

## Amy Buckler

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**From:** Charles Shelan <cshelan@comcast.net>  
**Sent:** Tuesday, February 18, 2014 4:27 PM  
**To:** Amy Buckler  
**Subject:** RE: FW: Comments to OPC

Dear Amy,  
Thank you for your clarifying email.  
Sincerely,  
Charles Shelan

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

**From:** Amy Buckler  
**Date:** 02/18/2014 3:18 PM (GMT-08:00)  
**To:** [cshelan@comcast.net](mailto:cshelan@comcast.net), [tiguy8@gmail.com](mailto:tiguy8@gmail.com), [shelanski@hotmail.com](mailto:shelanski@hotmail.com)  
**Subject:** FW: Comments to OPC

Dear Mr. Shelan et al.,

Hello, and thank you for your comments to the Planning Commission regarding the proposed Multi-family Housing development code change. I will include them in the OPC packet for Feb 24th. Meanwhile, I want to make sure you understand what is being proposed and not proposed.

The proposed change does not regard a development plan, nor does it seek to change the zoning classification of any parcel. The proposed change would apply to properties throughout the City that are zoned as Residential Multi-family 18-Units per Acre (RM-18), 5+ acres in size and the subject of an application to (re)develop. The change would be more restrictive than the current regulation.

The proposal regards the threshold for requiring a mix of housing types (i.e., no more than 70% of the development can be single family detached, townhome, duplex, or multifamily types) in the RM18 zone. The current threshold is 10+ acre parcels - the proposal is to change the threshold to 5+ acres. The requirement itself, the types of housing allowed, what areas are zoned RM18 - these are already in place in the Code. Only the 10+ threshold for mixing housing types in the RM18 is proposed to change at this time.

St. Pete's owns three contiguous parcels that total 20+ acres that are currently zoned RM18 in your area. So the scope of this proposed change would only affect whether they would be required to provide a mix of housing types for 10+ or 5+ acre parcels.

I hope that makes sense. It sounds like you are more concerned about RM18 zoning and prospects for future development in this area more than the proposed code change currently under consideration - is that right?

Sincerely,

Amy Buckler

## Nancy Lenzi

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**From:** Nancy Lenzi  
**Sent:** Tuesday, February 18, 2014 4:33 PM  
**To:** Amy Buckler  
**Subject:** FW: Comments to OPC  
**Attachments:** scan0030.jpg; scan0031.jpg

Amy, I e-filed for you a PDF version of this public comment RE: Project file #13-0124 Multifamily Transitions in

\\calvin\CPD\PLANNING PROJECT FILES\13-0124 Multifamily Transitions\Public Comments

I will put a hard copy in your office for the project file (assuming that you have it).

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

From: cpdinfo  
Sent: Tuesday, February 18, 2014 9:21 AM  
To: Amy Buckler  
Cc: CPD Planning  
Subject: FW: Comments to OPC

Received thru cpdinfo...

Pam Fant  
Permit Specialist/Supervisor  
[pfant@ci.olympia.wa.us](mailto:pfant@ci.olympia.wa.us)  
360 753 8288

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

From: Charles Shelan [<mailto:cshelan@comcast.net>]  
Sent: Monday, February 17, 2014 3:30 PM  
To: cpdinfo  
Cc: [tiguy8@gmail.com](mailto:tiguy8@gmail.com); [shelanski@hotmail.com](mailto:shelanski@hotmail.com); 'Suzanne Shafer'  
Subject: Comments to OPC

Dear Olympia Planning Commission:  
Please accept these comments regarding the proposed changes in the Development Code.  
Sincerely,  
Charles Shelan  
Norma Shelan  
Heather Cole  
Tim Cole  
Suzanne Shafer

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HP Photosmart software - great for easy organizing, printing, sharing, and creatively using your photos!

**Subject: The Olympia Planning Commission's (OPC) Potential Change to the Development Code RE: Multi-Family Housing Developments. (File # 13-0124)**

**Comment:**

As residents of Lindell Rd the OPC's proposal to change the Development Code regarding Multi-Family Housing Developments raises both definite environmental and potential infrastructure concerns for residents living adjacent to or nearby parcels of land that will be affected by the change.

