

From: [Phyllis "Booth](#)
To: [Joyce Phillips](#)
Subject: Comp Plan Revisions
Date: Monday, August 02, 2021 5:30:23 PM

External Email Alert!

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August 2, 2021

Dear Olympia Planning Commission:

I am interested in the definition of neighborhood character because I based my decision on where I wanted to live on how the neighborhood was designed. I wanted to have space to have a flower garden and grow some vegetables. I wanted a quiet place for our children to ride their bikes and use chalk on the street or play with neighborhood children. I did not want on street parking as little children hide behind cars and sometimes get run over and I have had two friends that that happened too.

Furthermore, I am interested in neighborhoods where more trees are allowed. When I ran for Olympia City Council in 2005, I listened to a local developer tell me that he wanted to keep more trees in the neighborhood but the Growth Management Act interfered with that happening with its one size fits all density requirements. I think the Ken Lake neighborhood is a terrific design for keeping trees and should be encouraged more.

Thank you for considering my comments. I have testified for nearly 30 years and no one has really listened, but at least these comments are on public record.

Phyllis Booth
2509 Caitlin Ct SE
Olympia, WA 98501
360 753 3736

From: [Phyllis "Booth](#)
To: [Phyllis "Booth](#); [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Quetin](#); [Tracey Carlos](#); [Zainab Nejadi](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: Stop the Road Planning to Cut Through LBA Park
Date: Monday, August 02, 2021 5:41:36 PM

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August 2, 2021

Dear Olympia Planning Commission:

Please protect a jewel of Olympia called LBA Park. I live near the park and it has provided so much pleasure with its numerous much needed baseball fields, shady trees, and walking paths. It is the most walkable park in the Southeast neighborhood that hundreds of neighbors walk to without a car. I walk about 2 miles to get to the park and it is safe to walk because of the current landscape.

For many years, I thought the goal of our city was to REDUCE traffic. My family has used the bus, walked and used one car during our 26 years living within the city limits and that is among mostly four people. Our sons ages 31 and 23 have never owned a car. So good conservation and good planning can be implemented in today's society.

Please consider global warming and implement good city policies that encourage less consumption, simple living and respect for our environment. Keep our jewel LBA Park free from more traffic.

Phyllis Booth
2509 Caitlin Ct SE
Olympia, WA 98501
360 753 3736

From: [Anna Schlecht](#)
To: [Aaron Sauerhoff](#); [Candi Millar](#); [Carole Richmond](#); [Gregory Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tammy Adams](#); [Zainab Nejadi](#); [Tracey Carlos](#)
Cc: [Joyce Phillips](#)
Subject: Strong Support for Olympia Planning Commission
Date: Tuesday, August 03, 2021 1:20:42 PM

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Greetings!

I write to express my strong support for the proposed changes to our Comprehensive Plan. As a long time - as in 44 year resident of the Eastside Neighborhood - these proposed changes will support the kind of community I want to grow old in. Your work reflects a depth of insight on DEI (Diversity, Equity & Inclusion) and offers a framework for the sort of neighborhood character that is important to me. I received an email summarizing these proposed changes as follows:

- Removed references to "single family zoning" and swapped for "low density residential"
- Removed "established" where it occurs in front of neighborhood
- Defined "neighborhood character" to include accessibility, sustainability, and culturally inclusivity
- Where it said "walkable" they added "walkable and accessible"
- Change "citizen" to "community member"
- Added an equity statement and values in support of equity
- Added a land acknowledgement for Squaxin
- Added the text that physical characteristics of neighborhoods are not static over time
- Added an acknowledgment of racist land use practices in the past.

Please proceed with your proposed changes & keep up the most excellent work!

Sincere regards,

Anna Schlecht
annaschlecht@gmail.com
(360) 402-0170

From: [Mike McCormick](#)
To: [Aaron Sauerhoff](#); [Candi Millar](#); [Carole Richmond](#); [Gregory Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tracey Carlos](#); [Tammy Adams](#); [Zainab Nejadi](#)
Cc: [Joyce Phillips](#); [CityCouncil](#); [Leonard Bauer](#)
Subject: Comprehensive Plan Updates
Date: Tuesday, August 03, 2021 3:07:34 PM

External Email Alert!

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I am writing to you to encourage you to adopt the proposed changes to the Olympia's Comprehensive Plan.

I have had a chance to review all the proposed language. As a retired professional planner and a 50-year resident of Olympia I strongly support these timely changes. We are faced with any number of challenges—both as residents and as community members. These changes acknowledge some of these, as difficult, controversial and unpleasant as they are. Racism, NIMBYism and equity are important issues to be included. Recognizing that things don't stay static and change over time—and that we can direct that change in a positive direction. The acknowledgement of our connection to the Squaxin Tribe is most welcome.

Please move forward quickly and forward the plan with its proposed changes to the Council for adoption.

Thank you.

