

## Joyce Phillips

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**From:** Karen Ray <karenmray@earthlink.net>  
**Sent:** Monday, July 10, 2017 8:53 PM  
**To:** Joyce Phillips  
**Subject:** South Capitol Neighborhood Association, File No. 17-1238: Remove the Major Collector designation on Maple Park Avenue SE between Capitol Way and Jefferson Avenue SE.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi Joyce, I hope you're doing well! I'm writing as a resident of the South Capitol Neighborhood to express my support for removing the major collector designation on Maple Park Ave. as noted above and in the Planning Commission agenda for tonight's meeting, which I was unable to attend.

I agree and concur with the statements of fact provided by the SCNA that the current designation of Maple Park as a major collector is inappropriate for several reasons, including:

- it does not serve to collect traffic between major arterials,
- it is a tree-lined boulevard that provides a unique and important buffer to the S.Cap neighborhood,
- it's wholly within the historic district boundary, and
- it's only 1200 feet with one intersection.

I would be happy to speak with you if you have questions. Maple Park is a neighborhood street that serves a very important role in our neighborhood, especially as a buffer between the capitol campus and residential homes, and it does not serve our neighborhood well as is currently designated. I also have concerns about the impact on our historic neighborhood and potential restrictions on important traffic control options, safety factors and aesthetics that are important to retaining the historic character of our neighborhood.

Thanks for accepting my comments into the record.

Best,  
Alan Hardcastle  
406 18th ave. SE  
Olympia  
98501  
360-786-9297

## Joyce Phillips

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**From:** Addie Spencer <addierainorshine@gmail.com>  
**Sent:** Sunday, July 16, 2017 7:49 PM  
**To:** Joyce Phillips  
**Subject:** Maple Park

Dear City Planning Staff Liaison Phillips,

I am writing to urge you to support the South Capitol Neighborhood Association to redefine Maple Park as a “neighborhood collector.”

As you know, The South Capitol Neighborhood borders with the Capitol Campus. The transition from state buildings to residential is along Maple Park. It is very important to those of us living in the neighborhood to maintain the smaller scale, walking friendly feel of the neighborhood streets south of the campus.

While there is some traffic on Maple Park in the mornings and evenings as workers file into the underground parking garage, the feel of Maple Park is much more low key with folks out walking with dogs and kids. The City of Olympia recently did a traffic study that supports this subjective impression with numbers. In fact, some might even say that Maple Park could be designated as “local access” since most of the traffic ends at the garage.

I would greatly appreciate it if you would support us and reach out to the staff in city planning, asking them to designate Maple Park as a neighborhood collector.

Sincerely,

Alison Spencer

1716 Franklin Street SE

Olympia 98501

360-705-0879

## Joyce Phillips

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**From:** djzdawg . <davisrzjj@gmail.com>  
**Sent:** Tuesday, July 18, 2017 12:09 PM  
**To:** Joyce Phillips  
**Subject:** Comment for July 24 PC meeting- Maple Park designation

Hi Joyce! I hope you can share my comment below with the planning commissioners. Thanks much!  
Jennifer

July 18, 2017

RE: 17-0700 South Capitol Neighborhood Association Comprehensive Plan Amendment (Maple Park designation)

To Honorable Planning Commissioners:

Thank you for extending the hearing on this proposed comprehensive plan amendment. Although the designation of a neighborhood street may seem a small matter in the scope of city planning projects, it is not a small matter to the residents of the South Capitol neighborhood. We understand that the designation status of a street drives other design and engineering standards, and these standards matter to us.

Maple Park forms an important buffer between our historic neighborhood and the capitol campus. The quiet nature of this park-like street, its historic design, and its role in defining and buffering an historic neighborhood should all be closely considered. Based on the city's own traffic count numbers, it simply does not make sense to keep Maple Park designated as a major collector. Appropriate designation of this street as a neighborhood collector, or even local access, is a high priority for those of us who live here.

I am concerned that unknown, undefined, future potential development projects on the capitol campus could play any role in influencing the designation of Maple Park. The city's primary obligation should be to accommodate the needs of its residents, not to accommodate future development by the state that may or may not ever occur, and when it does, can be properly mitigated.

As a 16-year resident of the South Capitol neighborhood, a land use planner by profession, a member of the SCNA Board, and very frequent pedestrian on Maple Park (including walking to work via this street), I urge you to recommend a lower designation in keeping with its current use and the concerns of those who live here.

