



November 3, 2020

Clark Gillman,  
City Council Member  
Land Use Committee Chair  
City of Olympia

CC: Olympia City Council, Tim Smith, Leonard Bauer

Dear Council Member Gillman,

I am writing to request an amendment to the current parking exempt boundary as described in Olympia's Municipal Code (OMC) section 18.38.160 section C. Downtown Exempt Parking Area and illustrated in Figure 38-2. This request is to align the parking exempt boundary with Olympia's Comprehensive Plan and updated Downtown Strategy. These documents provide a framework for a denser, walkable downtown with increased multifamily and mixed-use housing. Many of the developable lots within the Downtown Strategy planning area are located outside the current parking exempt boundary and are confined by physical constraints. Meeting the current parking requirements for multifamily is often difficult and is resulting in a reduced number of residential units allowable on existing sites due to parking constraints.

The allowable density and height requirements encourage larger multifamily buildings; however, we are finding needed housing units being eliminated due to parking constraints. Realigning the parking exempt Boundary with the updated Downtown Strategy will allow for more units being developed helping to meet the housing demand and create the desired housing density in our downtown as outlined in our comprehensive plan, encouraged by zoning areas such as Downtown Business, Urban Housing, Urban Waterfront, and Urban Waterfront Housing, as well as the character areas in the Downtown Strategy.

Please see the attached exhibit which overlays the current and proposed parking exempt boundaries for new multifamily residential development. Thank you in advance for considering this amendment.

Respectfully,

Ron Thomas, AIA  
President  
Thomas Architecture Studios Inc.

Josh Gobel, AIA, LEED AP  
Project Manager  
Thomas Architecture Studios Inc.

Attachment A – Revised Parking Exempt Boundary  
Attachment B – OMC Figure 38-2 existing parking exempt map  
Attachment C – Downtown Character Areas

