

March 19 2015

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Todd Stamm
Olympia Planning Department

Dear Todd,

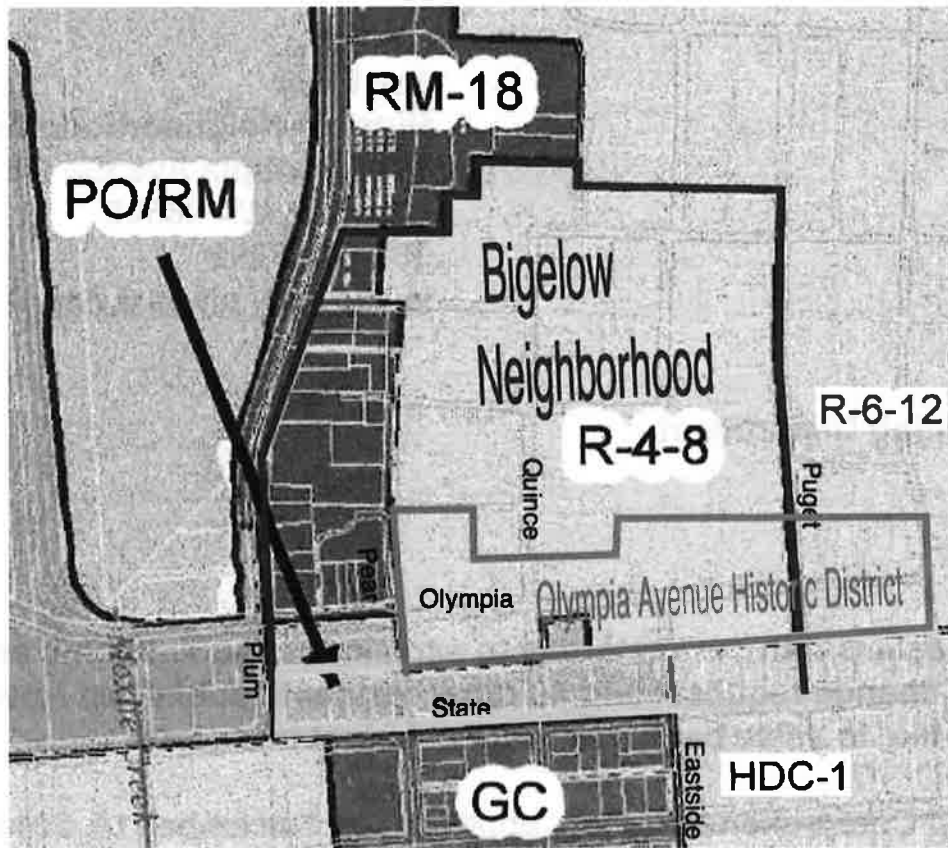
Thanks for meeting with me yesterday to explain the requirements and realities of the zoning change request I and 40 other residents submitted November 9, 2014. I would like to scale back that request to just two parts:

1. The 2014 Comprehensive Plan, approved on December 16, 2014, directs that along State and 4th Avenues, buildings can be no more than 35 feet high, whether or not they have residential development, when adjacent to historic districts.

PL13.7 Designate different categories of corridors generally as follows:

- Areas nearest downtown along Harrison Avenue east of Division Street and the upper portions of the State Street/Fourth Avenue corridor to the intersection of Fourth Avenue and Pacific Avenue should blend travel modes with priority for pedestrian, bicycle and transit systems. These areas should provide for a mix of low-intensity professional offices, commercial uses and multifamily buildings forming a continuous and pedestrian-oriented edge along the arterial streets. There will be a 35 feet height limit if any portion of the building is within 100' from a single-family residential zone, provided that the City may establish an additional height bonus for residential development except in areas adjacent to a designated historic district.

We ask that this provision be made into code as soon as possible on the north side of State Avenue, from East Bay Drive to Tullis Street (see yellow box on map below). If possible, we would also request that new construction in this area also be compatible with adjacent historic properties, as it would be in HDC-1.



2. City-wide, the PO/RM and GC zones are outdated and problematic land-use designations. We would suggest that the Planning Department review them and replace them, as soon as possible, with designations more in keeping with their surroundings and current needs.

In sending this letter, we are dropping our previous request to:

- rezone the PO/RM and GC areas along the north side of State and west of Pear on Olympia Avenue, to HDC-1
- down-zone Olympia Avenue from Puget to Tullis Streets from R-6-12 to R-4-8

Thanks for your help and patience,

Jay Elder