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

From: [Janae Huber](#)
To: [Aaron Sauerhoff](#); [Candi Millar](#); [Carole Richmond](#); [Gregory Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tammy Adams](#); [Zainab Nejadi](#); [Tracey Carlos](#)
Cc: [Joyce Phillips](#); [CityCouncil](#)
Subject: Support for Comprehensive Plan Updates
Date: Tuesday, August 03, 2021 9:23:35 PM

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Dear Members of the Planning Commission -

I am writing with enthusiastic support for the proposed updates to the Comprehensive Plan. I particularly want to highlight my strong support for:

- Changing references to "citizens" to "community members/residents"
- Including a land acknowledgement for the Squaxin Island Tribe, as well as a stated goal of improving government-to-government relations.
- Acknowledging that housing discrimination in the form of red-lining, racially restrictive covenants, and forced displacement happened here.
- Providing a definition for neighborhood character AND the proposed definition itself.
- Focusing on capacity through concurrency and network completeness in transportation.

These are exactly the changes we need now. And, I look forward to additional changes to come through the work of the Social Justice and Equity Commission, including an Equity Framework.

My thanks to you for the opportunity to comment and for the work you are doing to align our Comprehensive Plan with our aspirations of being an inclusive and welcoming community.

Janae Huber

JANAE HUBER
janae.huber@gmail.com

From: [Jo-Anne Huber](#)
To: [Aaron Sauerhoff](#); [Candi Millar](#); [Carole Richmond](#); [Gregory Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tammy Adams](#); [Zainab Nejadi](#); [Tracey Carlos](#)
Cc: [Joyce Phillips](#); [CityCouncil](#)
Subject: Comprehensive Plan
Date: Wednesday, August 04, 2021 3:21:49 PM

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The proposed changes to the Comprehensive Plan are fully supported by my husband, John C Huber and myself, Jo-Anne B Huber.

We applaud the effort to make sure that everyone is included in the plan.

Regards,

Jo-Anne B Huber

1009 Eskridge Blvd SE

Olympia, 98501

360-943-1947

From: [Jordan Bell](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Ouetin](#); [Tracey Carlos](#); [Zainab Nejati](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: *preservation* of LBA Woods
Date: Thursday, August 05, 2021 3:14:52 PM

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hi all!

I am sorry that I was unavailable for the August 2nd Planning Commission public meeting. I am writing to encourage y'all to conserve this wonderful local wooded park and to please dismiss any city plans to build a road through this precious habitat. I have attended past meetings and have spoken out then. I have also participated in work parties at the park. I live in the Wilderness neighborhood and walk through these woods as often as I can. I have taken many friends & family members to the park and they are so glad for the experience, and jealous of my proximity to LBA. I hold a Master's degree in Wildlife Biology; I am passionate about wildlife. I teach yoga at the YMCA; I am passionate about the (huge!) role that Nature plays in one's wellbeing.

thank you for your time, and for all the good work that you do for our lovely city.

be well,

Jordan Bell
206.890.8327

From: [Glen Anderson](#)
To: [Glen Anderson](#)
Subject: I implore you to FULLY PROTECT the LBA Woods Park area.
Date: Thursday, August 05, 2021 3:41:07 PM

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I learned about this a few years ago.
I walked through the LBA Woods to get a "feel" for the place.
WE ABSOLUTELY MUST FULLY PROTECT this area!!!
I implore you to FULLY PROTECT it!!!

Thank you.

"Is there a spiritual reality, inconceivable to us today, which corresponds in history to the physical reality which Einstein discovered and which led to the atomic bomb? Einstein discovered a law of physical change: the way to convert a single particle of matter into enormous physical energy. Might there not also be, as Gandhi suggested, an equally incredible and undiscovered law of spiritual change, whereby a single person or a small community of persons could be converted into an enormous spiritual energy capable of transforming a society and a world?"
—James W. Douglass, *Lightning East to West*

Glen Anderson (360) 491-9093 glenanderson@integra.net
See information and resources on a wide variety of topics at my blog, www.parallaxperspectives.org



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [CityCouncil](#)
To: oly43515@gmail.com
Cc: [Councilmembers](#); [Jay Burney](#); [Keith Stahley](#); [Debbie Sullivan](#); [Kellie Braseth](#); [Leonard Bauer](#); [Joyce Phillips](#)
Subject: RE: Comp Plan update
Date: Thursday, August 05, 2021 3:54:30 PM

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Assistant to the City Manager
City of Olympia | P.O. Box 1967 | Olympia WA 98507
360-753-8244 sgrisham@ci.olympia.wa.us

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Please note all correspondence is subject to public disclosure.

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

From: oly43515@gmail.com <oly43515@gmail.com>
Sent: Thursday, August 05, 2021 9:18 AM
To: Aaron Sauerhoff <asauerho@ci.olympia.wa.us>; Candi Millar <cmillar@ci.olympia.wa.us>; Carole Richmond <crichmon@ci.olympia.wa.us>; Gregory Quetin <gquetin@ci.olympia.wa.us>; Paula Ehlers <pehlers@ci.olympia.wa.us>; Rad Cunningham <rcunning@ci.olympia.wa.us>; Tammy Adams <tadams@ci.olympia.wa.us>; Zainab Nejati <znejati@ci.olympia.wa.us>; Tracey Carlos <tcarlos@ci.olympia.wa.us>
Cc: CityCouncil <citycouncil@ci.olympia.wa.us>
Subject: Comp Plan update

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Dear Planning Commissioners,

I am writing in support of the following changes to the Comp Plan:

- Changing references to "citizens" to "community members/residents"
- Including a land acknowledgement for the Squaxin Island Tribe.
- Acknowledging that housing discrimination in the form of red-lining, racially restrictive covenants, and forced displacement happened here.
- Providing a definition for neighborhood character AND the proposed definition itself.
- Focusing on capacity through concurrency and network completeness in transportation.

