

Overview of Woodard Lane Cohousing - July 1, 2013

Request for Land Use Permit to Increase Density to 8 homes per acre in a 4-8 zone by Purchasing Transfer Development Right's (slightly revised for February 20, 2013)

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Woodard Lane Cohousing is comprised of members who worked together since 2004 to build Olympia's first Cohousing community which is organized as a Condominium. The 11 homes built to date are in three 4-plexes with the 12th unit being used as the Common House temporarily. The original members moved in after the City of Olympia approved and issued Certificates of Occupancy on April 29, 2010. Now we are preparing to build a fourth duplex and the permanent Common House. We would like to put two additional units on top of the Common House for a total of 18 units, including the temporary Common House. Our land is 2.9 acres of which 2.35 acres are buildable, i.e. not part of the steep ravine to Schneider Creek.

We built this community and live in it because we value community as highly as privacy and cohousing gives us both. See our attached brochure or go to www.woodardlanecoho.org for more information about our community.

Presently, nine of the eleven homes are owned by members, the other two are rented and owned by the eight member families who worked together to build Woodard Lane Cohousing. These eight families call themselves the Tenants in Common of WLCH (TnC) and are now working together to build the next two buildings. Presently we have committed buyers for three units plus other potential buyers and we are looking for more. Possibly we will have enough buyers to break ground this coming building season, 2013. It is more likely that we will not be ready to begin until mid 2014.

We originally built 3 buildings and prepared the land for 3 additional buildings, two to be for homes and the third to be the Common House. Because of the limited number of homes permitted by the zoning, the desire for as much green space as possible, and the high cost of building new we have decided to build only 2 additional buildings at this time: the planned 4-plex on lot #3, the planned Common House on lot #2 with an additional 2 homes on top so they can have the sun and the great view into the ravine. This will leave lot #4 as a play field and give us a total of 18 homes when we convert the temporary Common House back to a home. Four 4-plexes hold 16 homes plus 2 on top of the Common House makes 18 total.

In order to build 18 units on our 2.9 acres (2.35 buildable acres) it is our understanding that we will need to buy two Transfer Development Rights. $2.35 \text{ acres} \times 8 / \text{acre} = 18.8$ homes on our property. Our understanding is that this number can be rounded up to allow 19 homes. Although we want to build up to 18 now, we would like permission to build as many as possible so we won't need to go through this process again. The building locations indicated on our Binding Site Plan will not be changed even with 19 units.

We believe that our community manifests the objectives of OMC Section 18.56.020, by building to the maximum density, using a small footprint per home (about 500 sq. feet) to maintain as much green space as possible, and building a Common House large enough to meet individual's infrequent needs. Uses for the Common House include: family gatherings, overnight guests, meetings, playing music and dancing, working on projects, sharing meals, and connecting with the larger neighborhood.

Cohousing offers a living choice for those who like to find social connections without getting into a car and who prefer knowing their neighbors well. The numbered statements below are some of our main goals. Under each goal is a list of some of the ways we have or plan to achieve these goals.

1. Encourage social interaction.
 - a. An inviting Common House between parking and homes
 - b. Access to units is for pedestrian and emergency vehicles only
 - c. Front porches or patios on all homes for congregating
 - d. Homes have a public side looking out onto the Common Green
 - e. No visual barrier fences
 - f. Shared play structures and areas for children (of all ages)
 - g. Shared kitchen, dining, fireplace room, dance hall, activity room, laundry, library, meeting room, mail area, children's play areas, and more in the Common House.
 - h. Shared outdoor areas, play structures, workshop, bike storage, field, and food garden.

2. Healthy attractive living space
 - a. Park cars near the road and away from the homes
 - i. Fumes are farther away from people
 - ii. Walking is encouraged
 - iii. Less pavement
 - b. Preserve ground space. Maintain as much green as possible
 - i. Stack units
 - ii. Foot paths rather than driveways to homes
 - iii. About 500sq' footprint per unit plus a 1650 sq' Common House footprint. (Units are stacked and a 4-plexes covers under 2000sq' or 500sq'/unit).
 - iv. Landscaped garden areas for all to enjoy.
 - v. A large central green yard.
 - c. Take advantage of as much natural light and solar heat as possible
 - i. Each home will have three main walls with windows
 - ii. Lower units will have 9' ceilings for more light
 - iii. The Common House is oriented with south facing windows and south sloping roofs. Units are oriented this way when possible and not shaded.
 - d. Keep natural landscaping
 - i. Keep the native trees and plants around the periphery
 - ii. Use native plants and ferns salvaged (at least 120) from house sites for landscaping.
 - iii. Provide homes for deer and birds.