The proposed regulatory change directly affects a sensitive wetland area neighboring Lindell Road. The environmental concerns of the wetland are the following:

- 1) Development in the wetland will reduce the wetlands ability to filter storm water runoff. Additionally, due to climate change and larger storm events predicted in the future, wetlands are key environmental features that will lessen the impacts of large flooding events and serve as a filter for storm water runoff.
- 2) Development in the wetland could potentially affect residents who live on Lindell Rd who currently depend on ground water wells for drinking water. Residents of Lindell Rd would like to recommend a study examining groundwater levels and the proposed high density development to ensure no impact on long-term supplies of drinking water.
- 3) Based on a study completed in Snohomish County, wetlands are now seen as Blue Carbon sinks, critical for not only wildlife habitat but also important for mitigating the impacts of climate change\*
- 4) Here in the Puget Sound, we all have a key role to play in Puget Sound Recovery as noted in the Puget Sound Action Plan. The key objective of this Plan is to recover the Sound by 2020. As noted in the 2013 Action Plan, one key action is to prevent and to reduce storm water runoff. Key aspects in preventing and reducing storm water runoff are; a) to leave current wetland environments intact, b )promote low impact development and c)decrease areas of impermeable surfaces-i.e. roads and parking lots.

Additionally, in the City of Everett a new hospital run by Providence was recently built. However, after completion the City of Everett found out that the new hospital exceeded the sewage and storm water treatment plant capacity. Therefore, the residents neighboring the hospital are no longer allowed to use the plant to filter their storm water runoff, increasing the amount of pollutants, toxins, and debris running directly into our fragile Puget Sound. The city of Everett case study is a stark reminder of the impact that high density development can have on existing sewage and storm water runoff treatment facilities.

The following residents of Lindell Road are against the proposed changes to the development code that affect multi-family housing developments.

Thank you for your consideration,

Charles Shelan



Norma Shelan



Heather Cole



Tim Cole



Suzanne Shafer



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\*\* Crooks, S., Rybczyk, J., O'Connell, K., Devier, D.L., Poppe, K., Emmett-Mattox, S. 2014. *Coastal Blue Carbon Opportunity Assessment for the Snohomish Estuary: The Climate Benefits of Estuary Restoration*. Report by Environmental Science Associates, Western Washington University, EarthCorps, and Restore America's Estuaries. February 2014.

## Amy Buckler

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**From:** West Olympia Business Association <Info@WestOlyBusiness.com>  
**Sent:** Friday, February 07, 2014 11:24 AM  
**To:** West Olympia Business Association  
**Subject:** Notice of Public Hearings - Olympia Planning Commission  
**Attachments:** Olympia Planninc Commission Notice of Public Hearings.pdf

Good morning,

Please find attached a notice from the Olympia Planning Commission regarding upcoming public hearings. Anyone is invited to attend these hearings.

*WOBA forwarded the notice .*

Thanks!

**West Olympia Business Association**

2103 Harrison, #2334

Olympia, WA 98502

360-867-8809

[Info@WestOlyBusiness.com](mailto:Info@WestOlyBusiness.com)

[www.WestOlyBusiness.com](http://www.WestOlyBusiness.com)

This email is a direct message from the West Olympia Business Association ([www.WestOlympiaBusiness.com](http://www.WestOlympiaBusiness.com)). We are committed to protecting your privacy and do not sell or rent your email address to any other party. To unsubscribe from WOBA e-mails, please respond to this message by clicking [here](#).

## Amy Buckler

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**From:** Ron Niemi <Ron@southsounddevelopers.com>  
**Sent:** Friday, February 14, 2014 4:05 PM  
**To:** Amy Buckler  
**Subject:** Comments: Proposed Multi-Family Transitions, File #13-0124  
**Attachments:** RM-18 Comments.pdf

Good afternoon Amy,

Please find my comments to the proposed "Multi-Family Transitions", File #13-0124 attached.

Thank you for the opportunity to input to the process. This is an important consideration for Olympia's economic and urban future.

Best regards,

Ron Niemi  
Woodard Bay Works, Inc.  
(360) 545-3759

*This message may contain confidential and/or privileged information. If you are not the addressee or authorized to receive this for the addressee, you must not use, copy, disclose, or take any action based on this message or any information herein. If you have received this message in error, please advise the sender immediately by reply e-mail and delete this message. Thank you for your cooperation.*

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**From:** Nancy Lenzi  
**Sent:** Wednesday, January 29, 2014 3:38 PM  
**Cc:** Amy Buckler; Stacey Ray; Todd Stamm  
**Subject:** Notice of Olympia Planning Commission Public Hearings

**To: The City of Olympia Planning Commission**

**RE: Proposed threshold change associated with RM-18 zoning:**

Implementing this proposed change may appear on the surface to be a “softer” approach to densification within the urban core, but has some real-life implications that would delay or permanently impede reaching the well-established and vetted goals of Olympia and Thurston County. Those goals are outlined in the Joint Comprehensive Plan, TRPC’s Sustainable Thurston Plan, TRPC’s Urban Corridors Plan and the Growth Management Act (hereinafter, ‘The Plans’).

