gmail.com>
Sent: Monday, June 25, 2018 11:00 PM
To: CityCouncil; missingmiddle
Subject: And another...

Dear Mayor Selby and Members of Council -

Homes First supports the missing middle housing recommendations!

Russ Carstensen, President of Homes First's board, wrote a letter to the editor citing the important role missing middle housing has to play in our affordability crisis. Among other benefits, he noted that the adoption of missing middle recommendations would help Homes First maximize affordable units on properties it already owns.

Sincerely,
Janae Huber

Explore all avenues to support affordable housing

By Russ Carstensen, Tumwater

June 13, 2018

Since 1990, the mission of Homes First has been to provide safe, healthy, and affordable rental homes for those who need them most. In accomplishing this mission, we recognize the Missing Middle proposal for the city of Olympia to be a step in the right direction to address overall housing issues.

Homes First participated in the work group that informed the recommendations being put forward by the city. We believe this proposal will help Olympia address housing affordability by helping median income people stay housed. By allowing more diverse housing options, households with different income levels will have access to housing in neighborhoods.

This type of scattered site neighborhood-based housing is one of our core values. When a household lives in their own permanent home, regardless of whether it is owned or rented, they become a part OF our community, rather than apart FROM it. Without stable neighborhood-based housing, people are forced to move further from their place of employment, which adds additional transportation costs to their budget. It's an unsustainable cycle that does not build community.

This proposed change would allow Homes First to provide additional lower-cost units at some of the 14 homes that we currently own in the city. We could expand our portfolio to include these smaller units to accommodate seniors, singles or adults with developmental disabilities. That is a direct benefit for those who are most challenged to find and retain affordable housing.

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article213126514.html#storylink=cpy>

missingmiddle

From: Edible Forest Gardens EFG <edibleforestgardens@gmail.com>
Sent: Tuesday, June 26, 2018 9:17 AM
To: CityCouncil; Leonard Bauer; missingmiddle
Subject: Crosscut article: Olympia wants to avoid Seattle's housing fate

<https://crosscut.com/2018/06/olympia-wants-avoid-seattles-housing-fate>

Sent from my iPhone

POLITICS (/POLITICS)

Olympia wants to avoid Seattle's housing fate

by Josh Cohen (/author/josh-cohen) / June 25, 2018



Washington state's capital building is seen in Olympia, Washington on Thursday, June 14, 2017. (Photo by Matt M. McKnight/Crosscut)

When Pat Rasmussen turned 72, she started thinking more seriously about what she needed to live a comfortable, retired life. The Olympia resident said her body wasn't doing everything she wanted it to do anymore and she realized it wasn't going to get better as time went on.

A friend had built an environmentally-friendly tiny home — just a few hundred square feet with solar panels and insulated with hemp. Rasmussen decided it would be ideal: a relatively inexpensive small space of her own.

She soon discovered she wasn't alone in her thinking. Other seniors were worried about where and how to live out their golden years on fixed incomes in a region with a rising cost of living. Rasmussen built an email list of 100 other women interested in building a community of tiny houses for retirees. She envisions a village of 11 tiny homes for elderly women with shared caregivers.

But under Olympia's current regulations, Rasmussen can build a tiny home only if she follows the rules for building a regular sized single-family house – which would drive up the price beyond what's practical for a 200-square foot dwelling.

Such regulations may soon change. The Olympia planning commission has proposed a massive overhaul (<http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>) of its zoning laws to allow and encourage “missing middle” housing – a name for any of the slightly denser housing types that fall in between a single-family house and an apartment building. The 43 proposed regulatory changes would make it easier to build tiny home villages, backyard cottages and basement apartments, townhomes, duplexes, triplexes, quadplexes and more.

The proposal has divided residents. A group called Olympians for People Oriented Places (<http://www.opopnow.org>) (O-POP) formed to advocate for missing middle housing. Its rivals, Olympians for Smart Development and Livable Neighborhoods (<https://www.facebook.com/Olympians-for-Smart-Development-Livable-Neighborhoods-231331737444843/?fref=mentions>), not only oppose the proposed changes but tried to use the legal process to stop the city from moving forward.

