



Olympia Planning Commission

Work Plan Items for Consideration April 2025 – March 2026

Date: 01/21/2025

Proposal Submitted By: Greg Quetin

1. **Title of Proposal:** Land Use as Climate and Housing Action
2. **Description of Proposal:** Analysis of Olympia plats across three zones to explore different scenarios of missing middle housing development to meet housing needs and address climate challenges.
3. **Work Item Type:**
 - ☒ Informational briefing
 - ☒ Planning Commission-led item
4. **Related Comprehensive Plan goal and/or policy:**

Housing and Land Use Chapters of the Comprehensive Plan
5. **Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?**

This work item would support Planning Commission discussion of the Housing and Land Use Chapters of the comprehensive plan.
6. **Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?**

I would plan on presenting some analysis and scenarios for 20 - 30 minutes and leave time for discussion in context of the Olympia 2045 update to the Housing and Land Use Chapters. Presentation would cover considerations for developing more units per lot and how that could help support climate goals through out Olympia.



Olympia Planning Commission

Work Plan Items for Consideration April 2025 – March 2026

Date: 01/21/2025

Proposal Submitted By: Greg Quetin

1. **Title of Proposal:** Downtown Parking and Parking Garages

2. **Description of Proposal:** If available, an update on work around parking in Olympia's downtown (Downtown Parking Strategy) and strategies to evaluate how best to use the valuable space on public curbs. Additionally, Planning Commission-led discussion of the pros/cons of parking garages and providing regulations to help make them adaptable under different future use scenarios.

3. **Work Item Type:**



Informational briefing



Planning Commission-led item

4. **Related Comprehensive Plan goal and/or policy:**

Commercial parking regulations in conjunction with Olympia 2045,
Downtown Parking Strategy

5. **Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?**

I imagine this could be a combination of staff time to report on parking trends downtown (and through out the city) and Planning Commission-led discussion of parking garage design.

6. **Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?**

I have some research on recent parking garage costs as well as design considerations that help prepare for adaptive re-use.

Date: 1/24/2025

Submitted by: Daniel Garcia

1. Title of Proposal

- Alleys and Reuse

2. Description

- Provide a briefing on how other downtowns have reused their alleys for more productive uses.
- [Beats on Bates brings lively entertainment to downtown Kalamazoo for sixth year](#)
- [Kalamazoo Parks: Host an Event at Bates Alley](#)
 - i. “Lined by patios of downtown restaurants and pubs, Bates Alley is quickly becoming a hub of activity in downtown Kalamazoo. With overhead lighting and a painted mural on the pavement, this pedestrian only street is as ideal for an outdoor concert or event as it is for an evening stroll. There's a stage on the alley, plenty of room for vendors, and food trucks can park nearby along Portage or Edwards Streets. It's also located within downtown Kalamazoo's Social District, so guests can responsibly enjoy alcoholic beverages (purchased from the participating businesses nearby) outside.”

3. Work Item Type

- Informational briefing
- Planning Commission-led item
 - i. Either invite speaker, or Daniel can prepare a briefing

4. Related Comprehensive Plan goal and/or policy

- Transportation Chapter
 - i. **PT23.8** Explore the expanded use of alleys for pedestrian travel

5. Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?

- Many downtown businesses are accessed through alleys. These art markets and bars would be supported by more welcoming and inviting alleyways.

6. Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?

- A representative from Kalamazoo Parks / or someone involved with Bates Alley in Michigan

Date: 1/24/2025

Submitted by: Daniel Garcia

1. Title of Proposal

- Planning for Disability

2. Description

- How the built environment interacts with planning and design decisions.

3. Work Item Type

- Informational briefing
- Planning Commission-led item
 - i. Either invite speaker, or Daniel can prepare a briefing

4. Related Comprehensive Plan goal and/or policy

- Transportation chapter
 - i. **PT23.7** Require direct, safe, and convenient pedestrian access to commercial and public buildings from sidewalks, parking lots, bus stops, and adjacent buildings.
 - ii. **PT1.1** New infrastructure is compliant with the Americans with Disabilities Act and reflects the priorities shown in the City's ADA Transition Plan.

5. Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?

- Supports the commissioners in learning about how everyone, including those with disabilities, can access businesses, parks, and housing.

6. Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?