3. Conserve energy and resources
 - a. Shared walls and small units to conserve heat
 - b. Build homes with great insulation and little air loss
 - c. One lawn and therefore one lawn mower
 - d. One shop for common use
 - e. Cooking for large group 1-3 times a week
 - f. Shared garden space
 - g. Easy, safe, accessible bicycle storage
 - h. Shared activity, play, laundry, and crafts rooms
 - i. Shared vehicles, boats, and bikes. (e.g. it is possible for a family to own one car instead of two because there are other vehicles available at times.)

4. Respect individual differences and privacy
 - a. Houses will be privately owned as condominiums

- b. A private back or side space and/or decks for each home
- c. Varied and affordable homes to serve differing family needs. (This is one goal we have not been able to meet.)
- d. Small homes with larger space shared in common
- e. ADA available units

As you enter the property from Woodard Avenue NW you are in the aisle between two rows of parking with 29 total spaces including 6 in carports and for 2 handicapped. On your left is a community workshop and bike storage garage. At the end of the parking lot the road ends for cars but is available for emergency vehicles to reach the fire hydrant on the central "Common Green Circle." The permanent vegetable garden is on the right and the Common House will be on the left. After passing them you reach the Circle with a pedestrian path around it. Starting from the left is 4-plex B, then C, a space for D, and finally E. There is a field and some trees between E and the Garden where Building F is no longer in the plans to build. Most of the homes have woods behind them, some also view the deep ravine. The pedestrian path continues out the northeast corner of the property to connect with Muirhead Avenue and Thomas Street NW.

The houses around the circle beginning on the left side just beyond the Common House will contain as follows (the square footages are rounded off):

Building A, to be built and the purpose for this Land Use permit:

1. A 3200 sq foot Common House, half on the main level and half in a daylight basement, 1600 sq feet on each level.
 - a. Great room, large kitchen, Fireplace room, entry and half bath on main floor.
 - b. A large covered front porch open to the Common Green and garden.
 - c. A large deck on the back overlooking the ravine.
 - d. Play room, laundry facilities, office, ADA bath with shower, sauna, storage, mechanical room, project room, and guest room on the basement level with a back covered patio facing the ravine.
 - e. Connection between the two floors by an internal staircase or external ramp that can take a wheel chair from one level to the other.
2. Two small, 874 sq. foot homes on top of the Common House
 - a. Each home has one regular and one very small bedroom, a kitchen, full bath, laundry hook up, and a living/dining room.
 - b. Each unit has a 6' deep deck across the back towards the ravine which is also overhang for half of the Common House back deck.
 - c. Homes are reached by shared external stairs from the Common House front deck.
 - d. Homes share a front deck looking towards the Common Green and Garden.

Building B, occupied

1. Home B1 (lower left) 1851sq' with 4 bedrooms with a main floor above and a daylight basement with bedrooms below looking out on the ravine.
2. Home B2 (lower right): 1851sq' with 4 bedrooms, the mirror image of B1.
3. Home B3 (upper left): 1144sq' with 1 bedroom on main floor and a mezzanine.
4. Home B4 (upper right): 1144sq' with 1 bedroom, the mirror image of B3.

Building C, occupied (almost the same as building B)

1. Home C1 (lower left): 1851sq' with 3 bedrooms and an office, the main floor above and a daylight basement below looking out on the ravine.
2. Home C2 (lower right): 1851sq' with 4 bedrooms, the same as B2.
3. Home C3 (upper left): 1144sq' with 1 bedroom, the same as B3.
4. Home C4 (upper right) Unsold: 1144sq' with 1 bedroom, the same as B4.

Building D, to be built

1. Home D1 (lower left): 1,851 sq' with 4 bedrooms, a main floor above and a daylight basement below looking out on the ravine.
2. Home D2 (lower right): 982sq' with 3 bedrooms on one level, ground.
3. Home D3 (upper left): 1264sq' with 1 bedroom on one floor and a mezzanine.
4. Home D4 (upper right): 1264sq' with 2 bedrooms on one level and a mezzanine.
5. Storage Basement under D2: An underground basement under D2 will provide the community with bike parking and individual storage cages for owners. Access is from the back northwest corner.

Building E, occupied

1. Home E1 (lower left) Unsold: 982sq' with 2 bedrooms on one level, ground. ADA.
2. Home E2 (lower right) Temporary Common House to be sold when Permanent Common House is built: 1003sq' with 2 bedrooms, mirror image of E-1.
3. Home E3 (upper left): 1264sq' with 2 bedrooms on main floor and a mezzanine.
4. Home E4 (upper right): 1374sq' with 1 bedrooms on main floor and 2 mezzanines.

Building F will stay a Field, not to be built upon at this time, perhaps later if we choose to build a 19th unit there.

Landscape Plan: Our landscape plan includes areas around the parking lot and street frontage which we have completed. The only part we have not complete is around the Common House building itself. We will do this after the building is constructed.

Parking: We have 29 parking places, two of which are for handicapped parking. If we can build to 18 homes this will be 1.5 parking places per home plus 10%. I believe this is the number allowed. $18 \text{ homes} \times 1.5 \text{ space/home} = 27 \text{ spaces}$. $27 \text{spaces} \times 1.1\% = 29.7 \text{ spaces}$.

Garbage: We are now using 3 solid waste carts, 3 recycle carts, and one yard waste cart which are picked up at the end of our driveway closest to our homes. With more homes we will need a dumpster. A representative from the City waste removal department came out in 2010 and suggested the far NE corner of the property as the preferred location for a dumpster. The recycle carts can be placed there too. We also prefer this location.

Purchase of TDRs: For many years we have been in communication with Marlene Hampton who has TDRs registered with Thurston County that she is interested in selling. We have secured the money to purchase these from persons planning to buy 3 of our new homes. We will provide a signed and recorded certificate of TDRs as part of our submission for building permits or as needed.

The Parcel Numbers were changed with the filing of the Binding Site Plan, #4148171 on 4/29/2010.

Lot 2, parcel number 84690000200 is for the Common House plus two homes.

Lot 3, parcel number 84690000300 is for 4-plex D with four homes.

Lot 4, parcel number 84690000400 is our Field.

Each occupied home has its own parcel number

Building B parcel numbers are from 84690200101 to ...104

Building C parcel numbers are from 84690300101 to ...104

Building E parcel numbers are from 84690500101 to ...104

Ownership of the Property: Nine individuals or couples are Full Members (i.e. owners) in Woodard Lane Cohousing, own all of the land and buildings, and are making this application as a group

organized as Tenants in Common of Woodard Lane CoHousing (TnC). Their names and contact information are listed on the attachment titled "Woodard Lane CoHousing Full Owner Members as of 2/18/2013." As new Full Members buy into the Community they will become owners of some parts and eventually when their units are distributed to them they will own them outright and also own an undivided share of all the common ground and buildings.

In Summary, we are requesting no change from our already approved location and footprint for buildings on lots 2 and 3. By adding units on top of the Common House these two homes will not increase our total building footprint and for the time being lot 4 will remain a field.

As shown on our submitted site plan the two new structures will be within the spaces indicated on our Binding Site Plan #4148171 filed with Thurston County on 4/19/2010 and not on the water line right of way at the north edge of the property. Our environmental study, tree plan and storm water plans were approved for 19 units I believe, the number we thought (in 2008) we would be allowed to build with the purchase of TDR's.

This request is to be allowed to build a total of 19 homes with the purchase of TDR's. After our hearing on February 11, 2008, case # 05-0121, the Hearings Examiner said that without TDR's we were permitted to build only 16 homes. We would like to build a total of 18 homes as soon as we have buyers for them. We would like permission to build to full density so we will not need to return to the Hearings Examiner if we choose to build the 19th home at some later date.