The proposed regulations are meant to address the housing needs of an estimated 20,000 new people projected to move into Olympia (population 52,000) by 2040. Olympia planners want to prevent new development from sprawling into the county and ensure the city doesn't suffer the same costly

fate as Seattle, Bellevue and other northern neighbors that have seen dramatic spikes in housing costs as new residents (many of them wealthy tech workers) flood in and outstrip supply.

“Whether it’s Seattle, Fort Lewis or some other influences on our growth, it’s really important as a city government to be prepared,” said Leonard Bauer, deputy director of Olympia’s Office of Planning and Development. “Rather than being really restrictive about what we permit, we’re trying to permit a much wider variety of options.

Many of the 43 recommendations (<http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>) loosen regulations and reduce fees on missing middle housing types to make it cheaper and easier to build middle housing. For example, one proposal would allow people to build a slightly taller backyard cottage than is currently permitted and eliminates the requirement that the cottage have its own parking space.

Another rule change would allow triplexes and quadplexes on smaller lots than currently allowed. Others are about creating definitions for housing such as tiny home villages so such a thing could be built. One of the most controversial proposals is to allow duplexes in just about everywhere in the city.

The city estimates the changes would lead to an additional 950 housing units. “These are zoning changes that simply permit these types of units. Changing zoning doesn’t mean this housing has to be built,” Bauer said.

Roughly 75 percent of Olympia is currently zoned for single-family housing, meaning if you’re renting or buying, your choices are mostly limited to more expensive options.

“The fact that we’re expecting growth and we’re not building housing to account for it means it’s the folks at the bottom of the income spectrum that are getting squeezed out,” said Janae Huber, founder of the pro-density

O-POP group. "This kind of housing can help stabilize a certain portion of the market for students, elderly people, folks who want to do co-housing projects."

According to Zillow (<https://www.zillow.com/olympia-wa/home-values/>), the median home price in Olympia is now \$332,000, up 10 percent from the previous year, and median rent (across all types and sizes of housing) is \$1,750 per month.

But opponents of the proposal say the city hasn't done its due diligence. Olympians for Smart Development and Livable Neighborhoods tried to block the process by filing an appeal through the state's environmental policy charging that proposed regulations would have a bigger environmental impact than the city claimed.

John Tobin, one of the appellants, said his group is concerned the added density will overwhelm the city's sewer system, leading to more sewage getting dumped into Puget Sound. Additionally, the group called out the potential for additional polluted stormwater runoff ending up in the Sound, the loss of greenspace and a lack of rent-restricted affordable housing, among others.

"With 43 different proposals, there's a lot at play," Tobin said. "There's potential for unintended consequences."

But in May, the Olympia Hearing Examiner dismissed the appeal and called the group's concerns, "highly speculative."

The proposed regulations have garnered support (<http://www.opopnow.org/missing-middle/>) from local homeless advocates as well as environmental groups.

Now it's up to the planning commission to finalize its recommendations, something that could happen as soon as its next meeting on July 9. From there it will be up to the city council to debate the regulations, modify them if needed, and pass them into law.

Rasmussen is ready to go as soon as the council gives her tiny home village the greenlight. She's got land lined up, plans for tiny home construction and fellow seniors with building expertise to help out.

She hopes the city moves as fast as possible.

"We have seniors that can't afford places to live, young people just out of college getting their first job, single-parent households," she said. "There's rising rents and we don't have enough housing available. The best outcome is passing this plan so we can free up people to start building homes."

