

Amy Buckler

From: Jennifer Kenny
Sent: Tuesday, October 16, 2012 8:31 AM
To: Amy Buckler
Subject: RE: Historic question ...

Hello,

Thank you for checking. No concerns. Since the house is on the Register the owners would have to meet with the OHC prior to making any changes.

Thanks,
Jennifer

From: Amy Buckler
Sent: Monday, October 15, 2012 6:29 PM
To: Jennifer Kenny
Subject: Historic question ...

Hi Jen,

A question came up at the joint hearing last week about a historic structure near the Medela site. The house is at 2324 7th – it's in the City, and offsite of Medela. Is there anything I should know about this (i.e., any impacts to this historic structure should the rezone or future development occur in the Medela area)? I'm thinking no, but let me know if there is something.

Thanks,
Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

Amy Buckler

From: Kevin Hughes [hughesk@co.thurston.wa.us]
Sent: Thursday, October 11, 2012 8:49 AM
To: Jeremy Davis
Subject: Re: Fwd: FW: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hey Jeremy,

Full build out of the proposed zoning would most likely require dedication/acquisition of right-of-way (some of which is currently under separate ownership), roadway widening and pavement section upgrades from the site to Boulevard St, intersection improvements at Boulevard St which may include signalization, and other possible offsite upgrades from the increased traffic. Therefore, I concur with David Smith's comment #3 below. Without a full traffic study analyzing roadway/intersection capacity for both vehicle and pedestrian traffic and structural loading of the roadway pavement sections, it's difficult to determine if full build out of the proposed zoning is feasible.

Kevin Hughes
Development Review
Thurston County Public Works
Phone: (360) 867-2042

>>> Jeremy Davis 10/9/2012 5:28 PM >>>
Look at #3 below for the traffic comments on Medela.

Jeremy

>>> Amy Buckler <abuckler@ci.olympia.wa.us> 10/04/2012 5:32 PM >>>

From: David Smith
Sent: Wednesday, October 03, 2012 4:08 PM
To: Amy Buckler
Subject: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hi Amy:

Here are a few comments that I have for you.

1. French Loop Road and Butler Cove Study Area (for re-designation and downzone)

The result of a downzone to the French Loop Road and Butler Cove Study Area will not significantly change or effect the outcome of any planned City of Olympia 2012 – 2017 Capital Facility Plan project or planned project needs in the draft 2030 Comprehensive Plan Transportation chapter. No street class designation change is being proposed. As development occurs the most current version of the County's Engineering Design and Development Standards would apply. Property that fronts along Olympia's 28th Avenue NW would apply City of Olympia street standards.

2. S. Olympia/Chambers Study Area (for re-designation and downzone)

The existing City of Olympia 2025 Comprehensive Plan and the proposed 2030 plan identifies 45th Avenue SE as a future major collector and 40th Avenue SE as a future neighborhood collector from Wiggins Road to the east city limits with Lacey. As development occurs in Olympia and 45th and 40th Avenues SE are constructed, these street connections will increase route options, neighborhood connectivity and improve the efficiency of the overall network. Therefore regardless of a proposed downzone these street are needed and will be required as frontage improvements as new development occurs in the future.

3. Medela site specific rezone, an incorporated island at 8th St SE and Steele SE (applicant driven request for re-designation and rezone from R 4-8 to RM-18)

This proposal would significantly increase traffic volumes on Chambers Street, 7th Avenue SE and 8th Avenue SE. A site plan was provided that show 140 apartment/townhouse units. This will generated approximately 87 p.m. peak hour and 931 daily trips for the project. Typically local access street are design to a 500 daily trip threshold. It is likely that that Chambers Street and 7th Avenue would exceed this threshold. The pavement condition on the streets described east of Boulevard Road would not be able to support increased traffic volumes. A full traffic analysis would be necessary to further identify traffic impact to street, intersection capacities and pavement conditions. Therefore the proposed RM-18 zoning may not be able to be fully build-out.

If you have any questions please call me. I am out of the office Thursday and Friday.

Thanks,

Dave S. Smith, P.E.

Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
924 7th Ave. SE - Suite A
Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

Amy Buckler

From: Jeremy Davis [davisj@co.thurston.wa.us]
Sent: Wednesday, October 10, 2012 1:55 PM
To: Amy Buckler
Subject: Fwd: Comment on #20 Medela Land Use Plan Amendment

Comment

>>> F C <noyb1958@gmail.com> 10/10/2012 12:58 AM >>>
Mr. Jeremy Davis and members of the Planning Commissions:

I own the property at 914 Boulevard Rd. SE, Olympia, and there have been on-going problems with bus riders who are using the Route 64 bus stop located in front of the address. They trespass and leave trash on the property, and we have been putting up with it for several years.

Now with the proposed Medela land use plan and rezoning amendment for the property generally located at 8th Avenue SE and Steele Street SE, accessed off Boulevard, we are concerned about increasing use of that bus stop. The developer's application states:

14. Transportation.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Answer:

The site is not served. The nearest public transit stop is Intercity Transit's stop #64 on Boulevard Road, approximately 1 block from the site.

The proposal is for added multi-family homes and an apartment complex, providing many additional people in the neighborhood who possibly would use public transit. Because of this we believe that a bus stop closer to the proposed site should be established. The current one in front of 914 is NOT appropriate since it's further away from 8th Ave., the best access to the addition, and would not be directly accessed from the new addition.

If the stop remains in its current location, we are concerned that the additional ridership would leave our property open to more trespassing and trash deposition. It is logical that people will want to take shortcuts from the alley right through our property to the bus stop at the southwest corner of the property, and to protect our property we would be forced to put up fencing and security measures such as cameras, all at great expense to us. The best solution, of course, is to move the stop to the north. However, we contacted Intercity

Transit about moving the stop, and the response from IT's Cheryl Arnett was that Intercity Transit has no plans in the immediate future to relocate this bus stop.

The next best solution is for the Medela developers to put up adequate fencing on our property at their expense. If they will agree to this, we will not oppose the development.

Thank you,

Carol M. Frink
Owner: 914 Boulevard, Olympia
Phone: 360-352-9792

Amy Buckler

From: Jeremy Davis [davisj@co.thurston.wa.us]
Sent: Wednesday, October 10, 2012 1:54 PM
To: Amy Buckler
Subject: Fwd: Medela Land Use Amendment
Attachments: jeremy davis letter about land use.doc

Comment

>>> Mathew Fisher <DrMatt@FisherJonesFamilyDentistry.com> 10/10/2012 12:22 PM >>>
Jeremy, Here is an attachment from the Fir Grove Business Park for tonights meeting. Thank you

Dr. Matt

October 10, 2012

Jeremy Davis

Senior Planner

Planning Department

200 Lakeridge Drive SW

Olympia, WA 98502

Dear Mr. Davis,

As President of the Fir Grove Business Park Owners Association, I have been asked to convey to you the concerns we, the owners of the buildings and businesses located in the Fir Grove Business Park, have regarding the Medela Land Use Plan Amendment.

The Fir Grove Business Park is located on the corner of Boulevard Rd. and Pacific Ave., next to the cemetery and on both sides of the gas station which is on the actual corner of the two aforementioned roads. The proposed amendment would greatly increase the number of residential units that use Boulevard Rd. and Pacific Ave. as their only option to go to and from their place of residence. The proposed plan calls for approximately 200 parking spots.

We are concerned that the increase in traffic caused by this plan will significantly strain the already overloaded intersection at Boulevard Rd. and Pacific Ave.

Current symptoms of overload include:

- Long waits (multiple light cycles) and backups at the intersection of Boulevard Rd. and Pacific Ave.
- Vehicles choosing to “cut-through” the Fir Grove Business Park’s parking lot in order to avoid the light at the intersection of Boulevard Rd. and Pacific Ave. (Note: We have put up multiple speed bumps to discourage this practice, to no avail.)
- Difficulty in exiting the Fir Grove Business Park’s parking lot onto Boulevard Rd. or Pacific Ave. during peak traffic hours due to high vehicle volumes.

