

Joyce Phillips

From: Leonard Bauer
Sent: Tuesday, June 05, 2018 8:22 AM
To: John Tobin; Stacey Ray; Cari Hornbein; Joyce Phillips
Subject: RE: Associating My Comments with the Group

Thank you for the comments, John. They will be provided to the Olympia Planning Commission.

From: John Tobin <jctobin2@gmail.com>
Sent: Monday, June 4, 2018 5:39 PM
To: Stacey Ray <sray@ci.olympia.wa.us>; Cari Hornbein <chornbei@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Re: Associating My Comments with the Group

Leonard, Joyce, Stacey, Cari,

Please consider all comments on the Missing Middle Proposal previously submitted to the Planning Commission by me, John Tobin, to also be comments from the group, Olympians for Smart Development & Livable Neighborhoods, of which I am a member.

These would include, but not be limited to, all comments by me contained in material accessible via clickable links as they appear on the city's website at <http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>

See Written Public Comments Provided to Planning Commission.

See Public Comments to Planning Commission received May 7-21, 2018.

Also Public Comments attached to 5-21-18 Planning Commission Agenda.pdf

Thank you for acknowledging my association with this group.

Regards,
John Tobin

On Mon, Jun 4, 2018 at 12:19 AM, Walt Jorgensen <waltjorgensen@comcast.net> wrote:

Leonard Bauer, FAICP/Deputy Director
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.753-8206 | www.olympiawa.gov

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | www.olympiawa.gov

Stacey Ray, Senior Planner

City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.753.8046 | www.olympiawa.gov

Cari Hornbein, Senior Planner & SEPA Official for Lead Agency, City of Olympia
Phone: (360) 753-8048
E-Mail: chornbei@ci.olympia.wa.us
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967

Leonard, Joyce, Stacey, Cari,

Please consider all comments on the Missing Middle Proposal previously submitted to the Planning Commission by me, Walt Jorgensen, to also be comments from the group, Olympians for Smart Development & Livable Neighborhoods, of which I am a member.

These would include, but not be limited to, all comments by me contained in material accessible via clickable links as they appear on the city's website at <http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>

See [Written Public Comments Provided to Planning Commission](#).

See [Public Comments to Planning Commission received May 7-21, 2018](#).

Also [Public Comments attached to 5-21-18 Planning Commission Agenda.pdf](#)

I would appreciate acknowledgment of receipt of this request and of the association of my comments with the parent group, Olympians for Smart Development & Livable Neighborhoods.

Thank you,

Walter R. Jorgensen
Member, Olympians for Smart Development & Livable Neighborhoods
823 North St SE
Tumwater, WA 98501-3526
waltjorgensen@comcast.net
360-489-0764 (home)
360-819-0678 (cell)

Joyce Phillips

From: CityCouncil
Sent: Tuesday, June 05, 2018 8:37 AM
To: Janae Huber
Cc: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: RE: More support for missing middle housing recommendations

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Janae Huber <janae.huber@gmail.com>
Sent: Monday, June 04, 2018 5:22 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: More support for missing middle housing recommendations

Dear Mayor Selby and Members of City Council -

Whitney Bowerman, a former member of the Eastside Neighborhood Association and neighborhood leader, recently wrote [this letter to the editor](#) about her experience advertising a home for rent. After just three hours and with more than 50 inquires, it was gone.

Whitney's experience is a great illustration of how missing middle implementation can help alleviate these unhealthy market conditions.

Regards,
Janae Huber

Missing Middle allows citizens to be part of solution

By Whitney Bowerman

Olympia

May 25, 2018 03:10 PM

Recently I advertised a home for rent that my husband and I purchased 10 years ago as a retirement investment. Within three hours of advertising, I had turned off my phone and pulled down the listing, having received over 50 inquiries via phone, text, and email. People shared their stories, advocated for themselves as amazing tenants, and offered to pay higher rent or sign multi-year leases. These are signs of a severely limited housing supply and a broken system.

Olympia's lack of available housing creates an environment where rents continue to increase until more supply is available. We need more inventory to meet the demand caused by population growth, or costs will reach higher levels of unaffordability. We need a variety of housing options that will accommodate a variety of income levels. A quick search on Craigslist will reveal that a duplex or accessory dwelling unit (if you can find one) rents for much cheaper than a single-family home. Our current exclusionary zoning limits our ability to build this diverse housing.

We need to start creating forward-looking solutions, from a variety of angles. Missing Middle housing is one piece of the puzzle, as indicated in the city's Comprehensive Plan. It allows local people to take action and be part of the solution, whether it be building an accessory dwelling unit in a backyard or a duplex on a vacant lot next door. These are small, feasible, neighborhood-scale changes to existing code that can begin to make a difference now.

