

Joyce Phillips

From: northbeachcomm@cs.com
Sent: Wednesday, June 08, 2016 9:00 AM
To: Joyce Phillips
Subject: 6 story buildings on Kaiser Rd and Mud Bay??

HELLO CITY OF OLYMPIA, PLANNER; J. PHILLIP;

The information on the Kaiser/Harrison Opportunity Area Rezone has not been advertised to the general public here in Oly., it is a big change! This rezone suggestion was pushed by a developer in 2014 and 2015. Now this new proposal will allow buildings to be 100,000 sq ft in size on Kaiser Rd, Mud Bay Rd area. This is huge! I am against this proposal. Mud Bay is a unique area, with a salt water inlet. We do not need huge buildings here. This is wrong to allow this.

Here is a list of my concerns;

1. The rezone is not needed because the current development is already meeting the City of Olympia's goals for development in this area.
2. The Eco-northwest comments on the Executive Summary is inaccurate because it uses outdated information. Please update this information.
Page 2 of this report, says that rental housing is waning and vacancy rates increasing. The opposite is true. Rentals are in demand and rents are rising. Page 3 says 100,000 to 150,000 sq. ft. showed be allowed.
Please update this report!
3. Higher buildings in a new then already zoned is not desirable. Changing 4 stories to 6 stories is not compatible.
4. A rezone change of allowing 100,000 sq ft buildings, or greater for grouped retail, is not desirable for this area.
5. Highway 101 ramps are not needed and will never be funded by the state.

Please do a new analysis on this issue.

We need a new report on this area.

The data that you have is too old.

Thanks;

Lisa Riener

2103 Harrison Ave #2

Oly., WA

98502

360-956-0221

#15-0080



June 9, 2016

City of Olympia
Planning Department

Re: Kaiser Harrison Opportunity Area

As it stands the current PORM zoning in this corridor is very limited on what it allows for development. PORM is a strange, inconsistent zoning especially when you compare it to other zonings in the City that are much more streamlined. Most of the land in the proposed area is undeveloped because of this reason. It has almost no flexibility to coincide with market demand. The few retail stores in the area exist because they were vested, because they were built in the County and were annexed in to the City in the early 2000's. There is not one new (non vested) business or restaurant in this corridor in the last 20 years. PORM zoning is very cumbersome and cost prohibitive for the developer and the City to do anything with.

The proposed zoning in the corridor makes it flexible for not only the land owner and the City to work together to develop and change with market demand. With this ease you will see more development which in turn gives the City a much greater tax base than vacant land to support the parks, the pedestrian friendly and all the trails that surround the area. The tax revenue will support what the public has said it wants.

The road widening project on Harrison and Kaiser was well laid out and set the groundwork for the area to support the additional traffic and ingress and egress out of the City. At each intersection the City has put in the infrastructure to be able to add stoplight, turn signals to handle any traffic.

You have a large number of homes on the far westside in and around the corridor and there are no new restaurants, shopping, retail stores or commercial experiences in that area to support the houses. The research that the City has collected from the residents, homeowners and community reflects that people want to be able to shop and eat within a couple of blocks of their homes. Jay's Farm stand offers a sense of community. People are able on a daily basis to walk from Bayhill, Grass Lakes and the other housing developments in and around the corridor and shop at Jay's. It is a experience they seem to enjoy.

#15-0080

With the development standards and review corridor outlined in rezoning the area, it will not just be another development, they are creating the ability to support existing houses put new business/ townhomes in and have a place where people can eat live/shop and walk to parks nature trails. This will give the area a sense of community. The rezone will not only increase the city's tax revenue immensely but will change it to a vibrant community. The research and the comments that the city collected indicated that is what the community wants.

Some people expressed concern about the potential for increased noise due to the rezoning and development. The ability to create noise either more loudly or for a longer period time is the same under the current zoning and the proposed zoning. The rezoning sets a standard for greater offsets on property lines than already exist in the current zoning, thus mitigating any adverse impact that new development might have.