- Anna Zivarts, author of "When Driving is Not an Option", Washingtonian, creator of the Week Without Driving, and works at Disability Rights WA

Date: 1/24/2025

Submitted by: Daniel Garcia

1. Title of Proposal

- Multi Family Tax Exemption briefing

2. Description

- Briefing on how other similarly sized cities have used the MFTE
- House Finance Committee's work session Tuesday (12/11) about the MFTE exemption.
 - i. The Spokane county assessor, Tom Konis, suggested some ideas like better enforcement and auditing. Konis pointed out that certification only happens when the entity applies, never again.
 - ii. Jim Hammond at Shoreline noted that their city has not always seen the development where they intended to promote it.
 - iii. [TVW LINK](#)
 - iv. [Multifamily Tax Exemption Program - Commerce](#)
 - v. [Shoreline's Experience with MFTE](#)

3. Work Item Type

- Informational briefing
- Planning Commission-led item
 - i. Either invite speaker, or Daniel can prepare a briefing

4. Related Comprehensive Plan goal and/or policy

- Housing Chapter
- Housing Action Plan

5. Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?

- The multifamily tax exemption is an important component of the city's housing strategy.
- Hearing other similarly-sized city's experience with the MFTE will provide the commissioners more context and understanding

6. Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?

- A representative from Shoreline, WA
- Jim Hammond (Intergovernmental and communications program manager at City of Shoreline)
- Tom Konis, Spokane county assessor

Date: 1/24/2025

Submitted by: Daniel Garcia

1. Title of Proposal

- Why other cities ditched their parking minimums

2. Description

- Recently, many other WA cities have ditched their parking mandates
- What can Olympia learn from what other cities are doing?
 - i. Port Townsend, Spokane, Bellingham, Shoreline
- [Port Townsend Just Quietly Ditched Its Off-Street Parking Mandates](#)
- [Bellingham Votes to End to Parking Mandates in Housing Push](#)
- [Shoreline Votes to Ditch Parking Mandates, Legalize Neighborhood Cafes and Stores](#)
- [Sightline - How Parking Ratios Kill Homes](#)
- [Sightline - The State of Parking Mandates in Washington](#)

3. Work Item Type

- Informational briefing
- Planning Commission-led item
 - i. Either invite speaker, or Daniel can prepare a briefing

4. Related Comprehensive Plan goal and/or policy

- Housing Chapter
- Downtown Strategy
- Transportation Chapter
 - i. **PT19.4** Eliminate minimum parking requirements along urban corridors.
 - ii. **PT28.8** Encourage students to walk, roll, bike, or rideshare to reduce congestion near schools, to introduce them to transportation options, to encourage more exercise, and, at high schools, reduce the need for parking.
 - iii. **GT29** Parking is provided in a way that makes its costs more clear to the driver, so people can make better- informed choices about whether to drive.

5. Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?

- Recently, many other WA cities have ditched their parking mandates
- What can Olympia learn from what other cities are doing?
- Help commissioners understand how much cost parking mandates can add to construction projects
- How parking mandates interact with barriers to housing

6. Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?

- Catie Gould at Sightline

Date: 1/24/2025

Submitted by: Daniel Garcia

1. Title of Proposal

- Planning for Safety

2. Description

- In Olympia, 1% of lane miles downtown account for 15% of pedestrian accidents and fatalities
- Road deaths in Washington reached a 33-year high in 2023 ([Seattle Times](#))
 - i. Statewide, 810 people were killed in crashes involving a motor vehicle in 2023, a 33-year high. That's up from 743 in 2022, and nearly double from 2014, when 462 people were killed in traffic.

3. Work Item Type

- Informational briefing
- Planning Commission-led item
 - i. Either invite speaker, or Daniel can prepare a briefing

4. Related Comprehensive Plan goal and/or policy

- Downtown Strategy
- Transportation chapter
 - i. **PT6.6** Build intersections that are safe for pedestrians, bicyclists, and drivers. Use minimum dimensions (narrow lanes and crossings) for a human-scale environment while maintaining vehicle access and safety.
 - ii. **PT6.17** Regularly analyze collision data and prioritize safety projects for pedestrians and bicyclists in the City's systemic safety plan, the Street Safety Plan.
 - iii. **PT23.1** Support education and encouragement programs to promote and improve the safety of walking.

5. Why should this item be added to the work plan? How might it relate to other proposed items on the work plan?

- Provides important context for commissioners to learn about how traffic engineers perform this work
- Helps commissioners learn more about the drivers of the road safety crisis

6. Any additional input or considerations (e.g. timing of briefing, suggested speaker, etc.)?

- Wes Marshall, author of "Killed by a Traffic Engineer"