While I acknowledge there are widely divergent opinions on this Comp Plan update I continue to believe that Olympia at its core is an inclusive and fair-minded place to live. These updates reflect that. The voices opposing the update may be loud, but I do not believe they represent the majority of Olympians.

Thank you for your good work on this and your service to our community.

Sincerely,
Darren Mills

From: [M. Taylor Goforth](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Ouetin](#); [Tracey Carlos](#); [Zainab Nejati](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: Stop the Road, Leave LBA "the Woods"
Date: Friday, August 06, 2021 7:33:55 AM

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Dear Commissioners,

I have written my thoughts about the proposed road through LBA woods before and have heard all of them plus others voiced during the recent public hearing session. There is nothing more substance to say, I feel, except, Please Remove the Road from the Comprehensive Plan! The citizens of Olympia have spoken, and spoken clearly and well.

In these days of such divisiveness and derision, it must be wonderful to have such clarity and unified purpose behind your decision to remove the road from the Plan. What a pleasure!

Seize the day!!

Thank you,
Taylor Goforth

From: [Emmett O'Connell](#)
To: [Aaron Sauerhoff](#); [Candi Millar](#); [Carole Richmond](#); [Gregory Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tammy Adams](#); [Zainab Nejadi](#); [Tracey Carlos](#)
Cc: [Joyce Phillips](#); [CityCouncil](#)
Subject: Thank you for making "neighborhood character" more inclusive
Date: Sunday, August 08, 2021 3:01:09 PM

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I wanted to send you a note to let you know I appreciate the work you have done to make references to "neighborhood character" in the comprehensive plan more inclusive. For far too long, we have allowed these values of defending neighborhood character and "established" neighborhoods get in the way of making Olympia a home for everyone. I especially appreciate the change from referring to "single-family" neighborhoods to "low density" residential to reflect the changes we have made to allow more housing options in our city.

For the past 40 year, too much of our expectations in planning and growth management in Olympia have led with the expectations that some neighborhoods will not change and will not need to grow or accept new residents. This has led to racial segregation in our city and "protecting" established, wealthy and predominantly white neighborhoods. These changes you are now considering are a small step to correct these wrongs.

Thanks,
Emmett

--

twitter.com/emmettoconnell
olympiatime.com

From: [ROBERT VADAS](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Ouetin](#); [Tracey Carlos](#); [Zainab Nejadi](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: FYI re: neighborhood character from an East Olympia citizen
Date: Saturday, August 14, 2021 5:10:06 PM

Dear Olympia Planning Commission (8/14/21);

I must comment further on Joyce Phillip's call to eliminate citizens (who pay taxes for your services) from being able to preserve their neighborhood character at the last OPC meeting. Her rationale that neighborhoods are inherently "racist" was offensive, misleading, and cynical. Rather, neighborhood associations are inclusive of everyone who wants to join and help with activities, including keeping our living spaces comfortable and safe for us.

I believe that Joyce is playing the "racism card", much like happened to force the unconstitutional Missing Middle through in the guise of "helping" poorer folks find housing. Instead, that has led to continued gentrification in Olympia (Vadas 2020), which ironically is the real racism. Think about how hard that African Americans have had to work to recover their home district in Seattle after similar gentrification.

Hence, I can only conclude that Joyce's proposal is similar to what we got from Donald Trump as president, i.e., less citizen input into political decisions via a top-down approach. But this is taxation without representation. Frankly, many of us citizens don't want party rentals in our neighborhoods that bring loud music (into the night) and increased Covid-19 risks, especially likely to be a problem with absentee landlords who likely won't handle mold (health) problems well either (cf. Vadas 2020).

In sum, Joyce should curtail this attempted "end run" around citizen participation, respecting that people around LBA Woods and other undeveloped areas really do like their neighborhoods as is, without some dictator coming into to "put us in our place". Thanks in advance for considering my concerns, as a long-time Thurston County (especially Olympia) resident, aquatic ecologist, and social and environmental activist.

Dr. Robert L. Vadas, Jr. (Bob)
East Olympia

Vadas, B. Jr. 2020. The future of Olympia's urban zoning in the face of covid-19 and climate change. Works In Progress (Olympia, WA) 31(3): 14 (<https://olywip.org/the-future-of-olympias-urban-zoning>).

From: [ROBERT VADAS](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Quetin](#); [Tracey Carlos](#); [Zainab Nejadi](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: Re: FYI re: neighborhood character from an East Olympia citizen (2 corrections)
Date: Saturday, August 14, 2021 6:11:18 PM

From the transcript, this was my statement (my last name is Vadas, not Davis; who's got dyslexia?):

Robert Davis

Um, yeah, I did speak before but I just wanted to want to add, add one comment, based on what was presented that I hadn't heard before and yeah I think it's a slippery road to change neighborhood character and assume that you know that it becomes a top down rather than a bottom up approach and. And so that that change, and I and other people make suggestions constructive suggestions on how to fix that to a more, put it in a better place and I agree with that. So thanks.