TOPICS: [changing region \(/changing-region\)](#), [growth \(/growth\)](#)

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Friday, June 29, 2018 12:55 PM
To: Joyce Phillips; Stacey Ray
Cc: Leonard Bauer; Rad Cunningham; Carole Richmond; Tammy Adams; Kento Azegami; Jessica Blose; Travis Burns; Paula Ehlers; Candis Millar; Joel Baxter; missingmiddle; CityCouncil; judybardin@comcast.net; jayelder@comcast.net; jayelder@comcast.net; jctobin2@gmail.com; waltjorgensen@comcast.net; Christopher Parsons; Sutton, Jeffrey; nibler-keogh@comcast.net
Subject: Missing Middle Multifamily lots from 80'to 40/45'
Attachments: Duplex diagrams for planning commission 6 29 18.pdf; Michael Marchant letter 6 29 18.pdf

Dear Planning Commission,

Despite repeated requests for information from the city of Olympia regarding the Missing Middle proposals revision of multifamily lots from 80' to 40' if within 600 of a bus line and 45' in all other residential areas I would like to bring to your attention examples of what this type of housing will look in Olympia. I know that planning commission tabled discussion about each part of MM however I attended the meeting in which the lot revision on multifamily was discussed. At that meeting there was less than 10 minutes spent on the subject of reducing lots sizes from the current 80' requirement. *This of all the proposals could have the greatest negative impact on neighborhoods.* Given the lack of information provided on the subject I guess it's like voting on a unicorn. Can't see one so what the heck lets vote "YES" or "Concur". Unfortunately, it is also like saying "lets raise the speed limit to 100 mph we can get there faster" and unfortunately no one bothers to ask the question "could anything bad happen if we do that?"

I would also like to echo a letter sent previously by Michael Marchand dated March 19, 2018(*see attached*) about the fact that more analysis should be done and other good points.

A picture paints a thousand words, so I will try to keep this brief but want to point out a few items:

-With the 40/45' lots a builder will have more incentive build multifamily over single family due to the reduction in infrastructure costs.

Currently a 50' residential lot will accommodate 1 home but building a duplex on that same lot or smaller will reduce infrastructure costs

dramatically and will be an incentive to cluster construction which would have devastating impacts on adjoining properties given current setbacks. These units built to 35' will not blend well into neighborhoods especially in the eastside neighborhood which is dominated by single story homes. Also, in the current low interest rate environment building and holding will likely be an incentive for investors versus building single family homes. The 5 lots on Tumwater Hill would have been a great location for single family homes but multifamily was built instead because of a better return on investment over time. The same thing will happen in established neighborhoods and we will not see many single family homes built as a result in established neighborhoods.

-Building 35' multifamily will dominate neighborhoods. It was suggested by an elected official when I presented these examples and was told that "we live in an urban environment and should expect density and you could plant a tree to block the view." Sorry but no tree will grow fast enough to block the views of a 35' multifamily unit.

-The property on 36th Ct off of Henderson Blvd was designed for 2 single family homes. The placement of one 4plex and one Triplex would likely result in 17.5 vehicle's(see Tumwater Hill picture). The impact on adjoining properties will be great both from a traffic, parking not to mention additional impacts on our already overcrowded schools.

-The examples of duplexes on Lorne St and Orange St are a small sample in that neighborhood. There are many potential infill lots near Olympia High School and all neighborhoods in Olympia. I will also be putting together additional examples of multifamily to be built on the proposed 40 & 45' lots in other neighborhoods in the future.

As Mr. Marchand recommended I believe much more investigation of this component and each of the proposals in Missing Middle should be completed before moving forward.

I would invite you to inspect yourself these tri/fourplexes off Sleater Kinney and the duplexes on Tumwater Hill so you have a better sense of scale and how this part of Missing Middle will translate in our neighborhoods.

-Tri/Fourplex: North on Sleater Kinney, just past 6th Ave, R on Balsam to units on Taylor Lane NE.

-Duplexes: Custer Way across I-5, R on N 2nd Ave, follow up hill and becomes N 4th Ave, R on Ferry St, R on N 3rd Ave SW to end.

Thanks for your time,

Bob Jorgenson

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

From: Joyce Phillips <jphillip@ci.olympia.wa.us>

Sent: Thursday, June 14, 2018 9:37 AM

To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Stacey Ray <sray@ci.olympia.wa.us>

Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Kento Azegami <kazegami@ci.olympia.wa.us>; Jessica Blose <jblose@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Candis Millar <cmillar@ci.olympia.wa.us>; Joel Baxter <jbaxter@ci.olympia.wa.us>

Subject: RE: Housing recommendations Missing Middle

Hi, Bob.