The infrastructure along the corridor is in place and will support the changes in zoning and will grow with development, in addition the Yauger/Kaiser off ramps are slated for a few years out, and will also help with that. The City has set forth guidelines and has established the review corridor with rezone to support the community and change it for the better and help it evolve in to a vibrant place for all facets of living.

We feel that the rezone is one of the best things to come for the far west side of Olympia. The groundwork has been laid to make it beautiful, vibrant and to afford the area a sense of community. Please rezone the corridor as it set forth in the Kaiser Harrison Opportunity Area Plan.

Kern Rexus

June 8, 2016

Olympia Community Planning and Development Department
P.O. Box 1967
Olympia, WA 98507-1967



Re: Project Number 15-0080 Kaiser/Harrison Opportunity Area Plan

I am writing to voice my support for this proposed plan. I believe that the positive impact on our city and community will far outweigh the negative. I believe that basic economics tells us that everything must be paid for by someone and basic politics tells us that in everything there must be compromise. I believe that this proposed zoning change gives a solution to the economic dilemma as well as the political one.

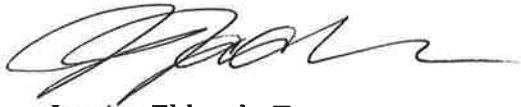
I have lived and/or worked in Olympia my entire life. My father owns the property located at 405 McPhee Rd SW that we currently occupy with our business Lew Rents West. This property has been owned by my family since 1978. Our family has been in business in Olympia since 1928. In regard to the property on McPhee Rd, I grew up in the house next to this property. I, as others who testified at the hearing on June 6, 2016, remember this area when it was nothing but trees and a few houses. My father also grew up in a home located inside this proposed zoning area. Our family has deep roots in this little corner of the city. We differ in opinion with the gentlemen that testified, we see the opportunity for balance in this plan. We believe that there is room for growth that can be balanced harmoniously with local community. I will be the first person to stand up for local and family business but I also see that our city is burdening the small local businesses with providing all of the tax revenue for services every citizen of Olympia expects. Simply put, if we wish to have all of the things that money buys we must find a way to raise the money to buy those things. I have not seen the statics of projected tax revenue from this project but I can only imagine that it would provide the funds to assist with needed basic services as well as spaces like parks and trails. This could also be a large part of solving the financial issue of dealing with the homeless epidemic that plagues Olympia.

#15-0080

It is very clear that at this time Olympia is lacking the funding to pay for needed services. I have met with members of the Olympia police department on several occasions in regard to the crime in our area as well as crimes that have occurred against our business. They all say that there just are not enough resources to provide the services needed to deal with the homeless epidemic and the criminal activity. There are not enough officers, there is not funding for mental health, substance abuse and homeless assistance. As business owners we are having to protect our assets on our own. We have had to pay to install costly surveillance systems, fencing, alarm systems and motion detectors yet have still suffered large monetary loss because of the lack of services. Not only services like police and prosecutors but also mental health services, services for the homeless, drug and alcohol programs and community awareness programs. Our business and property are protected by a fence, alarms and cameras but other property and business owners that I have talked with in the area do not have all of that and have been effected even more than we have. There are property owners in the area that fight homeless encampments and vandalism on a regular basis at their own expense. There are business owners that don't feel comfortable being in their businesses at night or walking to their cars after dark. There are business and property owners in this area that have to go out and clear their property of needles and garbage before their customers and clients arrive in the morning. How can we solve these problems? We must find ways to raise revenue without compromising the feel of the community. Again, I think that this proposal does just that. No plan will be perfect but it is all about compromise.

Olympia annexed this area in question several years ago and added extensive improvements to the streets and utilities. Why would the city do that for no benefit? If the city were a business there would have to be an equal monetary benefit to the expense. Unfortunately houses and medical offices do not provide the revenue that the City needs to justify the costs of the improvements. Mr. John Newman testified at the hearing that he recalls a time when the area in question was nothing but trees and open space. I also recall a similar time but that does not mean that I lose all sense of reason and economics. Very simple math tells us that the City needs tax revenue to provide the very things that Mr. Newman and the other gentlemen that testified want. Residential property is, in general, less valuable per square foot than commercial therefore pays a lower amount of property tax. The residents pay sales tax for items purchased in the city but not to the city if they go elsewhere to purchase needed goods. West Olympia is lacking in so many services that the residents do go elsewhere. By having a local community center with a good mix of businesses you eliminate the need for residents to go outside the city to spend their money. You also create jobs for people who will in turn spend their money in the area. Having walkable and bike friendly streets and areas also solves some of the traffic problems and creates a harmonious environment for business and residents.

