



Meeting Agenda

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, July 9, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Estimated time for items 1 through 5: 20 minutes

1.A ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

[18-0659](#) Approval of Monday, June 18 Planning Commission Meeting Minutes

Attachments: [Meeting Minutes](#)

4. PUBLIC COMMENT

During this portion of the meeting, citizens may address the Commission regarding items related to City business, including items on the Agenda. In order for the Committee or Commission to maintain impartiality and the appearance of fairness in upcoming matters and to comply with Public Disclosure Law for political campaigns, speakers will not be permitted to make public comments before the Committee or Commission in these two areas: (1) on agenda items for which the Committee or Commission either held a Public Hearing in the last 45 days, or will hold a Public Hearing within 45 days or for quasi-judicial review items for which there can be only one public hearing, or (2) where the speaker promotes or opposes a candidate for public office or a ballot measure. The Planning Commission is only accepting written comments on the Missing Middle Housing recommendations until it completes its deliberations.

5. STAFF ANNOUNCEMENTS

This agenda item is also an opportunity for Commissioners to ask staff about City or Planning Commission business.

6. BUSINESS ITEMS

[18-0603](#) 2018 Comprehensive Plan Amendment Final Docket Briefing

Attachments: [18-1427 Black Lake Blvd/US Hwy 101 application](#)

[18-1429 Memorialize Downtown View application](#)

Estimated time: 30 minutes

[18-0648](#) Missing Middle Housing Analysis - Deliberations

Attachments: [Missing Middle web page](#)
[Parking Provisions Existing and Proposed](#)
[Parking Provisions Other Jurisdictions](#)
[Residential Capacity Analysis](#)
[Planning Commission Proposed Alternative Code Amendment to OMC 18.04.060.HH](#)
[Written Public Comments](#)

Estimated time: 90 minutes

7. REPORTS

From Staff, Officers, and Commissioners, and regarding relevant topics.

8. OTHER TOPICS**9. ADJOURNMENT**

Approximately 9:30 p.m.

Upcoming

Next regular Commission meeting is July 23, 2018. See 'meeting details' in Legistar for list of other meetings and events related to Commission activities.

Accommodations

The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources. If you require accommodation for your attendance at the City Advisory Committee meeting, please contact the Advisory Committee staff liaison (contact number in the upper right corner of the agenda) at least 48 hours in advance of the meeting. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1.800.833.6384.



City Hall
601 4th Avenue E.
Olympia, WA 98501
360-753-8244

Planning Commission

Approval of Monday, June 18 Planning Commission Meeting Minutes

Agenda Date: 7/9/2018
Agenda Item Number:
File Number: 18-0659

Type: minutes **Version:** 1 **Status:** In Committee

Title

Approval of Monday, June 18 Planning Commission Meeting Minutes



Meeting Minutes - Draft

Planning Commission

City Hall
601 4th Avenue E
Olympia, WA 98501

Contact: Stacey Ray
360.753.8046

Monday, June 18, 2018

6:30 PM

Room 207

1. CALL TO ORDER

Chair Cunningham called the meeting to order at 6:31 p.m.

1.A ROLL CALL

Present: 9 - Chair Rad Cunningham, Commissioner Tammy Adams, Commissioner Kento Azegami, Commissioner Joel Baxter, Commissioner Jessica Blose, Commissioner Travis Burns, Commissioner Paula Ehlers, Commissioner Candi Millar and Commissioner Carole Richmond

OTHERS PRESENT

City of Olympia Community and Development staff:

Deputy Director Leonard Bauer
Senior Planner Nicole Floyd
Senior Planner Stacey Ray

2. APPROVAL OF AGENDA

The agenda was approved.

3. APPROVAL OF MINUTES

[18-0594](#) Approval of June 4, 2018 Meeting Minutes

The minutes were approved.

4. PUBLIC COMMENT - NONE

5. STAFF ANNOUNCEMENTS

Ms. Ray made announcements.

6. BUSINESS ITEMS

6.A [18-0369](#) Amendments to the Municipal Code related to Low Impact Development (LID)

Ms. Floyd presented a PowerPoint presentation and briefed the Commission members on all amendments to the Olympia Municipal Code (OMC) related to Low Impact Development. The Commission continued to discuss the potential minor amendments to the OMC. All amendments proposed intend to clarify or adjust the language adopted in 2016 related to making Low Impact Development the common and preferred approach.

The information was received.

6.B [18-0586](#) Missing Middle Housing Analysis - Deliberations

Mr. Bauer provided updates on the limitations on building codes for townhouses and the changes that require an architect to prepare plans based on the impact.

Commissioner's continued deliberations on the draft Missing Middle staff recommendations. Mr. Bauer provided a Missing Middle - Residential Capacity handout and responded to questions.

Commissioner Richmond provided a draft outline for a recommendation letter to Council.

Commissioner Azegami moved, seconded by Commissioner Baxter, to change the draft language to permit triplexes and fourplexes in R4-8 zoning district if within .25 miles. The motion failed by the following vote:

Aye: 2 - Commissioner Azegami and Commissioner Baxter

Nay: 4 - Commissioner Blose, Commissioner Ehlers, Commissioner Millar and Commissioner Richmond

Abstained: 3 - Chair Cunningham, Commissioner Adams and Commissioner Burns

7. REPORTS

Commissioners reported on outside meetings attended.

8. OTHER TOPICS - None

Commissioner Richmond reported on the Capitol Facilities Plan update.

9. ADJOURNMENT

The meeting was adjourned at 9:48 p.m.



Planning Commission

2018 Comprehensive Plan Amendment Final Docket Briefing

Agenda Date: 7/9/2018
Agenda Item Number:
File Number: 18-0603

Type: information Version: 1 Status: In Committee

Title
2018 Comprehensive Plan Amendment Final Docket Briefing

Recommended Action
Information only. No action requested.

Report
Issue:
Learn about the two Comprehensive Plan Amendment applications that were approved for consideration in 2018.

Staff Contact:
Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):
Joyce Phillips, Senior Planner

Background and Analysis:
On February 27, 2018, the City Council completed screening of the preliminary comprehensive plan amendment applications received for 2018. Two proposals were approved for additional review and consideration, which becomes the final docket for the year. The proponents then had until April 6, 2018 to submit the formal applications.

The two proposals moving forward this year include:

- A proposal to add an appendix to the Land Use and Urban Design chapter of the Comprehensive Plan, which lists the views that were identified as being important in the Downtown Strategy.
- A proposal to redesignate and rezone approximately 1.54 acres of land located on the southwesterly corner of the Black Lake Blvd and US Hwy 101 interchange. The proposal consists of three parcels which are currently vacant.

Neighborhood/Community Interests (if known):

These projects are likely to generate community interest and comment. During the course of the review, efforts will be made to inform the public and neighborhoods about what is being proposed and how to provide input during the review and decision-making process. Both proposals were routed to all Recognized Neighborhood Associations on June 5, 2018 to provide an opportunity for review and comment.

Options:

Information only - no action is required at this time.

Financial Impact:

These proposals fit within the existing budget and staffing resources of the Community Planning and Development Department.

Attachments:

Black Lake Blvd/US Hwy 101 application
Memorialize Downtown Views application



2018 Annual Comprehensive Plan Amendments NOTICE OF APPLICATIONS

June 5, 2018

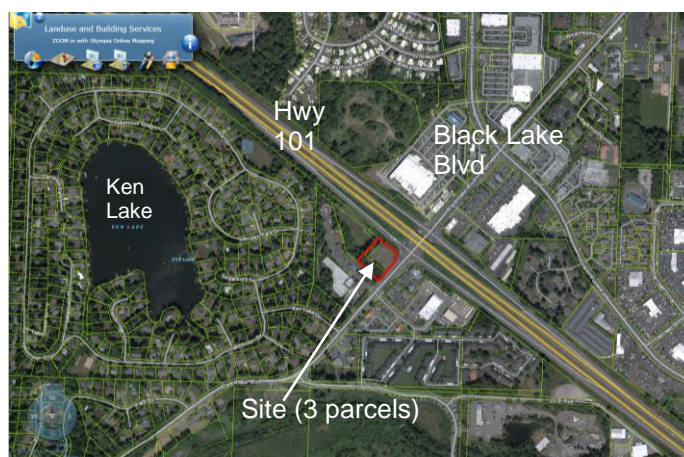
To All Recognized Neighborhood Associations and Review Parties:

Each year the City of Olympia may consider applications to amend the Comprehensive Plan. The Comprehensive Plan is the City's plan for how the city will change and grow over the next twenty years, including its goals and policies for how the vision of the Plan will be accomplished. It includes Future Land Use designations in the Land Use and Urban Design Chapter. The Zoning Map must be consistent with the Comprehensive Plan.

This year, **two** applications to amend the Plan have been submitted and are currently under review. As a Recognized Neighborhood Association, you are being sent the applications for review and comment, if desired. If you have any comments or questions on the proposals please contact Joyce Phillips, Senior Planner, at 360.570.3722 or jphillip@ci.olympia.wa.us.

File # 18-1427: Black Lake Blvd/US Hwy 101 Comprehensive Plan Amendment & Rezone

A Comprehensive Plan Amendment and Rezone proposal for three parcels of land totaling approximately 1.54 acres of vacant land. The future land use map designates the properties as Professional Office and Multifamily Housing. Two of the parcels (0.73 acres) are zoned Professional Office/Residential Multifamily (PO/RM) and one parcel (0.81 acres) is zoned General Commercial (GC). The proposal is to designate the property as Urban Corridor and zone all three parcels General Commercial.



	Current	Proposed
Comprehensive Plan Future Land Use Designation	Professional Office and Multifamily Housing	Urban Corridor (1.54 acres)
Zoning District	PO/RM – 0.73 acres GC – 0.81 acres	General Commercial (1.54 acres)

What would be the effect of this change, if approved?

Both existing and proposed comprehensive plan designations and zoning districts are for commercial properties. Zoning districts are supposed to be consistent with the comprehensive plan designation. There is a table in the zoning code (18.59.055) that identifies which zoning districts are consistent with the comprehensive plan designations. Currently there is some inconsistency, which the outcome of this request is likely to correct. If approved, the types of commercial activities allowed in the General Commercial zoning district are slightly different. The table that shows which uses are allowed in which commercial zoning districts, please see [Table 18.06.040](#) of the Olympia Municipal Code (OMC).

Note: Any future development proposed on these lots will be reviewed for consistency with all adopted codes and development standards, such as zoning (uses, parking, landscaping, signage, etc.), design review, building and fire codes, and the engineering standards that apply to access and traffic circulation, stormwater, and utilities.

File #18-1429: A Comprehensive Plan Amendment proposal for a text amendment to add “Appendix B – Important Downtown Views” to the Land Use and Urban Design Chapter. The purpose of the additional text is to memorialize the list of views that were identified through the Downtown Strategy planning process as being important downtown views. The Downtown Strategy was adopted by the City Council in April of 2017.

What would be the effect of this change, if approved?

The primary purpose of the proposal is to include the list of identified important views to ensure consideration of existing views from these areas as part of any future long range planning process and when/if changes to land use regulations are proposed in the future.

A public hearing will be conducted before the Olympia Planning Commission, which will make a recommendation to the City Council on these proposals. The City Council will decide whether or not to amend the Plan by the end of the calendar year. Notice of the Public Hearing will be published in *The Olympian* at least ten days prior to the hearing. Notice of the hearing will be sent to Property Owners within 300 feet of the site (for site-specific rezone proposals only), Recognized Neighborhood Associations, and all Parties of Record on File with the City for these projects. The public hearing date has not yet been scheduled.

If you would like to be added as a Party of Record for one or both of these proposals please email me at jphillip@ci.olympia.wa.us.



NOTICE OF LAND USE APPLICATION

Notice Mailed: June 5, 2018

File Number: 18-1427

Project Name: Black Lake Blvd/US Hwy 101
Comprehensive Plan Amendment
and Rezone

**Comment Period
Ends at 5:00 p.m. on
Monday, June 25, 2018**

Project Address: 1803 Blake Lake Blvd SW, Olympia, WA (three vacant parcels)

Project Description: Redesignate and Rezone approximately 1.54 acres of land

	Current	Proposed
Comprehensive Plan Designation	Professional Office and Multifamily Housing	Urban Corridor
Zoning District	Professional Office/Residential Multifamily (0.73 acres) General Commercial (0.81 acres)	General Commercial

Applicant: James Richards
Gig Harbor, WA
bergenrichards@gmail.com

Lead Planner: Joyce Phillips, Senior Planner, Community Planning and Development
360.570.3722, jphillip@ci.olympia.wa.us

How to be involved in the review of this project:

The City of Olympia Community Planning and Development Department has received a request for approval of the project described above. Except when in use, the application, plans and/or studies are available for review on regular business days at Olympia City Hall, 601 4th Avenue East, Olympia, Washington.

Written Comment Period:

We invite your comments and participation in review of this project. Comments and inquiries regarding this proposal should be directed to Joyce Phillips, Senior Planner, of the Olympia Community Planning and Development Department at the above address. Failure to submit timely comments may result in an assumption of “no comment.”

Notice of Public Hearing:

A public hearing is required prior to land use decision on this proposal. This hearing has not yet been scheduled. A public hearing before the Olympia Planning Commission will be scheduled and notice will be provided pursuant to the standards outlined in Chapter 18.78, Public Notification, of the Olympia Municipal Code. If you would like to request notification, please contact Joyce Phillips at jphillip@ci.olympia.wa.us.

Appeal of the Decision

Upon written request, you will be provided with a copy of the decision regarding this project. Anyone who does not agree with the decision will have an opportunity to file an appeal of the decision. The appeal forms are available at the Community Planning and Development Department.

Other Information About This Project

Application Received: March 29, 2017

Application Deemed Complete: April 6, 2017

Project Permits/Approvals Requested or Required: Comprehensive Plan Amendment and Rezone

The applicant prepared the following project studies at the City's request: None

Existing environmental documents evaluating this project include: The Environmental Impact Statement and Final Supplemental Environmental Impact Statement for the City's Comprehensive Plan may be reviewed.

Government programs providing funds for this project: None

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection) and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to agencies and neighborhood associations. Lists of specific parties notified are available upon request.



Final Comprehensive Plan Amendment


OFFICIAL USE ONLY
Case #: 18-1427

Master File #: _____

Date: _____

Received By: LRRelated Cases: 17-5445Project Planner: Joyce

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name:	<u>Black Lake BLVD/US HWY 101</u>
Project Address:	<u>wo BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE</u>
Project Description:	<u>Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) → Rezoned to single designation of General Commercial (1.54 total acres).</u>
Size of Project Site:	<u>1.54 acres</u>
Assessor's Parcel Number(s):	<u>12821310801, 12821310300, 12821310701</u>
NAME OF APPLICANT:	<u>James Richards</u>
Mailing Address:	<u>2617 115th Ave NW, Gig Harbor, WA 98335</u>
Area Code and Phone #:	<u>206.478.0103</u>
E-mail Address:	<u>Bergenrichards@gmail.com</u>
NAME OF OWNER(S):	<u>James Richards</u>
Mailing Address:	<u>2617 115th Ave NW, Gig Harbor, WA 98335</u>
Area Code and Phone #:	<u>206.478.0103</u>
Email Address:	<u>Bergenrichards@gmail.com</u>
NAME OF AUTHORIZED REPRESENTATIVE (if different from above)	<u>SCJ Alliance</u>
Mailing Address:	<u>8730 Tallon Lane NE, Suite 200, Lacey, WA 98516</u>
Area Code and Phone #:	<u>360.352.1465</u>
E-mail Address:	<u>Hans.Shepherd@scjalliance.com</u>

*Comp Plan Amend.
needed in order
to Rezone.*

PROPERTY INFORMATION

Full Legal Description(s): 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Existing Comprehensive Plan Designation: Professional Office/Residential *Prof. Office & Multifamily Housing*

Proposed Comprehensive Plan Designation: General Commercial / Urban Corridor

Existing Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) *Multifamily*

Proposed Zoning: General Commercial (1.54 total acres)

Shoreline Designation (if applicable): N/A

Special areas on or near site (show areas on site plan):

- None
- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland
- Scenic Vistas
- Flood Hazard Area
- Steep Slopes/Draw/Gully/Ravine
- Historic Site or Structure

Water Supply (name of utility, if applicable):

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility, if applicable):

Existing: _____

Proposed: City of Olympia

Access (name of street):

Existing: Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code

- Rezone**
- Text Amendment**

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres))

Proposed zone: General Commercial

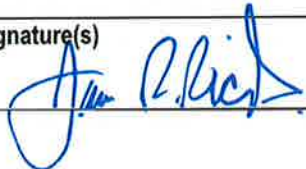
Answer the following questions (attach separate sheet):

- 228' jmj
- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050).
 - The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050).
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
 - The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area
- Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
- If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed.
- Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
- Application Fees are due at the time of submittal.