First, it will result in a net reduction in the density of the largest available properties in the City and UGA that are zoned RM-18. Those properties represent the best opportunity for Olympia and Thurston County to create thriving neighborhood centers that will support business, transit and other alternative commute options for the future. The resulting reduction in living units yields fewer “heads in beds”. That equates to less density to enable and support the key elements of The Plans. It also equates to higher risk and marginal economic feasibility for the development community to proceed with projects. That in turn yields delay in implementation of The Plans in the face of a large population increase coming at Thurston County over the next few years, which will continue to push development out of the urban core, increase sprawl, increase vehicle trips, increase utility infrastructure demands and increase rural roadway level of service challenges.

Olympia and Thurston County have well developed design review processes in place to assure quality development. I have been a participant in these processes from the developer perspective and find they are responsible and yield high-quality projects. The development community is creative and resourceful, but implementation of this proposal will place an unnecessary barrier in the face of the folks that would build the vision.

Responsible and effective land development is difficult. It’s a professional discipline that requires a willingness to take on high risk in a complex environment involving regulation, lending (borrowing), and equity partnerships. As well, it requires sharp technical and management acumen in multiple areas, including site acquisition, site development, building design and building construction. Predictability of process and stability of direction are all-important to establishing and maintaining momentum.

Please consider, again, the key barriers, incentives and opportunities outlined so succinctly and clearly in *Sustainable Thurston* before making your decision.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Ron Niemi", is written over a horizontal line. The signature is enclosed in a hand-drawn oval.

Ron Niemi  
Woodard Bay Works, Inc.

## Amy Buckler

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**From:** HR&Cv <salazarhacienda@msn.com>  
**Sent:** Monday, February 10, 2014 8:06 PM  
**To:** Amy Buckler  
**Subject:** Rm18 development 10 acre to 5 acre

As I stated in my public comments I am very much in favor of that change and also interested in additional development in that area. I would like to have more information on the cities plans for the NE portion of the GMA along South Bay Road and surrounding vicinity.

I would like to meet with someone on the Planning Council to maybe get a better idea of where I stand and what plans I can make in the future.

Please call me if some type of meeting can be arranged.

Thank you for card and consideration.

Sincerely,

S:)

Hubert R. Salazar  
3045 Lindell Rd Ne  
OlyWA 98506-3623

360-292-2429 This is my cell # so can call or text me at that #.

Or email at [salazarhacienda@msn.com](mailto:salazarhacienda@msn.com)

Sent from my NOOK



## Amy Buckler

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**From:** HR&Cv <salazarhacienda@msn.com>  
**Sent:** Tuesday, February 11, 2014 10:52 AM  
**To:** Amy Buckler  
**Subject:** Rm18 development 10 acre to 5 acre

As I stated in my public comments I am very much in favor of that change and also interested in additional development in that area. I would like to have more information about the city's plans for future development for the area I discussed and also the development of the NE GMA along South Day Rd.

I would like to have a one on one with someone on the Commission so that my wife and I can also plan our future.

Thank you very much for your card and consideration.

Sincerely,

S:)  
Hubert R. Salazar

360-292-2429 This is my cell# you can call or text me at this number.

Or email at [salazarhacienda@msn.com](mailto:salazarhacienda@msn.com)

Sent from my NOOK

## Amy Buckler

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**From:** Amy Buckler  
**Sent:** Wednesday, February 05, 2014 4:45 PM  
**To:** 'commissionermax@gmail.com'; klwa-pha@msn.com; Roger Horn; judybardin@comcast.net; Jerome Parker; Carole Richmond (laikodi@comcast.net); sierra.hiker@gmx.com; Jessica Bateman (jessicabateman870@gmail.com); missy@brennerandwatts.com  
**Subject:** FW: Written Public Comment on Multi-Family Transitions

Dear Commissioners,

Please see below. I hope you are okay with this.