The City is not planning to prepare any renderings of what a duplex might look like on a lot of any width. The proposal is to have a minimum lot size and a minimum lot width. It is not assumed or anticipated that the lots will be of a set or specific dimension every time, merely that it will meet or exceed the minimum lot size and width requirements.

In order to obtain a building permit for a duplex, the applicant would need to demonstrate that all provisions of the code have been met (or exceeded). This includes lot size and width – but it also includes other code provisions such as building coverage, impervious coverage, hard surface coverage, building height, setbacks, design review, parking, etc. Duplexes could be side by side, front/back, or upper and lower.

Joyce

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

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

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>

Sent: Thursday, June 14, 2018 9:03 AM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>

Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Kento Azegami <kazegami@ci.olympia.wa.us>; Jessica Blose <jblose@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Candis Millar <cmillar@ci.olympia.wa.us>; Joel Baxter <jbaxter@ci.olympia.wa.us>
Subject: Housing recommendations Missing Middle

Joyce,

In regards to the recommendation on Page 10, Rec # DUP-2 the city has proposed changing the minimum lot width from 80 feet to a new lot width of 40' or 45'. Has the city provided renderings, pictures, diagrams or any other pertinent information for which the planning commission is basing its recommendation for the proposed changes? What design standards will be applied to the construction of multifamily on these new lots? I will also be asking each person on the planning commission if they have seen any multifamily built or designs for this new standard.

Thanks for your time,

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

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Tuesday, May 29, 2018 1:20 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Stacey Ray <sray@ci.olympia.wa.us>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: Housing recs review template?

Hi, Bob.

Attached is the OPC review template. It summarizes the preliminary positions of the Commissioners on the proposed amendments - It is still subject to change and is not the formal position or recommendation yet.

Generally, the setbacks for any housing type (except townhouses) in the R 4-8 and R' 6-12 zoning districts is 20' from the front property line, 20' from the rear property line, and 5' from the side property lines. There are instances where portions of the building or accessory structures can be placed into some of the setbacks (see the attached handout on residential setbacks). Corner lots have a front yard, a rear yard, a side yard, and a "flanking street" yard. In such instances the structures have a 10' setback from the second street frontage (flanking street).

Because townhouses are attached, the side property line can be a 0' setback when attached to another unit. The other side yard is 5' when the structure contains 2 units, 10' if it contains 3 or 4 units. The proposal is that the side yard setback be a minimum of 5' when that wall is not attached to another unit, regardless of how many townhouse units are in the structure.

I think that answers your questions – but if anything isn't clear just let me know. Thanks!
Joyce

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

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

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, May 29, 2018 12:49 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>
Subject: Housing recs review template?

Joyce,

You had sent this previously and was wondering if I could get an updated copy showing the planning commissions opinion? Where it has “concur, not concur or have questions” looking for an update on what has been covered.

Also a quick question on du/tri & four plexes. Was wondering minimum front, side and rear yard setbacks currently and with Missing middle. And also the same setbacks for townhomes.

Thanks,

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

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Tuesday, April 17, 2018 1:28 PM

To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>
Subject: RE: bob j

Hi, Bob.

Attached is the review template the Planning Commission is using to help them identify which issues to discuss in more detail. As for the email addresses, the city's email convention is the first initial of the first name and the first seven (or fewer) letters of the person's last name, then @ci.olympia.wa.us. Their names are (which are also included on the [Planning Commission webpage](#)):

Jessica Blose
Kento Azegami
Candi Millar
Joel Baxter

Thanks.
Joyce

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

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

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, April 17, 2018 8:07 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: RE: bob j

Joyce,

Another small request please. At the meeting last night there was the worksheet on MMH items that you were adding, concur, concern & undecided. Can I get a copy of the entire work sheet to see agenda items for the next meeting. Also would like the email addresses for the new planning commissioners.

