

Gretchen Van Dasen

Thanks for the informative presentation. I wish you'd acknowledge the cottage zoning project on Fairview that was a Habitat Project. Thanks.

Bob Jacobs 352-1346

Re triplexes & four-plexes

Very concerned about tear-downs in the poorer parts of town, e.g. Eastside & Westside.

Judy Bardin

1) Why not develop the nodes (high density neighborhood overlay)

2) Will the survey be a representative sample – needs to be to be valid i.e., all neighborhoods age groups, income levels.

Denise Pantelis

Potential for increasing student populations feeding to neighborhood schools increases significantly with density. The school district/board needs to weigh in from a capacity standpoint – at least.

Ellen Silverman

1) Please consider historic districts & their preservation

2) For some properties, consider vacant unused/undeveloped alleyway w/o cost to owner.

Janae Huber

Yes! Duplexes should be treated the same as single family homes. This type of devo. can allow ownership for some b/c they can make revenue renting ½ of duplex.

Mike McCormick

1) Reduce parking requirements for ADUs, duplexes, townhouses 0.

2) No minimum lot size for ADUs.

3) Extend duplex, triplex to all SF zones.

Bonnie Jacobs

It feels like social engineering at best.

If a land grab by big developers at worst.

ALL new housing areas (formerly empty lots) should have mixed dwelling units.

Talk about zoning.

This seems to be MAJOR REZONING all over the City.

Parking is needed should be required for every new housing unit: 1 space for smaller homes, 2 spaces for larger homes.

Consider lower plan review fees for ADUs because they are small and less complex.

Clarify whether existing duplexes can be subdivided or added-to to add units. I prefer not.

Consider changes to setback requirements for over-garage ADUs.

Dan Rubin 360-352-2161

I support the entire group of recommendations, both as a homeowner and as a person concerned about housing affordability. I am not concerned about the types of change this would make to my very “single family” neighborhood (Central near Carlyon).

Label more of the streets on the maps.

Mike McCormick

Reducing fees & changes is key to getting more affordable housing. Try hard to find a way to do this!

Susi Obryan

I would have appreciated a chance to ask questions – has the group considered environmental impacts? E.g. stormwater drainage; backyard habitat ecosystem services – Bigelow Highlands (my neighborhood) has over 50% absentee landlord & already high crime – how would this impact/increase that?

Jason Tabacek

Please make sure the height req. stays at 24 ft. or higher thank you.

We strongly support the proposed changes for ADUs, esp. removing owner residency. Also, fire sprinklers for already finished spaces seem a bit too much – retrofitting is very invasive and expensive. We are considering converting a finished basement that has been part of a 1982 occupied house to an ADU, our contractor said adding sprinklers and additional fire rated drywalls will add about 25% project cost. Very big inhibitor to creating an ADU. Tying smoke/co alarms between primary & ADU makes a lot of sense.

Mike McCormick

Why limit ADUs on garages to 24'? Go to 35'!

Bob Jacobs 352-1346

Re ADUs – concerned about reduced parking requirements, esp. for garage-to-ADU conversions.

Favor height increase.

Favor elimination of owner residency requirement.

Denise Pantelis

Is there a market analysis that accurately captures demand (now 5-10 years from now) for the different types of MM housing?

Joseph

Create a zoning designation like Portland...The DAS. Detached accessory structure as a detached bedroom (with bathroom).

Bob Jacobs 352-1346

Re ADUs – concerned about definition including cooking facilities. Hope expensive loophole vis-à-vis payment of growth lost charges (GFCs & Impact Fees).

Pat Rasmussen

Tiny houses will offer an affordable solution for seniors. Many seniors get less than \$800 a month in social security. I'm 71. I like the proposal: tiny houses may be permitted as single-family houses, ADUs or cottage housing if they meet applicable codes; a group of tiny houses permitted as co-housing in most

residential zoning districts & tiny houses on wheels permitted on foundations and meeting all building codes.

Dan Rubin 360-352-2161

I really like the idea of incentives for ADU affordability, including offset of hookup/offset fees. Glad to participate in work. Also, hope we can avoid ADU development being devoted unduly to short-term rentals. I like Air BnB – but want affordable housing gain! Any non-absolutist. Add to parking lot.

Janet Jordan

No one has mentioned the RVs that so many citizens own. They are not supposed to be occupied when they are parked at a person's house but today with the urgency of the need for housing, it seems cruel not to let people spend nights in them. Are we afraid of how it looks? It looks worse to have a homeless campsite on the outskirts of town!! – It is clear, only a friend or relation of the homeowner could stay in one of them since they would have to use the homeowner's water & sewage facilities. Plenty of people could fit the requirements tho, if allowed. We should allow RVs to be occupied until the housing crisis is over!

Janae Huber

Allowing phasing for cottage developments is great. Encourages small developers and families to do this type of project.

Ellen Silverman

Please consider lower mitigation costs including low interest loans to support approp. Infill esp. cottage housing for some areas, there are no connections to H2O, sewer, gas – the costs are prohibitive so it would be great to have waived fees ultimately, this supports the City of Olympia.

Janae Huber

I strongly support looking @ impact fees. I think they inadvertently dis-incentivize the kind of infill development we need.

Lynn Taylor

So glad the 16' at mid-gable rule is being reconsidered.

Bob Jacobs 352-1346

Favor studies of growth cost charges.

Kendra Sawyer

Removing barriers of parking, sidewalk construction, and drainage/runoff sq/ft are essential for successful ADU building and affordability.

Pat Rasmussen

The cottage housing looks good for tiny houses for seniors.