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article211955709.html#storylink=cpy>

<http://www.theolympian.com/opinion/letters-to-the-editor/article211955709.html>

Joyce Phillips

From: Clay Shentrup <cshentrup@gmail.com>
Sent: Tuesday, June 05, 2018 4:41 PM
To: missingmiddle
Subject: Public comments

Hello,

I'm writing to express my strong support for the missing middle proposal.

My wife and I recently moved here with our four-year-old son, and are expecting a daughter in September. For many years we lived in the San Francisco Bay Area, where we struggled to thrive despite earning "high incomes"—primarily because of housing scarcity. This problem has hit especially hard in West Coast cities like San Francisco and Seattle, two epicenters of technology and the high salaries that accompany that industry.

In an ideal economic system, increased economic growth and density would be widely seen as positive. Increased density reduces total commute distances, and leads to economies of scale in everything from public transit to traffic enforcement. But American cities have done an incredibly poor job of building housing to meet this demand—particularly the kind of dense infill housing that's needed to get people out of their cars, and onto sidewalks, bicycle lanes, buses, and trains. This phenomenon has been widely covered by progressive organizations such as the Sightline Institute, so I won't rehash their verbose findings.

Anecdotally, I've seen an alternative to American sprawl and single-family housing. On our honeymoon, we ventured across Europe and experienced a radically superior model. In Berlin, we were able to walk, bike, or take pervasive underground train lines to virtually any place we wanted to go. Our trip to Prague was aboard a clean and speedy train that came regularly. In spite of having vastly more residents per square mile, Berlin and other EU cities seemed to have *more* (at least more vibrant) parks and recreational amenities. People mingled in public squares. There was such a strong sense of *community*.

We can do this here in America. In Olympia. We can provide ample housing that intrinsically reduces the cost of living for families, and decreases our reliance on cars. We can attract many more residents, to grow our tax base and keep our local businesses thriving and expanding. Keeping housing out of reach for the next generation—and keeping people reliant on the personal automobile while sea levels rise—is not an option.

Regards,
Clay Shentrup
Wildwood

415.295.2529

Joyce Phillips

From: Susan Grisham
Sent: Wednesday, June 06, 2018 3:16 PM
To: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: call from citizen re: Missing Middle

I received a call from Mr. Helmuth Endler who lives on Frederick Street. He asked that I share with the Council that he is against any of the Missing Middle proposals.

Joyce Phillips

From: CityCouncil
Sent: Wednesday, June 06, 2018 3:25 PM
To: MICHAEL O'NEILL
Cc: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: RE: Rezoning single family neighborhoods

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff. By way of copy I will ask Senior Planner Joyce Phillips to respond to your questions.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: MICHAEL O'NEILL <ONEILL2000@msn.com>
Sent: Wednesday, June 06, 2018 2:44 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Rezoning single family neighborhoods
Importance: High

Would like to see a map of the city affected by this decision and timeline to implement. What are the people's options in regard to disapproval? Citizen of Olympia since 1951. Please respond as quickly as possible.

Michael O'Neill
360-464-5143

Joyce Phillips

From: CityCouncil
Sent: Thursday, June 07, 2018 3:34 PM
To: Dani Madrone
Cc: Connie Cobb; Councilmembers; Jay Burney; Joyce Phillips; Keith Stahley; Kellie Braseth; Leonard Bauer; Steve Hall
Subject: RE: More Missing Middle support!

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

Please note all correspondence is subject to public disclosure.

From: Dani Madrone <danimadrone@gmail.com>
Sent: Thursday, June 07, 2018 3:30 PM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: More Missing Middle support!

Hello Council,

Below is another letter to the editor in support of Missing Middle housing. I appreciate the point that Jim raises about property rights.

Best,
Dani Madrone

<http://www.theolympian.com/opinion/letters-to-the-editor/article211960639.html>

The Missing Middle is the best use of space

BY JIM BURLINGAME
Olympia
May 26, 2018 04:07 PM

In my book “Building Ghosts: A Month of Empty Commercial Properties in a Capital City, and the History that Haunts Them,” I use the metaphor of a phantom palace to describe not just the columns of the hidden past that rise invisibly around us, but also the wasted potential present and future uses of the places we pass by every day. This is true of the residential parts of town, too. The Missing Middle proposals would go a long way towards remedying this.

It would be a shame to let the spaces in between single-family homes (and above garages, etc) continue to go to waste, when they could be used to house not just the many incoming Olympia residents, but also those already here who don't have enough housing options.