Thanks,

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

Modern Multifamily Fourplex in 2018



Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas

EASH UNIT IS 15.5' WIDE EACH AND 35' TALL

Modern Multifamily

2 duplexes each 31' 6"



This is a rear view of a 35' multifamily unit. Standing next to the truck would put you at the approximate property line for an adjoining property.

Modern Multifamily

6 duplexes all 31' wide



Modern Multifamily

2018



Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas

EASH UNIT IS 15.5' WIDE EACH AND 35' TALL

36th Ct off Henderson Blvd—Missing Middle Proposal

This cul-de-sac is within 600' feet of bus line so a Four plex and Tri plex could be built

LOT #1 is 14,374(FourPlex) and LOT #2 is 11,523(TriPlex)

These lots were originally developed for 2 single family homes.



1730 36th Ct SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL
THIS IS WHAT WILL BE HAPPENING IN NEIGHBORHOODS



Lot is within 600' of a bus line and is .33 acres lot a 4 plex could be built.

35' TALL 4 PLEX

Missing Middle Proposal

THESE DUPLEXES ARE LOCATED AT 416 N 3RD AVE SW

THERE ARE 5 DUPLEXES AND THERE ARE 25 CARS ON THIS CUL-DE-SAC.

THESE LOTS ARE 60' WIDE OLYMPIA MMH WANTS 40' & 45' LOTS

FOR DU/TRI/FOURPLEXES



Missing Middle Proposal

THIS IS AN ACCESS STREET THAT IS 18' WIDE

THESE DUPLEXES ARE LOCATED ON N 3RD AVE SW

THERE ARE 5 DUPLEXES AND THERE ARE 25 CARS ON THIS CUL-DE-SAC

OLYMPIA'S EAST SIDE HAS MANY STREETS LIKE THIS



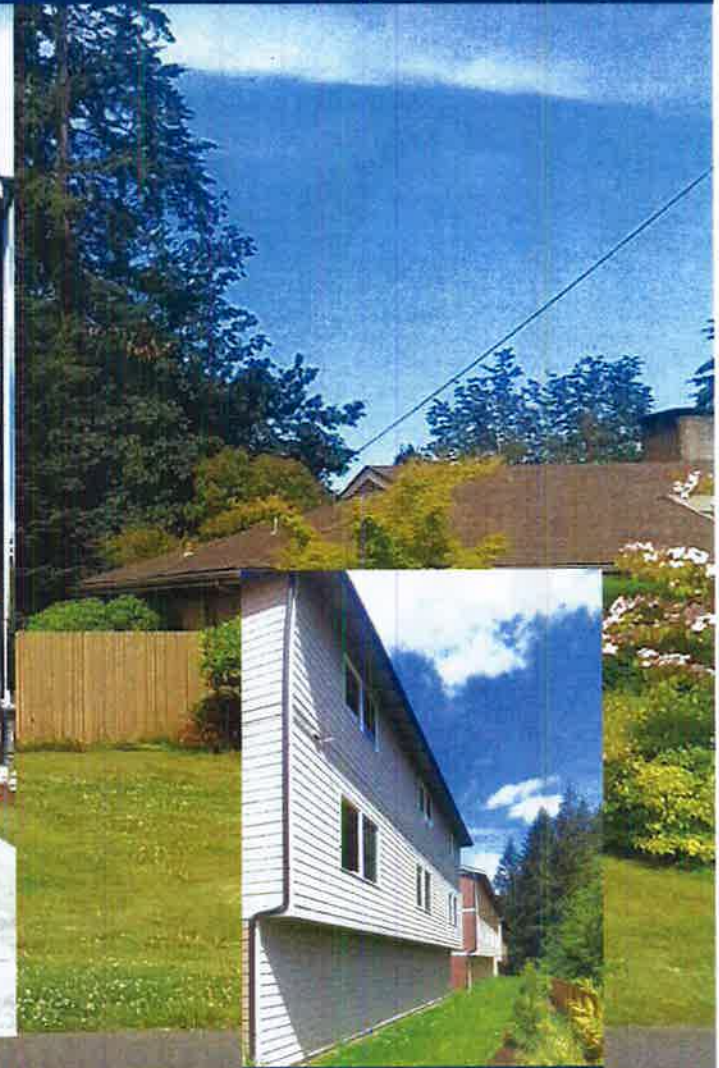
3215 Lorne St— Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL



3013 Lorne St SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL



3013 Lorne St SE
.2 acres actual size of a duplex on a 45' lot would look like

35' TALL DUPLEX

3132 Lorne St SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL

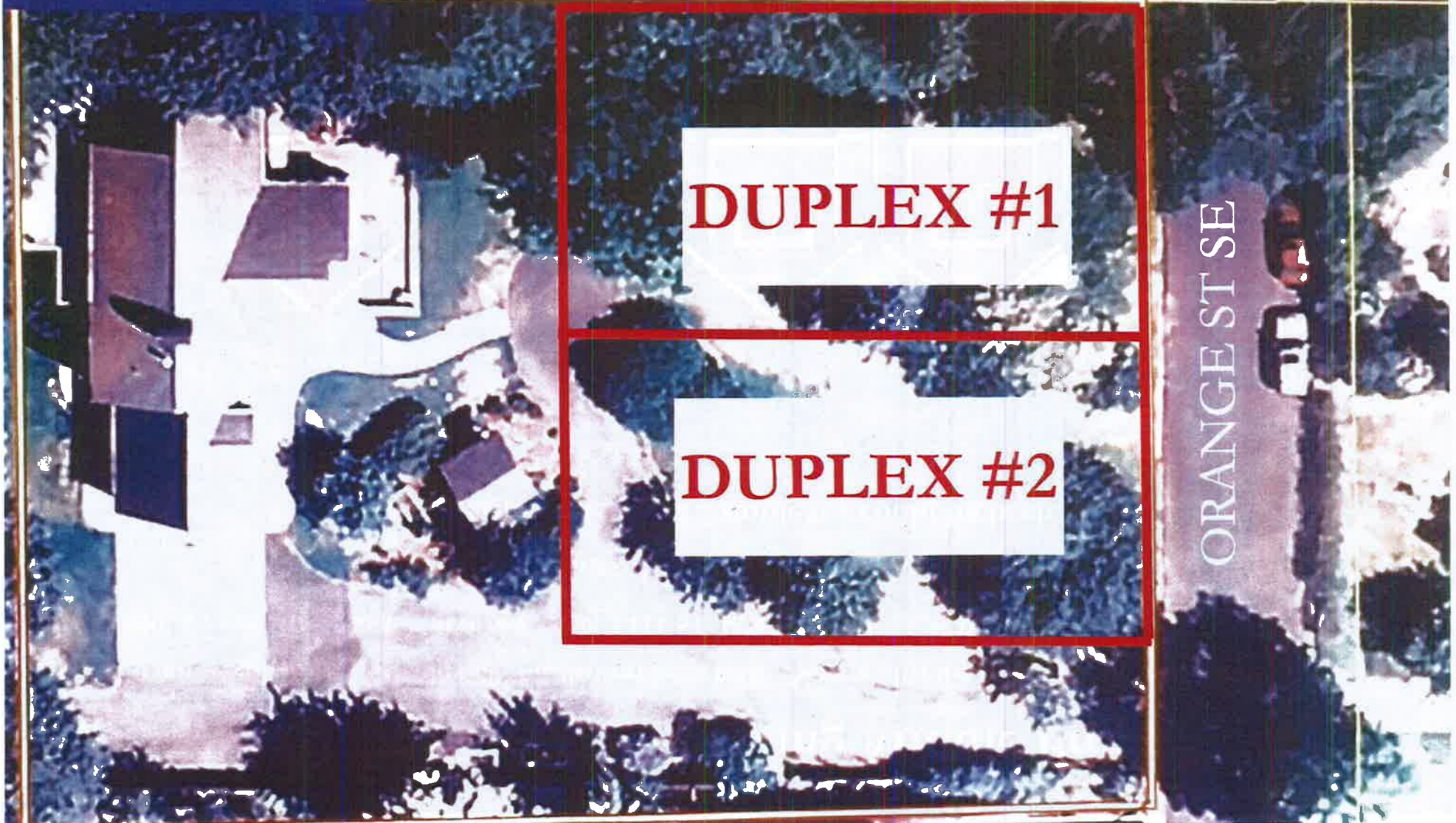
These are 2 lots that are 21,042 sq ft. A boundary line adjustment and 2 duplexes could be built.