We would like the Planning Commissions to consider these problems and let us know how they plan to address them. There is currently no empty land in the vicinity of the intersection of Boulevard Rd. and Pacific Ave. that would allow for significant changes to be made.

Sincerely,

Dr. Matt Fisher, President

Fir Grove Business Park Owners Association

drmatt@fisherjonesfamilydentistry.com

Amy Buckler

From: Jeremy Davis [davisj@co.thurston.wa.us]
Sent: Wednesday, October 10, 2012 1:53 PM
To: Amy Buckler
Subject: Fwd: Public Hearing October 10, 2012: support for Option 2 on proposed amendments for French Loop/Road and Butler Cove area

Comment

>>> Patty Mosqueda <pattyfm@comcast.net> 10/10/2012 11:47 AM >>>

Jeremy Davis
Senior Planner
Planning Department
2000 Lakeridge Drive SW
Olympia WA 98502

Mr. Davis:

We are submitting this e-mail as our written comments for this hearing.

We are writing to urge the adoption of Draft Option 2 -- which would retain this area in the UGA, and lower the land use intensity designation/zoning.

We have lived in the Westwood neighborhood for 15 years. We have access to Olympia city water services, but at this point we do not have Olympia sewer services. However, as stated in the Preliminary Staff Report (page 5) of September 5, 2012, "...the Westwood neighborhood could potentially be served by city sewer service sometime in the future." We feel strongly that we would like to retain the possibility of connecting to Olympia city sewer services, and maintain our current arrangement for accessing city water.

Regarding zoning, maps in the Preliminary Staff Report (page 7) indicate important land features to be taken into account, including: locations with high groundwater hazards (along with groundwater buffers), and landslide hazards. Therefore, we support the change in residential zoning as proposed in Option 2.

Thank you very much,

Patricia Mosqueda
Lawrence Mosqueda
2725 Westwood Drive NW
Olympia, WA 98502

Amy Buckler

From: Amy Buckler
Sent: Wednesday, October 10, 2012 8:39 AM
To: Todd Stamm; David Smith; Rich Hoey; Keith Stahley
Cc: Andy Haub
Subject: FW: medela rezone pedestrian safety

FYI - There will be public concerns about traffic pertaining to Medela.

If staff were to recommend 9th be upgraded, who is responsible for the analysis, and what criteria is looked at? The City Council's public hearing is on November 5, so we're looking at a staff report due @ Oct 25.

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Tuesday, October 09, 2012 9:59 AM
To: Amy Buckler
Cc: Julie Mongey; CityCouncil; Christy Osborn
Subject: Re: medela rezone pedestrian safety

hi amy,

i am going to try and get us all up to speed here on my concerns, because i live right next to the proposed rezone

in order for the new proposed medela apartment pedestrian community to be able to safely access, via by walking or biking: lions park, city bus stops, ralphs thriftway, and downtown olympia, there needs to be some sort of well lit crosswalk at 7th and boulevard *or* 9th and boulevard.

that is all i want.

maybe have the developer ask the city of olympia to put one in as a condition to the rezone or something, whatever it takes, i don't care.

On 10/09/2012 09:38 AM, Amy Buckler wrote:

Mr. Menendez,

Attached are comments from the City's traffic engineer at the City regarding the county rezones. These are the only written comments I have received to date pertaining to traffic/Medela. City and County staff are currently in conversation about the rezones, and we will publish our recommendation before Oct 22 as I noted earlier.

Please note, it is City policy that public records requests made via email must be sent to the City Clerk according to the instructions linked below. The reason for this policy is so that we can assure the public that their records request has been received, as we check the public records request email daily. Individual employee boxes may not be checked during an employee vacation. That said, there is no need to make you jump through hoops to receive the attached comments, and I have copied our records staff so that they can record the request. In the future, please use the link below to request public records.