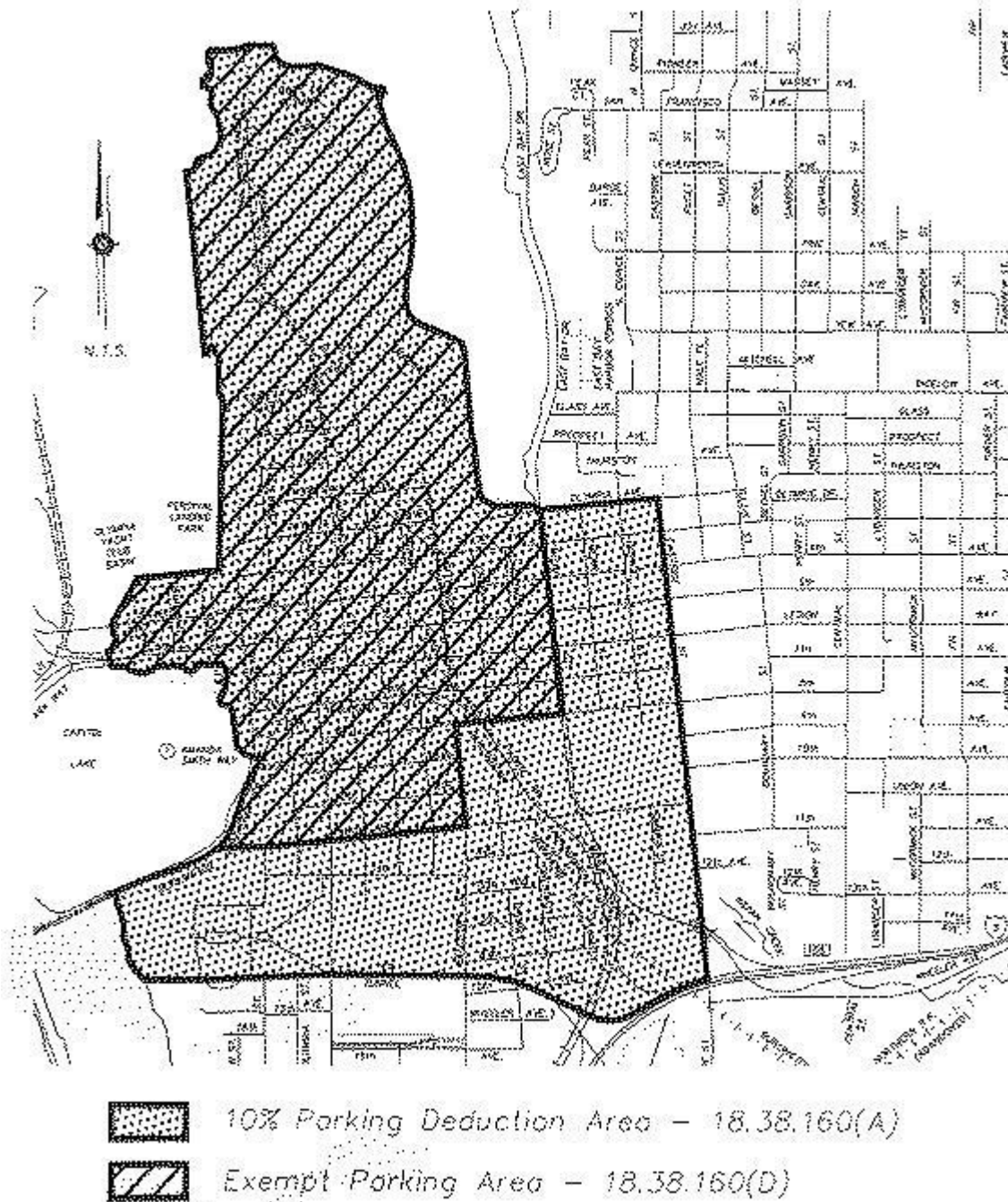
# ATTACHMENT A



Existing parking exempt boundary

Proposed parking exempt boundary

# ATTACHMENT B



OMC FIG. 38-2

## CONCEPT MAP

### CHARACTER AREAS

- WATERFRONT**  
Enhance and connect to waterfront attractions.
- CAPITOL TO MARKET**  
Encourage a high activity mix of uses from the Capitol to the Farmers Market.
- ARTISAN/TECH**  
Encourage an eclectic mix of commercial activities and residences to support a creative neighborhood.
- ENTERTAINMENT**  
Continue the core's energy eastward in a safe and lively entertainment district.
- SE NEIGHBORHOOD**  
Build a holistic neighborhood with services and amenities.

### KEY PHYSICAL IMPROVEMENTS

- Short-term investments
- Long-term investment opportunities (looking for funding and partnerships)
- Olympia Waterfront Route trail planning and completion (immediate and long-term actions)

### NOTE

Updated street standards and transportation master planning may lead to additional long-term street improvements.



**From:** [Leonard Bauer](#)  
**To:** [Dani Madrone](#); [Clark Gilman](#); [Yến Huỳnh](#)  
**Cc:** [Kenneth Haner](#); [Joyce Phillips](#)  
**Subject:** Public comment on March 18 LUEC agenda item  
**Date:** Wednesday, March 17, 2021 3:38:10 PM

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Please see below a written comment to the Land Use and Environment Committee regarding your consideration of Downtown Residential Parking Exemption Boundary at your March 18 meeting. Mr. Kosturos wanted me to tell you he is unable to attend the meeting but wanted me to forward these written comments to you.

***Leonard Bauer, FAICP***

Community Planning & Development Director  
City of Olympia  
PO Box 1967  
Olympia, WA 98501  
(360) 753-8206  
[www.olympiawa.gov](http://www.olympiawa.gov)

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""To whom it may concern,

I am writing in support of the potential expansion of the City's downtown residential parking exemption area. As a current owner of multi-family property in the downtown area, outside the current exemption area, I would be able to provide another 14-20 units of housing if the parking exemption were expanded. This would be the case for many property owners in the area and with the extreme need for more housing stock of all kinds, having another tool in the toolbelt, especially one that doesn't result in a net expense for the City, is a win/win.

As you know, our area has invested heavily in the bolstering of our public transportation and will likely continue to do so. As such, it makes perfect sense to lessen the parking requirements for housing in areas supported by transit and in areas where walkability is high. Additionally, with the increase in other alternative transportation sources and the eventual widespread adoption of self driving cars, we have a chance to be ahead of the curve with land use policy and I think that is a great idea.

Please let me know if I can be of any assistance in the process of vetting the viability of the proposed policy. I would be happy to do so.

Thank you. """"

**Zach Kosturos**

Prime Locations, Inc. | President & Designated Broker  
321 Cleveland Ave SE, Suite 209 | Tumwater, WA 98501  
P: 360.943.9922 | F: 360.943.4016

E: [zach@primelocations.com](mailto:zach@primelocations.com) | [www.primelocations.com](http://www.primelocations.com)



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**From:** [Josh Gobel](#)  
**To:** [Leonard Bauer](#)  
**Cc:** [Joyce Phillips](#)  
**Subject:** RE: Downtown Residential Parking Requirements  
**Date:** Tuesday, May 10, 2022 2:02:36 PM  
**Attachments:** [image001.png](#)

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Thanks Leonard,

Extending to Eastside Street and capturing those parcels between there and Plum is great. This is a big help for a few sites that are being considered for multifamily/mixed use development.