2805 Orange St SE — Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL

2 duplexes on this lot.



Joyce Phillips

From: Michael Marchand <marchand66@yahoo.com>
Sent: Monday, March 19, 2018 8:25 AM
To: missingmiddle
Subject: Public Comment regard Olympia's "Missing Middle" Proposal

Dear Olympia Planning Commission,

My name is Michael Marchand and for the last five years I reside in the South Carlyon neighborhood in Olympia. My wife and three children live in a single family home that we purchased specifically for the neighborhood -- its single occupancy homes, proximity to school and downtown and to be in an area with structures serving to house single families, not condos or town homes. Your current proposal related to the "Missing Middle", while well meaning, would appear at face value to be in need of much more analysis and discussion before it was to move forward. It is apparent that you have overlooked a number of critical factors that should be both weighed with any decision and discussed with the residents of the city.

This issue was only recently brought to my attention and I found concerns with it as a resident as well as someone who has spent 15 years evaluating city and county planning policies and comp plan goals. I currently serve on the Thurston County Boundary Review Board where I just finished two years as chair and am currently vice chair. Prior to that I was served a decade on the Boundary Review Board for King County, during which time I served as chair as well as president of the Washington State Association of Boundary Review Boards. I have presided over annexations and incorporations brought forward by local jurisdictions, the expansion of fire districts and even chaired a financial feasibility study for the incorporation of a new city in King County during which there was considerable focus on density, zoning and the financial implications of these decisions.

What causes me grave concern is that it would appear that the city's current proposal did not appear to go far enough in answering questions or providing rationale for the proposed path forward. It would appear that you were very selective in honoring the goals of the comp plan, highlighting those that best serve the "Missing Middle" cause. Among those critical comp plan items that I am not seeing addressed include:

- 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.
- PL20. Require development in established neighborhoods to be of type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.
- PL21.1. Establish a neighborhood center at each village site, encourage development of neighborhood centers.

Furthermore, I am concerned that after reading all the presentation on the city's web site, I could find nothing that presented a hard financial analysis of costs to both residents and the city for such changes in the zoning code. And by costs I mean a deeper dive into cost for additional city provided services (sewer, water, electric, garbage, recycling, police, fire, etc.), impact on transportation (including parking, traffic flow, etc.), an analysis of depreciation costs of current single family dwellings and effects to older owners whose home may be their

retirement nest egg, and, finally, where are the people who have large families going to move? Is it your intent to have people with more than four inhabitants seeking a house live miles from Olympia and commute? Finally, there is no note of exceptions to your zoning laws and enforcement of violations: are there specific neighborhoods characteristics that must be met depending on site of building? What happens if there are too many applicants seeking to build duplexes or triplexes in a neighborhood, compromising the neighborhoods character? What happens in that case? What is the approval process for any construct of such proposed structures?

While I laud the city for seeking to take on this effort, I could not help but notice in The Olympian's editorial that the people in favor of this program seem to be the people who would stand to make all the money -- builders, realtors and contractors. I did not see a lot of neighborhood associations or other like groups of residents. It does not appear that the neighborhoods have been brought along with this process and they have the most at stake.

In closing, I would recommend that the city not rush into a hasty decision to change the zoning laws until you run many of the issues I have highlighted to ground. You not only run the risk of creating bad policy but you may also open yourself up to legal challenges in the future.

Thank you in advance for your time and attention. Please feel free to contact me if you have any additional questions.

Sincerely,

Michael Marchand
917-449-6366