<http://olympiawa.gov/city-government/public-records-requests.aspx>

Thank you,

Amy Buckler

Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847

Cell: (360) 507-1955

Fax: (360) 753-8087

This email is subject to public disclosure

From: patrick menendez [<mailto:menendezpm@gmail.com>]

Sent: Monday, October 08, 2012 4:15 PM

To: Amy Buckler

Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers

Subject: Re: medela rezone pedestrian safety

amy,

in order to effectively testify in public, i need to know exactly what public safety concerns city staff already aware of regarding the proposed medela rezone area (boulevard rd & 7th & 9th).

can you please give me a list of any medela rezone area public safety concerns raised so far by olympia city staff, so i can tell my neighborhood association more about this proposal?

On 10/08/2012 03:49 PM, Amy Buckler wrote:

Dear Mr. Menendez,

Yes, the Planning Commissions are holding a public hearing on Oct 10, wherein anyone from the public can speak their mind about the proposed Medela rezone, as well as the other two proposals under consideration. You can sign up to speak that night on the sign-in sheets that will be provided near the door. There will be a 3 minute time limit so that everyone has a chance to speak. You may also submit written comments at the hearing. The Commissions may choose to extend the written comment deadline beyond Wednesday evening, but I can't guarantee it. I have entered your initial comments into the record, and you are welcome to submit further comments.

The Planning Commissions are citizen advisory bodies that make recommendation to their respective policy makers. Public comment is an integral and required part of City/County decision-making. The Commissions are accepting and reviewing public comments as these will help shape the recommendation they make to the Olympia City Council and County Commissioners.

Hope that helps,
Amy

From: patrick menendez [mailto:menendezpm@gmail.com]
Sent: Monday, October 08, 2012 3:23 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Nathaniel Jones; Stephen Langer; Jim Cooper; Julie Hankins; Jeannine Roe; Karen Rogers
Subject: Re: medela rezone pedestrian safety

amy,

on wed oct 10th, will the olympia and thurston county planning commissions be accepting, and reviewing, public safety concerns raised by neighborhood residents affected by the medela rezone?

and if they are accepting and reviewing them, can you please explain why?

On 10/08/2012 02:21 PM, Amy Buckler wrote:

Dear Mr. Menendez,

At this stage, we can't determine exactly what infrastructure improvements would be required should development occur in the Medela area. Transportation improvement requirements would be determined during a subdivision or land use approval process. During the land use approval process, the City also makes a determination under the State Environment Protection Act (SEPA); this can also lead to requirements for mitigating transportation impacts. Assuming a developer gets all those approvals, then they submit for building permits.

At this stage, we are looking at a potential change of land use designation (which generally means the planned future land use for the area) and a corresponding rezone (Zoning is more specific than the future land use designation, and must be consistent with it. Generally, zoning determines the allowed density, setbacks, and other development standards.) At this stage, we will look at whether the proposed designation/zoning is consistent with state law, long-term plans, and whether it is realistic given current conditions. City staff will be publishing their recommendation regarding this proposal in a report to the Olympia Planning Commission 5 days before their deliberation meeting on Oct 22. You can access the agenda and reports for all City meetings here:
<http://olympia.legistar.com/Calendar.aspx>.

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

-----Original Message-----

From: patrick menendez [<mailto:menendezpm@gmail.com>]
Sent: Monday, October 08, 2012 1:53 PM
To: Amy Buckler
Cc: Stephen Buxbaum; Stephen Langer; Nathaniel Jones; Karen Rogers; Julie Hankins; Jeannine Roe; Jim Cooper
Subject: Re: medela rezone pedestrian safety

hi amy,

in your opinion, from a public safety standpoint, exactly what municipal infrastructure improvements would need to be made along boulevard road in order to make the medela rezone request beneficial to eastside neighborhood pedestrians, new incoming residents, children, the elderly, the disabled, and bicycle commuters?