And I've made some revisions (in color) to my letter below, to spread the blame more equitably (now that I've got the transcript from the online mtg.):

On 08/14/2021 5:09 PM ROBERT VADAS <bobesan@comcast.net> wrote:

Dear Olympia Planning Commission (8/14/21);

I must comment further on **Joyce Phillips and 2 commissioners' (Carlos and Najini) collective call** to eliminate citizens (who pay taxes for your services) from being able to preserve their neighborhood character at the last OPC meeting. **The** rationale that neighborhoods are inherently **"non-inclusive"** and "racist" was offensive, misleading, and cynical. Rather, neighborhood associations are inclusive of everyone who wants to join and help with activities, including keeping our living spaces comfortable and safe for us.

I believe that **Carlos, etc. are** playing the "racism card", much like happened to force the unconstitutional Missing Middle through in the guise of "helping" poorer folks find housing. Instead, that has led to continued gentrification in Olympia (Vadas 2020), which ironically is the real racism. Think about how hard that African Americans have had to work to recover their home district in Seattle after similar gentrification.

Hence, I can only conclude that this **"inclusion by non-inclusion"** proposal is similar to what we got from Donald Trump as president, i.e., less citizen input into political decisions via a top-down approach. But this is taxation without representation. Frankly, many of us citizens don't want party rentals in our neighborhoods that bring loud music (into the night) and increased Covid-19 risks, especially likely to be a problem with absentee landlords who likely won't handle mold (health) problems well either (cf. Vadas 2020).

In sum, **Carlos, etc.** should curtail this attempted "end run" around citizen participation, respecting that people around LBA Woods and other undeveloped areas really do like their neighborhoods as is, without some dictator coming **in** to "put us in our place". Thanks in advance for considering my concerns, as a long-time Thurston County (especially Olympia) resident, aquatic ecologist, social and environmental activist, **and minority.**

Dr. Robert L. Vadas, Jr. (Bob)
East Olympia

Vadas, B. Jr. 2020. The future of Olympia's urban zoning in the face of covid-19 and climate change. Works In Progress (Olympia, WA) 31(3): 14 (<https://olywip.org/the-future-of-olympias-urban-zoning>).

From: [Karly Jones](#)
To: [Joyce Phillips](#)
Subject: Please No Road - Preserve and Protect LBA Woods
Date: Monday, August 16, 2021 8:34:09 AM

Good morning,

We live in Olympia and the PNW because of the beautiful natural surroundings. These beloved woods are special to our family - I run through there almost every morning, and we take my dog for a walk through there every evening. The neighborhood children spend countless hours there. Our community needs natural spaces like LBA woods for us to thrive as human beings - nature is key to our happiness and well being. PLEASE protect LBA woods and the last remaining public outdoor spaces of Olympia that have not been developed. Thank you for your leadership.

Sincerely,

Karly Jones and Jerrod Einerwold

From: [Jake Meulink](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Ouetin](#); [Tracey Carlos](#); [Zainab Nejati](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: Log Cabin Connection
Date: Monday, August 16, 2021 11:17:20 AM

To Whom It May Concern:

I am a frequent user of the LBA woods. I couldn't believe it when I found it. A trail system and park so nice in a developed area. I take my daughter on walks to the park to the north. I walk my dog frequently. I see others enjoying it just the way I do. WTA has been doing so much good work in the park. The road connection would change all of this. This would increase traffic noise, and road lock the baseball fields. Let's keep this place special, and keep the kids safe in the meantime.

Sincerely,

Jake Meulink

From: [Holly Gadbow](#)
To: [Aaron Sauerhoff](#); [Carole Richmond](#)
Cc: [Greg Quetin](#); [Paula Ehlers](#); [Rad Cunningham](#); [Tammy Adams](#); [Zainab Nejadi](#); [Tracey Carlos](#); [Leonard Bauer](#); [Joyce Phillips](#)
Subject: Comprehensive Plan Aendments
Date: Monday, August 16, 2021 5:20:01 PM

Dear Planning Commissioners,

I am writing to support the comprehensive plan amendments that support the policies for the missing middle regulations. You recommended these regulations and the council have adopted them to allow a diversity of housing choices to single-family neighborhoods and hopefully will make more housing affordable. Now it is necessary to incorporate policy language in the comprehensive plan to support them. I also like the proposed policies on equity and acknowledge past racist land use practices. The Heritage Commission and the WA Department of Archeology and Historic Preservation have reviewed the changes and attest that they will not detract from the historic character of Olympia's neighborhoods.

Here is summary of the changes I support:

- Removed references to "single family zoning" and swapped for "low density residential"
- Removed "established" where it occurs in front of neighborhood
- Defined "neighborhood character" to include accessibility, sustainability, and culturally inclusivity
- Where it said "walkable" they added "walkable and accessible"
- Change "citizen" to "community member"
- Added an equity statement and values in support of equity
- Added a land acknowledgement for Squaxin
- Added the text that physical characteristics of neighborhoods are not static over time
- Added an acknowledgment of racist land use practices in the past.

Thank you for considering my comments. Thank you for serving on the Planning Commission, an important and difficult job. Thanks too to the staff for their hard work,

Best regards,

Holly Gadbow

1625 Sylvester St. SW

Olympia, WA 98501

(360) 789-3616

hollygadbow@comcast.net

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: TO: Planning Commission: Please Approve Comp Plan Amendment Proposal B to Remove Log Cabin Extension Road from Comprehensive Plan
Date: Monday, August 16, 2021 5:55:46 PM

FYI

From: Mike Ruth <mikeruthgis@hotmail.com>
Sent: Monday, August 16, 2021 5:55 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: TO: Planning Commission: Please Approve Comp Plan Amendment Proposal B to Remove Log Cabin Extension Road from Comprehensive Plan

Hello, to Cari Hornbein and the Planning Commission,

I was a speaker at the recent planning commission meeting of August 2nd, where you considered comprehensive plan amendments.