While the idea to establish special design or engineering standards for Maple Park is appealing, it makes far more sense to simply lower the designation, and revisit design issues in the future should future development on capitol campus or other changes in traffic volumes necessitate re-establishing it as a major collector.

Thank you for the opportunity for input, and as a fellow planning commissioner (for Thurston County), I understand and greatly appreciate the time and energy you are giving to review these matters and make educated decisions in the interests of city residents.

Sincerely,

Jennifer Davis

600 17<sup>th</sup> Ave SE

Olympia, WA 98501

[davisrzjj@gmail.com](mailto:davisrzjj@gmail.com)

## Joyce Phillips

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**From:** kristin swenddal <swenddal@hotmail.com>  
**Sent:** Wednesday, July 19, 2017 5:56 PM  
**To:** Joyce Phillips  
**Subject:** Maple Park collector street

Hello, please make Maple Park a neighborhood collector street. There is not much traffic on it and I walk on it twice a day going and coming from work. We don't need the traffic associated with being a major collector, and should keep the historic and quiet and beautiful attributes of this street. Being a major collector is a problem my daughter has living on San Francisco Ave. It's so bad there she is going to move!

Thank you for your consideration of our comments,  
Kristin Swenddal  
412 18th Ave SE  
Olympia 98501

## Joyce Phillips

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**From:** Ted Steege <ted.steege@comcast.net>  
**Sent:** Wednesday, July 19, 2017 8:22 PM  
**To:** Joyce Phillips  
**Subject:** Maple Park

It is my understanding that the re-classification of Maple Park from a major collector to a neighborhood collector is under consideration. It is also my understanding that Maple Park has never met the requirements to be classified as a major collector. Therefore I want you to understand that this change to a neighborhood collector should move forward.

I live at 313 18<sup>th</sup> Ave SE. Thanks for your consideration.

Ted Steege.

## Joyce Phillips

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**From:** Fred Macinnes <fcmacinnes@comcast.net>  
**Sent:** Thursday, July 20, 2017 6:25 AM  
**To:** Joyce Phillips  
**Subject:** [BULK] MAPLE PARK AVE DOWNZONING

**Importance:** Low

We strongly support the initiative to downzone Maple Park Avenue.

Fred and Laurie MacInnes  
301 SE 21st Ave  
Olympia WA

## Joyce Phillips

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**From:** Linda Olson <olsonlj@comcast.net>  
**Sent:** Thursday, July 20, 2017 8:33 AM  
**To:** Joyce Phillips  
**Subject:** Maple Park

Good morning!

Following up on your email received last night, as a long time resident of the South Capital Neighborhood (40yrs), I wholeheartedly support downzoning Maple Park Avenue!!!

Linda Olson  
1510 Water Street SW



## Joyce Phillips

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**From:** Joan Marchioro <jmmgek@comcast.net>  
**Sent:** Thursday, July 20, 2017 6:07 PM  
**To:** Joyce Phillips  
**Subject:** South Capitol Neighborhood Association Comp Plan Amendment, File No. 17-0700

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Phillips - Please provide this message to the Planning Commission members. Thanks.

Dear Planning Commission Members-

We are residents of the South Capitol neighborhood. We ask that you support the South Capitol Neighborhood Association's request to redefine Maple Park as a neighborhood collector. We run or walk on Maple Park on a daily basis and do so because of its park-like character. The current design of the street adds to the beauty of the South Capitol neighborhood and provides a welcome buffer from the Capitol campus. It would be disappointing to see the street design change due to the current street designation.

Thank you for your consideration of our request.

Joan Marchioro and Greg Klein  
1628 Water St. SW

## Joyce Phillips

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**From:** Allen T. Miller <allen@atmlawoffice.com>  
**Sent:** Friday, July 21, 2017 3:50 PM  
**To:** Joyce Phillips  
**Cc:** 'Rachel Newmann'; 'south capitol neighborhood'  
**Subject:** Maple Park Avenue and lighting

Joyce:

We understand Maple Park Avenue is designated as a Major Collector. Please redesignate the street as a Neighborhood Collector which is more in keeping with its use.

Also remember that the South Capitol Neighborhood and the adjoining State Capitol Campus are national historic districts and the street light fixtures on Maple Park should reflect the historic and residential character of the neighborhood.

Thanks.