There is a third rail in the discussion of the Missing Middle that's in the shadows, yet powers opposition to the plan: property rights. However, in the inverse of its usual manifestation, here people are objecting to how their neighbors might make use of their own property. Not only do their neighbors have the right to make the most pragmatic use of their land and structures, but we also, as a society, have a vested interest in encouraging the best use of all the infrastructure across this fine city we share.

I hope the city of Olympia adopts the Missing Middle proposals, and we see more vibrant humanity where once there were simply ghostly empty spots.

Joyce Phillips

From: Pandora Touart <aptouart@netzero.net>
Sent: Friday, June 08, 2018 4:06 PM
To: missingmiddle
Subject: density

First, I understand the need to plan for growth as Puget Sound mimics the Bay Area. But the reality on the ground is often different from the lovely photos on the website.

After 25 years I just left Ballard, Seattle's fastest growing, densest neighborhood. Flee is more like it.

What we witnessed is that once developers get a foothold without stringent guidelines, scores of ugly, cheap and fast to build units go up. They bear no relationship to the neighborhood housing stock, they quickly eliminate neighborhood character, and 3 story town homes and row houses loom over single family whose occupants feel "raped." Then they sell, opening the door for more ugly.

Design review is very limited and it's hard to change designs. Look at the orange out of character structure on eastside. Pretty out of sync with the neighborhood.

Developers have no reason to consider character, the future of how these will look or much besides making a buck. There are exceptions but this housing boom brings out the quick and dirty worst.

I certainly hope the council and planners will look to see where other cities (Portland?) have managed to build and grow without sacrificing the quality and character of the neighborhoods. Olympia is too good to destroy.

Sincerely,
Pandora Touart

We Say Goodbye To Lara Spencer

risingstarnewspaper.com

<http://thirdpartyoffers.netzero.net/TGL3242/5b1b0bef19ec2bee4d6est02vuc>

Sponsored Links : |

Joyce Phillips

From: Michelle Burke <realtor.mburke@gmail.com>
Sent: Friday, June 08, 2018 10:49 PM
To: missingmiddle
Subject: Tiny house excitement ...with missing middle

To Whom it may Concern,

I am a North East Neighborhood home owner with a double lot in Olympia. We bought our home in this neighborhood because of its walk ability to down town. Being a home owner I am very interested in having the freedom and flexibility to be able to build and park a tiny home on our extra large lot.

I believe tiny house movement is important, it has a very low impact on neighborhoods, water, heating, building foot print.

Together my husband and I have 6 children and we want to be able to share with them the idea of building their own home and they could do that here on our big lot.

Maybe Missing Middle should have a few different categories and not put every one in the same general plan. How about if you have a certain size lot you can have an additional tiny home to accompany the house. But having a time frame with the building of the house.

People will be moving here, we need to be wise about growth, I believe less is more and that missing middle is an important step to housing in Olympia.

Thanks for your consideration.

--
Michelle Burke

Joyce Phillips

From: Carol <carol@reachone.com>
Sent: Sunday, June 10, 2018 10:02 AM
To: missingmiddle
Subject: Missing middle housing

There is a great need for affordable housing. As a senior, I know friends being forced out of mobile homes, houses and apartments when they change hands. As they search for safe, affordable housing, they find prices more than doubled. ADUs and tiny houses in existing, safe neighborhoods could provide much needed relief. There are often sidewalks, bus stops, shopping, and social organizations nearby. I support expanded opportunities for this type of housing.

Also, in the historic neighborhood of South Capitol in which I live, many of the large houses were converted into duplex, triplex, fourplex and even small apartment units in the 70s or 80s. We've been here for more than 30 years and know these smaller units don't stand vacant. They're close to the Capitol and other amenities. I'd rather see them rented than seeing lobbyists continue to buy up the houses in this neighborhood where they stand vacant while increasing numbers of individuals and families move farther out to find housing. This decreases diversity and increases costs in terms of commuting, financially, socially and environmentally.

One other problem with homelessness that is rarely brought up is the reticence to rent to individuals with criminal backgrounds. These individuals often wind up homeless and more likely to recidivate. The new law should help, but having upfront fees exacerbated the problem of getting into housing for them as well as others seeking housing.

Helping individuals with money for first, last and damage fees could help some folks get into housing they could afford, but they don't have the upfront money to move in. Sliding scale payments over time to repay some or all the amount for fees could be very helpful. In some cases, no repayment need be made.

Thank you for the opportunity to weigh in.

Carol Welch

Sent from my iPhone