Along with every other resident who spoke during the public comments period, I also urge the Planning Commission to accept the Comprehensive Plan amendment (Proposal B) that removes the Log Cabin Extension road from the Comprehensive Plan. Please take action tonight to prevent the damage – significant and irreparable – which this road would cause, to the detriment of the LBA Woods Park.

You do not need a reiteration of the points which many other speakers presented during last week's hearing. Specific arguments have been heard many times before, in many community and government meetings over the past two years of community objection to the Log Cabin Extension road. There are clearly valid technical, financial, environmental, and quality-of-life objections to this road which cannot be ignored.

For my part, I want to highlight:

- The City Staff presented their opinion that the amendment is compatible with City of Olympia development goals
- The removal of the road is in accordance with the Thurston Climate Mitigation Plan in several ways, by preventing destruction of mature tree canopy cover and avoidance of asphalt and automobiles, and their effects.
- The amendment to take out the road makes a statement that “business as usual” need not be the over-riding concern when a plan leads to destruction of park lands.
- Open park lands will become ever more valuable as the population of urban Olympia grows in coming decades, as projected.
- The road was planned in the early 1990's. Much has changed since that line was drawn on a planning map. In practical terms, the 900 homes that were to be built on the adjacent parcels were not built and are off the plan. Thus the local demand for the road extension is no longer a concern. Today we are more aware of the dangers of human degradation of natural assets - in ways that were almost unheard of when the road was planned.

I teach Geographic Information Systems (at Evergreen) and I am familiar with the power of a “line on the map”. I have seen how difficult it can be for organizations to remove a line from a published map. Your choice to accept the amendment to remove the Log Cabin Extension road will demonstrate that Thurston’s cities and county governments are capable of implementing climate mitigation priorities, even when this means changing a planned development. Your decision to accept this amendment will provide encouragement for other climate mitigation actions. You are demonstrating to residents your leadership for climate mitigation by taking a concrete action that conforms with your visionary document (the Thurston Climate Mitigation Plan).

By removing this road from the Comp Plan, you will also be preserving the recreational and habitat asset value of LBA Woods and supporting the quality-of-life that so many Olympia residents clearly cherish.

Thanks for your consideration, willingness to hear citizen comments, and, hopefully, your decision to remove the Log Cabin Extension from the Comprehensive Plan.

-Mike Ruth (2520 Wedgewood Ct, Olympia WA 98501)

Dear Planning Commission Members,

I'm writing about your consideration of a proposal to eliminate or redefine "neighborhood character" in the Olympia Comprehensive Plan.

"Neighborhood Character" (NC) has never clearly been defined in the Comp Plan, except by implied association with quality-of-life standards, like design review, unit density, parking, compatible uses, traffic, noise and light pollution, views, green space, local amenities, etc. So this term does need to be better-defined, and not just made meaningless.

By meaningless, I mean the Council's suggestion that NC should mean only "Accessible, Sustainable, and Culturally Inclusive". Although these essential principles should characterize all of our neighborhoods and City policies, they don't deal with quality-of-life issues that benefit everyone in every neighborhood.

I think the context of the past few years is what makes this new proposed redefinition significant. The trend in the past 5 years, locally, and at the State level, has been to eliminate any power the general public has to influence how its living areas will be developed.

Citizens can no longer appeal Council development decisions, which purport to follow State laws 1023 and 2343. Design review for anything under a 5-plex is now left to the Planning Department. The Council directs who can/can not be on the citizen-volunteer Commissions. City Code Enforcement has become increasingly unwilling to legally confront egregious repeat offenders (at the direction of the City Attorney). Council members generally don't question the Planning Department's decrees about Missing Middle, Housing Options, and other plans that contradict the Comp Plan, but they instead rubber-stamp them. Vacation air BnB proposals will allow up to 20 unrelated people to live on a 1/8 acre lot in neighborhoods, with only 1 off-street parking spot, while eliminating permanent housing inventory. And now, the Comp Plan itself is being sanitized to remove any grounds for protest that citizens might have to police their City's actions.

So, emasculating the definition of neighborhood character, by making it mean nothing, is one of the final steps to remove any legal standing for any citizen or group trying to stop damaging or illegal actions by the Planning Department. Instead, increasing the tax base by turning our neighborhoods into profit engines, instead of livable respites, is an explicit announcement to the public, that the City will support developers instead of the living conditions of Olympia residents.

The fact that real estate investment firms have changed their focus from commercial to residential real estate since 2007, coupled with the dearth of new house construction until 2016, is a driving force behind the nationwide trend to open neighborhoods to big investors. Up to 15% of residential homes were bought by corporate investment

groups this year (<https://www.wsj.com/articles/if-you-sell-a-house-these-days-the-buyer-might-be-a-pension-fund-11617544801>). Why make it any easier for them to skimp as they redevelop residential properties?