Allen T. Miller  
Law Offices of ATM, PLLC  
1801 West Bay Dr. NW  
Suite 205  
Olympia, WA 98502  
[allen@atmlawoffice.com](mailto:allen@atmlawoffice.com)  
[www.atmlawoffice.com](http://www.atmlawoffice.com)  
Office: (360)754-9156  
Fax: (360)754-9472  
Cell: (360)402-3376

## Joyce Phillips

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**From:** davidandclaudia@aol.com  
**Sent:** Saturday, July 22, 2017 5:37 PM  
**To:** Joyce Phillips  
**Subject:** Maple Park

I strongly disagree that Maple Park is a traffic collector. I urge you to change the designation to a "neighborhood collector."

The South Capitol Neighborhood borders with the Capitol Campus. The transition from state buildings to residential is along Maple Park. It is very important to those of us living in the neighborhood to maintain the smaller scale, walking friendly feel of the neighborhood streets south of the campus. The quiet nature of this park-like street, its historic design, and its role in defining and buffering an historic neighborhood should all be closely considered.

For most of the day, Maple Park is much more low key with folks out walking with dogs and kids. The City of Olympia recently did a traffic study that supports this subjective impression with numbers. In fact, some might even say that Maple Park could be designated as "local access" since most of the traffic ends at the garage.

I would greatly appreciate it if you would support the Neighborhood Council and designate Maple Park as a neighborhood collector. We understand that the designation status of a street drives other design and engineering standards, and these standards matter to us.

Sincerely,

David Maltman  
2611 Capitol Way, S  
Olympia, WA 98501

## Joyce Phillips

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**From:** Doug Walker, M. Photog., CPP, FP <doug@walkerphoto.com>  
**Sent:** Sunday, July 23, 2017 3:18 PM  
**To:** Joyce Phillips  
**Subject:** Maple Park Ave SE Resident - PLEASE Downzone to a Neighborhood Collector

Dear Joyce Phillips,

We have lived on Maple Park Ave SE since 1994 and are firmly in favor of the request by the South Capitol Neighborhood Associations request to downzone this street.

We are asking that you **Please** redesignate the street as a Neighborhood Collector which is more in keeping with its use. We have many children living in and on this street and their safety matters.

I also agree with Allen T. Miller who shared that the South Capitol Neighborhood and the adjoining State Capitol Campus are national historic districts. The street light fixtures on Maple Park are PERFECT as is, effective, and in keeping with the historic and residential character of the neighborhood.

Respectfully Yours,

Doug and Lisa Walker

## Joyce Phillips

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**From:** Doug Walker, M.Photog., CPP <doug@walkerphoto.com>  
**Sent:** Monday, July 24, 2017 10:03 AM  
**To:** Joyce Phillips  
**Subject:** Re: Maple Park Ave SE Resident - PLEASE Downzone to a Neighborhood Collector

Thank you Joyce.

BTW, I thought about your interpretation of my "we have many children living in and on this street" might be support for brighter lighting. That is NOT what I had in mind when I wrote that. My concern is that kids are skateboarding and playing in the street while the extreme traffic during the day is happening. I wish this street was downzoned to mitigate that danger. I am still strongly opposed to using the intense lighting for a whole host of reasons. Just thought I would share that additional thought. It's a neighborhood after all.....the edge but still a family neighborhood nonetheless.

Have a great day!

Yours  
Doug and Lisa Walker

On Jul 24, 2017, at 9:46 AM, Joyce Phillips <[jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)> wrote:

Hi, Doug and Lisa.

Thank you for your comments. I will gladly share them with the Planning Commissioners at the meeting tonight and include them in the record for this proposal.

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](http://olympiawa.gov)

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

<[image001.png](#)>

**From:** Doug Walker, M. Photog., CPP, FP [<mailto:doug@walkerphoto.com>]  
**Sent:** Sunday, July 23, 2017 3:18 PM  
**To:** Joyce Phillips <[jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)>  
**Subject:** Maple Park Ave SE Resident - PLEASE Downzone to a Neighborhood Collector

Dear Joyce Phillips,

We have lived on Maple Park Ave SE since 1994 and are firmly in favor of the request by the South Capitol Neighborhood Associations request to downzone this street.

We are asking that you **Please** redesignate the street as a Neighborhood Collector which is more in keeping with its use. We have many children living in and on this street and their safety matters.

I also agree with Allen T. Miller who shared that the South Capitol Neighborhood and the adjoining State Capitol Campus are national historic districts. The street light fixtures on Maple Park are PERFECT as is, effective, and in keeping with the historic and residential character of the neighborhood.