Thank You,  
Amy

**From:** Max Brown [mailto:brownmh74@gmail.com]  
**Sent:** Wednesday, February 05, 2014 1:24 PM  
**To:** Amy Buckler  
**Subject:** Re: Written Public Comment on Multi-Family Transitions

Sounds great Amy; go for it!

—  
Sent from Mailbox for iPhone

On Wed, Feb 5, 2014 at 12:43 PM, Amy Buckler <[abuckler@ci.olympia.wa.us](mailto:abuckler@ci.olympia.wa.us)> wrote:

Hi Max,

I left you a rather long voicemail earlier. Sorry for that. My question is, at the next meeting, would you be willing to ask the OPC to extend the deadline for written comment on the public hearing code amendments (at least Multi-Family Transitions) until Monday, Feb 17 at 5:00 p.m.?

Reason is that I realized after I sent out public notice to neighborhood associations, affected property owners and agencies last week that back in August when Todd briefed OPC on this issue, OPC had requested notice be sent to properties adjacent to potentially affected parcels in the RM-18 & RMU zones. I have prepared such a mailing (250 folks) and in the memo have indicated that written comment will be received until Feb 17. Although, in this case, there is no legal requirement regarding how long before the close of the public hearing people should receive notice, it is a standard courtesy to give them at least 10 days.

Any written comments would be bundled and included in your packet for the deliberation scheduled for Feb 24. Based on prior experience, I do not believe this will be a problem for Commissioners.

Let me know – I plan to put the attached notice in the mail tomorrow.

Thanks!

## Amy Buckler

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**From:** Amy Buckler  
**Sent:** Wednesday, February 05, 2014 2:45 PM  
**To:** 'Peter Lee'  
**Subject:** RE: Multi-Family Transition File #13-0124

Hi Peter,

Here's the gist (which I think will answer your questions:)

**Properties subject to this potential code change are legal parcels with the following characteristics:**

- Zoned Residential Multi-Family 18 Units per Acre (RM-18) or Residential Mixed Use (RMU)
- Parcels 5+ acre in size
- Are the subject of a permit application to the City of Olympia to redevelop the property, submitted after adoption of applicable code update. (*Development regulations do not apply retroactively to existing developments, except that renovations must not bring site further away from new code.*)

**The specific development code under consideration:**

- Olympia Municipal Code (OMC) 18.04.060.N regarding "Large Multifamily Housing Projects."
- Requires properties in the RM-18 and RMU zones that meet a certain threshold to provide a mix of housing types, so that no more than 70% of the dwellings are of a single type (i.e., single family detached, duplex, triplex, townhouses or multi-story apartment building.)
  - Current threshold is 10 acres.
  - Proposal is to change this threshold to 5 acres.
- In the RM-18 zone, multi-family housing projects are required to locate single-family or duplexes around the perimeter of the development (one lot deep) to provide a transition from apartment to single-family dwellings, when the new development is across the street and visible from existing detached single-family homes.
  - Currently not proposed to change.

The proposed change could affect your site in the future if you wish to redevelop it. It wouldn't affect the allowed density per say, but would mean that you wouldn't be able to expand any one housing type beyond 70% of the of the total number of dwellings.

Hope that helps,

**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:** [leep80@gmail.com](mailto:leep80@gmail.com) [<mailto:leep80@gmail.com>] **On Behalf Of** Peter Lee  
**Sent:** Tuesday, February 04, 2014 5:51 PM

**To:** Amy Buckler  
**Subject:** Multi-Family Transition File #13-0124

Amy-

Saw the notice for the Multi-Family transition on the public hearing schedule.

Have a few questions for you.

- 1) what do you mean by "a variety of housing types". Does that mean not just standard multi-family dwellings?
- 2) do the proposal mean that now multi-family complexes larger than 5 acres AND has a density equal to or greater than 18 units per acre. Whereas it use to only apply to multi-family complexes larger than 10 acres AND have a density greater than 18 units.
- 3) Would this new requirement if it goes be for all new proposed properties, or would it affect previously constructed properties.

The ownership group I represent has a complex that is 8.2 acres and has a current density of around 14.2 units/acre. It is all standard apartment units, though a few of our units are taken by individuals who receive section 8 assistance. Trying to figure out if this proposal will affect us. Thank you for your time.