I see this project as an opportunity. An opportunity for the City and for the people. Why would the city not want to provide for its citizens by generating revenue in a controlled environment such as this? I think this is an opportunity to build revenue while also showing everyone that Olympia is a good place to do business and to live.

A handwritten signature in black ink, appearing to read 'Jessica Eklund', with a long, sweeping horizontal stroke at the end.

Jessica Eklund - Treasurer

Lew Rents West, Inc.

405 McPhee Rd SW

Olympia, WA 98502

360-357-3314

June 9, 2016

Hand Delivered



Joyce Phillips
City of Olympia – Community Planning & Development
601 – 4th Avenue E.
Olympia, WA 98501

RE: Public Comment on Kaiser/Harrison Project File No. 15-0080

Dear Ms. Phillips:

I am an Olympia resident and homeowner in the Bayhill neighborhood, which is located just north of Harrison Avenue and adjacent to the proposed site development “opportunity area.” I have lived in the Bayhill neighborhood for nearly two years with my wife and young daughter. During my time as a resident in this community, the location has been quiet, enjoyable, and a safe neighborhood for families and children. I am writing to voice my concerns and opposition to the proposal to change the current zoning classifications of the Kaiser/Harrison “opportunity area” due to the many adverse consequences to the existing neighborhood properties.

The proposal to change the zoning classification to primarily “mixed use” would greatly alter the character of the neighborhoods that surround the affected area. I am particularly concerned with the proposed change of permitted use from quiet, single family homes and a few modest businesses, to a busy, commercialized shopping center. There is an unavoidable, adverse impact that the additional noise, odors, and increased traffic will have to the existing residential neighborhoods. The noise and light pollution that will occur will negatively impact the quiet enjoyment of these properties, where a large number of homeowners are younger families with small children. Also, there is currently very limited on-street parking in the Bayhill neighborhood. It is highly foreseeable that patrons to the new commercialized shopping center will park in the Bayhill neighborhood to access those properties. This would create a significant increase in non-resident traffic in my neighborhood and the other surrounding neighborhoods in the area (Grass Lake, Woodbury Crossing, Kaiser Place), negatively impacting the availability of on-street parking for residents and the safety of the many children who currently use these secluded, residential roadways as play areas since they presently experience minimal traffic.

Additionally, there are already multiple shopping centers within approximately one (1) mile of the proposed “opportunity area,” specifically at the intersection of Harrison Avenue and Cooper Point Road. In fact, there are multiple vacant commercial properties located in those shopping centers which could be utilized by businesses. In contrast, the area affected by the proposal is dominated by residential properties and neighborhoods. The fact that these neighborhoods are set apart from the busy arterials of the Westside is the reason many homeowners live in this area. It certainly is one of the attractions that led me to make my family home in Bayhill. To create a

#15-0080

new commercialized shopping center literally across the street (Harrison Avenue or Kaiser Road) would completely change the nature of these neighborhoods and the privacy sought by living further away from downtown or the existing Westside shopping centers.

I am also particularly concerned with the proposed changes to the zoning north of Harrison Avenue. The proposed zoning changes to the properties north of Harrison Avenue (adjacent to the Bayhill neighborhood) seem both unnecessary and inconsistent with remaining proposal. The properties south of Harrison already include multiple small or moderate businesses. Changing the zoning of those properties to allow for massive commercial businesses, including up to 60,000 sq. ft. single purpose commercial use, is a dramatic change to the character of the businesses and properties that have already been established in that area.