Respectfully Yours,

Doug and Lisa Walker

## Joyce Phillips

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**From:** Lorie Hewitt <bradleyhewittoly@gmail.com>  
**Sent:** Monday, July 24, 2017 9:11 AM  
**To:** Joyce Phillips  
**Subject:** Maple Park Re-designation as Neighborhood Collector

Dear Ms Phillip:

I am writing to support the re-designation of Maple Park from Major Collector to a Neighborhood Collector. Maple Park does not serve to collect traffic between major arterials. Reclassifying as a Neighborhood Collector would also ensure that design and engineering elements would be more consistent with the historic residential South Capital Neighborhood. Any new lighting could have historic design and character, rather than the more industrialized fixtures the State is proposing. New lighting fixtures should take into account that Maple Park is an important border with this national historic neighborhood and the fact that residents along the street should have lights that are appropriate for residential neighborhoods, not a business campus.

Thanks for the opportunity to comment.

Lorie Hewitt  
401 18th Ave SE

## Joyce Phillips

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**From:** hbb <howardbigbear@gmail.com>  
**Sent:** Monday, July 24, 2017 9:31 AM  
**To:** Joyce Phillips  
**Cc:** Marcia David  
**Subject:** SCNA Comprehensive Plan Amendment, Fire No. 17-0700

Dear Planning Commission Members,

We are asking that you support us and designate Historical Maple Park as a neighborhood collector.

Please keep Maple Park in it's present condition--especially the lighting and the trees and the meridian. This was designed by Lawrence Halprin & Associates, the designers of Seattle's Freeway Park and the East Capitol Campus. Historical Maple Park is part of that design. The lighting and trees are a central part of the design and, more importantly, the transition from neighborhood to the Capitol Complex. To change this will hurt the neighborhood and the owners of the property surrounding Maple Park as well as the overall nature of the Capitol Campus design and it's transition to our neighborhood..

We have watched traffic over the years at Historical Maple Park since we own a duplex at the westerly end of the street. Twice a day, for about an hour in the morning and the evening, cars come and go from the garage. Weekends the street is empty most of the time.

We are asking you to support us and designate Historical Maple Park as a neighborhood collector. It is our understanding that this designation will change engineering standards which will protect Historical Maple Park.

We are proud of our city and believe this is an important part of the first impression people receive when they get off the freeway to come visit the Capitol.

Again, please support us and designate Historical Maple Park as a neighborhood collector.

Sincerely,

Marcia David and Howard Goldberg  
1601/3 Capitol Way S., and  
301 21st.Street S.W.



July 24, 2017

Re: 17-1238 South Capitol Neighborhood Comp Plan Amendment – Maple Park

Dear Honorable Planning Commissioners:

Thank you for extending the public comment period for the South Capitol Neighborhood Association's Comprehensive Plan Amendment to redesignate Maple Park Avenue SE to a lower street classification. SCNA seeks redesignation because at present Maple Park Avenue SE must meet engineering design and development standards that are not appropriate given the use of the street and character of the South Capitol Neighborhood Historic District.

We understand staff recommendation is to designate Maple Park a neighborhood collector and to develop specific engineering design and development standards for this street within the boundary of the South Capitol Neighborhood Historic District.

SCNA supports this recommendation for the following reasons:

- 1) The street is historically significant as it contains a park platted by a prominent historical figure, Hazard Stevens, and is within the neighborhood's historic district.
- 2) Maple Park is unlike any other major collector within the City of Olympia.
- 3) The street use does not meet the definition of major collector. Major collectors provide connections between arterials and traffic flow is given preference to lesser streets. Maple Park serves neighborhood homes and East Plaza parking garage at Franklin Street SE, but does not carry through traffic between arterials.
- 4) Peak traffic volumes are below the average daily for other major collectors (3000 to 14000) and within the range for neighborhood collector (500 to 3000). (City of Olympia 3 day average for February 2010 was 2851 and 2956 in January 2017.) (Please note: These traffic studies represent *peak* volume as they were conducted weekdays during legislative sessions.)
- 5) The proposed amendment maintains consistency with the city code.
  - OMC 18.12.090 *Heritage Register – Alteration and Construction* directs project review by the Heritage Commission. The Heritage Commission submitted a letter in favor of special review for work on the park or the right-of-way.
  - It meets the neighborhood collector definition found in the Engineering Design and Developments Standards, Chapter 4 Transportation. "*Neighborhood collectors collect and distribute traffic between a residential neighborhood and an arterial or major collector. Neighborhood collectors serve local traffic, provide access to abutting land uses, and do not carry through traffic. Their design is compatible with residential and commercial neighborhood centers.*"

- It meets almost all functional attributes and street characteristics described in Tables 1 and 2 of the Engineering Design and Development Standards, Chapter 4 Transportation for neighborhood collector. However, it does not have the attributes and characteristics of a major collector such as:
  - Traffic volumes within range of Neighborhood Collector
  - Average travel length consistent with Local Access
  - No center-turn lanes
  - Parking on one-side (meets Neighborhood Collector/Local Access)
  - Speeds of 25 mph (meets Neighborhood Collector/Local Access)
  - Serves driveways (Major Collector does not except for existing developments)

6) Traffic volumes are unlikely to increase on Maple Park.

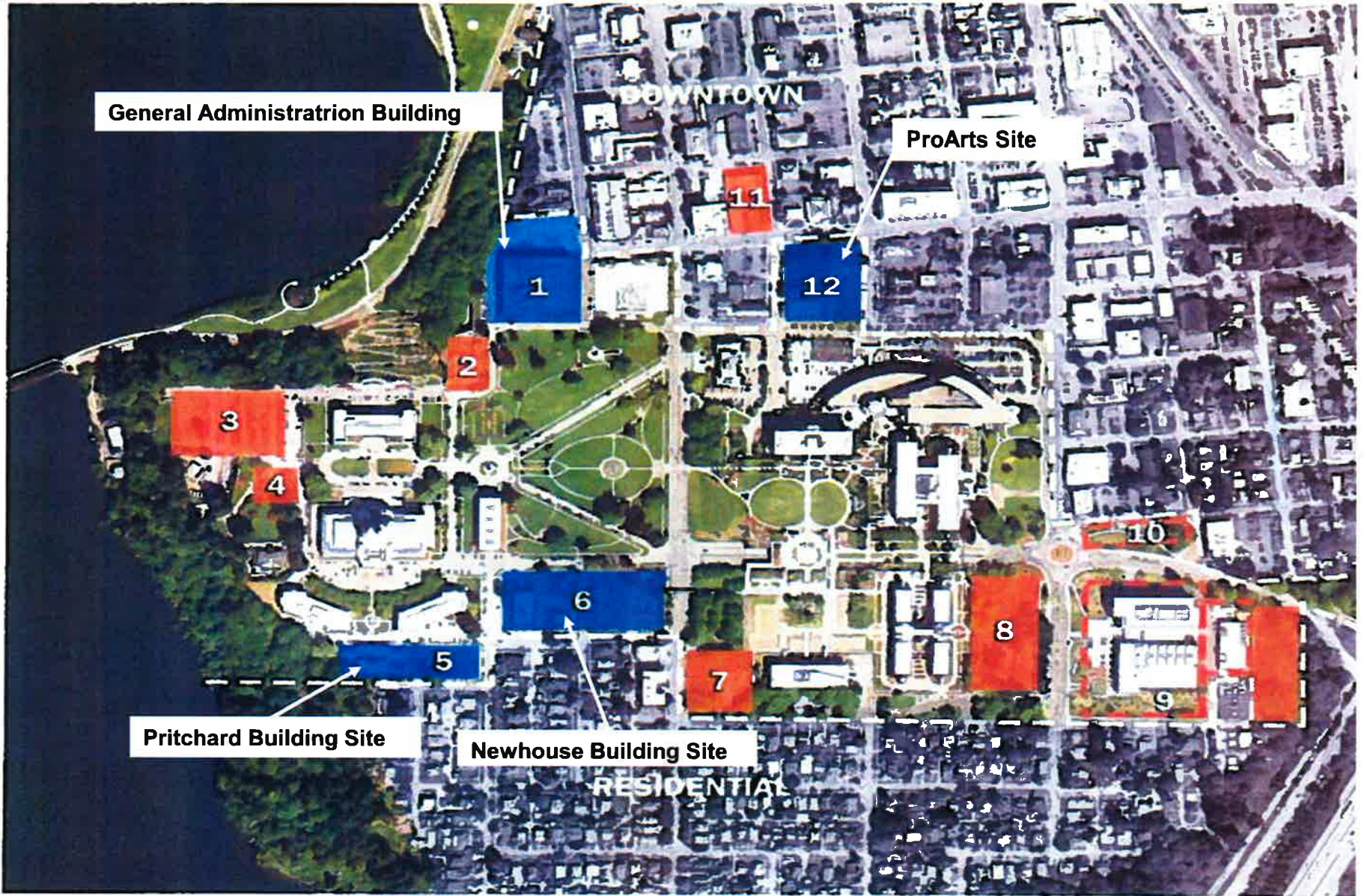
- Plaza Garage is at or near capacity (2014 Capitol Campus Transportation and Parking Study)
- South side of the street is zoned for single family residential (R6-12)
- No plans to build at the opportunity sites located at the corner of Maple Park and Capitol, or Jefferson (2006 Campus Master Plan).
- The state has focused future development studies on 4 sites *not* located near Maple Park (2017 State Capitol Development Study). *No future plans exist to build on the opportunity sites located on Maple Park Avenue* (see map: <http://www.des.wa.gov/sites/default/files/public/documents/Facilities/MasterPlan/OpportunitySites.pdf>).

7) The staff highlighted several sections of the Olympia Comprehensive Plan Land Use and Design Chapter that support this proposal (see Final Review and Evaluation).

We urge you to designate Maple Park a neighborhood collector because it is an appropriate designation and to support engineering standards tailored to the street. Maple Park Avenue is a historic tree-lined street in South Capitol Neighborhood recognized as a contributing park feature in the national historic register listing. As a neighborhood street it provides an appealing transition between the historic Capitol Campus and the historic neighborhood, which is something the City and State should want to preserve and protect.

Sincerely,

Katie Knight Pruitt  
SCNA Board President  
205 Maple Park Ave. SE  
Olympia, WA 98501  
[katieknightpruit@gmail.com](mailto:katieknightpruit@gmail.com)



**General Administration Building**

**ProArts Site**

**Pritchard Building Site**

**Newhouse Building Site**

**DOWNTOWN**

**RESIDENTIAL**

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July 24, 2017

Re: 17-1238 South Capitol Neighborhood Comp Plan Amendment – Maple Park

Dear Honorable Planning Commission Members:

I appreciate your consideration of the South Capitol Neighborhood Association's request to amend the Comprehensive Plan to downzone Maple Park from its current designation as a major collector.

Katie Pruitt's letter addresses the Engineering and Development standards appropriate to this request.

I am sharing below the background for this request described in an email that went out to the South Capitol Neighborhood listserv.

*Why Maple Park Boulevard Matters to our Neighborhood*

*CURRENT ISSUE:*

*Last Fall our Neighborhood and the SCNA Board learned that Maple Park Boulevard is currently designated as a "major collector" when the WA State Department of Enterprise Services proposed replacing the current pedestrian lighting with bright Cobra-style LED lights consistent with lighting along a major thoroughfare. This lighting would have shone brightly into the homes along the South side of Maple Park and detracted from the beauty of the historic, landscaped buffer between the Capitol and SCN.*

*WHY IT MATTERS:*

*The type of border between the Capitol and SCN helps preserve the integrity and beauty of our historic neighborhood by demarcating in historically appropriate ways, the transition between the Capitol campus and the neighborhood. Maple Park Boulevard currently provides a beautiful buffer that clarifies the distinctive aspects of each side - the historic residential character of the neighborhood and the equally historic and official purpose of the Capitol campus.*

*The design and engineering standards for elements such as lighting and speed limits allowed by a major collector designation fail to maintain the historic and residential quality of our neighborhood.*

*ACTIONS of the SCNA BOARD:*

*The SCNA Board submitted a proposal to the City of Olympia to "down zone" Maple Park Blvd to reflect its actual use of accessing the residences along the South side of Maple Park Blvd and the WA State parking garage on the North side. The correct designation assures the design and engineering elements along Maple Park are consistent with a residential neighborhood and maintains the beautiful Maple Park buffer between the Capitol and our neighborhood. Furthermore, it should be noted that Maple Park Boulevard does not serve to collect traffic between major arterials.*

The importance of preserving the historic, residential character of South Capitol Neighborhood extends beyond the neighborhood. The Neighborhood is on the National Registry which requires a higher standard than the local registry and is a source of pride for the City. Olympia is one of the few state capitols with an adjoining historic residential neighborhood that hasn't been degraded by the encroachment of commerce. *The downzone is critical to maintaining the current historic buffer between the Capitol Campus and the neighborhood.* The South Capitol Neighborhood works diligently and responsibly to maintain the integrity of the neighborhood for the future pride of the State and the City of Olympia. To accomplish this goal, the Neighborhood needs congruence with the Comprehensive Plan which will be accomplished in part by the downzone of Maple Park Avenue.

Thank you for your consideration,

Rachel Newmann  
2005 Water St SW  
Olympia, WA 98501  
360-754-6328