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name	Signature(s)	Date
James R. Richards		3/30/18

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: _____

Received By: _____

Related Cases: _____

Project Planner: _____



One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted electronically with the application:

- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Soil and Vegetation Plan
- Variance or Unusual Use (Zoning)
- Other Comp Plan Amendment, Rezone

Project Name: Black Lake BLVD/US HWY 101

Project Address: 1807 BLACK LAKE BLVD SW LOT, 1803 BLACK LAKE BLVD SW SITE

Applicant: James Richards

Mailing Address: 2617 115th Ave NW, Gig Harbor, WA 98335

Phone Number(s): 206.478.0103

E-mail Address: Bergenrichards@gmail.com

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): SCJ Alliance

Mailing Address: 8730 Tallon Lane NE, Suite 200, Lacey, WA 98516

Phone Number(s): 360.352.1465

E-mail Address: Hans.Shepherd@scjalliance.com

Project Description: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)) → Rezoned to single designation of General Commercial (1.54 total acres).

Size of Project Site: 1.54 acres

Assessor Tax Parcel Number(s): 12821310801, 12821310300, 12821310701

Comp. Plan Amendment Required if property is to be approved for Rezone.

Section : 21

Township: 18

Range: 2W

Full Legal Description of Subject Property (attached

21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY

Zoning: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres) (PO/RM) ^{Multi family}

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland Historic Site or Structure
- Steep Slopes/Draw/Gully/Ravine Flood Hazard Area (show on site plan)
- Scenic Vistas None

Water Supply (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Sewage Disposal (name of utility if applicable): _____

Existing: _____

Proposed: City of Olympia

Access (name of street(s) from which access will be gained): Existing Private Road w/ signalized access to Black Lake Blvd SW (shown on site plan)

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature  Date 3/30/18

Examiner I understand that for the type of application submitted, **the applicant is required to pay actual Hearing**
Initials **costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

Olympia

OFFICIAL USE ONLY

Case #: _____

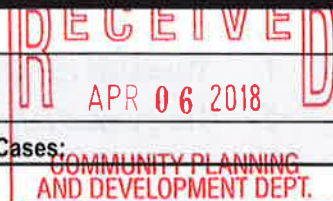
Master File #: _____

Date: _____

Received By: _____

Project Planner: _____

Related Cases: _____



Rezone

Text Amendment

Current land use zone: Dual Zoning (General Commercial (0.81 acres)/Professional Office/Residential (0.73 acres)

Proposed zone: General Commercial (1.54 total acres)

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining (PO/RM) 0.73 acres as General Commercial. In effect, this will improve the ability of all entities to better regulate and develop the site.
 - While the only map amendment requested is that of the City of Olympia 2017 Zoning Map, it may prove beneficial to consider the update of the City of Olympia Future Land Use Map as *current* Zoning Designations appear to fall near the edge of the 200 ft consistency buffer (OMC 18.59.050). *Property is approx. 228' from change in boundary*
 - The proposed zoning amendment is compatible with established distances from areas designated General Commerce and Urban Corridor within the 2016 City of Olympia Future Land Use map (OMC 18.59.050). *4-12-18 jmp*
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- It is the goal of this amendment to eliminate the dual zoning designations currently in place by reclassifying the remaining 0.73 acres as General Commercial. In effect, this will better align the site with surrounding uses while providing a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - Proposed future *General Commercial* development has the potential to improve multi-modal access to the area, define edges, and extend sightlines for all modes of travel.
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- As this site currently has dual -zoning, the proposed amendment would effectively alleviate procedural and regulatory conflicts while reducing the barriers for future use.
 - The proposed zoning designation is consistent with established development regulations as it would provide a tiered buffer from adjacent High-Density Zoning/Uses, US 101, and residential developments south and west of the project site.
 - GL6: Community beauty is combined with unique neighborhood identities. (PL6.1 and PL6.12)
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- As this site currently has dual -zoning, it will simply shift the zoning district boundaries to the south and west edges of existing and adjacent parcels. This change would work to better define zones while maintaining the current balance already in place. As such, established compatibility would remain constant throughout this proposal.
 - All zones considered in this amendment are already in existence within adjoining districts.
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.
- Public services and facilities are already in place and available to serve potential future development. Utilities have been extended to existing property lines while emergency services and public transit are established in the area.

A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include: All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (memory stick, USB drive, etc.).

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

NOTE: Although applications may be submitted at any time, site specific rezone requests are only reviewed twice each year beginning on April 1 and October 1.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



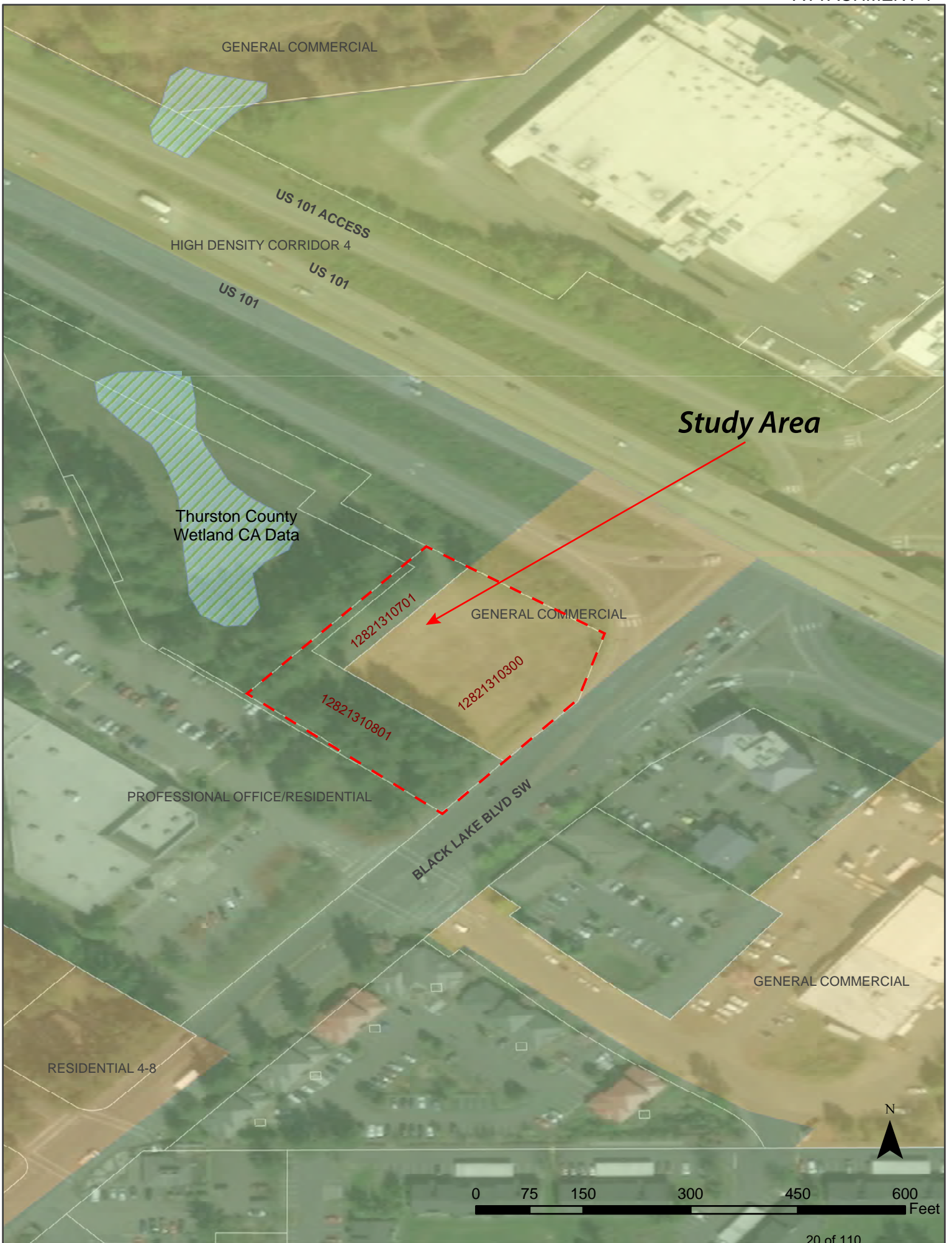
12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date

Community Planning & Development | 601 4th Ave E, 2nd Floor, Olympia, WA 98501 | Ph 360-753-8314 | Fax 360-753-8087 | olympiawa.gov

Y:\FORMS\2017 LID Changes and Misc 2017 Form Chgs\PLANNING\RezoneOrCodeTextAmendmentSupplementMSWrD 07172015 03272017.docx



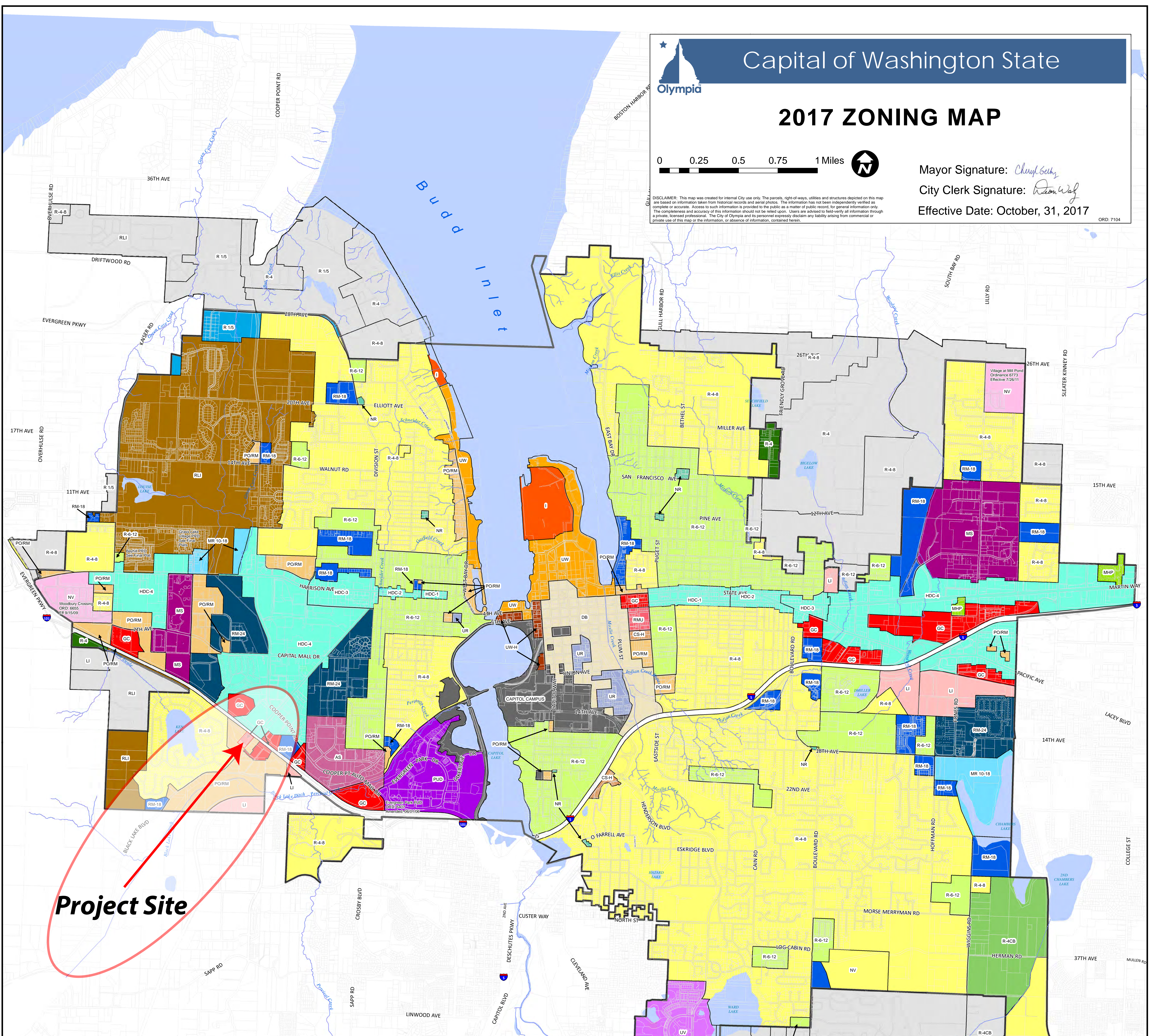
Capital of Washington State
 Olympia
2017 ZONING MAP

0 0.25 0.5 0.75 1 Miles

Mayor Signature: *Cheryl Beitz*
 City Clerk Signature: *Ram Wolf*
 Effective Date: October, 31, 2017

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

ORD: 7104



Project Site

Zoning Map Legend



















- Olympia City Limits
 - Urban Growth Area
 - State Capitol Campus*
*The Washington State Capitol Committee alone has authority over land use for the State Capitol Campus.
- | | |
|---|--|
| Zone Name | RESIDENTIAL 1 UNIT PER 5 ACRE |
| HIGH DENSITY CORRIDOR 1 | MIXED RESIDENTIAL 7-13 UNITS |
| HIGH DENSITY CORRIDOR 2 | MIXED RESIDENTIAL 10-18 UNITS |
| HIGH DENSITY CORRIDOR 3 | RESIDENTIAL MULTIFAMILY 18 UNITS |
| HIGH DENSITY CORRIDOR 4 | RESIDENTIAL MULTIFAMILY 24 UNITS |
| AUTO SERVICES | SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN) |
| COMMERCIAL SERVICE HIGH DENSITY | SINGLE-FAMILY RESIDENTIAL 4 |
| COMMUNITY ORIENTED SHOPPING CENTER | SINGLE-FAMILY RESIDENTIAL 4-8 |
| DOWNTOWN BUSINESS | TWO FAMILY RESIDENTIAL 6-12 |
| GENERAL COMMERCIAL | MANUFACTURED HOUSING PARK |
| INDUSTRIAL | RESIDENTIAL LOW IMPACT |
| LIGHT INDUSTRIAL | RESIDENTIAL MIXED USE |
| HIGH RISE MULTIFAMILY | PLANNED UNIT DEVELOPMENT |
| MEDICAL SERVICE | NEIGHBORHOOD VILLAGE |
| PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY | URBAN RESIDENTIAL |
| NEIGHBORHOOD RETAIL | URBAN VILLAGE |
| | URBAN WATERFRONT |
| | URBAN WATERFRONT HOUSING |

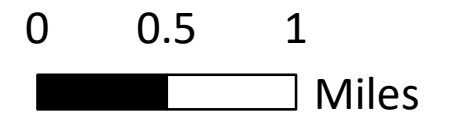
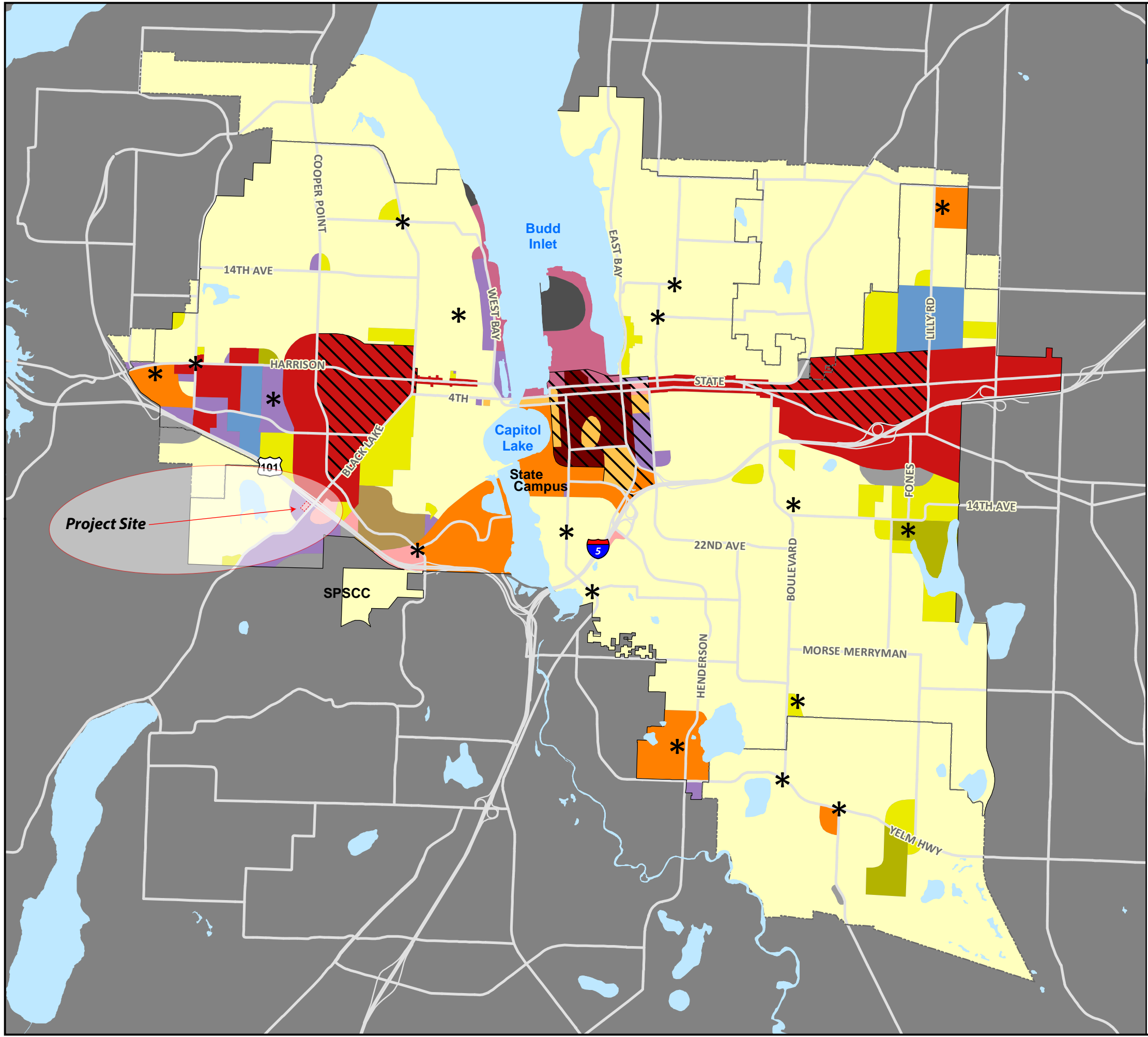
Future Land Use