Peter

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Peter Lee  
Direct: (206) 651-4533  
Work Cell: (206) 380-2227  
Fax: (866) 858-5861

## Amy Buckler

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**From:** Amy Buckler  
**Sent:** Wednesday, February 05, 2014 2:33 PM  
**To:** 'Concerned East Side Neighbors'  
**Subject:** RE: FW: Notice of Olympia Planning Commission Public Hearings

Hello,

I am working on completing the staff report right now. Both the Multi-Family Transition and the Scenic Views staff reports will be posted to the [Agenda & Minutes Calendar](#) on the City's website, under the Planning Commission 2/10 agenda date, by 5:00 p.m. tomorrow.

Meanwhile, here's the gist:

**Properties subject to this potential code change are legal parcels with the following characteristics:**

- Zoned Residential Multi-Family 18 Units per Acre (RM-18) or Residential Mixed Use (RMU)
- Parcels 5+ acre in size
- Subject of a permit application to the City of Olympia to redevelop the property, submitted after adoption of applicable code update. (*Development regulations do not apply retroactively to existing developments.*)

**The specific development code under consideration:**

- Olympia Municipal Code (OMC) 18.04.060.N regarding "Large Multifamily Housing Projects."
- Requires properties in the RM-18 and RMU zones that meet a certain threshold to provide a mix of housing types, so that no more than 70% of the dwellings are of a single type (i.e., single family detached, duplex, triplex, townhouses or multi-story apartment building.)
  - Current threshold is 10 acres.
  - Proposal is to change this threshold to 5 acres.
- In the RM-18 zone, multi-family housing projects are required to locate single-family or duplexes around the perimeter of the development (one lot deep) to provide a transition from apartment to single-family dwellings, when the new development is across the street and visible from existing detached single-family homes.
  - Currently not proposed to change.

The impetus of this proposed change is public comments associated with various previous developments and *Imagine Olympia*, the City's Comprehensive Plan Update. This is the first in a series of potential code amendments that would implement the proposed draft Comprehensive Plan Update, currently under review by the City Council.

Hope that helps,

**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:** Concerned East Side Neighbors [<mailto:concernedeastsideighbors@gmail.com>]

**Sent:** Wednesday, February 05, 2014 2:28 PM

**To:** Amy Buckler

**Subject:** Re: FW: Notice of Olympia Planning Commission Public Hearings

Amy,

Thank you for sending information about the public hearing regarding multifamily transitions (case#13-0124) that will take place on Feb. 10, 2014. Do you have any more details about this? I went to the City of Olympia website and could not find any references to this matter or to the "Scenic views from streets #13-0115", which includes Boulevard Rd.--- There was a file attachment at the bottom of Nancy Lenzi's email to you, but I could not access this. Where can I find more information on these matters to share with our members?

Sincerely,

CEN

On Mon, Feb 3, 2014 at 9:41 AM, Amy Buckler <[abuckler@ci.olympia.wa.us](mailto:abuckler@ci.olympia.wa.us)> wrote:

Dear Concerned Eastside Neighbors,

You may be interested in the potential code amendment for Multi-family Transitions (public hearing notice below.) Basically, it would change the threshold for needing to mix housing types/buffer next to existing single-family from 10 acre to 5 acre developments. This change could apply to development in your area if it passes. Following the OPC public hearing, the OPC recommendation would go to City Council for consideration at the same time or immediately after Council takes action on our Comp Plan Update – expected as early as April, no later than June.

Please feel free to call me if you have any questions.

Amy

**Amy Buckler**

Associate Planner

Community Planning & Development

601 4th Ave E

P.O. Box 1967

## Amy Buckler

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**From:** Jeanette Dickison <jeanette@smythlanding.com>  
**Sent:** Friday, January 31, 2014 9:40 AM  
**To:** Amy Buckler  
**Subject:** RE: Multifamily Transitions

Amy,

That makes sense. Including West Bay on the list of affected areas or properties probably doesn't.

Thanks for your attention to this!