Cheers-



**Josh Gobel**, AIA, Associate Principal  
*pronouns: him/he/his*  
THOMAS ARCHITECTURE STUDIOS

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**From:** Leonard Bauer <[lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)>  
**Sent:** Tuesday, May 10, 2022 1:26 PM  
**To:** Josh Gobel <[josh@tasolympia.com](mailto:josh@tasolympia.com)>  
**Cc:** Joyce Phillips <[jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)>  
**Subject:** FW: Downtown Residential Parking Requirements

Hi Josh,

Because of your past interest in a potential expansion of the downtown residential parking exemption, I wanted to give you an update. In February, the City Council's Land Use and Environment Committee referred the matter to the Planning Commission to review and discuss expanding the exemption area. The attached summarizes the proposed change, including a map of the proposed new exemption area. The Commission will be considering whether to recommend expanding this exemption to include additional portions of downtown, primarily south of Union Avenue and between Plum and Eastside Streets (see the attached maps).

The Planning Commission will soon be scheduling its discussion of this proposal. Please feel free to contact me or Joyce Phillips (360.570.3722) if you have questions.

***Leonard Bauer, FAICP***

Community Planning & Development Director  
City of Olympia  
PO Box 1967  
Olympia, WA 98501  
(360) 753-8206  
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**Working Together To Make A Difference**



**From:** [Erik Jensen](#)  
**To:** [Joyce Phillips](#)  
**Subject:** RE: City of Olympia - Notice of Proposal (#22-3429)  
**Date:** Friday, May 27, 2022 11:03:33 AM

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I have reviewed the changes and have no change to the comments.

Erik Jensen CBO, CFM  
City of Olympia CP&D – Building Official  
PO Box 1967, Olympia WA 98507-1967 (mail)  
601 4th Avenue E, Olympia WA 98501  
(360) 753-8280 - Office  
ejensen@ci.olympia.wa.us - email

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**From:** Joyce Phillips <jphillip@ci.olympia.wa.us>  
**Sent:** Friday, May 27, 2022 10:47 AM  
**To:** Erik Jensen <ejensen@ci.olympia.wa.us>; Mike Reid <mreid@ci.olympia.wa.us>; Lydia Moorehead <lmoorehe@ci.olympia.wa.us>; City Hall Customer Service Center <CityHallCustomerServiceCenter@ci.olympia.wa.us>; Steve Sperr <ssperr@ci.olympia.wa.us>; Sophie Stimson <sstimson@ci.olympia.wa.us>; durdend@co.thurston.wa.us; craig.sisson@co.thurston.wa.us; todd.mason@co.thurston.wa.us; Burlina Lucas <lucasb@trpc.org>; Eric Phillips <ephillips@intercitytransit.com>; Rob LaFontaine <rlafontaine@intercitytransit.com>; Lisa Parks <LisaP@portolympia.com>; Rick Walk <rwalk@ci.lacey.wa.us>; randrews@ci.lacey.wa.us; City of Tumwater (mmatlock@ci.tumwater.wa.us) <mmatlock@ci.tumwater.wa.us>; 'dschaffert@thurstonchamber.com' <dschaffert@thurstonchamber.com>; mcade@thurstonedc.com; Todd Cutts (tcutts@downtownolympia.org) <tcutts@downtownolympia.org>; walter.george@nisqually-nsn.gov; choke.ken@nisqually-nsn.gov; Brad Beach (beach.brad@nisqually-nsn.gov) <beach.brad@nisqually-nsn.gov>; bullchild.annette@nisqually-nsn.gov; jdickison@squaxin.us; 70a Tribe, Squaxin Island (sdinubilo@squaxin.us) <sdinubilo@squaxin.us>; info@southsoundseniors.org; Chester Allen <news@theolympian.com>; Rick Crawford <seniornews@integra.net>; Editors <editors@lawleypublications.com>; Cooper Point Journal KAOS <kaos@evergreen.edu>; KGY Radio (NEWS@KGYRADIO.COM) <NEWS@KGYRADIO.COM>; KXXO <psa@mixx96.com>; Lacey Chamber of Commerce <Blaine@laceysschamber.com>; Ja9gates@aol.com; olympiapowerandlight@gmail.com  
**Subject:** City of Olympia - Notice of Proposal (#22-3429)

Greetings.

The City of Olympia is considering text and graphic amendments to the Parking Code (OMC 18.38.160 and Figure 38-2) for residential development in the Downtown Parking Exempt Area. Please review the attached draft language and let me know by June 24, 2022, if you have comments you would like the city to consider. The Planning Commission briefing on this proposal is tentatively scheduled for Monday, June 27, 2022 at 6:30 p.m.