But what's wrong with this trend? Don't we need more rental properties, and aren't investors with big pockets the fastest way to accomplish this? Yes, if you want apartments that rent for more than half of current Olympians can afford. Yes, if you are planning to accommodate commuters from Tacoma and Seattle, who can't afford housing there. Yes, if you stop caring about eliminating assets in neighborhoods that keep people wanting to stay in our neighborhoods. No, if you are attempting to accommodate the needs of Olympia's population.

As every real estate survey will tell you, most Americans still want single-family housing, not because they want to exclude the poor, renters or certain races, but because it's a lifestyle they enjoy, and it's one of the only ways they can build equity, instead of paying rent to create profit for LLCs, which have actively eliminated single-family house inventory.

But isn't single-family housing with green space very inefficient, increasing car travel and contributing to global warming? Yes, but it doesn't stop people from wanting or needing it. Instead of either-or, how about both-and. It's possible to dramatically increase density along arterials, without sacrificing neighborhood assets. As former Council member Julie Hankins said: "Don't destroy one kind of housing to create another".

Olympia still has a large amount of under-utilized land along its arterials, where compact development should happen. COVID has broken the tradition of people working away from home in designated offices. How many large, obsolete office buildings could be converted to housing? As the Comp Plan suggests, increased density should come through densification of commercial and under-utilized properties along these corridors and in urban centers, along with compatible development in neighborhoods.

Does "compatible development" mean eliminating the cheapest single-family housing from our inventory to replace it with large 4-plex or 6-plex buildings, or turning them into rentals that most Olympians can't afford? Of course not. That's killing the golden goose: the assets that make Olympia neighborhoods healthy. I am all in favor of rentals. We need them. My neighborhood is 75% rentals. But trading green space and quiet for large, multi-family buildings in our neighborhoods is not smart. Does everyplace have to be the same to achieve equity?

So what should our definition for neighborhood character be? I think explicitly tying it to those quality-of-life characteristics that draw people to continue to want to live in neighborhoods is important.

- **Adhere to low-density limits of 12 units per acre in neighborhoods**
- **Limit the maximum size of multi-family buildings in neighborhoods to 2 units, and require larger set-backs when they are built**
- **For vacation short-term rentals, significantly reduce the maximum number of occupants, and increase off-street parking spots**
- **Prioritize compact development on arterials, not in neighborhoods.**
- **Require a certain percentage of affordable housing for any development receiving a City property tax break**
- **Just as roof-top solar power for each home is the simplest way to reduce greenhouse gases associated with heating, cooling and lighting, green space associated with each home is the simplest way to prevent runoff and resulting waterway pollution. We should not be trying to eliminate green space in neighborhoods**
- **Explicitly protect qualities of neighborhoods that give them unique personality: architecture, mass, scale, setbacks, visual resources, parking.**
- **Incentivize architecturally-appropriate ADUs, duplex conversions, and other lower-cost living options in neighborhoods.**

Although I probably just sound like someone who is merely afraid of change, I am concerned with preserving the assets of existing near-town low-density neighborhoods, which make Olympia a desirable place to live, and actually prevent suburban sprawl by preserving these assets in-town.

The history of redefining, rezoning, tax breaks and “urban renewal” in the US over the last century reveals countless mistakes that incentivized the destruction of unique neighborhoods, and damaged or displaced the established residents to the benefit of investors. Do not dismiss the importance of neighborhood character.

Jay Elder

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: OPC Public Comment Testimony for Sept. 20 re Neighborhood Character
Date: Friday, September 17, 2021 4:47:21 PM

FYI

From: jacobsoy@aol.com <jacobsoy@aol.com>
Sent: Friday, September 17, 2021 4:31 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Cc: jacobsoy@aol.com
Subject: OPC Public Comment Testimony for Sept. 20 re Neighborhood Character

Hi Cari --

I have signed up to give testimony at next Monday's Planning Commission meeting under "Public Comments" regarding neighborhood character.

While I hope to be able to give this testimony personally, I may not be able to do so because of another meeting.

Therefore I am submitting this email to assure that my thoughts get on the record. Please provide this email to the Planning Commission for me.

Thank you,

Bob Jacobs

=====

Planning Commission Members:

I have been following the "neighborhood character" issue and would like to comment.

Accessibility, Sustainability, and Cultural Inclusivity are positive values which I hope we all share. And they certainly belong in the Comprehensive Plan as values to which our community and city government aspire in all we do.

But I don't see them as definitions of neighborhood character. I'll hazard a guess that when people ask about the characteristics of a neighborhood, they are thinking about more mundane issues like traffic, noise, and parks. Commissioner Adams can provide real-world experience on this.

If someone asked me about the characteristics of my neighborhood, this is how I would respond:

- 1) My neighborhood association area is composed of 101 houses and a number of internal Accessory Dwelling Units. It is characterized by diversity in a number of ways: We have residents of all ages; We have a variety of house styles (no two the same); also a variety of house sizes from 1BR to 5 BR; and a variety of lot sizes.
- 2) Our location is convenient for access to schools (Kindergarten thru 12th grade), also to shopping, employment, and I-5.
- 3) Our neighborhood is very well connected to surrounding areas for walking and is heavily used for that purpose.
- 4) We are adjacent to two glacial potholes, one of which includes Trillium Park, a natural area with a trail and wildlife.
- 5) On the downside, we do have the constant hum of I-5 and US 101. Not to mention the executive jets and military helicopters that frequently fly low over us because we are directly below the approach to the airport.