Publication Date: 10/26/2016

Effective Date: 10/31/2016

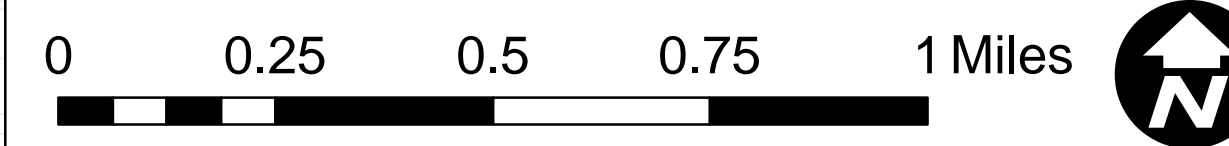
Ordinance #7104

-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

2016 DESIGN REVIEW MAP



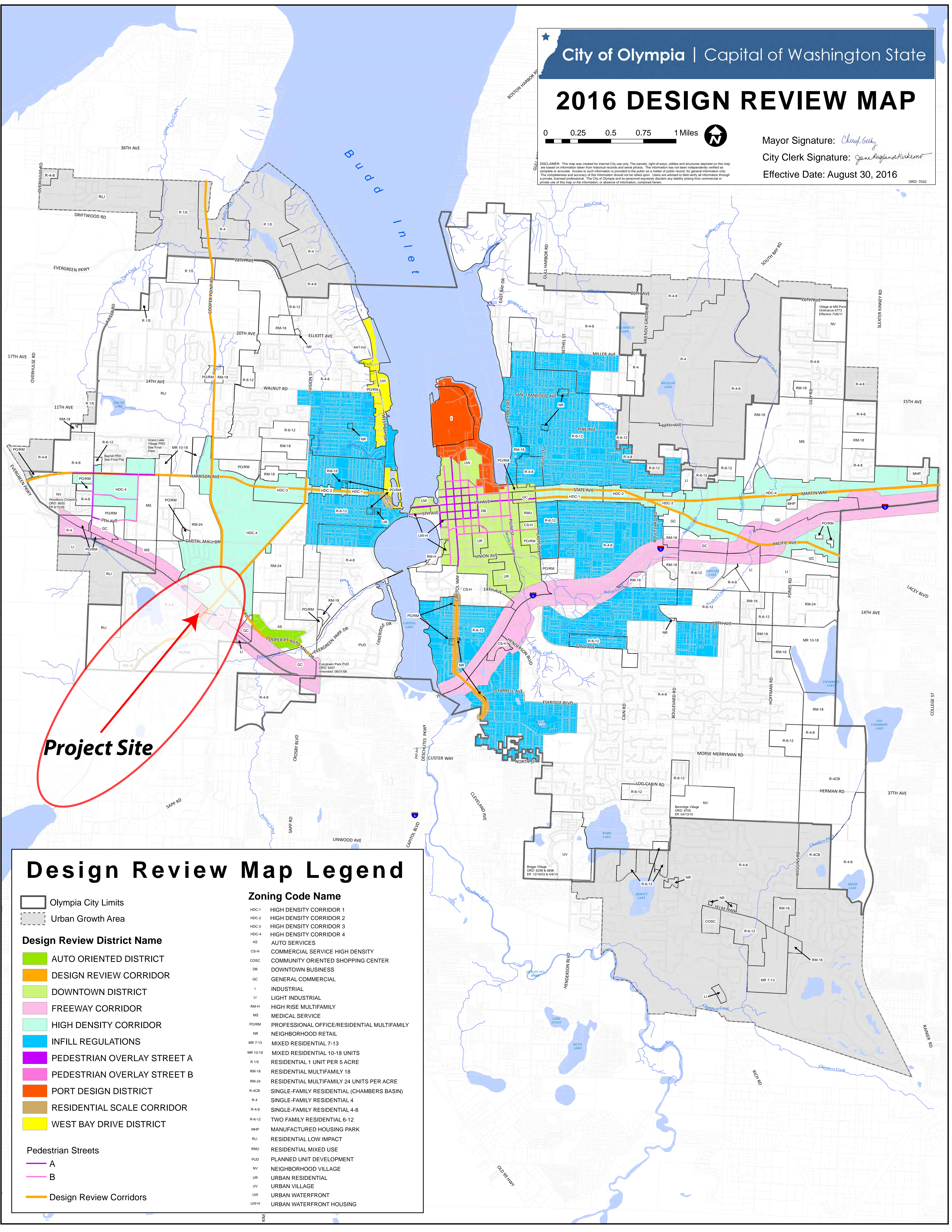
Mayor Signature: *Christy Beck*

City Clerk Signature: *Jane Englund-Kirkemo*

Effective Date: August 30, 2016

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ORD: 7032



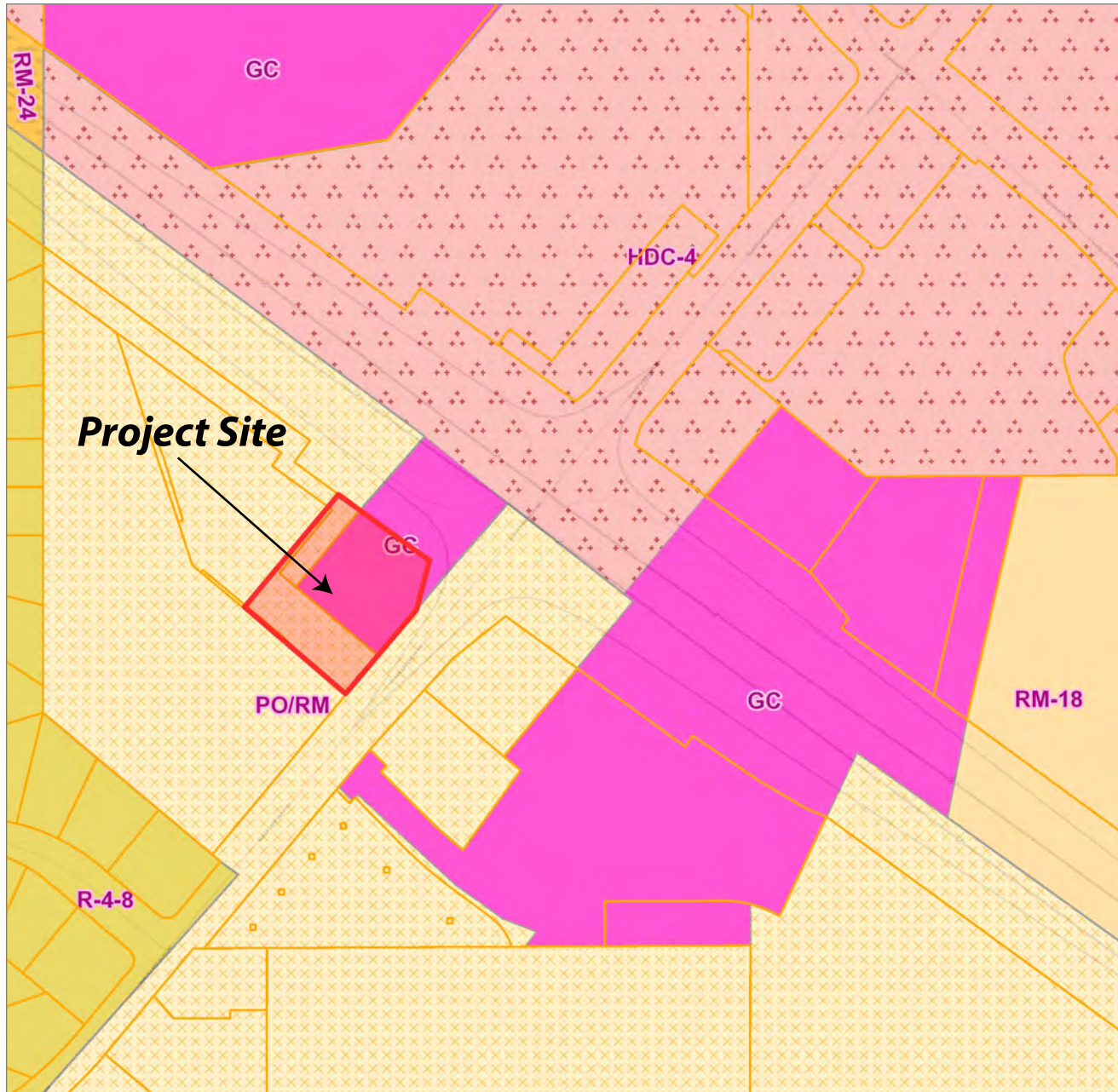
Design Review Map Legend

- Olympia City Limits
- Urban Growth Area

- Design Review District Name**
- AUTO ORIENTED DISTRICT
 - DESIGN REVIEW CORRIDOR
 - DOWNTOWN DISTRICT
 - FREEWAY CORRIDOR
 - HIGH DENSITY CORRIDOR
 - INFILL REGULATIONS
 - PEDESTRIAN OVERLAY STREET A
 - PEDESTRIAN OVERLAY STREET B
 - PORT DESIGN DISTRICT
 - RESIDENTIAL SCALE CORRIDOR
 - WEST BAY DRIVE DISTRICT

- Pedestrian Streets**
- A
 - B
- Design Review Corridors**
-

- Zoning Code Name**
- HDC-1 HIGH DENSITY CORRIDOR 1
 - HDC-2 HIGH DENSITY CORRIDOR 2
 - HDC-3 HIGH DENSITY CORRIDOR 3
 - HDC-4 HIGH DENSITY CORRIDOR 4
 - AS AUTO SERVICES
 - CS-H COMMERCIAL SERVICE HIGH DENSITY
 - COSC COMMUNITY ORIENTED SHOPPING CENTER
 - DB DOWNTOWN BUSINESS
 - GC GENERAL COMMERCIAL
 - I INDUSTRIAL
 - LI LIGHT INDUSTRIAL
 - RM-H HIGH RISE MULTIFAMILY
 - MS MEDICAL SERVICE
 - PO/RM PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
 - NR NEIGHBORHOOD RETAIL
 - MR 7-13 MIXED RESIDENTIAL 7-13
 - MR 10-18 MIXED RESIDENTIAL 10-18 UNITS
 - R 1/5 RESIDENTIAL 1 UNIT PER 5 ACRE
 - RM-18 RESIDENTIAL MULTIFAMILY 18
 - RM-24 RESIDENTIAL MULTIFAMILY 24 UNITS PER ACRE
 - R-4CB SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
 - R-4 SINGLE-FAMILY RESIDENTIAL 4
 - R-4-8 SINGLE-FAMILY RESIDENTIAL 4-8
 - R-6-12 TWO FAMILY RESIDENTIAL 6-12
 - MHP MANUFACTURED HOUSING PARK
 - RLI RESIDENTIAL LOW IMPACT
 - RMU RESIDENTIAL MIXED USE
 - PUD PLANNED UNIT DEVELOPMENT
 - NV NEIGHBORHOOD VILLAGE
 - UR URBAN RESIDENTIAL
 - UV URBAN VILLAGE
 - UW URBAN WATERFRONT
 - UW-H URBAN WATERFRONT HOUSING

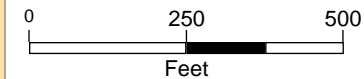


Zoning

Legend

- Parcel Boundaries
- Zoning**
- AC - Arterial Commercial
- AG - Agriculture
- AQUATC - Aquatic
- ARI & ARI2 - Airport Related Industry
- AS - Auto Services
- BD - Breweru
- BP - Business Park
- C - Cemetery
- C-1 - Commercial
- C-2 - Heavy Commercial
- C-3 - Large Lot Commercial
- C-3 - Special-Use Commercial
- CBC & CBC2 - Capitol Boulevard Community
- CBD - Central Business District
- CBD 4 - Central Business District 4
- CBD 5 - Central Business District 5
- CBD 6 - Central Business District 6
- CBD 7 - Central Business District 7
- CC - Core Commercial
- CC/CS-H - Capitol Campus/Commercial Service High
- CCD - Community Commercial
- CD - Commercial Development
- COM - Commercial
- COSC - Commercial Oriented Shopping Center

Scale 1: 5,364



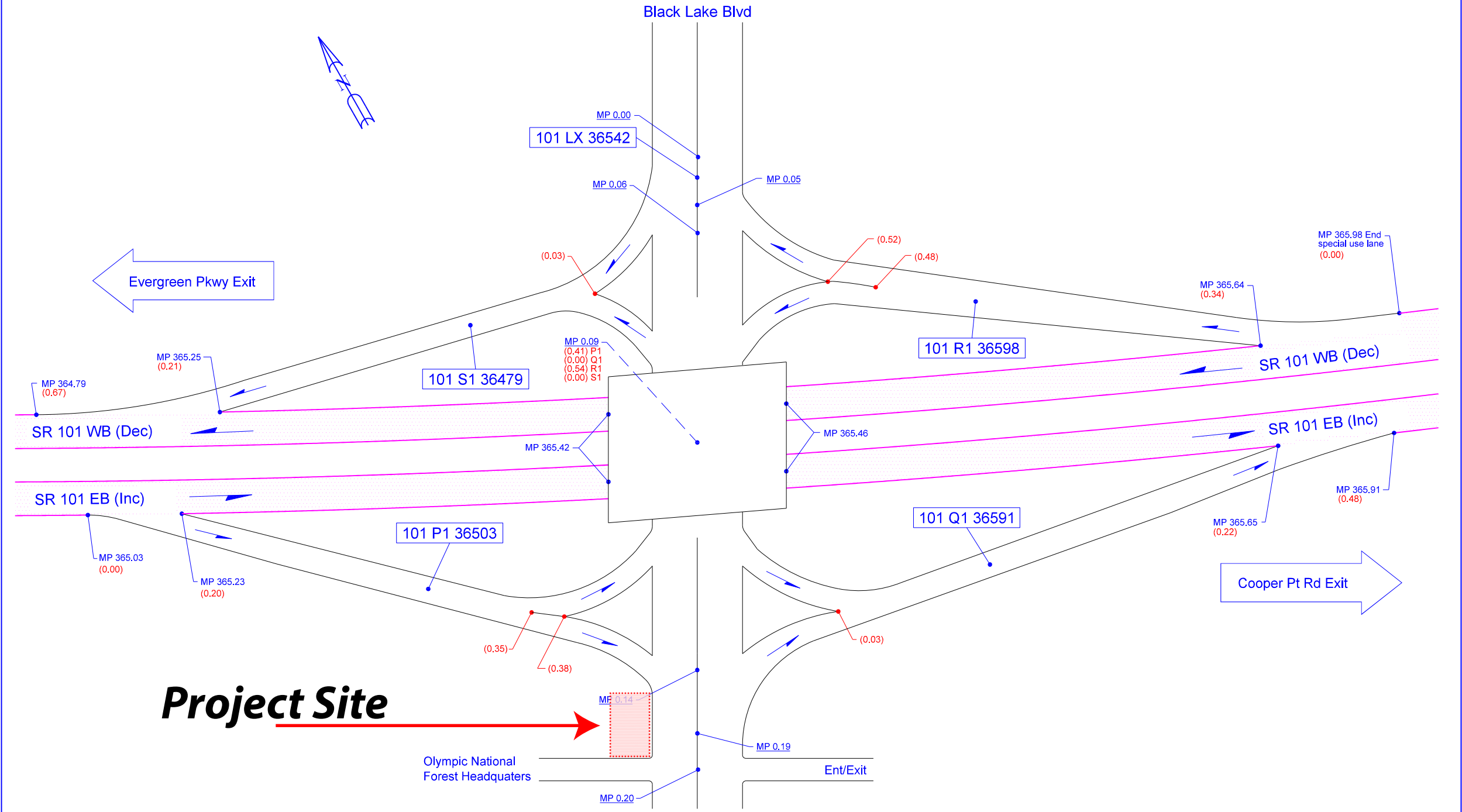
Map Created Using GeoData Public Website

Published: 4/3/2018

Note:



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Project Site

Olympic National Forest Headquarters

SEPA ENVIRONMENTAL CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Comprehensive Plan Future Land Use Map Amendment and Rezone

4-12-18
jmp

2. Name of applicant: [\[help\]](#)

James Richards, JSRK, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

2617 115th Avenue NW, Gig Harbor, WA 98335 – 206.478.0103

4. Date checklist prepared: [\[help\]](#)

April 3, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council consideration is expected in 2018 / 2019

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

With the approval of a rezone, the site could develop as a use consistent with general commercial

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Washington State Department of Ecology has certified this site as No Further Action (NFA) dated 11/13/2013. The site was previously used by a gas station.

