

Todd Stamm

From: cpdinfo
Sent: Monday, May 11, 2015 12:45 PM
To: Todd Stamm
Subject: FW: Design Code Amendment Comment

From: Pat Rants [<mailto:pat@rants-group.com>]
Sent: Monday, May 11, 2015 10:44 AM
To: cpdinfo
Subject: Design Code Amendment Comment

To: Olympia Planning Commission

I am writing to oppose the Design Code Amendment extending Basic Commercial Design Criteria to the entire city.

Design Review, even the Administrative variety, is a layer of regulation that does have a generally negative impact on the pace of redevelopment of older properties and construction of new buildings. It, like most regulation, is not all bad. It has a positive purpose. However, on its own and coupled with other regulation, it does slow development in Olympia.

Coming from a developer and commercial broker, my comments likely come as no surprise to the Commission. But I would like to offer a few ways the improvement of Olympia is slow due to regulation.

- Application of Design Review and building codes often conflict and create much larger changes to a project than the dictates of Design Review alone.
- Often Design Review requirements do not make significant changes to a project, but just as often they do. While changes can most easily be related to increases in cost, Design Review can negatively impact the desirability of the end product to final users.
- More layers of regulation lead to more difficulty putting together feasible projects which leads to more projects never getting off the ground. These buildings never get the planned rehabilitation or the new project doesn't get built.
- Buildings, in the long term, are either improving or decaying. Nothing stays the same. We have to help Olympia improve. Additional layers of regulation do not help.

I am not advocating here for a deduction in Design Review. It is an entrenched regulation. I am asking that the City not expand Design Review to effect more property.

Thank you for listening.

Pat Rants



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