I hope these thoughts will prove helpful to you as you deliberate on the neighborhood character issue.

Bob Jacobs
360-352-1346
jacobsoly@aol.com

720 Governor Stevens Ave. SE
Olympia 98501

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: Neighborhood Character input
Date: Monday, September 20, 2021 8:22:38 AM

FYI

From: Beverly Torguson <bevtor@comcast.net>
Sent: Saturday, September 18, 2021 12:08 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Neighborhood Character input

Please pass on my comments to the planning commission.

I support the Coalition of Neighborhood Associations'(CNA) definition of neighborhood character. The CNA should have been consulted on the City's proposed definition of neighborhood character in the first place. "Neighborhood character" or "character" appears 106 times in the Comprehensive Plan. It appears in many chapters of the plan and is woven into the plan.

Here is the definition the CNA's work group came up with:

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct "identity." Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical, social and economic attributes that contribute to its sense of place and identity. These elements may include, for example, a neighborhood's land use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees.

The City will balance its goals and policies by considering potential impacts to the unique geography, character or historical context of a residential neighborhood to provide the best outcome for the community as a whole and consistent with our values. (Read more in the Community Values and Vision chapter).

Why the rush? The City should wait for the Comprehensive Plan update, which will start next year, to discuss this so that the community can have greater input into the definition.

Our single family neighborhoods are being vilified. First, they are not exclusively single family. This is a misnomer. For a long time we have allowed ADUs, cottages, townhomes, tiny houses and manufactured homes in single family neighborhoods. Secondly, if you are looking to bring equity into Olympia, then why is the city subsidizing luxury and market rate apartments in downtown? How does that invite equity into Olympia? Our close in neighborhoods are the most diverse and

have a mix of varied housing and income levels.

Sincerely,
Beverly Torguson

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: Please include Comments on Definition of Neighborhood Character in Land use & Urban Design/Comprehensive Plan
Date: Monday, September 20, 2021 8:23:00 AM

FYI

From: Esther Grace Kronenberg <wekron@gmail.com>
Sent: Saturday, September 18, 2021 3:06 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Please include Comments on Definition of Neighborhood Character in Land use & Urban Design/Comprehensive Plan

Hello Planning Commission,

I write to support the Council of Neighborhood Associations' definition of neighborhood character in the Land Use and Urban Design chapter of the Comprehensive Plan.

The proposed Comprehensive Plan's attributes of neighborhood character absolutely need to be part of the definition. Accessibility, sustainability and inclusivity are values on which we all agree. But they are just that - values - and so belong in the Comprehensive Plan's Values and Vision chapter, not as a definition of neighborhood character.

My house sits on the Westside of Olympia near Harrison Ave. It is a diverse neighborhood with modest single family homes, tiny houses, townhomes, ADU's and multifamily developments. It already has the attributes of neighborhood character proposed in the definition. But it is more than that. It is a community of neighbors who enjoy the small town ambience, the beauty and the peacefulness of the area.

I get at least 1 call a week from out of town real estate investors wanting to buy my very modest home on the Westside. These people are not interested in maintaining neighborhood character, but in making as large a profit as they can. So I imagine they would tear down my modest house and put up a duplex in its place, one that would be totally out of character with the neighborhood, and worse, units that would not be affordable, as my current house is now.

I rent my house for \$850/month. There's no way any replacements would be that affordable.

I see this re-defining of neighborhood character as a green light for outside investors to cash in on an impossibly and shamefully inadequate housing supply. Housing is a serious problem that will require state and national intervention to correct. The City's attempts to increase density no matter what, no matter how, no matter who, will only empower real estate speculation, will not help our lower income neighbors, and will end by damaging the neighborhood character that makes Olympia so attractive.

I also have concerns about the loss of green space and attendant increase in stormwater runoff. We already have difficulties with our stormwater system, and predicted increased rain events will make them worse. Our green spaces protect and nurture our neighborhoods, and their preservation should be the primary consideration when building. There is plenty of buildable land in the three nodes of downtown, east of Ralph's Thriftway and the Capital Mall to allow high density development where there would be no loss of green space at all. Why ruin our neighborhoods with urban density when an alternative is clearly available?

I fear that our City is being improperly influenced by real estate investors to the detriment of its citizens. The research on affordable housing is clear that the policies the City has been pursuing primarily benefit these investors, not the people the City is supposed to serve, and certainly not those with lower incomes.

The rush to make this change now instead of during the usual update of the Comprehensive Plan due in 2022 when fuller community participation could take place also raises my suspicions as to why this is now being proposed.

I urge you to support our neighborhoods and reject the proposed definition of neighborhood character in the Comprehensive Plan.

Thank you.

Esther Kronenberg

Comments for the Planning Commission's 9/20/21 Meeting on Comprehensive Plan Amendments Part C, Relating to Neighborhood Character

I urge you to support the Coalition of Neighborhood Association (CNA) definition of Neighborhood character. At a very minimum, change the wording of Council's proposed definition to say that "accessible," "sustainable," and "culturally inclusive" should be *included* in the definition of neighborhood character rather than limited to those three elements. Accessibility, sustainability, and cultural inclusivity are values and therefore logically fit in the Values and Vision chapter of the Comprehensive Plan.