9. List Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

The Comprehensive Plan Future Land Use Map Amendment and amendment to the existing land use map must be approved by Olympia City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The current proposal is to amend the Comprehensive Plan Future Land Use Map and the existing zoning map. The future land use map amendment includes changing the land use at 1801 Black Lake Boulevard, and the property immediately northwest and the property immediately west, from Professional Office and Multi-family Housing (PO/RM) to General Commerce (GC). The existing zoning map amendment includes changing the existing zoning for the property immediately northwest and west of 1801 Black Lake Boulevard from Professional Office and Residential (PO/RM) to General Commercial.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The sites included in the future land use map amendment are 1801 Black Lake Boulevard, Tumwater, WA 98512, parcel number 12821310300, legal description 21-18-2W NE-SW BEG AT X WLY LN 100F WIDE BLACK LK BLVD / SWLY, Parcel number 12821310701, legal description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138 and Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

The sites included in the current zoning map amendment are parcel number 12821310701, legal

The applicant has a pending short plat in review to reconfigure the property from three lots in to two lots. Short Plat # 17-5042. 4-12-18 jmp

The Future Land Use Map designation sought is "Urban Corridor" 4-12-18 jmp

description is Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR C SEG'D FROM 12821310700 PER REAL ESTATE CONTRACT AFN 4516138. And Parcel number 12821310801, legal description Section 21 Township 18 Range 2W Quarter SE NW & NE SW Survey AFN 4538543 TR B SEG'D FROM 12821310800 PER REAL ESTATE CONTRACT AFN 4516138

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

- a. General description of the site: [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

According to Thurston County Geodata, the parcels included in this proposal have 3 to 15% slopes.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

According to Thurston County Geodata, the soil type found on the parcels included in this proposal is alderwood gravelly sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Not applicable to this non-project action, unstable soils will be evaluated as part of site-specific project review.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Not applicable to this non-project action, grading and filling quantities will be evaluated as part of site-specific project review

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, potential erosion impacts will be evaluated as part of site-specific project review

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Not applicable to this non-project action, impervious surfaces will be evaluated as part of site-specific project review

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control erosion will be identified during site-specific project review

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe

and give approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action, emissions impacts will be evaluated as part of site-specific project review

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, off-site emission sources will be evaluated as part of site-specific project review

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control emissions will be identified during site-specific project review

3. Water [\[help\]](#)

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes, according to Thurston County Geodata there is a wetland located approximately 70 feet northwest of this proposal.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action, surface water withdrawals and diversions will be evaluated as part of site-specific project review

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, according to FEMA flood map this proposal is within zone x – area of minimal flood hazard.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable to this non-project action, the potential of any discharge of waste materials to surface waters will be evaluated as part of site-specific project review

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable to this non-project action

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable to this non-project action, the potential discharge of waste material will be evaluated as part of site-specific project review

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable to this non-project action, runoff impacts will be evaluated as part of site-specific project review

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

Not applicable to this non-project action, drainage pattern impacts will be evaluated as part of site-specific project review

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control surface, ground and runoff water will be identified during site-specific project review

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Not applicable, this proposal is a non-project action. The amount of vegetation to be removed or altered will be identified during site-specific project review

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

According to US Fish & Wildlife service Environmental Conservation Online System (ECOS) there are no known threatened or endangered species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Not applicable to this non-project action, landscaping plans will be included as part of site-specific project review

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

During a site visit, Scotch broom was identified on site.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: **hawk**, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

According to Washington Department of Fish and Wildlife Priority Habitats and Species Report (PHS data) there are no federal or state listed species on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Migration routes may exist near the site, Washington is within the Pacific Flyway route

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to preserve or enhance wildlife will be identified during site-specific project review

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known. Washington State Recreation and Conservation Office Washington Invasive Species Council, Washington Invasive Species Education sites were used to assess invasive animal species.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No energy is needed for this non-project action. Energy needs and consumption will be evaluated as part of site-specific project review and will comply with city and state regulations

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable to this non-project action, impacts on solar energy will be evaluated as part of site-specific project review

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific features for energy conservation will be identified during site-specific project review

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

There are no health hazards as a result of this non-project action. Health hazards will be evaluated as part of site-specific project review

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

This site was previously used by a gas station. A voluntary cleanup program took place and Washington State Department of Ecology certified the site as NFA – No Further Action dated 11/13/2013

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

Not applicable, this proposal is a non-project action. Existing hazardous conditions will be identified during site-specific project review

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- 4) Describe special emergency services that might be required. [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control environmental health hazards will be identified during site-specific project review

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

In the vicinity of the parcels included in this proposal, traffic noise from US 101 and Black Lake Boulevard exist, and noise created from existing businesses and residences occur, none of which affect this non-project action.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable to this non-project action, types and levels of noise created by development will be evaluated as part of site-specific project review and will comply with city regulations.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control noise impacts will be identified during site-specific project review

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The parcels included in this proposal are currently undeveloped. The properties to the north and west are primarily single family residential. Immediately west of the proposal site is the Olympic National Forest Headquarters. The properties to the south and east are general commercial and or professional office.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No, the proposal site has not been used as working farmlands in the past.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No, this proposal will ^{not} affect working farm or forest lands

4-12-18 jmp

- c. Describe any structures on the site. [\[help\]](#)

There are no structures on site

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No structures will be demolished

- e. What is the current zoning classification of the site? [\[help\]](#)

*The current zoning map shows the area within this proposal to be General Commercial and Professional Office and Residential **Multifamily**.*

4-12-18 jmp

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The current comprehensive plan designation of the site is Professional Office and Multi-family Housing (PO/RM)

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There is a wetland identified by Thurston County on the property northwest of the project site. The parcels included in the proposal are within the wetland buffer.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None – this proposal is a non-project action

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None – this proposal is a non-project action

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to avoid or reduce displacement impacts will be identified during site-specific project review

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This proposal includes amending the current zoning map and future land use map. Changing the zoning from professional office/residential to general commercial will be compatible with the existing office and commercial uses in the vicinity of the proposed zoning change. Future development on this site will comply with the amended zoning maps and will comply with all regulations applicable as identified during site-specific project review.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No impacts to housing, no measures needed.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Not applicable, this will be identified as part of site-specific project review

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control aesthetic impacts will be identified during site-specific project review

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable to this non-project action, light and glare impacts will be evaluated as part of site-specific project review

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Light is currently produced from the existing office and commercial uses, and traffic lighting and vehicles along US 101 and Black Lake Boulevard. Existing light and glare will be evaluated for potential effects on future development as part of site-specific project review.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to reduce or control light and glare impacts will be identified during site-specific project review

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
[\[help\]](#)

Yauger Park is located approximately ½ mile northeast of the proposal site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.
[\[help\]](#)

No, this proposal would not displace any existing recreational uses, the site is currently zoned for commercial and office use and is being proposed to become all commercial. This site is not planned for recreational use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Proposed measures to reduce or control impacts on recreation including recreation opportunities will be identified during site-specific project review.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

According to WISAARD there are no buildings, structures or sites in the immediate vicinity of the proposal site that are listed on or eligible for listing on national or state registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

According to WISAARD predictive model for environmental factors with archaeological resource results, it shows the sites covered in this proposal as a low risk. When the site is developed, it will be evaluated for potential impacts to cultural resources as part of site-specific project review.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Washington Information System for Architectural and Archaeological Records Data (WISAARD) was assessed in April 2018 to identify cultural and historic resources on or near the site

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Not applicable, this proposal is a non-project action. Specific measures to avoid or minimize cultural resource impacts will be identified during site-specific project review. When the project is developed, it will comply with City of Olympia code regarding inadvertent discoveries of cultural resources.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
[\[help\]](#)

Black Lake Boulevard currently provides access to the site. There is no change in access as part of this proposal, this is a non-project action, proposed access will be evaluated as part of site-specific project review.

- b. b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Yes, Intercity Transit serves this area with route 42 and has a stop along Black Lake Boulevard approximately 500 feet west of the proposal site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable to this non-project action, parking will be addressed as part of site-specific project review

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The need for roadway improvements will be evaluated when the site is developed as part of site-specific project review

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

This proposal is not in the immediate vicinity of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable to this non-project action, this will be evaluated as part of site-specific project review

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No, this proposal will not interfere with or be affected by the movement of agriculture and forest products.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Specific measures to reduce or control transportation impacts will be identified during site-specific project review

15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

This proposal will not result in an increased need for public services. When the site is developed impacts to public services will be evaluated as part of site-specific project review.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Specific measures to reduce or control impacts to public services will be identified during site-specific project review

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Utilities will be identified when the site is developed

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jaqueline Taylor
 Name of signee Jaqueline Taylor
 Position and Agency/Organization Planner / SCT Alliance
 Date Submitted: 4/6/2018

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal, which consist of future land use map and existing zoning map amendments, is not expected to increase discharge to water, emissions to air or release toxic substances. The proposal is changing the zoning from professional office/residential to general commercial which are similar uses.

future land use designation from professional office and multifamily housing to urban corridor and then to change..

Proposed measures to avoid or reduce such increases are:

Development that would occur do to the change in zoning, would comply with all City regulations regarding development in a commercial district. When the site is developed, impacts to air, noise, hazardous materials etc. will be evaluated during site-specific project review and will comply with all applicable regulations.

*4-12-18
jmy*

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is not likely to affect plants and animals. The site is currently zoned and planned for future development and is in a heavily developed area which is not suitable for animal habitat. When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

When the site is developed, a landscaping plan may be provided and reviewed as part of site-specific project review, which may help preserve existing plants on site as well as provide for new native vegetation. Animals are not expected to be impacted as a result of developing the site, however, this will be evaluated as part of site-specific project review.

3. How would the proposal be likely to deplete energy or natural resources?

This proposal is not likely to deplete energy or natural resources. The site is currently zoned and planned for future development and is in a heavily developed area where adequate energy resources are available.

Proposed measures to protect or conserve energy and natural resources are:

When the site is developed, specific energy conservation measures will be identified impacts to natural resources will be addressed during permitting processes.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal is not likely to affect environmentally sensitive areas. The site is currently zoned and planned for future development. When the site is developed, potential impacts will be addressed during permitting processes.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Project specific impacts would be addressed by following standard mitigation procedures, beginning with avoidance, then minimization of impacts to critical areas. If there are unavoidable impacts because of development, then mitigation will be required.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal includes changing the zoning from professional office/residential to general commercial which are similar uses and are compatible with the existing office and commercial uses in the vicinity of the site. The zoning amendment will comply the City's comprehensive plan, the site is currently zoned and planned for future development.

Proposed measures to avoid or reduce shoreline and land use impacts are:

When the site is developed, it will be an allowable use as identified under general commercial land uses. The project will be evaluated for compatibility with surrounding land uses as part of permitting processes.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed zoning change is not expected to increase demands on transportation or public services, the site is in an area planned for future development where public services are currently provided. When the site is developed, it will be evaluated for such as part of site-specific project review.

Proposed measures to reduce or respond to such demand(s) are:

When the site is developed, specific measures to address potential impacts will be identified during permitting processes.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will still comply with all regulations.



Final Comprehensive Plan Amendment

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Please print or type and FILL OUT COMPLETELY (Electronic Submittal Required)

(Attach separate sheets if necessary)

In order to submit a Final Comprehensive Plan Amendment application, the preliminary Comprehensive Plan Amendment application must have been approved by the City Council through the screening process and advanced to the final docket for detailed review and further consideration.

Applications shall be submitted in person at City Hall or submitted via the City's online permit portal. Application fees are due at the time of application.

Project Name: Memorialize Downtown Views

Project Address: N/A, text amendment

Project Description: Add a list of important downtown views to the appendix of the Comprehensive Plan Land Use chapter.

Size of Project Site: N/A

Assessor's Parcel Number(s): N/A

NAME OF APPLICANT: City of Olympia, Community Planning & Development, c/o Amy Buckler, Downtown Programs Manager

Mailing Address: 601 4th Ave E, Olympia WA 98502

Area Code and Phone #: (360) 570-5847

E-mail Address: abuckler@ci.olympia.wa.us

NAME OF OWNER(S): N/A

Mailing Address: _____

Area Code and Phone #: _____

Email Address: _____

NAME OF AUTHORIZED REPRESENTATIVE (if different from above) _____

Mailing Address: _____

Area Code and Phone #: _____

E-mail Address: _____

PROPERTY INFORMATION N/A

Full Legal Description(s): _____

Existing Comprehensive Plan Designation: _____
 Proposed Comprehensive Plan Designation: _____

Existing Zoning: _____
 Proposed Zoning: _____

Shoreline Designation (if applicable): _____

Special areas on or near site (show areas on site plan):

- None
- Creek or Stream (name): _____
- Lake or Pond (name): _____
- Swamp/Bog/Wetland
- Scenic Vistas
- Flood Hazard Area
- Steep Slopes/Draw/Gully/Ravine
- Historic Site or Structure

Water Supply (name of utility, if applicable):

Existing: _____
 Proposed: _____

Sewage Disposal (name of utility, if applicable):

Existing: _____
 Proposed: _____

Access (name of street):

Existing: _____
 Proposed: _____

SECTION 2: Fill out this section if the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code – N/A - this is a text amendment to the Comprehensive Plan

- Rezone** **Text Amendment**

Current land use zone: N/A

Proposed zone: N/A

Answer the following questions (attach separate sheet):

- A. How is the proposed zoning consistent with the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055? If not consistent, what concurrent amendment of the Plan has been proposed, if any?
- B. How would the proposed change in zoning maintain the public health, safety and welfare?
- C. How is the proposed zoning consistent with other development regulations that implement the Comprehensive Plan?
- D. How will the change in zoning result in a district that is compatible with adjoining zoning districts?
- E. Please describe whether public facilities and services existing and planned for the area are now adequate, or likely to be available, to serve potential development allowed by the proposed zone.

A Rezone Or Code Text Amendment Application shall include:

1. Specific text amendments proposed in "bill-format." (See example.) [See attached](#)
4. A statement justifying or explaining reasons for the amendment or rezone. [See attached](#)
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all property owners of record within 300 feet of the proposed rezone. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property: 1) Property owner's complete mailing address; 2) Property complete mailing address (Situs Address); 3) Tax parcel number(s) for each property. The cover sheet and list shall be submitted to the city in electronic format and hard copy.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.

SECTION 3: ADDITIONAL INFORMATION TO BE SUBMITTED - REQUIRED

- Maps showing the site and surrounding area **N/A**
 - Environmental Checklist, including Section D, Supplemental Sheet for Non-Project Actions. The checklist must be signed and dated in Section C.
 - If the proposal includes a Rezone or Text Amendment to the Olympia Municipal Code, Section 2 of this application must be completed. **N/A**
 - Proposed text amendments, either for the Comprehensive Plan or Municipal Code, must be included in "bill format" with proposed additions shown in underlined text and proposed deletions shown in strikethrough text. Example: Proposed new text. ~~Proposed deleted text.~~
 - Application Fees are due at the time of submittal. **N/A**
-

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm /do not affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application (in the case of a rezone application). Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application.

Print Name	Signature(s)	Date
Amy BUCKLER	Amy Buckler	4/5/18

Sample of Bill Formatting

1. Fence height is measured to the top of the fence, excluding posts. Point of ground measurement shall be the high point of the adjacent final grade. ~~the average grade five (5) feet on either side of the fence.~~
2. Fences, walls, and hedges are permitted within all yard areas provided that regardless of yard requirements, no closed gate, garage door, bollard or other feature shall obstruct a driveway or other motor vehicle private ingress within twenty (2) feet of a street right-of-way nor they do not obstruct automobile views exiting driveways and alleys (see clear vision triangle). This 20-foot requirement is not applicable within the downtown exempt parking area as illustrated at Figure 38-2. Additional exceptions may be granted in accordance with OMC 18.38.220(A)(2).
3. ~~Solid fences or walls higher than two (2) feet within the front yard area are prohibited; this does not include hedges.~~ Front yard fences, of common areas, such as tree, open space, park, and stormwater tracts, must be a minimum of fifty (50) twenty-five (25) percent unobstructed, i.e., must provide for visibility through the fence. See Figure 40-2.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

9/28/2017
Date

Memorialize Downtown Views – Final Comprehensive Plan Application

4. A statement justifying or explaining reasons for the amendment or rezone.

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

The following section to be added to the Land Use Chapter of the Comprehensive Plan, after “Appendix A” and before “For More Information”

Appendix B – Important Downtown Views

In accordance with Land Use Goal #8 and associated policies, as part of the Downtown Strategy (adopted April 2017), the City conducted a public process to identify important downtown views. Existing views within the following locations were identified.

	Public Observation Area FROM	Landmark View To
1	4th Ave Bridge to	Capitol Lake
2	"	Olympic Mountains
3	"	Mt. Rainier
4	"	Capitol Dome
5	"	Budd Inlet
6	Capitol Way & 11th	Budd Inlet (looking north)
7	Capitol Way & Talcott Ave	Capitol Lake
8	Capitol Way & Amanda Smith Way	Capitol Lake
9	Chestnut & 4th	Budd Inlet (looking north)
10	Deschutes Parkway	Budd Inlet
11	"	Capitol Lake
12	"	Capitol Dome
13	East Bay Dr. Lookout (ROW about 400' from intersection of Olympia Ave and East Bay Dr.)	Budd Inlet
14	"	Olympic Mountains
15	East Bay Dr. Overlook (pocket park about 2,200' from intersection of East Bay Dr. and State Ave.)	Capitol Dome
	Henry & State Street	Capitol Dome (looks through downtown)
16	Madison Scenic Park	Capitol Dome
17	"	Black Hills
18	Northpoint	Budd Inlet
19	"	Olympic Mountains
20	Park of the Seven Oars	Mt. Rainier
21	Percival Landing	Capitol Dome

22	"	Olympic Mountains
23	"	Budd Inlet
24	Port Plaza	Capitol Dome
25	Priest Point Park	Capitol Dome
26	Puget Sound Navigation Channel	Capitol Dome
27	"	Mt. Rainier
28	Quince & Bigelow (Park)	Capitol Dome
29	Simmons St	Capitol Dome
30	"	Capitol Lake
31	State Capitol Campus Promontory	Budd Inlet
32	West Bay Park Rotary Circle	Mt. Rainier
33	"	Budd Inlet
34	"	Capitol Dome

Environmental Checklist (SEPA) Cover Form

★
Olympia

OFFICIAL USE ONLY

Case #: 18-1429 Master File #: _____ Date Received _____
 Received By: [Signature] Project Planner: _____ Related Cases: _____

Agency application to be attached to this:

State Environmental Policy Act- Environmental Checklist

For electronic versions, go to: <http://www.ecy.wa.gov/programs/sea/sepa/forms.htm>

Applicant: City of Olympia Phone: 360-753-8314

Mailing Address: 601- 4th Ave E City: Olympia St: WA Zip: 98501

Email Address: abuckler@ci.olympia.wa.us

Project Name: Annual Comprehensive Plan Amendment for Memorialize Downtown Views

Tax Parcel No.: Multiple

Project Address: Citywide

Section/Township/Range: Multiple sections of Townships 17 and 18 N, Ranges 1 and 2 W

Total Acres: Approximately 10 square miles

Zoning: Multiple **Shoreline Designation:** Multiple **Water Body (if any):** Multiple

Initial Permit Type(s): City Council adoption of Comprehensive Plan Amendment

List of all supplemental reports accompanying this application:

REQUIRED CHECKLIST ATTACHMENTS

- Title company-certified list of adjacent property owners within 300 feet. N/A
- All fees, including supplemental review fees. N/A
- Reproducible site plans and vicinity map (11"x17" or smaller). N/A
- Five copies of all supplemental reports. N/A

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Amy Buckler

Print Name

[Signature]
Signature

6-4-18
Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND [\[help\]](#)1. Name of proposed project, if applicable: [\[help\]](#)

Memorialize Downtown Views comprehensive plan amendment

2. Name of applicant: [\[help\]](#)

City of Olympia

3. Address and phone number of applicant and contact person: [\[help\]](#)

601 - 4th Avenue E, Olympia, WA 98501, 360-753-8314

Representative: Amy Buckler
 Downtown Programs Manager
 Community Planning & Development
 360-570-5847

4. Date checklist prepared: [\[help\]](#)

June 1, 2018

5. Agency requesting checklist: [\[help\]](#)

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

City Council adoption December 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

A future action will be for the City to conduct a views analysis for areas outside of downtown, which may result in additional important views to be added this list we are memorializing in the Comprehensive Plan.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

The Comprehensive Plan was reviewed under the State Environmental Policy Act before it was adopted. The Plan calls for a views analysis using 3-D software. This analysis was conducted as part of the Downtown Strategy, and the reports were adopted as part of the Downtown Strategy appendix.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The City Council will consider an amendment to the City of Olympia's Municipal Code related to downtown view protection. The proposed change is also the result of the Downtown Strategy views analysis.

10. List any government approvals or permits that will be needed for your proposal, if known.

No additional approvals needed

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [help]

The proposed amendment is consistent with and implements Comprehensive Plan goal #8 in the Land Use chapter and associated policies. These policies direct the City to use digital simulation software to identify important landmark views and observation points. The City completed this for downtown views as part of the public process for the Downtown Strategy.

The proposal is to memorialize the existing important views identified as part of that public process in the Comprehensive Plan. The purpose is to ensure consideration of existing views from these areas as part of the long-range planning process and when changes to land use regulations are proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [help]

The Comprehensive Plan has applicability citywide. This amendment will memorialize important existing downtown related views.

The general area analyzed for views during the Downtown Strategy was downtown, bounded by the isthmus on the west, Port peninsula on the north, Plum Street on the east, and Capitol Campus on the south. The analysis took into consideration observation points located within the downtown area, or relatively close to downtown where one has to look through downtown to see the important view. A map is attached showing the general area with some of the observation points marked.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth

- a. General description of the site [\[help\]](#) (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

Portions of the City are flat, rolling, hilly, and/or contain steep slopes.

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

This is a non-project action that would apply within Olympia city limits.

Slopes vary throughout the City between 0% to greater than 40%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

There are a number of soil types throughout Olympia. As an urbanized area, Olympia and much of its native soil has been altered by filling, grading and other activity.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Olympia is known to be located in an active seismic area, as is the entire Puget Sound region. The City's landslide hazard areas are designated as environmentally critical areas and are largely mapped. Unstable soils and surfaces occur primarily in two contexts within the affected geographic area. The first context includes steep slopes and landslide-prone areas, where a combination of shallow groundwater and glacial sediments deposited in layers with variable permeability increases the risk of landslides. The second context includes areas of fill or alluvial soils where loose, less cohesive soil materials below the water table may lead to the potential for liquefaction during earthquakes.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The proposed non-project action does not include any construction or development that would require filling or grading. Olympia's grading regulations prescribe requirements for fill material (including limitations on the type of material allowed as fill, and prohibition of use of solid waste, hazardous waste or hazardous material as fill). Potential impacts of future, specific development proposals will be addressed through regulations and/or project-specific environmental review as appropriate.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The proposed non-project action does not include any construction, development, or use that would cause erosion.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

The proposed non-project action does not include any construction or development that would convert pervious to impervious surfaces or create new impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The proposed non-project action does not involve construction activity and contains no proposed measures related to reducing or controlling erosion or other impacts at any specific location.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

The proposed non-project action does not include any construction or development that would directly produce emissions.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed non-project action does not include any construction or development that would be affected by emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Not directly applicable, however Olympia has eight major streams, several lakes and wetlands, and is situated at the southern extent of Puget Sound.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

Not applicable.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

Not applicable

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Not applicable.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Not applicable

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Not applicable

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

Not applicable

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Not applicable

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Not applicable

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Not applicable.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

Not applicable.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]

Not applicable

c. List threatened and endangered species known to be on or near the site. [help]

The proposed non-project action does not include any construction or development that would impact any listed threatened or endangered species.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [help]

Not applicable

e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable. For a list of Noxious Weeds currently present in Thurston County, Washington, visit: <http://www.co.thurston.wa.us/tcweeds/weed-list.htm>

5. **Animals**

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [help]

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Not applicable

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Not applicable

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not applicable

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Not applicable

- e. List any invasive animal species known to be on or near the site.

Not applicable

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Not directly applicable, however electric, natural gas, wood, and solar energy sources are currently present in the City.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not applicable

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

Not applicable

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not applicable

- 1) Describe any known or possible contamination at the site from present or past uses.

Not applicable

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Not applicable

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not applicable

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Not applicable

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Not applicable

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Not applicable

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

This is a non-project action that applies to land within Olympia city limits. Olympia is a medium sized city, characterized by urban land uses. Individual projects that may be subject to the provisions of this proposal may be located anywhere in the city. More

specific information on land and shoreline use will be determined during the design, environmental review, and permitting of individual projects.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not applicable

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not applicable

- c. Describe any structures on the site. [\[help\]](#)

Not applicable

- d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable

- e. What is the current zoning classification of the site? [\[help\]](#)

Multiple zoning districts are present in the City for Residential, Commercial, and Industrial land uses.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Multiple comprehensive plan designations are present in the City, including for Residential, Commercial, and Industrial land uses.

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Multiple shoreline designations are present in the City, including Aquatic, Marine Recreation, Natural, Port Marine Industrial, Shoreline Residential, Urban Conservancy, Urban Intensity, and Waterfront Recreation.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There are multiple environmental critical areas present in the City. The proposed non-project action would apply throughout the City of Olympia.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable

j. Approximately how many people would the completed project displace? [\[help\]](#)

Not applicable

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal helps to implement Comprehensive Plan goal #8 and associated policies, along with Olympia's Downtown Strategy.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not applicable

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

This is a non-project action to memorialize a list of views identified as important during the Downtown Strategy. No specific policy or action related to these views is included in this specific proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Not applicable

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Not applicable

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not applicable

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not applicable

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Not applicable

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

There are multiple recreational opportunities throughout the city, including parks and open spaces, the waterfront, and nearby forests.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

Not applicable

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Not applicable

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

Multiple city-wide. Inventories have been completed by the City for some areas and are included in City databases.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

Not applicable

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Not applicable

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Additional review and studies will be conducted as required by city code, state and federal law, for land use regulations that may affect these views.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

This is a non-project action. The City has a network of urban streets from low volume residential streets up to major arterials. Interstate 5 and Highway 101 also run through the City.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Intercity Transit is the primary transit provider in the City of Olympia. Other service providers (e.g. Mason County Transit, Grays Harbor Transit) provide service to the City as well.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Not applicable

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Not applicable

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

Not applicable

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Not applicable

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not applicable

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Additional review and studies will be conducted as required by city code, state and federal law, for each project in CFP.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

Not applicable

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Not applicable

16. Utilities

- a. Circle or **bold** utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system**, other _____. [\[help\]](#)

Not applicable

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Not applicable

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee: Amy Buckler

Position and Agency/Organization: Amy Buckler, Downtown Programs Manager, Community Planning and Development Department

Date Submitted: June 1, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This non-project action to add a textual list of views to the Comp Plan will not result in direct, indirect or cumulative impacts related to air emissions; production, storage, or release of toxic or hazardous substances; or production of noise. Potential impacts of future, specific view regulation proposals or development proposals will be addressed respectively through separate non-project or project-specific environmental review.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in direct, indirect or cumulative impacts related to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action to add a textual list of views to the Comprehensive Plan will not result in depletion of energy or natural resources. Fossil fuels continue to be used by Olympia as an energy source for construction, maintenance and operation.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect environmentally sensitive areas. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located in Parks, such as Park of the Seven Oars or West Bay Park, and provide an important cultural element in sense of place. The effect of the proposal is that when the City considers any future changes that would affect these existing views, the public interest in these views will be taken into account.

Proposed measures to protect such resources or to avoid or reduce impacts are:

A separate action with a separate SEPA process is underway to amend the development regulations in order to preserve existing views that are not already preserved under existing regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This non-project action to add a textual list of views to the Comprehensive Plan will not adversely affect land and shoreline. The proposal adds a list of existing views identified as important by the public into the Comprehensive Plan. Some of the views are located along the shoreline in places already approved for public access, such as at West Bay Park or Percival Landing, and the views are part of the attraction to gathering in these public places.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Observation points along the shoreline have previously been established as public gathering places.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No substantial increases anticipated.

Proposed measures to reduce or respond to such demand(s) are:

N/A

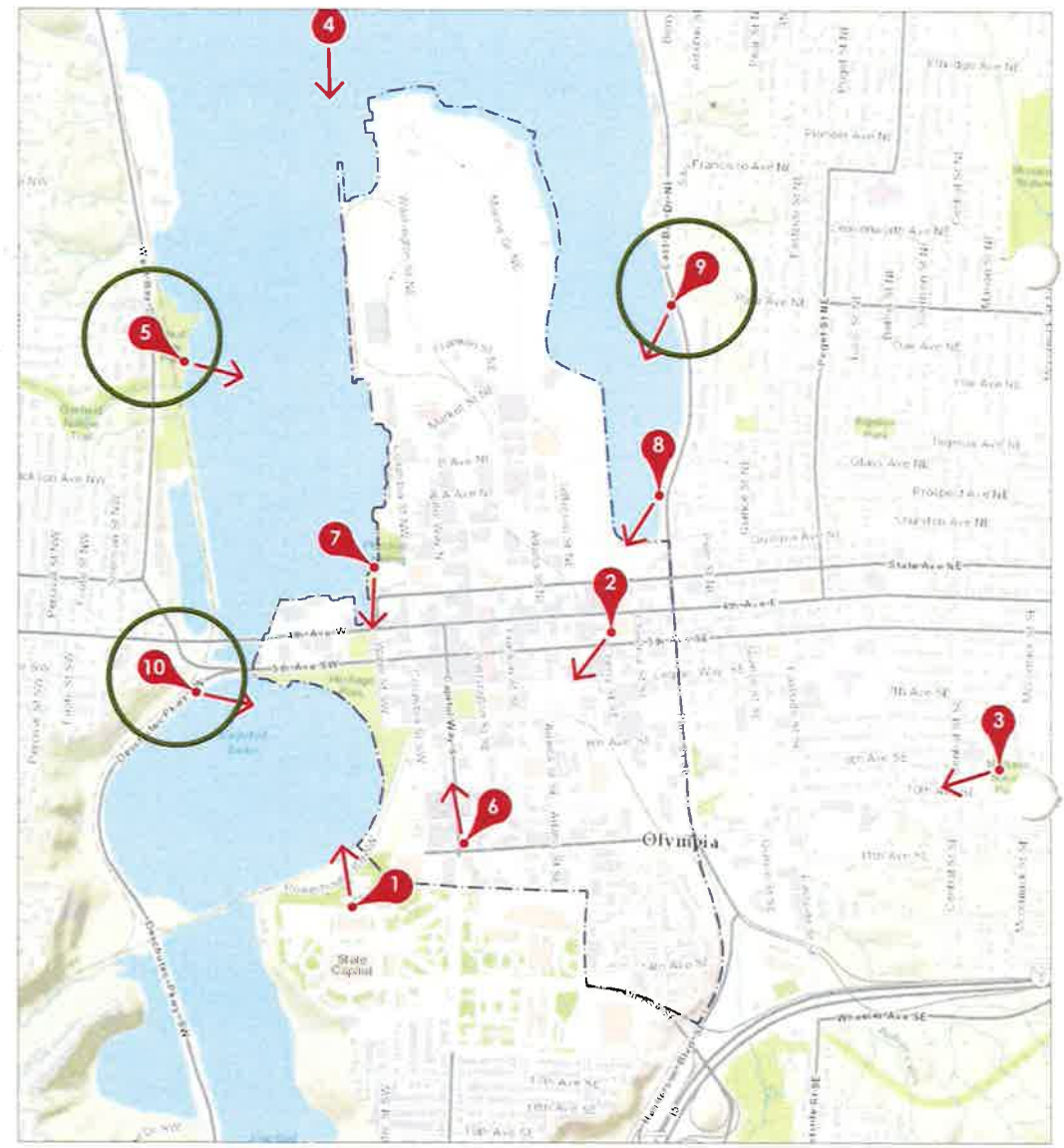
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts known.

Views selected for analysis

Public Observation Point		Landmark View
FROM		TO
1	State Capitol Campus Promontory	Budd Inlet
2	Cherry Street	Capitol Dome
3	Madison Scenic Park	Capitol Dome, Black Hills
4	Puget Sound Navigation Channel	Capitol Dome and/or Mt. Rainier
5*	West Bay Park Lookout	Mt. Rainier
6	Capitol Way & Union Ave	Olympic Mountains
7	Percival Landing	Capitol Dome
8	East Bay LOOKOUT	Capitol Dome
9*	East Bay OVERLOOK	Capitol Dome
10*	Deschutes Parkway	Mt. Rainier

* View protection steps recommended



→ View direction



Planning Commission
Missing Middle Housing Analysis -
Deliberations

Agenda Date: 7/9/2018
Agenda Item Number:
File Number: 18-0648

Type: decision Version: 1 Status: In Committee

Title

Missing Middle Housing Analysis - Deliberations

Recommended Action

Continue deliberations on the draft Missing Middle staff recommendations. Recommend City Council adopt staff recommendations except #GP-4 (due to Public Works staff's clarification that it is already being implemented), and with #CYA-2b and T&F-1b revised to ensure separate action by Intercity Transit or other transit providers would not change where these provisions apply.

Report

Issue:

Should draft Missing Middle Housing staff recommendations be recommended to City Council for adoption? Which staff recommendations should be discussed further? What additional information is needed by the Commission to develop its recommendation to City Council on this matter? Should revisions or alternative approaches be considered?

Staff Contact:

Leonard Bauer, Deputy Director, Community Planning and Development, 360.753.8206 Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

Background and Analysis:

The term 'Missing Middle' refers to a range of multi-unit housing types that are compatible in scale with single-family homes. In other words, they provide 'middle' density housing. There have been relatively few of these types of housing constructed in Olympia (and nationwide) over the past 40 years compared to single-family homes - thus, they are referred to as 'missing.' Some examples of missing middle housing types include tiny houses, modular units, cottage homes, townhouses, duplexes, triplexes, fourplexes, small multi-family apartments, and accessory dwelling units.

The Missing Middle Housing Analysis has resulted in 43 staff-recommended revisions to the Olympia Municipal Code, and a recommendation to develop a methodology for impact fees and general facilities charges (GFCs). The draft recommendations can be found on the Missing Middle web page

on the City's website (Attachment 1). Also on the web page is all background information and issue papers considered in making the recommendations.

The recommendations directly implement several policies of the Olympia Comprehensive Plan. There are other policies in the Comprehensive Plan that also address issues directly or indirectly related to this project. The Plan calls for a balance of its goals and policies within context of the entire Plan.

The Comprehensive Plan's Land Use Chapter discusses low-, medium- and high-density neighborhoods. Corresponding zoning districts are defined in OMC 18.59.055.C. The Missing Middle analysis is focused on allowing for an appropriate variety of residential housing types in low-density neighborhoods and the corresponding zoning districts.

The Missing Middle analysis has reviewed existing city regulations - such as zoning, permit fees, development standards, utility connection charges, etc. - for potentially disproportionate effects on the ability to provide for a variety of housing types in the City's low-density (12 units or less per acre), residentially zoned areas.

The Missing Middle web page (Attachment 1) contains detailed information on the review process, public outreach, draft recommendations and Determination of NonSignificance (DNS) issued February 27, 2018, under the State Environmental Policy Act.

At its May 21 meeting, Commissioners completed initial discussion of the 43 Missing Middle staff recommendations. That initial discussion indicated three topic areas for which there was not initial concurrence among Commissioners, which the Commission continued discussing at its June 4 and 18 meetings:

- 1) off-street parking requirements
- 2) permitted uses in specific zoning districts
- 3) limitations on the number of townhouses per building.

At the conclusion of its June 18 meeting, the Commission agreed to three remaining issues for additional discussion at its July 9 meeting:

A. Off-street parking

A summary of existing and proposed off-street parking requirements for residential uses is included in Attachment 2 to this staff report. Attachment 3 provides a comparison of Olympia's current off-street parking requirements with those of other jurisdictions. The current Olympia off-street parking requirements can be generally summarized as:

- 2 spaces per unit for single-family homes, duplexes, townhomes and manufactured homes
- 1.5 spaces per unit for apartment buildings of three or more units of one bedroom or more
- 1 space per unit for ADUs, cottage housing, studio apartments, and group living facilities

The Missing Middle staff recommendations propose two changes to these requirements: 1) remove the requirement of 1 space per unit for ADUs; and 2) reduce the requirement for single-family houses

less than 800 square feet in size to 1 space per unit. An additional recommendation would provide for a potential waiver when ADU's are proposed as garage conversions for single-family houses in which the garage currently serves as one of the two required off-street parking spaces for that house.

At the June 18 Commission meeting, a motion was made, and later withdrawn, to recommend adoption of the two proposed parking changes in the Missing Middle staff recommendations, plus the following additional changes:

- Require 1 off-street parking space per 4 units for single-room occupancies
- For duplex, triplex, fourplex, courtyard apartments, townhouses, and manufactured homes, require 1 off-street parking space, or 1.5 spaces if no on-street parking is available on the street frontage of the parcel.

Options:

1. Recommend adoption of staff-recommended parking changes
2. Recommend adoption of one or both changes included in June 18 motion (above)
3. Recommend other changes to off-street parking requirements
4. Do not recommend changes to existing off-street parking requirements

B. Duplexes in R4-8 zoning district

Staff recommendation (DUP-1) is to permit duplexes throughout the R4-8 zoning district. At its June 18 meeting, Commissioners discussed this recommendation in relation to the comprehensive plan, and particularly if it is inconsistent with Policy PL16.11:

Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center, and that they be designed for compatibility with adjacent lower density housing; and be 'stepped' to conform with topography.

A similar policy is included in comprehensive plan Policy PT14.2:

Encourage schools, public services, major employers, and senior and multifamily housing to locate along priority bus corridors, as they tend to benefit from the availability of public transit.

Commissioners requested more information on the use of the term "multi-family" elsewhere in the comprehensive plan and city codes.

There is no definition of "multi-family" in the Olympia comprehensive plan or zoning code. The following definitions are included in the Olympia zoning code:

OMC 18.020.180.D Definitions

Dwelling Unit. Various types of housing or human shelter, which are listed below and categorized by use.

- ii. Apartment. A dwelling within a structure designed and used for occupancy by three or more individual persons or families living independently of each other. These*

structures include triplexes, fourplexes, and other multi-unit configurations.
vii. Duplex. *One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.*
xiv. Single-Family Dwelling. *A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.*

Most city codes consistently differentiate between a duplex (2 units) and multi-family residential (3+ units):

- All Engineering Design and Development Standards
- All International Building Codes
- Street Addressing Code (OMC 12.48)
- Zoning Code Residential Development Standards (OMC 18.04.080)
- Parking Code (OMC 18.38)
- Zoning Code Land Use Review Standards (OMC 18.60)
- Shoreline Master Program
- City Utilities and Rates (OMC 4.24 and 13.16)
- Park Impact Fees (OMC 15.16)

There are other references in city codes to residential structures of 4+ or 5+ units as “multi-family”:

- Design Review (OMC 18.100)
- Tree Protection Code (OMC 16.60)
- Multi-Family Tax Exemption Program (OMC 5.86)

There are other references in city codes to duplexes as being “multi-family” residences:

- Zoning Code Villages and Centers Standards (OMC 18.05)
- Transportation Impact Fees (OMC 15.16)

Conclusion: Staff recommendation DUP-1 is inconsistent with the comprehensive plan, because the common use of the term “duplex” in the City’s plans and codes does not consider it to be a multi-family structure.

Options:

1. Recommend adoption of staff-recommended change DUP-1 to permit duplexes in R4-8 zoning district.
2. Revise DUP-1 to permit duplexes in the R4-8 zoning district only within a specified distance of collector streets with transit, arterial streets, commercial zoning districts, and priority bus corridors.
3. Recommend other changes to staff recommendations.
4. Do not recommend permitting duplexes in the R4-8 zoning district.

C. Permitted uses in R4-8 zoning district near transit routes and commercial services

Staff's recommendation is to allow - within 600 feet of transit routes and commercial zoning districts - triplexes, fourplexes and courtyard apartments as permitted uses in the R4-8 zoning district, if required minimum lot sizes are met (recommendations #CYA-2b and T&F-1b). Staff also recommends the draft code language regarding these recommendations be revised to ensure transit route changes by Intercity Transit (IT) or other transit providers do not immediately effect a change to the City's zoning.

At its June 18 meeting, Commissioners received additional information regarding an alternative that would limit areas in which these uses would be permitted in the R4-8 zoning district to within 300 feet of existing transit routes and commercial zoning districts (Attachment 4). Draft code amendment text for this alternative is included in Attachment 5. A motion proposing to increase the distance to ¼-mile (1,320 feet) failed on a 7-2 vote. A motion to adopt staff's recommendation was withdrawn.

Options:

1. Recommend adoption of staff-recommended changes #CYA-2b and T&F-1b, revised to ensure transit provider route changes do not effect a change to City's zoning.
2. Recommend adoption of changes in #1, with distance altered to 300 feet.
3. Recommend adoption of changes in #1, revised to apply to areas within 600 feet of collector streets with transit, arterial streets, commercial zoning districts and priority bus corridors.
4. Recommend other changes to staff recommendations.
5. Do not recommend allowing triplexes, fourplexes or courtyard apartments in R4-8 zoning district.

Neighborhood/Community Interests (if known):

The Missing Middle Housing Analysis has garnered significant community and neighborhood interest. There is a large e-mail list of interested parties, and the Coalition of Neighborhood Associations has had regular briefings and discussions monthly during 2017 and 2018. Staff have provided updates and taken comment at more than fourteen meetings with neighborhood associations and other organizations, in addition to numerous public meetings.

Options:

1. Recommend City Council adopt staff recommendations except #GP-4 (clarified as already being implemented) and with #CYA-2b and T&F-1b revised to ensure separate action by transit provider routes would not change application of these provisions.
2. Recommend City Council adopt staff recommendations with specific revisions on the three issues described in this staff report above, and/or any other specific revisions.
3. Do not recommend adoption of any recommendations regarding Missing Middle housing.
4. Continue deliberations on the draft Missing Middle staff recommendations.

Financial Impact:

The Missing Middle analysis is included as part of the adopted City budget. Draft recommendations may have long-term impacts to property tax revenues and infrastructure expenditures for the City.

Attachments:

Missing Middle web page
Existing and proposed off-street parking requirements
Parking comparison with other jurisdictions
Residential capacity table for zoning alternatives
Alternative code amendment
Written Public Comment

Parking Provisions ~ Existing & Proposed

May 24 2018

Minimum Off-Street Parking Requirements

Housing Type	Current Requirement	Proposed Requirement
Single Family Residence	2	2
Duplex (per unit)	2	2
Townhouse	2	2
Manufactured Home	2	2

Accessory Dwelling Unit (Up to 800 sq. ft.)	1	0
Tiny House* (Up to 800 sq. ft.)	2	1
Cottage (currently up to 1,600 sq. ft. each; proposed to reduce to 1,250 sq. ft. each)	1.0 <i>(1.5 if on-street parking not available along frontage street)</i>	1.0 <i>(1.5 if on-street parking not available along frontage street)</i>

Triplex & Fourplex (per unit)	1.5	1.5
Courtyard Apartment* (per unit)	1.5	1.5
Single Room Occupancy* (per unit)	1	1

Housing types that provide one to two units per structure typically provide 2 off street parking spaces per unit. Housing types that provide three or more units generally provide 1.5 off street parking spaces per unit. Smaller units or studio apartments generally provide 1 space per unit.

**Tiny Houses, Courtyard Apartments, and SROs are not addressed in the current parking code. The number of stalls shown as "current requirement" is how they would be treated under current provisions.*

Parking Provisions ~ Other Jurisdictions

May 24 2018

Minimum Off-Street Parking Requirements, compiled from Missing Middle background issue papers

Jurisdiction/ Off-Street Parking Requirement	Each ADU	Each Cottage Housing Unit	Each Apartment Unit	Each Manufactured Home	SRO (per Bedroom)
Olympia	1	1 (1.5 where on-street parking NA)	1.5	2	1
Tumwater	1	2	1.5 per 1-2 bdrm units; 2 per 3+ bdrm units; + 1 guest space per every ten units	2	1 (plus 2 for operator)
Lacey	1	1 min.; 1.5 max.	1.5	2	1
Bremerton	1	2	≤ 1 bdrms = 1.5; 2 bdrms = 1.75; ≥ 3 bdrms = 2; MF in Center = 1	2	1 (plus 2 additional)
Vancouver, WA	1	1	1.5	1	1
Vancouver, BC	0	<i>Requirements vary by district – includes max. # of spaces</i>			
Seattle <i>Different standards for MF with income criteria</i>	1	1	1/unit or 1/each 2 small efficiency units	1	1 per 4 bedrooms
Portland, OR	0	1 / unit, except Single Room Occupancies exempt and in RH, where it is 0 / 1-3 units and 1 / 2 units for 4+ units			

Parking Provisions ~ Other Jurisdictions

Jurisdiction/Off-Street Parking Requirement	Tiny House (on foundation)	Each Town-house	Each Duplex Unit	Each Triplex Unit	Each Fourplex Unit	Studio Apt
Olympia	2	2	2	1.5	1.5	1
Tumwater	2	2	2	1.5 per 1-2 bdrm units; 2 per 3+ bdrm units; + 1 guest space per every ten units	1.5 per 1-2 bdrm units; 2 per 3+ bdrm units; + 1 guest space per every ten units	1
Lacey	2	2	2	1.5	1.5	
Bremerton	2	2	2	≤ 1 bdrms = 1.5; 2 bdrms = 1.75; ≥ 3 bdrms = 2; MF in Center = 1	≤ 1 bdrms = 1.5; 2 bdrms = 1.75; ≥ 3 bdrms = 2; MF in Center = 1	1
Vancouver, WA		1	1	1.5	1.5	
Vancouver, BC	<i>Requirements vary by district – includes max. # of spaces</i>					
Seattle <i>Different standards for MF with income criteria</i>		1		1/unit or 1/each 2 small efficiency units	1/unit or 1/each 2 small efficiency units	1/unit or 1/each 2 small efficiency units
Portland, OR	1 / unit, except Single Room Occupancies exempt and in RH, where it is 0 / 1-3 units and 1 / 2 units for 4+ units					

Missing Middle - Residential Capacity						
<i>*This analysis does not make assumptions about the number of parcels that could be created through future lot subdivisions.</i>						
<i>**R-4-8* Zones include parcels within 300-600 feet of transit routes, commercial, industrial, or mixed use zoning (COSC, CS-H, DB, GC, HDC 1-4, I, LI, MS, NR, NV, PO/RM, and UV zones).</i>						
<i>***Parcels intersecting the proposed missing middle allowance areas/zoning were only included if the subject parcel or portion intersecting the allowance areas met the specified minimum lot size for the applicable housing type.</i>						
	Alternative		Proposed Missing Middle Recommendations			
Zoning Code	R-4-8* <i>*within 300' of transit or commercial zoning</i>		R-4-8* <i>*within 600' of transit or commercial zoning</i>		R-6-12	
Total Number of Parcels in Zone	3036		5541		4158	
Parcels That Meet Missing Middle Recommended Minimum Lot Sizes by Housing Type						
Triplexes	<i>Minimum Lot Size - 9,600 sqft</i>		<i>Minimum Lot Size - 9,600 sqft</i>		<i>Minimum Lot Size - 7,200 sqft</i>	
Total	262	8.6%	412	7.4%	237	5.7%
- Developed	181	69.1%	265	64.3%	135	57.0%
- Vacant	81	30.9%	147	35.7%	102	43.0%
Fourplexes	<i>Minimum Lot Size - 13,000 sqft</i>		<i>Minimum Lot Size - 13,000 sqft</i>		<i>Minimum Lot Size - 9,600 sqft</i>	
Total	227	7.5%	357	6.4%	181	4.4%
- Developed	167	73.6%	252	70.6%	109	60.2%
- Vacant	60	26.4%	105	29.4%	72	39.8%
Courtyard Apartments/Single Room Occupancies	<i>Minimum Lot Size - 17,500 sqft</i>		<i>Minimum Lot Size - 17,500 sqft</i>		<i>Minimum Lot Size - 13,000 sqft</i>	
Total	192	6.3%	306	5.5%	149	3.6%
- Developed	146	76.0%	225	73.5%	97	65.1%
- Vacant	46	24.0%	81	26.5%	52	34.9%

Planning Commission Proposed Alternative Code Amendment to:**Olympia Municipal Code 18.04.060 Residential districts' use standards****HH. GG. TRIPLEXES, FOURPLEXES, COURTYARD APARTMENTS**

1. Courtyard apartments are permitted in the R 4-8 Zoning District when the site is located within three hundred (300) feet, as measured in a straight line, of a transit route or a commercial zoning district boundary.
2. Courtyard apartments shall be less than two stories when located in the R 4-8 Zoning District.
3. Courtyard apartments are limited to two-story structures when located in the R 6-12 Zoning District.
4. Triplexes, fourplexes, and courtyard apartments in the R 4-8 and R 6-12 Zoning Districts are subject to the Infill and Other Residential Design Review provisions, Chapter 18.175.



CC: COUNCIL
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*We create and maintain
safe, healthy, and
affordable rental homes
for those who
need them most.*

A 501 (c)(3) Nonprofit

May 31, 2018

City Councilors & City Manager
City of Olympia
PO Box 1967
Olympia WA 98507-1967

Dear Council Members and Mr. Hall,

Since 1990, the mission of Homes First has been to provide safe, healthy, and affordable rental homes for those who need them most. In accomplishing this mission, we recognize the Missing Middle proposal for the City of Olympia to be a step in the right direction to address overall housing issues.

Trudy Soucoup, our CEO, served on the work group that informed the recommendations being put forward by the City. We believe this proposal will help Olympia address housing affordability by helping median income people stay housed. By allowing more diverse housing options, households with different income levels will have access to housing in neighborhoods.

This type of scattered site neighborhood-based housing is one of our core values. Of most importance to us is the knowledge that when a household lives in their own permanent home, regardless of whether it is owned or rented, **they become a part OF our community, rather than apart FROM it.** Without stable neighborhood-based housing, people are forced to move further from their place of employment, which adds additional transportation costs to their budget. It's an unsustainable cycle that does not build community.

One aspect of the proposal that supports our work is the removal of the owner occupancy requirement for accessory dwelling units. Since Homes First cannot fulfill that requirement, we are unable to provide additional lower-cost units at the 14 homes that we currently own in the City. If this requirement is removed, we could expand our portfolio to include these smaller units to accommodate singles or couples. That is a direct benefit for those who are most challenged to find and retain affordable housing.

We encourage the City to move forward with this proposal.

Best regards,

Russ Carstensen,
Board President & Chair

Homes First! | 5203 Lacey Blvd Suite A, LACEY, WA 98503 | 360.236.0920 | HomesFirst.org



missingmiddle

From: Janae Huber <janae.huber@gmail.com>
Sent: Tuesday, June 19, 2018 9:23 PM
To: CityCouncil
Cc: missingmiddle
Subject: More support for the missing middle

Dear Mayor Selby and Members of Council -

I am writing to share another letter to the editor in support of the missing middle recommendations. This ones comes from Paul Knox, the former executive director of United Way Thurston County.

Paul cuts right to the heart of the issue, noting that missing middle housing "will create better community connections in neighborhoods and mutually beneficial income and lower cost opportunities for individual property owners and renters alike."

Regards,
Janae Huber

Missing Middle deserves and needs support

By Paul Knox, Olympia | June 07, 2018 02:57 PM

In my work looking at our housing affordability crisis, I have become clear that we need both more housing and more diverse housing in our urban areas to even begin to make a difference. After nearly a year of study and process, the city of Olympia's proposed Missing Middle changes make great sense.

I am hopeful that they will generate creative new small housing options for our fellow community members. I believe that these smaller residential options will create better community connections in neighborhoods and mutually beneficial income and lower cost opportunities for individual property owners and renters alike.

Sharing space with others is a much more wholesome future than higher and higher housing costs and sprawl. Nearly half our local residents rent and I am sad to read the arguments against these missing changes as they sound like NIMBYism, fearful of change in our urban neighborhoods. Let's come together and create more housing opportunities for all of us!

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article212771259.html#storylink=cpy>

missingmiddle

From: Joyce Phillips
Sent: Friday, June 22, 2018 9:44 AM
To: missingmiddle
Subject: FW: Another LTE: Public input sought and incorporated on Missing Middle housing

From: CityCouncil
Sent: Friday, June 22, 2018 9:42 AM
To: Dani Madrone <danimadrone@gmail.com>
Cc: Connie Cobb <ccobb@ci.olympia.wa.us>; Councilmembers <Councilmembers@ci.olympia.wa.us>; Jay Burney <jburney@ci.olympia.wa.us>; Joyce Phillips <jphillip@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>; Kellie Braseth <kbraseth@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>; Steve Hall <shall@ci.olympia.wa.us>
Subject: RE: Another LTE: Public input sought and incorporated on Missing Middle housing

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: Friday, June 22, 2018 9:35 AM
To: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Another LTE: Public input sought and incorporated on Missing Middle housing

Dear Olympia City Council,

Please see this [letter to the editor](#) that addresses the public process around the Missing Middle, as well as the limited impact that it will have on neighborhoods.

Best,
 Dani

Public input sought and incorporated on Missing Middle housing

BY JOHN HAGEMANN
Olympia
 June 09, 2018

The proposed city of Olympia code revisions regarding Missing Middle housing present a measured approach to planning for the significant population increase expected to occur during the next decade or two.

These proposed revisions would allow for the possibility of greater housing density to occur over time, bringing housing benefits of affordability, versatility and equity, in addition to minimizing sprawl. The revisions would not force or mandate that neighborhoods change their character or require that they add any of the newly available housing options. It would simply allow the possibility. Property owners could choose to build using the higher-density options allowed under the proposal, and some surely would. Others would not. I do not expect a mad dash to overhaul neighborhoods overnight.

Further, the proposals do not alter design guidelines at all -- those same guidelines that apply to new construction currently would also apply to the higher-density construction options. This means that new developments will have to reasonably blend with the existing neighborhood, helping to preserve that sense of "neighborhood character."

These housing proposals have not been rushed through and foisted upon the public at the last minute to deny citizens the right to weigh in on possible changes; rather, the process has been a deliberate one, lasting over a year and involving numerous public forums that involved a variety of stakeholders. I commend the city's leadership and staff on how it has led this thorough and thoughtful process to plan for the coming population growth.

missingmiddle

From: Michele Horaney <michele.horaney@gmail.com>
Sent: Friday, June 22, 2018 5:18 PM
To: missingmiddle
Subject: Please support the Missing Middle

Hello!

I have shared this same letter with the City Council and as a shorter version letter to the editor for The Olympian.

Honorable Members of the Planning Commission,

My husband, Steve Fishman, and I just moved to Olympia from Alameda, CA and we are delighted to make this area our new home.

But we do wish that the Missing Middle, an issue of note here in the city, was already blooming. If we had our druthers, we would love to be able to choose from a variety of housing types such as townhouses, duplexes, quad developments and small new homes, some of them, many of them close in to the city center and on a bus route. Any of those sound wonderful and most would be ideal.

We're older but not retired. Our son is grown and living and working in Seattle with his wife. We have no need or desire for a large home with a big yard. A home between 1500 and 2000 feet would be ideal. If it had 2 bedrooms and 2 office nooks, and a space for a car (used occasionally), that'd be great. New is better for us right now as we're not HGTV people, although we do enjoy the programs. We hope to age in place over the next 30 years. And so Olympia's Missing Middle initiative would very likely make that possible and so it is, to us, very, very important.

No doubt, others in the region, many of whom have lived here for many years, also will want to stay, and this plan will allow them to choose a more appropriate and comfortable home.

We understand that there is a group opposed to the plan and, it seems, even discussion, of this initiative. They are afraid. They fear for decreased property values, they like things the way they are or the way they think they were. We understand that.

But here is the truth: People will come to Olympia. They will move here. It is inevitable. How shall this change be managed? Management is key.

Let me share a story: The town in which we lived, Alameda, is at the epicenter of the housing crisis in California. Just 12 miles from San Francisco, it is a charming city on an honest-to-goodness island in the San Francisco Bay. It is also prohibitively expensive for buyers and renters.

City leaders chose in the 1970s to halt adding multi-family developments due to NIMBYism on the part of realtors and home owners. People kept coming. The state legislature has now overturned this ordinance and the similar laws in other towns. Long-delayed building and a lack of planning have now landed on the desks of the city council and city staff. There is a lot of work that everyone - including residents - now must take up and do. No one is happy.

My husband and I have been following the work on the Missing Middle in Olympia and we commend everyone who is involved in creating and implementing these forward-looking ideas and plans. From what we see, it is being handled with discretion, mindfulness and intelligence.

We believe that Olympia can and should set the pace for the region with this project and subsequent action. I hope you will take this opportunity to fully support the efforts of the group and incorporate plan to diversify housing into the city's future, its master plan and then start working to help build out the Missing Middle.

Please give your full support to the Missing Middle.

Thank you.

Michele M Horaney 716 14th Avenue, SE Olympia, WA 98501

MICHELE M. HORANEY APR



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www.linkedin.com/in/michelehoraney



missingmiddle

From: Janae Huber <janae.huber@gmail.com>
Sent: Monday, June 25, 2018 11:00 PM
To: CityCouncil; missingmiddle
Subject: And another...

Dear Mayor Selby and Members of Council -

Homes First supports the missing middle housing recommendations!

Russ Carstensen, President of Homes First's board, wrote a letter to the editor citing the important role missing middle housing has to play in our affordability crisis. Among other benefits, he noted that the adoption of missing middle recommendations would help Homes First maximize affordable units on properties it already owns.

Sincerely,
 Janae Huber

Explore all avenues to support affordable housing

By Russ Carstensen, Tumwater

June 13, 2018

Since 1990, the mission of Homes First has been to provide safe, healthy, and affordable rental homes for those who need them most. In accomplishing this mission, we recognize the Missing Middle proposal for the city of Olympia to be a step in the right direction to address overall housing issues.

Homes First participated in the work group that informed the recommendations being put forward by the city. We believe this proposal will help Olympia address housing affordability by helping median income people stay housed. By allowing more diverse housing options, households with different income levels will have access to housing in neighborhoods.

This type of scattered site neighborhood-based housing is one of our core values. When a household lives in their own permanent home, regardless of whether it is owned or rented, they become a part OF our community, rather than apart FROM it. Without stable neighborhood-based housing, people are forced to move further from their place of employment, which adds additional transportation costs to their budget. It's an unsustainable cycle that does not build community.

This proposed change would allow Homes First to provide additional lower-cost units at some of the 14 homes that we currently own in the city. We could expand our portfolio to include these smaller units to accommodate seniors, singles or adults with developmental disabilities. That is a direct benefit for those who are most challenged to find and retain affordable housing.

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article213126514.html#storylink=cpy>

Read more here: <http://www.theolympian.com/opinion/letters-to-the-editor/article213126514.html#storylink=cpy>

missingmiddle

From: Edible Forest Gardens EFG <edibleforestgardens@gmail.com>
Sent: Tuesday, June 26, 2018 9:17 AM
To: CityCouncil; Leonard Bauer; missingmiddle
Subject: Crosscut article: Olympia wants to avoid Seattle's housing fate

<https://crosscut.com/2018/06/olympia-wants-avoid-seattles-housing-fate>

Sent from my iPhone

POLITICS (/POLITICS)

Olympia wants to avoid Seattle's housing fate

by Josh Cohen (/author/josh-cohen) / June 25, 2018



Washington state's capital building is seen in Olympia, Washington on Thursday, June 14, 2017. (Photo by Matt M. McKnight/Crosscut)

When Pat Rasmussen turned 72, she started thinking more seriously about what she needed to live a comfortable, retired life. The Olympia resident said her body wasn't doing everything she wanted it to do anymore and she realized it wasn't going to get better as time went on.

A friend had built an environmentally-friendly tiny home — just a few hundred square feet with solar panels and insulated with hemp. Rasmussen decided it would be ideal: a relatively inexpensive small space of her own.

She soon discovered she wasn't alone in her thinking. Other seniors were worried about where and how to live out their golden years on fixed incomes in a region with a rising cost of living. Rasmussen built an email list of 100 other women interested in building a community of tiny houses for retirees. She envisions a village of 11 tiny homes for elderly women with shared caregivers.

But under Olympia's current regulations, Rasmussen can build a tiny home only if she follows the rules for building a regular sized single-family house – which would drive up the price beyond what's practical for a 200-square foot dwelling.

Such regulations may soon change. The Olympia planning commission has proposed a massive overhaul (<http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>) of its zoning laws to allow and encourage “missing middle” housing – a name for any of the slightly denser housing types that fall in between a single-family house and an apartment building. The 43 proposed regulatory changes would make it easier to build tiny home villages, backyard cottages and basement apartments, townhomes, duplexes, triplexes, quadplexes and more.

The proposal has divided residents. A group called Olympians for People Oriented Places (<http://www.opopnow.org>) (O-POP) formed to advocate for missing middle housing. Its rivals, Olympians for Smart Development and Livable Neighborhoods (<https://www.facebook.com/Olympians-for-Smart-Development-Livable-Neighborhoods-231331737444843/?fref=mentions>), not only oppose the proposed changes but tried to use the legal process to stop the city from moving forward.

The proposed regulations are meant to address the housing needs of an estimated 20,000 new people projected to move into Olympia (population 52,000) by 2040. Olympia planners want to prevent new development from sprawling into the county and ensure the city doesn't suffer the same costly

fate as Seattle, Bellevue and other northern neighbors that have seen dramatic spikes in housing costs as new residents (many of them wealthy tech workers) flood in and outstrip supply.

“Whether it’s Seattle, Fort Lewis or some other influences on our growth, it’s really important as a city government to be prepared,” said Leonard Bauer, deputy director of Olympia’s Office of Planning and Development. “Rather than being really restrictive about what we permit, we’re trying to permit a much wider variety of options.

Many of the 43 recommendations (<http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>) loosen regulations and reduce fees on missing middle housing types to make it cheaper and easier to build middle housing. For example, one proposal would allow people to build a slightly taller backyard cottage than is currently permitted and eliminates the requirement that the cottage have its own parking space.

Another rule change would allow triplexes and quadplexes on smaller lots than currently allowed. Others are about creating definitions for housing such as tiny home villages so such a thing could be built. One of the most controversial proposals is to allow duplexes in just about everywhere in the city.

The city estimates the changes would lead to an additional 950 housing units. “These are zoning changes that simply permit these types of units. Changing zoning doesn’t mean this housing has to be built,” Bauer said.

Roughly 75 percent of Olympia is currently zoned for single-family housing, meaning if you’re renting or buying, your choices are mostly limited to more expensive options.

“The fact that we’re expecting growth and we’re not building housing to account for it means it’s the folks at the bottom of the income spectrum that are getting squeezed out,” said Janae Huber, founder of the pro-density

O-POP group. "This kind of housing can help stabilize a certain portion of the market for students, elderly people, folks who want to do co-housing projects."

According to Zillow (<https://www.zillow.com/olympia-wa/home-values/>), the median home price in Olympia is now \$332,000, up 10 percent from the previous year, and median rent (across all types and sizes of housing) is \$1,750 per month.

But opponents of the proposal say the city hasn't done its due diligence. Olympians for Smart Development and Livable Neighborhoods tried to block the process by filing an appeal through the state's environmental policy charging that proposed regulations would have a bigger environmental impact than the city claimed.

John Tobin, one of the appellants, said his group is concerned the added density will overwhelm the city's sewer system, leading to more sewage getting dumped into Puget Sound. Additionally, the group called out the potential for additional polluted stormwater runoff ending up in the Sound, the loss of greenspace and a lack of rent-restricted affordable housing, among others.

"With 43 different proposals, there's a lot at play," Tobin said. "There's potential for unintended consequences."

But in May, the Olympia Hearing Examiner dismissed the appeal and called the group's concerns, "highly speculative."

The proposed regulations have garnered support (<http://www.opopnow.org/missing-middle/>) from local homeless advocates as well as environmental groups.

Now it's up to the planning commission to finalize its recommendations, something that could happen as soon as its next meeting on July 9. From there it will be up to the city council to debate the regulations, modify them if needed, and pass them into law.

Rasmussen is ready to go as soon as the council gives her tiny home village the greenlight. She's got land lined up, plans for tiny home construction and fellow seniors with building expertise to help out.

She hopes the city moves as fast as possible.

"We have seniors that can't afford places to live, young people just out of college getting their first job, single-parent households," she said. "There's rising rents and we don't have enough housing available. The best outcome is passing this plan so we can free up people to start building homes."

TOPICS: [changing region \(/changing-region\)](#), [growth \(/growth\)](#)

Joyce Phillips

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Friday, June 29, 2018 12:55 PM
To: Joyce Phillips; Stacey Ray
Cc: Leonard Bauer; Rad Cunningham; Carole Richmond; Tammy Adams; Kento Azegami; Jessica Blose; Travis Burns; Paula Ehlers; Candis Millar; Joel Baxter; missingmiddle; CityCouncil; judybardin@comcast.net; jayelder@comcast.net; jayelder@comcast.net; jctobin2@gmail.com; waltjorgensen@comcast.net; Christopher Parsons; Sutton, Jeffrey; nibler-keogh@comcast.net
Subject: Missing Middle Multifamily lots from 80'to 40/45'
Attachments: Duplex diagrams for planning commission 6 29 18.pdf; Michael Marchant letter 6 29 18.pdf

Dear Planning Commission,

Despite repeated requests for information from the city of Olympia regarding the Missing Middle proposals revision of multifamily lots from 80' to 40' if within 600 of a bus line and 45' in all other residential areas I would like to bring to your attention examples of what this type of housing will look in Olympia. I know that planning commission tabled discussion about each part of MM however I attended the meeting in which the lot revision on multifamily was discussed. At that meeting there was less than 10 minutes spent on the subject of reducing lots sizes from the current 80' requirement. *This of all the proposals could have the greatest negative impact on neighborhoods.* Given the lack of information provided on the subject I guess it's like voting on a unicorn. Can't see one so what the heck lets vote "YES" or "Concur". Unfortunately, it is also like saying "lets raise the speed limit to 100 mph we can get there faster" and unfortunately no one bothers to ask the question "could anything bad happen if we do that?"