Even so, the proposal to develop the properties to the south of Harrison Avenue seems much more consistent with the current utilization of that area than to do so north of Harrison Avenue. As stated above, the properties south of Harrison Avenue already have established, modest businesses. However, each of those are located on the opposite side of four (4) lanes of traffic on Harrison Avenue, which is a significant distance from the residential properties on the northern side of Harrison. If the proposed zoning changes take effect to the properties north of Harrison, no similar setback will exist or is possible to re-create. Unfortunately, the increased setback requirements in the proposal only require an additional five (5) feet than exists in the current zoning classification. That is so insignificant it is essentially non-consequential when compared to the difference of permitting a residential home vs. a large, multistory commercial business.

The properties located in the northwest corner of the "opportunity area," at the intersection of Kaiser and Harrison and adjacent to the Western edge of the Bayhill neighborhood, currently consists of a small, modest business that is backed up against a natural greenbelt and the Bayhill stormwater ponds. This greenbelt currently serves as both a natural landscape that is consistent with the beauty and appeal of other neighborhoods on the Cooper Point peninsula, but also as a natural sound buffer from the increased traffic on the recently expanded Harrison Avenue. Altering that property from a natural area to mixed use and/or multifamily housing would be a significant change to the area and the privacy of the existing residential properties. Similarly, the Bayhill stormwater ponds that abut Harrison Avenue were established with the current use of the surrounding properties in mind, not a commercialized shopping center across the street which would present a much greater impact than was intended or foreseeable. Also, increasing the residential zoning from R4-8 to R6-12 would be inconsistent with the surrounding residential properties, including the townhomes that are located in the rear of the Bayhill neighborhood, and would affect the marketability of those existing units that were constructed under the current zoning classifications for the area.

Likewise, on the Eastern border of the Bayhill neighborhood, those properties have existed for many years as quiet, low impact type uses: a sole, single family residence and the rear greenhouses of the Bark and Garden Center, respectively. To alter the zoning classification of those properties to mixed use, which allows multi-story commercial businesses (up to six floors), would substantially and negatively affect the privacy, safety and character of the residential

June 9, 2016

Page 3 of 3

properties immediately adjacent to that area. In the current zoning classification, that property is PO/RM and has been utilized consistent with that permitted use (specifically, a single family residence). Even if the use of the property was converted to professional offices, which is also a currently permitted use, that would have a much lesser impact than the virtually unmitigated types of permitted use allowable under a mixed use classification. Professional offices often do not have any impact outside of normal business hours, in stark contrast to other types of commercial uses such as restaurants, retailers, shopping centers, or grocery stores. Further, the impact of allowing a mixed use classification that would permit a six-story commercial building would irrefutably damage the marketability of the surrounding residential properties that could very well have multi-story buildings peering into their yards and private homes. This would have an immediate, negative effect on the over 100 private residences already established in the Bayhill neighborhood alone. Such a use would also stand in high contrast, and in my opinion, grossly out of place, to the surrounding properties that are all residential low impact uses.

As it stands, the Kaiser/Harrison "opportunity area" has already been actively developed in a reasonable manner under the current zoning classifications and consistent with the needs and demands of the surrounding community. The area has expanded appropriately with primarily residential properties and modest, small businesses. The proposed development plan would completely change the character of the area by converting it from a primarily residential area to a busy, commercialized "town center." Frankly, between the expanded gentrification of the downtown area, the expansive Westside Capital Mall, and existing commercial shopping centers only one mile from the "opportunity area," it seems as though those needs have already been satisfied.

In light of the above, I strongly urge the Planning Commission and the City Council to reject the proposed development plan for the Kaiser/Harrison "opportunity area." Alternatively, I would greatly appreciate your consideration to mitigate the concerns identified in this comment, perhaps at a minimum by excluding the properties north of Harrison Avenue from the proposal. Thank you.

Sincerely,



Bryan D. Johnson
305 Nine Bark Street NW
Olympia, WA 98502

Joyce Phillips

From: Shelby Hentges <Shelby@mphholdings.com>
Sent: Thursday, June 09, 2016 2:39 PM
To: Joyce Phillips
Subject: Kaiser-Harrison Opportunity Area Public Comments

Dear Olympia Planning Commissioners,

I attended the Olympia Planning Commission's Meeting and Public Hearing for the Kaiser-Harrison Opportunity Area on Monday night. As mentioned in our Comprehensive Plan Amendment application for Re-zone submitted last year, the Opportunity Area Study incorporated in the Comprehensive Plan's Economic Development section identified this area as a suitable location for retail, and that it should be transformed into a commercial and residential center over time.