Jeanette Dickison  
Legal Assistant  
SMYTH MCINTOSH, PS  
A Professional Law Corporation  
1801 West Bay Drive NW Suite 202  
Olympia, WA 98502  
(360)352-0866 (office)  
(360)352-3375 (fax)

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**From:** Amy Buckler [<mailto:abuckler@ci.olympia.wa.us>]  
**Sent:** Thursday, January 30, 2014 4:17 PM  
**To:** Jeanette Dickison  
**Subject:** RE: Multifamily Transitions

Hi Jeanette,

The proposed code amendment would only apply in Residential Multifamily and Mixed Residential zones, on sites of 5 acres or more, or sites of 3 or more acres that abut an existing or approved 3 or more acre multifamily development. So this typically would not apply to mixed use buildings since most commercial uses are not allowed in these zones anyway (*exceptions: daycare, home occupation, or conditionally nurseries or hospice.*) Given the parcel size threshold I wouldn't expect it to apply to one apartment building either. I'm curious now and so will check with a building plans examiner, but I don't think we would allow one ginormous apartment building on a five acre lot. The purpose is to provide a transition between existing neighborhoods and new large multifamily developments.

'Variety of housing types' generally means detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses. The mix requirement already exists in our code, and is 5 acres in most places, except for a few where it is currently 10 acres. So, the proposed amendment would affect relatively few properties in Olympia.

Please let me know if you have any other questions.

Sincerely,

**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**

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**From:** Jeanette Dickison [<mailto:jeanette@smythlanding.com>]  
**Sent:** Thursday, January 30, 2014 12:09 PM  
**To:** Amy Buckler  
**Subject:** Re: Multifamily Transitions

Hi Amy,

I just received the notice regarding multifamily transitions. Although I don't believe the 5 acre threshold will apply to any of the developable parcels of land along West Bay, I do wonder how you are defining "variety of housing types" as it would apply to one mixed-use building or apartment building?

Thank you.

Jeanette Dickison  
Legal Assistant  
SMYTH MCINTOSH, PS  
A Professional Law Corporation  
1801 West Bay Drive NW Suite 202  
Olympia, WA 98502  
(360)352-0866 (office)  
(360)352-3375 (fax)





## NOTICE OF PUBLIC HEARINGS OLYMPIA PLANNING COMMISSION

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 15  
Olympia WA 98501-15  
Phone: 360.753.8111  
Fax: 360.753.8111  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

The City of Olympia Planning Commission will hold two public hearing(s) on **Monday, February 10, 2014, beginning at 6 p.m. at Olympia City Hall (in City Council Chambers or 2<sup>nd</sup> floor Conference Room 207,) 601 4<sup>th</sup> Avenue E, Olympia Washington**, to receive public comments prior to making a recommendation to the City Council on the following proposed development code amendments. These are the first in a series of potential code amendments that would implement proposed draft Comprehensive Plan Update, currently under review by the City Council.

The Commission may recommend that the proposals be adopted or not adopted, or may recommend an alternative or variation. A staff report regarding each issue will be available and posted on the City website, [olympiawa.gov](http://olympiawa.gov), under "Planning Commission" and the meeting date, by Thursday, February 6.

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**Case name:** Multi-Family Transitions  
**File number:** #13-0124  
**Proposal:** Reduce from 10 to 5 acres the threshold for requiring that multi-family (apartment) projects in Multi-family Residential 18 units per acre and Residential Mixed Use zoning districts include a variety of housing types, i.e., no more than 70% of one type.

**Location:** Citywide  
**Staff contact:** Amy Buckler, Lead Staff, 360.570.5847, [abuckler@ci.olympia.wa.us](mailto:abuckler@ci.olympia.wa.us)

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**Case name:** Scenic Views from Streets.  
**File number:** #13-0115  
**Proposal:** Narrow the requirement to preserve scenic views from public streets as currently shown on 'Scenic Vista's overlay zoning maps' to those listed in the proposed Comprehensive Plan Update examples, which include: State Avenue, 4th Avenue, Harrison Avenue, Deschutes Parkway, West 1 Drive, East Bay Drive, the 4th Avenue Bridge, Olympia Avenue, Boulevard Road, Pacific Avenue, Martin Way, Brawne Street, Foote Street, and Capitol Way. The listed views are intended to be in place until a specific list is determined through a public process.

**Note:** this amendment would not apply to specific view protection elsewhere in the development regulations, such as height limits related to views of the Capitol Group.

**Location:** Citywide  
**Staff contact:** Stacey Ray, Lead Staff, 360.753-8046, [gray@ci.olympia.wa.us](mailto:gray@ci.olympia.wa.us)

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Anyone interested is invited to attend and present testimony regarding the above proposals. Written statements may be submitted to the Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the close of the public hearings on the evening of February 10.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning & Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us). For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 1.800.833.6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

**Notice Emailed or Mailed: January 29, 2014**  
**COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT**