

## Joyce Phillips

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**From:** MARK C <crossms99@msn.com>  
**Sent:** Friday, December 08, 2017 8:08 PM  
**To:** Nancy Lenzi  
**Cc:** Leonard Bauer; Joyce Phillips  
**Subject:** Re: Missing Middle Infill Housing Survey Results Available Online

Hi Nancy!

Thank you for the update on missing in the middle! I am however still concerned that this process is still not addressing one of our most valuable resources and that is small vacant lots of which we have hundreds. These lots are too small to build giant houses but perfect for building a small affordable home 950-1,250 sf for a young family or seniors which I thought was the target population for this effort. And for people to be able to own homes and not rent to big corporate landlords who are going to continue to jack up rents at horrific rates! The city can make these lots buildable for small homes by changing the current fixed impact fees to a sliding scale with so mercy built in for the small homes.

Please share this request with the committee and all who are truly concerned about affordable housing and not necessarily temporarily affordable renting. I've tried several times to get these concerns interjected into this project but couldn't find a way, please help!

PS Tiny homes link doesn't work. I haven't tried the others but there may be more links that don't work.

Sincerely,

Mark Crosson  
360-866-6901

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**From:** Nancy Lenzi <nlenzi@ci.olympia.wa.us>  
**Sent:** Thursday, December 7, 2017 1:55 PM  
**Cc:** Leonard Bauer; Joyce Phillips  
**Subject:** Missing Middle Infill Housing Survey Results Available Online

As part of the City's public outreach efforts on Missing Middle Infill Housing a short, non-scientific survey was conducted between November 15<sup>th</sup> and 30<sup>th</sup>. The survey results have been compiled and the information is now posted on the city's webpage. If you would like to view the survey results or keep track of upcoming meetings, please visit [olympiawa.gov/missingmiddle](http://olympiawa.gov/missingmiddle).

You are receiving this email as a member of the City's Missing Middle Interested Parties list. If you no longer wish to receive email related to this topic, please reply to this email and ask to be removed from the list. Thank you.

**Nancy Lenzi**  
**Program Specialist | Support Services Lead**

City of Olympia

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Desk: (360) 753-8735

Email: [nlenzi@ci.olympia.wa.us](mailto:nlenzi@ci.olympia.wa.us)

*Emails are public records, potentially eligible for release.*

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Community Planning & Development

Olympia

12/7/2017 1:55 PM

## Joyce Phillips

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**From:** Leonard Bauer  
**Sent:** Monday, December 11, 2017 8:25 AM  
**To:** Joyce Phillips  
**Subject:** FW: Missing Middle Infill Housing Q

Please add this to the next OPC packet. Thanks!

**From:** Janis Aimee [mailto:forjanis@gmail.com]  
**Sent:** Sunday, December 10, 2017 1:53 PM  
**To:** Leonard Bauer <lbauer@ci.olympia.wa.us>  
**Subject:** Missing Middle Infill Housing Q

The notice of the two up-coming meets on "middle" housing make me cry. this is the first time i've heard of any of this and now its almost over. i am a 'middle' living in a rented house for 30 years and am in the prime zone for being kicked out becuz there is so much money to be made by rebuilding, etc. i know this is NOT your fault and this is a day late and a dollar short. i do wonder how, probably 90% of Oly residents ever know what goes on - how would we unless we went lookings for specifics? "I wonder what the city is doing about zoning on my block?" who, other than business and developers think to ask those questions? why isn't it possible to mail with each city utility bill a one page on Council projects? or maybe using voter registration lists send qtrly public notices or emails. there once was a time when we all got a newspaper on our porch to tell us about our city. more and more i feel that the City Council's business has gotten farther away from the people you serve.

i am sure that this 'train has left the station' (just as all the building downtown did) and you will adopt plans to benefit people will money (as they have been the drivers in gentrification) and it will result in my eviction - one old woman vs a four-plex. I have lived in 'downtown' Oly for 44 years. i raised my children in Garfield, Jefferson, Capital schools. I worked as director of political non-profit and a member of Congress. i used to love this town - i still spend my xmas money in downtown. again, i know you can't stop this, but there just MUST be a way -other than knowing a real estate developer or member of Interfaith (who seem to run our city) to let taxpayers KNOW what is happening to our city. it seems that is the FIRST mission of the Council - to communicate with taxpayers/voters - not an attitude of "oh well, they should negotiate our impossible web site and figure it out and then attend meetings during the holidays - haha that will never happen." one more - did anyone ask how many "homeless" people encouraged to come to Oly for housing (not all, I know), have 'eaten' up all the affordable housing? Sidewalk's "numbers served" would imply that hundreds housed per year, many using gov't vouchers - it is a terrible thing to be pitted against 'homeless' people - but essentially that is what the city has done to low/moderate/fixd income people as we are the ones who are terrified of losing our housing to owners who will make lots of money by rezoning our neighborhood - AND that IS their mission - profit, NOT "doing good".

I THANK you for listening - I'm so sad and scared...where will I move to?

janis duddles 1131 - 5th Ave. SE Oly 98501



# Q & A Session #1 - Comments

December 11, 2017

**PLEASE PRINT LEGIBLY**

Name (Optional): Linda Jacobsen

Email Address (Optional): \_\_\_\_\_

Question(s) or Comment(s): \_\_\_\_\_

What will / is being done to prevent ↑ density issues that have plagued Seattle? specifically Stone Way.  
Ex. developers buy homes & create too many residences w/ ↓ street parking.

*Information provided is subject to public disclosure.*



**PLEASE PRINT LEGIBLY**

Name (Optional): Broad O'Brien

Email Address (Optional): - Already on the list.

Question(s) or Comment(s):

would like to see ADUs allowed on lots with duplexes. This will help the density goals. I don't think this would increase the density quickly due to the money needed to be able to do this type of building. Similar to how there will not be a whole bunch of duplexes, triplexes & fourplexes will be built with these code changes.

Not sure how many duplexes would be able to do this either due to the set backs etc on the lot.

↑  
(Adding an ADU)

Thanks

Information provided is subject to public disclosure.

## Joyce Phillips

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**From:** Leonard Bauer  
**Sent:** Monday, December 11, 2017 8:27 AM  
**To:** Joyce Phillips  
**Subject:** FW: Email on Missing Middle Housing

FYI. It appears the expectation is for the Missing Middle to be on OPC agenda at each meeting in January and February. I think that probably is what we should do, even if it's fairly brief update. Thanks!

**From:** Chris van Daalen [mailto:cvan@theverdantgroup.com]  
**Sent:** Sunday, December 10, 2017 1:38 PM  
**To:** Leonard Bauer <lbauer@ci.olympia.wa.us>  
**Subject:** FW: Email on Missing Middle Housing

I thought you'd like to see this message sent to my neighborhood association...

Chris van Daalen, Executive Director (interim)  
NW EcoBuilding Guild  
(360) 789-9669  
[cvan@theverdantgroup.com](mailto:cvan@theverdantgroup.com)  
[www.CodeInnovations.org](http://www.CodeInnovations.org)  
[www.EcoBuilding.org](http://www.EcoBuilding.org)

**From:** Chris van Daalen [mailto:cvan@theverdantgroup.com]  
**Sent:** Thursday, December 7, 2017 9:46 PM  
**To:** 'Carlyon-North Neighborhood Association' <[carlyonnorth@gmail.com](mailto:carlyonnorth@gmail.com)>  
**Subject:** Missing Middle Housing -

Greetings fellow residents of Carlyon North Neighborhood!

Did you know that the City of Olympia is considering changes to the zoning code that will allow more housing options in lower density residential neighborhoods. They call it "Missing Middle Housing" and according to the City's website it "refers to a range of housing types that can provide more than one housing unit per lot in a way that is compatible in scale with single-family homes. Missing Middle Housing is a key component of the City's housing strategy, as it supports housing affordability for households across all income level - a key community vision in Olympia's Comprehensive Plan."

They have invited Citizens to attend either of two public meetings where they can learn more and ask questions about the Missing Middle Infill Housing proposals. Both meetings are scheduled in Room 207 at Olympia City Hall, 601 4th Avenue East.

The Carlyon North Neighborhood Association discussed this initiative at our Board meeting this week, and we want to encourage residents to become informed and get involved in the dialogue. If you are able to attend one of the upcoming workshops, here are the Meeting Dates & Times:

- Monday, December 11, 2017, 5-6 p.m.
- Wednesday, December 13, 2017, Noon-1 p.m.

As part of their public outreach efforts on Missing Middle Infill Housing the City conducted a short, non-scientific survey between November 15<sup>th</sup> and 30<sup>th</sup>. The survey results have been compiled and the information is now posted on the city's webpage. If you would like to view the survey results or keep track of upcoming meetings, please visit [olympiawa.gov/missingmiddle](http://olympiawa.gov/missingmiddle).

Meanwhile a local group, Olympians for People Oriented Places, has launched a joint advocacy effort with the Olympia Master Builders and several other organizations to actively support the proposed code changes. If you would like to join this effort or find out more, contact Janae Huber OPOP coordinator (and neighbor!), at [opopnow@gmail.com](mailto:opopnow@gmail.com)

Finally, the City of Olympia Planning Commission will be discussing these recommendations at each of its meetings for the next three months, culminating with a public hearing February 26. **If you have an opinion about the proposed zoning code changes**, the Planning Commission meetings are an ideal opportunity to show up and speak your mind.

See you at City Hall!

Chris van Daalen, Board Member  
Carlyon/North Neighborhood Association  
3203 Lorne St. SE Olympia, WA 98501  
(360) 789-9669  
[cvan@theverdantgroup.com](mailto:cvan@theverdantgroup.com)



# Q & A Session #1 - Comments

December 11, 2017

PLEASE PRINT LEGIBLY

Name (Optional):

Terri Coblene

Email Address (Optional):

coblene@gmail.com

Question(s) or Comment(s):

for ADUs or tiny homes - do they have to be connected to sewers, or can they have compostable toilets & grey water systems?

Is there a minimum size for permits? (can small units be built without permit?)

Thank you for your time!

Information provided is subject to public disclosure.





**PLEASE PRINT LEGIBLY**

Name (Optional): Tierra Petersen

Email Address (Optional): tierra.rainy22@gmail.com

Question(s) or Comment(s): Hello I would like to start a small RV park in Rochester WA. I would like more info I was told to pay \$1,000 & submit a site plan. Only I need to not waste money on the permitting. I don't want to pay \$6,000 for them to deny my RV park. So I guess I'd like more info to make sure I get it right.

*Information provided is subject to public disclosure.*

## Joyce Phillips

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**From:** missingmiddle  
**Sent:** Monday, December 18, 2017 2:54 PM  
**To:** Joyce Phillips  
**Subject:** FW: Working on building an RV park

Another comment to add to OPC packet. Thanks!

-----Original Message-----

From: Tierra Petersen [mailto:tierrarainy22@gmail.com]  
Sent: Tuesday, December 12, 2017 11:49 PM  
To: missingmiddle <missingmiddle@ci.olympia.wa.us>  
Subject: Working on building an RV park

Hello, my teacher at enterprise for equity recommended your site. I will be attending your open house session tomorrow. I'm not sure it appeals to me. Myself and my disabled mother live on almost five acres of land that just sits vacant. I decided to build an RV park there. So now I'm in the planning stages where I'm gathering as much info as I can about what the state is looking for. If you have any info for me. I think full-time rv living is a great alternative for seniors, students, people who like to travel, vet and disabled people. I'd also like to buy used rv and fix them up and rent them out. All the full-time rv spaces in my area are full, so I see a huge need for them. I honestly don't know how many people on fixed incomes are able to pay rent in Olympia since they're disability checks aren't keeping up with inflation. So my plan is to provide enough space and grass for the rv spaces that people can garden if they want to. I'm not cutting corners or doing the bare minimum. I want it to be a nice community for people. My fiancé is working on starting his own tiny home company, so maybe some of the rvers will have the opportunity to own their own home. We've been blessed with a house and property that was handed down to me from my great grandparents and now I'd like to share my property with other people. I know nothing about land development at all, so I'm having to learn and research as I go.

-Tierra