The Staff's recommendations are based on their consultant's Market Study and Analysis of the area, along with months of public meetings where members of the community in the area and stakeholders were able to provide input on the types and scale of development they would like to see happen. Implementing these recommendations is a good opportunity for the City to meet market demands while fulfilling the priorities identified during the public process: zoning that allows for commercial and residential development to occur on a scale that meets the needs for the area and will incorporate multi-modal transportation opportunities with a focus on pedestrian-oriented development, public spaces to allow for greater sense of community, and utilization of urban design principles. By utilizing the Urban Corridor, and more specifically the HDC-4 zoning designation on the majority of our site, City staff and the public would have further input in the design of any future development in the area through the required Design Review process. Any buildings over 25,000 square feet would require additional design elements, and any over 60,000 square feet would require a development agreement, allowing even further input at the City and citizen levels.

The multi-family development in this area has grown swiftly in recent years. The proposed Comprehensive Plan amendment allows the City the flexibility to answer market demands and the opportunity to balance the new residential development with adequate commercial and retail services, while requiring additional public participation through the process to ensure compliance with the City's vision and goals. This would help to ensure success and vitality within the area and allow this new neighborhood to create an identity of its own.

We urge you to support the proposed amendments.

Thanks,
Shelby Hentges



www.mphholdings.com

shelby@mphholdings.com

360.570.8540 p. 360.570.8513 f.

This email may contain confidential information and may be legally privileged. It is intended only for the person to whom it is addressed. If you are not the intended recipient, you are notified that you may not use, distribute, or copy this document in any manner whatsoever. Kindly also notify the sender immediately by email or telephone, and delete this email.

Joyce Phillips

From: Michael Murphy <mike.murphy.dvm@gmail.com>
Sent: Thursday, June 09, 2016 3:29 PM
To: Joyce Phillips
Subject: Kaiser Harrison rezone

Hello,

My name is Mike Murphy and I am a property owner in the area being considered for re zoning. I am emailing to express my support for the re zone. As a property owner, I am in contact with the local area residents and have a feel for the needs that are developing. The re zone will allow more flexibility so the area can be properly developed based on the needs the community desires.

I am available if you would like to discuss this further.

Thank you,

Mike Murphy

--

Mike Murphy
mike.murphy.dvm@gmail.com

Steamboat Animal Hospital/People Pets and Vets/CYR
6531 Sexton Drive NW
Olympia, WA 98502
wrk 360-866-7331 ext 107
cell 360-790-5640
fax 360-866-6058

Joyce Phillips

From: Amy Evans <amymariaevans@gmail.com>
Sent: Thursday, June 09, 2016 5:01 PM
To: Joyce Phillips
Subject: Harrison/Kaiser Zoning Public Comment

Dear Planning Commission:

I am writing to express a public comment regarding potential rezoning in the Harrison/Kaiser area. I own a small business, Bon Lemon, located at 4419 Harrison Avenue, Suite 101 and reside on Cooper Point. I have an interest in the rezone as both a business owner and a local resident. It is my opinion that without an expansion in land use options, my business will fail to thrive and adequate services will be unavailable for local residents.

Without more land use options, other businesses will be unable to move into our neighborhood, which will be detrimental to my business. With the addition of other businesses in our building (Industrie, Blue Heron), we have seen an increase in sales, and we are confident adding additional businesses nearby will have a similar impact. When shoppers are able to get a variety of their needs met in one area, more customers come and create a symbiotic relationship between each business' customer base. I love the growing sense of community we have here, and I want that to grow. Small businesses are the fabric of our unique community in West Olympia, not to mention very important for supporting our tax base. I can't wait to see more local business owners like us providing a service to the community in West Olympia; rezoning will allow landowners to meet that need and allow businesses like mine to thrive.

Without additional land use options, adequate services will be unavailable to West Olympia residents. There has been a significant increase in the number of residences near my shoppe and in West Olympia in general. We all need places to shop for groceries, get gas, buy a gift, or go out to dinner. Without additional businesses, there will not be adequate services for all of the residents of the Westside. Expanding land use options would allow us to stay nearby, without the need for using additional fossil fuels to drive all the way across town. We love supporting West Olympia by shopping local and want to see more options available.

The only argument against rezoning is a denial of growth, which is a foregone conclusion. West Olympia is not a rural area, and failing to provide adequate opportunities for businesses and services for the growing number of residents does a disservice to the reality of what our community needs. Our community needs the beneficial resources more land use options provides.

Thank you for considering my input. I hope you will choose to support our wonderful community, by allowing us the opportunity to cultivate our thriving West Olympia community center.

Sincerely,

Amy M. Evans, Esq.

#15-0080

Joyce Phillips

From: nwsurveyqc@cs.com
Sent: Friday, June 10, 2016 8:00 AM
To: Joyce Phillips
Subject: Comments, Kaiser/Harrison Opportunity Area

To:
Joyce Phillips, AICP | Senior Planner
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967
Phone: (360) 570-3722 | Email: jphillip@ci.olympia.wa.us

From John Newman, 2103 Harrison Ave NW, Olympia, WA 98502

Comments for:
Opportunity Areas and The Kaiser/Harrison Opportunity Area Rezone.

The rezone to a higher density of HDC-4 in the Kaiser/Harrison Opportunity area should not be approved. The existing zoning should be maintained. This area is being developed right now and meeting the City's goals of growth. Stores are being finished every month and development that is neighborhood friendly will continue.

The Econorthwest comments on the Executive Summary is inaccurate because it uses outdated information. Page 2 says that rental housing is waning and vacancy rates increasing. The opposite is true. Rental housing is in demand and rents are rising. This area should continue to be used for residential, both multi and single homes. Econorthwest states that 100,000 to 150,000 sq. ft. of grouped retail should be allowed. This is too much retail for this area. A smaller rezone area should be considered.

Highway 101 ramps are not needed and will never be funded by the state. There are off-ramps at the Evergreen State College exit, and off ramps at the Mud Bay exits. Using these existing ramps will save the state and city 10s of millions of tax dollars.

Joyce Phillips

From: Anne Buck <culinaryexotica@gmail.com>
Sent: Friday, June 10, 2016 2:13 PM
To: Joyce Phillips
Subject: rezone, Kaiser and Harrison

No to the rezone, not needed. Anne Buck

Joyce Phillips

From: Ron Thomas <Ron@tarstudio.com>
Sent: Friday, June 10, 2016 12:03 PM
To: Joyce Phillips
Cc: Shelby Hentges (Shelby@mphholdings.com); Kim Andresen (Kim@mphholdings.com)
Subject: Kaiser Harrison Opportunity Area Plan - Letter of Support

Joyce;

I would like to begin by thanking you, Leonard and the rest of the City's team for facilitating the public outreach process over the past year for the Kaiser Harrison Opportunity Area Plan. It's been a long haul, with public feedback being solicited on a wide range of topics. I do believe the plan that's currently moving forward is, in large part, an accurate reflection of the public feedback received to-date.

As a local architect actively engaged in our community, I have a keen interest in the outcome of this planning effort. This culmination of this area plan will have a direct impact on my business and, more importantly, the future quality of life for citizens in the immediate Kaiser Harrison neighborhood and beyond (considering the possible infrastructure improvements in this area). The importance of your efforts to re-zone this area, supported by broad based community input, cannot be overstated. These efforts will help set the stage for the type of development that can truly create a vibrant mixed-use "opportunity area" for the greater Kaiser Harrison area of our city.

For the sake of full disclosure, my firm does have two clients with significant land holdings within the boundaries of the Kaiser Harrison Opportunity Area. That being said, I do believe the zoning changes being proposed are heading in the right direction (changing PO/RM to HDC4). This will provide for the greatest range of flexibility, allowing the private sector to seize the opportunities that will be created by this rezone. You can't force the market to follow a prescriptive path; however, you can do your best to set up a framework that allows for a wide variety of uses.

I strongly support the current plan with one exception. Please consider changing the area identified on the preferred plan as PO/RM that is north of 7th AVE SW between the HDC4 and GC zones. I feel this area should continue as HDC4 all the way down to 7th Ave SW. This HDC4 zone would be a much better transition to the GC zone to the south and will allow for multiple access points from Kaiser Rd SW and 7th Ave SW into the large area zoned as HDC4.

Again, thank you for your efforts to-date. Please let me know if there's anything we can do to further support the City's efforts as you approach the final stages of the Kaiser Harrison Opportunity Area Plan.

Respectfully,

Ron

Ron Thomas, AIA, President
Thomas Architecture Studio, Inc.
109 Capitol Way N
Olympia, WA 98501
(O) 360-915-8775
(C) 360-545-2147

Joyce Phillips

From: Evan Parker <eparker@kiddermathews.com>
Sent: Friday, June 10, 2016 4:36 PM
To: Joyce Phillips
Subject: Kaiser-Harrison Opportunity Area Public Comments

Dear Planning Commission:

I am writing to express a public comment regarding potential rezoning in the Harrison/Kaiser area. I am an active licensed Commercial Real Estate Broker in Olympia. I have an interest in the rezone as a business owner, listing agent and local resident. It is my opinion that without an expansion in land use options, West Olympia will fail to thrive and provide adequate services to local residents. I am also genuinely concerned about Olympia's ability to compete with the neighboring jurisdictions and the regional market as a whole without this type of commitment.

The multi-family development in this area has grown significantly in recent years and there is more in the pipeline. The proposed Comprehensive Plan amendment allows the City the flexibility to answer market demands and the opportunity to balance the new residential development with adequate commercial and retail services, while requiring the process to ensure compliance with the City's vision and goals. This will help to ensure success and vitality within the area and allow this new neighborhood to create an identity driven by market demand. Without this rezone, I am certain, the designated area of opportunity will continue to fill in with multifamily units and completely miss the opportunity to provide for local businesses and the deserving residents of this community.

I strongly urge you to support the proposed amendments.

Evan Parker

First Vice President, Partner

KIDDER MATHEWS

1550 Irving Street SW, Suite 200, Olympia, WA 98512

T 360.705.0174 | F 360.705.9860 | C 360.556.0107

eparker@kiddermathews.com | kiddermathews.com

[download vcard](#) | [view profile](#)

Please consider the environment before printing this email.

Joyce Phillips

From: Thera Black <thera.black@comcast.net>
Sent: Friday, June 10, 2016 4:51 PM
To: Joyce Phillips
Subject: Kaiser Harrison Opportunity Area

Dear Planning Commissioners - I'm writing to express my support for the proposed rezone for the Kaiser Harrison Opportunity Area. I was unable to attend your hearing on Monday so am submitting my comments via email.

There are thousands of rooftops in that part of the city with many more on the horizon. This area needs commercially-viable zoning to enable the kind of economic development that supports some of the retail and services needed by this population.

I know that "60,000 square feet" sounds huge to people but it's really not. As I listen to concerns it seems people are confusing "60,000 square feet" with "ugly building syndrome." They're not synonymous.

As I understand it, the new zoning includes provisions for Design Review Board oversight, which is good. As we've learned over the years, though, development must be economically viable if we want attractive buildings and that means large enough to attract tenants who can afford the costs of those design details. Those tenants in turn create the customer base that enables smaller 'mom and pop' businesses to flourish within the same commercial center.

The City and residents want amenities - trails, parks - that will be provided by developers. I don't see how those wishes can be fulfilled if zoning precludes the ability for developers to build projects that are attractive and which satisfy day-to-day needs of the people who live there. The rezone will allow the area's commercial development to catch up to the residential growth that is already there (and is planned to increase). This rezone will enable the kind of economic opportunity that the City has long touted as good for neighborhood convenience, the kind of opportunity that reduces the need for people to drive, the kind of opportunity that is consistent with the goals and values embodied in our Comprehensive Plan. The design review process will ensure we get high quality design and frontage improvements. Mitigations will ensure area residents enjoy a more complete and connected non-motorized network and the convenience of not having to drive all the way into the Westside commercial center for everything.

We've accepted the residential growth our plans call for. This is the next step to get the commercial activities people need close to where they live to enjoy a more urban lifestyle with less reliance on driving. One without the other - a sea of residential with no adjacent commercial services - is a 20th century way of thinking that is out of synch with our values and our Comp Plan.

Please approve the rezone for the Kaiser Harrison Opportunity Area.

I am happy to answer any questions you may have.

Thank you -

#15-0080

Joyce Phillips

From: waltjorgensen@comcast.net
Sent: Friday, June 10, 2016 4:56 PM
To: Joyce Phillips
Subject: Comments to Item # 16-0695 Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan Public Hearing

Dear Ms Phillip;

Please accept my comments to item # 16-0695 Comprehensive Plan and Development Regulation Amendments, Kaiser Harrison Opportunity Area Plan - Public Hearing.

The Kaiser Harrison Opportunity Area Plan fails to adequately address transportation. For much of the area depicted in the "Preferred Alternative Map" area, there is no available City of Olympia transportation. Lack of transportation will lead to increased driving trips. This development plan does not meet the City's Comprehensive Plan goals for transportation and reduction of carbon dioxide emissions. An excerpt from a Comprehensive Plan vision statement indicates: *"Olympians want a transportation system that can move people and goods through the community safely while conserving energy and with minimal environmental impacts."* The Growth Management Act guides cities to link transportation and land use planning.

Additionally, the Future Land Use map and an associated policy identifies three High Density Neighborhoods as areas to concentrate new development (*in the map they are referred to as the "High Density Neighborhood Overlay."*) The area surrounding Capitol Mall is one of these high density neighborhoods. Given that there is no readily available transportation in much of the "Preferred Alternative Map" area, it would be wise to plan new west side development around the Capitol Mall.

Listed below are some of the Comprehensive Plan goals and policies that pertain to this subject:

PL14.2 Concentrate housing into three high-density Neighborhoods: Downtown Olympia, Pacific/Martin/Lilly Triangle; and the area

surrounding Capital Mall. Commercial uses directly serve high-density neighborhoods and allow people to meet their daily needs without traveling outside their neighborhood. High-density neighborhoods are highly walkable. At least one-quarter of the forecasted growth is planned for downtown Olympia.

Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

PL1.3 Direct high-density development to areas with existing development where the terrain is conducive to walking, bicycling and transit use and where sensitive drainage basins will not be impacted. Community sources of emissions of carbon dioxide and other climate-changing greenhouse gases are identified, monitored and reduced.

PN8.5 Reduce the pollution and energy consumption of transportation by promoting the use of electric vehicles and expanding accessible and inviting alternatives that reduce vehicle miles traveled, including transit, walking and cycling (see also GT25).

PN8.5 Reduce the pollution and energy consumption of transportation by promoting the use of electric vehicles and expanding accessible and inviting alternatives that reduce vehicle miles traveled, including transit, walking and cycling (see also GT25).

A mix of strategies is used to concentrate growth in the city, which both supports and is supported by walking, biking, and transit.

PT13.4 Promote infill in close-in neighborhoods and increased land-use density in activity centers and downtown to reduce sprawl, car trips, and to make the best use of the existing transportation network.

Intercity Transit's short- and long-range plans are supported.

PT18.1 Support Intercity Transit's existing and planned services and facilities by ensuring that street standards, system operational efficiencies, land uses, and site design support transit along current and future routes.

PT18.2 Coordinate with Intercity Transit on bus stop locations so they are safe, accessible and inviting for pedestrians and bicyclists.

PT18.3 Consult with Intercity Transit when new developments are being reviewed so that current and future bus routes can be accessed by transit vehicles.

PT18.4 Make transit more inviting by designing transit access at major destinations such as worksites, schools, medical facilities and shopping complexes in a manner that allows efficient access for buses, while placing bus stops in locations that are more convenient than parking areas.