Please contact me with any comments or questions.  
Thank you.  
Joyce

Joyce Phillips, AICP, Principal Planner  
City of Olympia | Community Planning and Development  
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967  
360.570.3722 | [olympiawa.gov](http://olympiawa.gov)

**Note: *Emails are public records and are eligible for release.***

**From:** [ausman-nw@comcast.net](mailto:ausman-nw@comcast.net)  
**To:** [Joyce Phillips](#)  
**Subject:** RE: City of Olympia - Notice of Proposal (#22-3429)  
**Date:** Friday, May 27, 2022 6:40:29 PM

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Hi, Joyce. Thanks for the info. If this proceeds as planned, it appears all on-street parking will eventually disappear. Not a good idea, I think.

Mark Ausman

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**From:** Joyce Phillips <jphillip@ci.olympia.wa.us>  
**Sent:** Friday, May 27, 2022 10:06 AM  
**To:** Joyce Phillips <jphillip@ci.olympia.wa.us>  
**Subject:** City of Olympia - Notice of Proposal (#22-3429)

**You are receiving this notice as an identified contact person for your Recognized Neighborhood Association. Please share this information with your neighbors.**

The City of Olympia is considering amendments to the parking standards for new residential development in the Downtown. This proposal was referred to the Planning Commission by the Council's Land Use and Environment Committee for consideration.

Summary: There is an area of the City, identified in OMC 18.38.160, Figure 38-2, where residential development is not required to provide automobile parking or where a 10% reduction in automobile parking requirements applies. The proposal under consideration is to keep the outer boundary in its current location but to make all of the area within the boundary exempt from automobile parking requirements for residential development.

More information is provided in the attachment, including a graphic showing the boundary of the Downtown Parking Exempt Area. The Planning Commission briefing on this proposal is tentatively scheduled for 6:30 p.m. on Monday, June 27, 2022, if you would like to learn more about it.

Please contact me if you have any questions or would like to discuss the proposal. I would be happy to talk with you about it.

Joyce

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

**Note: Emails are public records and are eligible for release.**



**Nisqually Indian Tribe  
Tribal Historic Preservation Office  
4820 She-Nah-Num Dr. S.E.  
Olympia, WA 98513  
(360) 456-5221**

May 31, 2022

To: Joyce Phillips, AICP, Principal Planner  
City of Olympia  
Community Planning and Development  
601 4th Avenue  
Olympia WA 98507

**Re: Notice of Proposal (#22-3429)**

The Nisqually Indian Tribe's THPO has reviewed the routing packet that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe has no specific concerns at this time, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO  
Nisqually Indian Tribe  
360-456-5221 ext 1277

cc: Annette Bullchild, Director, Nisqually Indian Tribe

**From:** [Mike McCormick](#)  
**To:** [David Ginther](#)  
**Cc:** [Leonard Bauer](#); [Joyce Phillips](#)  
**Subject:** Comments for tonight's Planning Commission public hearing  
**Date:** Monday, July 18, 2022 2:13:25 PM

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Olympia Planning Commission members,

I will not be able to testify this evening due to a prior commitment.

As a longtime Olympia resident and retired planner, I want to encourage you to adopt the proposed changes to the Downtown Exempt Parking Area. Making these changes will support both our housing and sustainability goals. A number of studies have documented the increased number of units that can be achieved by reducing or eliminating parking requirements. This can produce a measurable reduction in the cost of individual units in a project. We should be doing everything we can to meet the challenges of housing affordability.

Thank you for your willingness to serve. It takes time and dedication which is sincerely appreciated.

Michael J. McCormick, FAICP  
2420 Columbia St. SW  
Olympia, WA 98501  
360.754.2916

July 18, 2022

Dear Chair Nejati and Members of the Olympia Planning Commission,

I am writing to support the amendments to OCC 18.38.100. Reducing parking requirements in the High Density Corridors (HDC) is a step in the right direction. The HDCs are places, other than Olympia's Downtown, where development will most likely allow its residents to live without cars. Residents there will be close to transit service and other services as well as being in walking distance of many of them. These incentives to reducing the use of the automobile will also help the City reduce greenhouse gas emissions and assist it in its goals for addressing climate change. Reducing parking requirements also reduces polluted stormwater runoff.

In addition to the environmental advantages, reducing parking lowers the cost for development and could make housing more affordable.

Thank you for considering my comments.

Sincerely,

Holly Gadbow

1625 Sylvester Street SW

Olympia, WA 98501

(360)789-3616

[hollygadbow@comcast.net](mailto:hollygadbow@comcast.net)