

## Todd Stamm

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**From:** Janae Huber <janaehuber@yahoo.com>  
**Sent:** Thursday, October 15, 2015 8:58 PM  
**To:** Todd Stamm  
**Cc:** Leonard Bauer; Keith Stahley; Stephen Buxbaum; Stephen Langer; Nathaniel Jones; Cheryl Selby; Julie Hankins; Jeannine Roe; Jim Cooper  
**Subject:** Comments for Planning Commission Public Hearing - Building Heights in High Density Corridor Zones

Dear Members of the Planning Commission -

I am writing to express my concern about proposed amendment vii to 18.06.100 A.6. (Commercial districts' development standards--Specific). The amendment is not in keeping with the intent of Olympia's Comprehensive Plan. It is critical that Olympia not begin its implementation of the newly adopted Comp Plan with a limit on its potential for residential development along critical transportation corridors.

While the area of impact of this particular amendment is small, the difference between a 3 story residential project and a 4 story project may be the determining factor in its financial feasibility, adding yet another obstacle to the viability of dense, residential development. The result of which is ultimately less housing—and therefore less affordable housing—within walking, biking, or transit distance of the urban core.

Existing setbacks in the HDC-1 and HDC-2 zones (8 ft for a 4<sup>th</sup> story) are protective enough of surrounding areas, including historic neighborhoods. While historic neighborhoods are an important reflection of our shared heritage and of the era in which they were constructed, the surrounding areas need not remain static. There is no inherent reason why nearby contemporary development cannot provide a positive contrast or compliment to a historic area. Olympia is not a community of isolated late-19<sup>th</sup> and early-20<sup>th</sup> century architecture and single family homes. Our neighborhoods—most importantly in the designated high density areas and transit corridors—need to remain vibrant *and* affordable through the ongoing development of diverse housing today and into the future.

Approval of this amendment communicates a lack of dedication to Comprehensive Plan goals, it indicates a lack of serious commitment to the critical goals of Sustainable Thurston, and it limits the potential of multi-family residential in an area where walking, biking, and using transit as an alternative to driving is most viable.

I urge you to reject the proposed amendment and retain the intent of the high density corridors, maximizing opportunities for our residents to live near our beloved downtown.

Janae Huber