On 10/08/2012 11:42 AM, Amy Buckler wrote:

Dear Mr. Menendez,

Thank you for your comment regarding the proposed Medela rezone. We are certainly considering the transportation impacts of this proposal. Because this area is in Thurston County, while also part of Olympia's urban growth area (meaning it will one day be annexed into Olympia) the decision regarding whether or not to approve the proposal will be made by both Thurston County and City of Olympia. Although Steve Hall does not have much impact on the decision at this point, I will forward your comment to the Olympia Planning Commission. Here is the future decision-making process and how to get further involved:

- The Thurston County Planning Commission and Olympia Planning Commission will hold a joint public hearing at the Thurston County Courthouse, Room 152, this Wednesday, Oct 10 at 7:00 pm. You can come and testify.
- The Thurston County Planning Commission will deliberate and make a recommendation to the County Commissioners at their meeting on Oct 17.
- The Olympia Planning Commission will deliberate and make a recommendation to the Olympia City Council at their meeting on Oct 22, which starts at 6:30 pm at Olympia City Hall.
- The Olympia City Council will hold a public hearing at their meeting at City

Hall on November 5, which starts at 7:00pm. You can come and testify.
- The City Council will make a decision on November 20. The Olympia City Council's decision will be forwarded to the Thurston County Commissioners.
- I don't have a date for The Thurston County Commissioner's decision - probably early next year.

Please let me know if you have any questions,

Amy Buckler
Associate Planner
Community Planning & Development
601 4th Ave E
P.O. Box 1967
Olympia, WA 98507-1967

Office: (360) 570-5847
Cell: (360) 507-1955
Fax: (360) 753-8087

This email is subject to public disclosure

-----Original Message-----

From: patrick menendez
[mailto:menendezpm@gmail.com]
Sent: Friday, October 05, 2012 11:21 PM
To: Amy Buckler
Cc: CityCouncil
Subject: medela rezone pedestrian safety

hi amy,

i live on sawyer st right next the proposed medela rezone. i have no issue with the proposal itself, but i am concerned that boulevard rd is not safe for pedestrians and that this proposal and its associated 900 extra daily auto trips will make that worse.

so, please tell steve hall i said to put some well lit crosswalks in on boulevard, maybe at least at 7th and boulevard. i dont want to get hit by any more trucks in olympia.

thank you.

patrick menendez

olympia

Amy Buckler

From: David Smith
Sent: Wednesday, October 03, 2012 4:08 PM
To: Amy Buckler
Subject: Olympia/Thurston Joint Plan Amendments & Rezones 2012

Hi Amy:

Here are a few comments that I have for you.

1. French Loop Road and Butler Cove Study Area (for re-designation and downzone)

The result of a downzone to the French Loop Road and Butler Cove Study Area will not significantly change or effect the outcome of any planned City of Olympia 2012 – 2017 Capital Facility Plan project or planned project needs in the draft 2030 Comprehensive Plan Transportation chapter. No street class designation change is being proposed. As development occurs the most current version of the County's Engineering Design and Development Standards would apply. Property that fronts along Olympia's 28th Avenue NW would apply City of Olympia street standards.

2. S. Olympia/Chambers Study Area (for re-designation and downzone)

The existing City of Olympia 2025 Comprehensive Plan and the proposed 2030 plan identifies 45th Avenue SE as a future major collector and 40th Avenue SE as a future neighborhood collector from Wiggins Road to the east city limits with Lacey. As development occurs in Olympia and 45th and 40th Avenues SE are constructed, these street connections will increase route options, neighborhood connectivity and improve the efficiency of the overall network. Therefore regardless of a proposed downzone these street are needed and will be required as frontage improvements as new development occurs in the future.

3. Medela site specific rezone, an incorporated island at 8th St SE and Steele SE (applicant driven request for re-designation and rezone from R 4-8 to RM-18)

This proposal would significantly increase traffic volumes on Chambers Street, 7th Avenue SE and 8th Avenue SE. A site plan was provided that show 140 apartment/townhouse units. This will generated approximately 87 p.m. peak hour and 931 daily trips for the project. Typically local access street are design to a 500 daily trip threshold. It is likely that that Chambers Street and 7th Avenue would exceed this threshold. The pavement condition on the streets described east of Boulevard Road would not be able to support increased traffic volumes. A full traffic analysis would be necessary to further identify traffic impact to street, intersection capacities and pavement conditions. Therefore the proposed RM-18 zoning may not be able to be fully build-out.

If you have any questions please call me. I am out of the office Thursday and Friday.

Thanks,

Dave S. Smith, P.E.

Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
924 7th Ave. SE - Suite A
Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