I would also like to echo a letter sent previously by Michael Marchand dated March 19, 2018(*see attached*) about the fact that more analysis should be done and other good points.

A picture paints a thousand words, so I will try to keep this brief but want to point out a few items:

-With the 40/45' lots a builder will have more incentive build multifamily over single family due to the reduction in infrastructure costs.
 Currently a 50' residential lot will accommodate 1 home but building a duplex on that same lot or smaller will reduce infrastructure costs

dramatically and will be an incentive to cluster construction which would have devastating impacts on adjoining properties given current setbacks. These units built to 35' will not blend well into neighborhoods especially in the eastside neighborhood which is dominated by single story homes. Also, in the current low interest rate environment building and holding will likely be an incentive for investors versus building single family homes. The 5 lots on Tumwater Hill would have been a great location for single family homes but multifamily was built instead because of a better return on investment over time. The same thing will happen in established neighborhoods and we will not see many single family homes built as a result in established neighborhoods.

-Building 35' multifamily will dominate neighborhoods. It was suggested by an elected official when I presented these examples and was told that "we live in an urban environment and should expect density and you could plant a tree to block the view." Sorry but no tree will grow fast enough to block the views of a 35' multifamily unit.

-The property on 36th Ct off of Henderson Blvd was designed for 2 single family homes. The placement of one 4plex and one Triplex would likely result in 17.5 vehicle's(see Tumwater Hill picture). The impact on adjoining properties will be great both from a traffic, parking not to mention additional impacts on our already overcrowded schools.

-The examples of duplexes on Lorne St and Orange St are a small sample in that neighborhood. There are many potential infill lots near Olympia High School and all neighborhoods in Olympia. I will also be putting together additional examples of multifamily to be built on the proposed 40 & 45' lots in other neighborhoods in the future.

As Mr. Marchand recommended I believe much more investigation of this component and each of the proposals in Missing Middle should be completed before moving forward.

I would invite you to inspect yourself these tri/fourplexes off Sleater Kinney and the duplexes on Tumwater Hill so you have a better sense of scale and how this part of Missing Middle will translate in our neighborhoods.

-Tri/Fourplex: North on Sleater Kinney, just past 6th Ave, R on Balsam to units on Taylor Lane NE.

-Duplexes: Custer Way across I-5, R on N 2nd Ave, follow up hill and becomes N 4th Ave, R on Ferry St, R on N 3rd Ave SW to end.

Thanks for your time,

Bob Jorgenson

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From: Joyce Phillips <jphillip@ci.olympia.wa.us>

Sent: Thursday, June 14, 2018 9:37 AM

To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Stacey Ray <sray@ci.olympia.wa.us>

Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Kento Azegami <kazegami@ci.olympia.wa.us>; Jessica Blose <jblose@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Candis Millar <cmillar@ci.olympia.wa.us>; Joel Baxter <jbaxter@ci.olympia.wa.us>

Subject: RE: Housing recommendations Missing Middle

Hi, Bob.

The City is not planning to prepare any renderings of what a duplex might look like on a lot of any width. The proposal is to have a minimum lot size and a minimum lot width. It is not assumed or anticipated that the lots will be of a set or specific dimension every time, merely that it will meet or exceed the minimum lot size and width requirements.

In order to obtain a building permit for a duplex, the applicant would need to demonstrate that all provisions of the code have been met (or exceeded). This includes lot size and width – but it also includes other code provisions such as building coverage, impervious coverage, hard surface coverage, building height, setbacks, design review, parking, etc. Duplexes could be side by side, front/back, or upper and lower.

Joyce

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 | olympiawa.gov

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

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>

Sent: Thursday, June 14, 2018 9:03 AM

To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>

Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Kento Azegami <kazegami@ci.olympia.wa.us>; Jessica Blose <jblose@ci.olympia.wa.us>; Travis Burns <tburns@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Candis Millar <cmillar@ci.olympia.wa.us>; Joel Baxter <jbaxter@ci.olympia.wa.us>
Subject: Housing recommendations Missing Middle

Joyce,

In regards to the recommendation on Page 10, Rec # DUP-2 the city has proposed changing the minimum lot width from 80 feet to a new lot width of 40' or 45'. Has the city provided renderings, pictures, diagrams or any other pertinent information for which the planning commission is basing its recommendation for the proposed changes? What design standards will be applied to the construction of multifamily on these new lots? I will also be asking each person on the planning commission if they have seen any multifamily built or designs for this new standard.

Thanks for your time,

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From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Tuesday, May 29, 2018 1:20 PM
To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>; Stacey Ray <sray@ci.olympia.wa.us>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: Housing recs review template?

Hi, Bob.

Attached is the OPC review template. It summarizes the preliminary positions of the Commissioners on the proposed amendments - It is still subject to change and is not the formal position or recommendation yet.

Generally, the setbacks for any housing type (except townhouses) in the R 4-8 and R' 6-12 zoning districts is 20' from the front property line, 20' from the rear property line, and 5' from the side property lines. There are instances where portions of the building or accessory structures can be placed into some of the setbacks (see the attached handout on residential setbacks). Corner lots have a front yard, a rear yard, a side yard, and a "flanking street" yard. In such instances the structures have a 10' setback from the second street frontage (flanking street).

Because townhouses are attached, the side property line can be a 0' setback when attached to another unit. The other side yard is 5' when the structure contains 2 units, 10' if it contains 3 or 4 units. The proposal is that the side yard setback be a minimum of 5' when that wall is not attached to another unit, regardless of how many townhouse units are in the structure.

I think that answers your questions – but if anything isn't clear just let me know. Thanks!
Joyce

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Note: Emails are public records, and are potentially eligible for release.

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, May 29, 2018 12:49 PM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>
Subject: Housing recs review template?

Joyce,

You had sent this previously and was wondering if I could get an updated copy showing the planning commissions opinion? Where it has “concur, not concur or have questions” looking for an update on what has been covered.

Also a quick question on du/tri & four plexes. Was wondering minimum front, side and rear yard setbacks currently and with Missing middle. And also the same setbacks for townhomes.

Thanks,

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From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Sent: Tuesday, April 17, 2018 1:28 PM

To: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Stacey Ray <sray@ci.olympia.wa.us>
Subject: RE: bob j

Hi, Bob.

Attached is the review template the Planning Commission is using to help them identify which issues to discuss in more detail. As for the email addresses, the city's email convention is the first initial of the first name and the first seven (or fewer) letters of the person's last name, then @ci.olympia.wa.us. Their names are (which are also included on the [Planning Commission webpage](#)):

Jessica Blose
Kento Azegami
Candi Millar
Joel Baxter

Thanks.
Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
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Note: Emails are public records, and are potentially eligible for release.

From: Bob Jorgenson <Bob.Jorgenson@cbolympia.com>
Sent: Tuesday, April 17, 2018 8:07 AM
To: Joyce Phillips <jphillip@ci.olympia.wa.us>
Subject: RE: bob j

Joyce,

Another small request please. At the meeting last night there was the worksheet on MMH items that you were adding, concur, concern & undecided. Can I get a copy of the entire work sheet to see agenda items for the next meeting. Also would like the email addresses for the new planning commissioners.

Thanks,

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Modern Multifamily Fourplex in 2018



Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas

EASH UNIT IS 15.5' WIDE EACH AND 35' TALL

Modern Multifamily

2 duplexes each 31' 6"



This is a rear view of a 35' multifamily unit. Standing next to the truck would put you at the approximate property line for an adjoining property.

Modern Multifamily

6 duplexes all 31' wide



Modern Multifamily

2018



Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas

EASH UNIT IS 15.5' WIDE EACH AND 35' TALL

36th Ct off Henderson Blvd—Missing Middle Proposal

This cul-de-sac is within 600' feet of bus line so a Four plex and Tri plex could be built

LOT #1 is 14,374(FourPlex) and LOT #2 is 11,523(TriPlex)

These lots were originally developed for 2 single family homes.



1730 36th Ct SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL
THIS IS WHAT WILL BE HAPPENING IN NEIGHBORHOODS



Lot is within 600' of a bus line and is .33 acres lot a 4 plex could be built.

35' TALL 4 PLEX

Missing Middle Proposal

THESE DUPLEXES ARE LOCATED AT 416 N 3RD AVE SW

THERE ARE 5 DUPLEXES AND THERE ARE 25 CARS ON THIS CUL-DE-SAC.

THESE LOTS ARE 60' WIDE OLYMPIA MMH WANTS 40' & 45' LOTS

FOR DU/TRI/FOURPLEXES



Missing Middle Proposal

THIS IS AN ACCESS STREET THAT IS 18' WIDE

THESE DUPLEXES ARE LOCATED ON N 3RD AVE SW

THERE ARE 5 DUPLEXES AND THERE ARE 25 CARS ON THIS CUL-DE-SAC

OLYMPIA'S EAST SIDE HAS MANY STREETS LIKE THIS



3215 Lorne St— Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL



3215 Lorne St SE
.22 acres actual size of a duplex on a 45' lot would look like

35' TALL DUPLEX

3013 Lorne St SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL



3013 Lorne St SE
.2 acres actual size of a duplex on a 45' lot would look like



35' TALL DUPLEX

3132 Lorne St SE—Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL

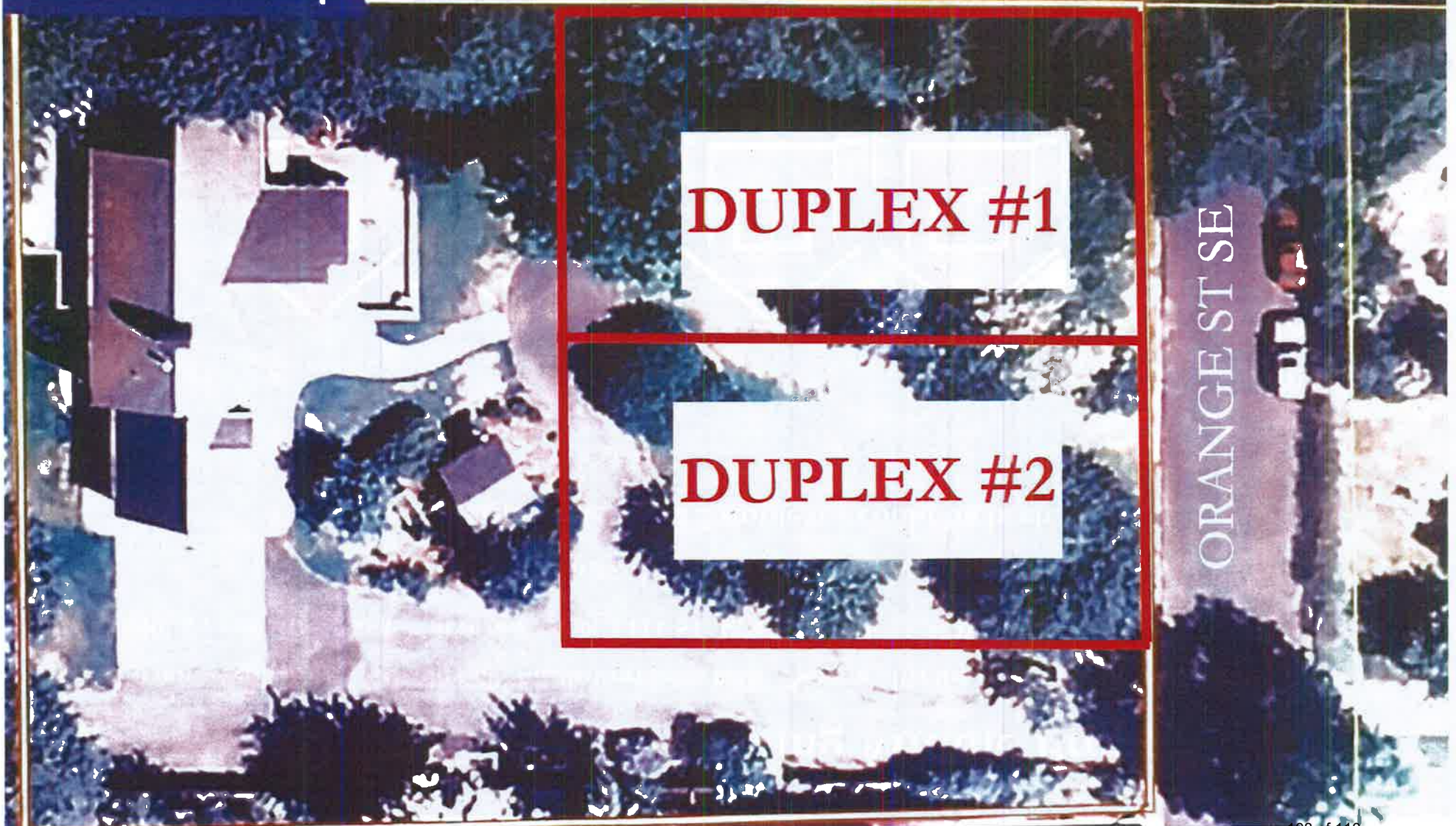
These are 2 lots that are 21,042 sq ft. A boundary line adjustment and 2 duplexes could be built.



2805 Orange St SE — Missing Middle Proposal

Current duplex/tri/fourplex 80' minimum lot width. New width for duplex/tri/fourplex 40' within 600' feet of bus line 45' all other areas THESE UNITS ARE 15.5' WIDE EACH AND 35' TALL

2 duplexes on this lot.



Joyce Phillips

From: Michael Marchand <marchand66@yahoo.com>
Sent: Monday, March 19, 2018 8:25 AM
To: missingmiddle
Subject: Public Comment regard Olympia's "Missing Middle" Proposal

Dear Olympia Planning Commission,

My name is Michael Marchand and for the last five years I reside in the South Carlyon neighborhood in Olympia. My wife and three children live in a single family home that we purchased specifically for the neighborhood -- its single occupancy homes, proximity to school and downtown and to be in an area with structures serving to house single families, not condos or town homes. Your current proposal related to the "Missing Middle", while well meaning, would appear at face value to be in need of much more analysis and discussion before it was to move forward. It is apparent that you have overlooked a number of critical factors that should be both weighed with any decision and discussed with the residents of the city.

This issue was only recently brought to my attention and I found concerns with it as a resident as well as someone who has spent 15 years evaluating city and county planning policies and comp plan goals. I currently serve on the Thurston County Boundary Review Board where I just finished two years as chair and am currently vice chair. Prior to that I was served a decade on the Boundary Review Board for King County, during which time I served as chair as well as president of the Washington State Association of Boundary Review Boards. I have presided over annexations and incorporations brought forward by local jurisdictions, the expansion of fire districts and even chaired a financial feasibility study for the incorporation of a new city in King County during which there was considerable focus on density, zoning and the financial implications of these decisions.

What causes me grave concern is that it would appear that the city's current proposal did not appear to go far enough in answering questions or providing rationale for the proposed path forward. It would appear that you were very selective in honoring the goals of the comp plan, highlighting those that best serve the "Missing Middle" cause. Among those critical comp plan items that I am not seeing addressed include:

- PL14.3. Preserve and enhance the character of existing established Low-density Neighborhoods. Disallow medium or high-density development in existing Low-density Neighborhood areas except for Neighborhood Centers.
- PL20. Require development in established neighborhoods to be of type, scale, orientation, and design that maintains or improves the character, aesthetic quality, and livability of the neighborhood.
- PL21.1. Establish a neighborhood center at each village site, encourage development of neighborhood centers.

Furthermore, I am concerned that after reading all the presentation on the city's web site, I could find nothing that presented a hard financial analysis of costs to both residents and the city for such changes in the zoning code. And by costs I mean a deeper dive into cost for additional city provided services (sewer, water, electric, garbage, recycling, police, fire, etc.), impact on transportation (including parking, traffic flow, etc.), an analysis of depreciation costs of current single family dwellings and effects to older owners whose home may be their

retirement nest egg, and, finally, where are the people who have large families going to move? Is it your intent to have people with more than four inhabitants seeking a house live miles from Olympia and commute? Finally, there is no note of exceptions to your zoning laws and enforcement of violations: are there specific neighborhoods characteristics that must be met depending on site of building? What happens if there are too many applicants seeking to build duplexes or triplexes in a neighborhood, compromising the neighborhoods character? What happens in that case? What is the approval process for any construct of such proposed structures?

While I laud the city for seeking to take on this effort, I could not help but notice in The Olympian's editorial that the people in favor of this program seem to be the people who would stand to make all the money -- builders, realtors and contractors. I did not see a lot of neighborhood associations or other like groups of residents. It does not appear that the neighborhoods have been brought along with this process and they have the most at stake.

In closing, I would recommend that the city not rush into a hasty decision to change the zoning laws until you run many of the issues I have highlighted to ground. You not only run the risk of creating bad policy but you may also open yourself up to legal challenges in the future.

Thank you in advance for your time and attention. Please feel free to contact me if you have any additional questions.

Sincerely,

Michael Marchand
917-449-6366