Staff's recommendation for a fourth bullet does not expand the Council's proposed definition. The reason why it does not is because the language specifically limits the definition to only three elements – "accessible," "sustainable," and culturally inclusive – and then goes on to further define those three elements. The fourth bullet suggested by staff does not change the scope of the Council's definition. To allow staff's bullet to assist in defining "neighborhood character", it is necessary to open up the three elements limit to other elements. This can be easily done by simply changing the language to say that neighborhood character includes but is not limited to "accessible," "sustainable," and "culturally inclusive".

The wording of the Council's amendment using basic statutory language principles excludes other meanings. Without provision of flexible or open-ended clauses ("such as", "may be defined as", "including", "for example" or "also") the Council's definition of neighborhood character is absolute and unmodifiable.

The CNA meets monthly with various City members. Surprisingly the CNA was never consulted about this new proposed definition, despite it being the only recognized City group with "neighborhood" in their name.

The Comprehensive Plan was developed in 1994 and updated in 2014. Neighborhood character is woven into the plan. Although neighborhood character is not strictly defined, it is a term that is recognized both nationally and internationally. It is mentioned extensively in other Cities' planning documents including, those of Seattle. Our own comprehensive plan in its introduction, gives an eloquent statement related to neighborhood character about the importance of "**Preserving Our Sense of Place and Connections**":

The City embraces our Comprehensive Plan as an opportunity to enhance the things Olympians care about. As we grow and face change, Olympians want to preserve the unique qualities and familiarity of our community. We draw a sense of place from the special features of our city: walk-able neighborhoods, historic buildings, views of the mountains, Capitol and Puget Sound, and our connected social fabric. These features help us identify with our community, enrich us, and make us want to invest here socially, economically and emotionally.

In Seattle, Chinatown, the Central District, and Queen Anne neighborhoods all have their own individual character. Similarly in Olympia, Downtown, the Capitol, Northeast, and West Olympia are all distinctly different. Neighborhood character is a neutral term, and yet it is being politicized to have a negative connotation. Let's preserve the integrity of our Comprehensive Plan and think carefully about defining this important concept.

Judy Bardin
1517 Dickinson Ave NW
Olympia, WA 98502

From: [Walt Jorgensen](#)
To: [Cari Hornbein](#)
Cc: [Joyce Phillips](#)
Subject: Please Share These Comments with the Planning Commission Members for Tonight's 9-20-21 Meeting
Date: Monday, September 20, 2021 4:24:26 PM

Thank you. How long do we have for oral comments?

I support the Council of Neighborhood Associations' (CNA) definition of neighborhood character below.

Neighborhood *character* is an amalgam of various elements that give a neighborhood its distinct "identity." Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical, social and economic attributes that contribute to its sense of place and identity. These elements may include, for example, a neighborhood's land use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees.

The City will balance its goals and policies by considering potential impacts to the unique geography, character or historical context of a residential neighborhood to provide the best outcome for the community as a whole and consistent with our values. (Read more in the Community Values and Vision chapter).

The City proposes laudable points that are related to overarching values and therefore belong in the Values and Vision chapter of the Comprehensive Plan. We should embrace these values as City citizens, not just as neighborhood residents.

I have grown weary of being vilified for where I live and the house I own. I am indeed an older white senior person. I also own rental properties and have tenants. I am not racist, classist or elitist. I do not dislike renters. I am and have been an advocate for renters rights. Over the years, based on their appearance, politics, gender, religion, philosophies and multi-ethnicity, my tenants could have come straight from Ellis Island. Many tenants have become friends.

If you truly want to counter any discrimination experienced by some people in the housing market and implement inclusiveness, require that a significant percentage of the units be offered, either for sale or rent, at a substantially lower, affordable rate than the rest of the market-rate units, including single family housing developments, not just apartment buildings and other multi-unit structures. Drop the huge tax breaks on new luxury housing downtown and add another tax to our already burgeoning property tax bills to pay for it. At least this element would be for a good cause.

Walt

Walter R. Jorgensen

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Tumwater, WA 98501-3526
waltjorgensen@comcast.net
360-819-0678 (cell)

“We are what we repeatedly do. Excellence, then, is not an act, but a habit.” --
Aristotle

“Don't tell me what you value. Show me your budget, and I'll tell you what you value.”
-- Joe Biden

“We are conditioned to believe, not to understand.” -- Marcelina Cravat

“It's easier to fool people than it is to convince them that they have been fooled.” --
Mark Twain

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: Neighborhood Character
Date: Monday, September 20, 2021 4:38:07 PM

FYI

From: Valerie Krull <vkkrull@hotmail.com>
Sent: Monday, September 20, 2021 4:25 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Neighborhood Character

Hello,

I am writing to express my thoughts and concerns about the City of Olympia's definition of "Neighborhood Character".

I applaud the City's inclusion of "accessible, sustainable, and culturally inclusive" as a *part* of the definition of Neighborhood Character.

I agree that accessibility including ADA compliance, multi-mobility, and housing affordability are essential. I am concerned that the definition of

"sustainable" especially promoting a "healthy environment" is too vague. I also am concerned that there is a lack of definition of what is meant in practice by a diverse and local economy. There is also no clear definition of affordable.

I believe that while moving toward more accessible, sustainable, and culturally inclusive neighborhoods that the natural environment first and foremostly be protected at all costs, and that the ways in which neighborhoods change respect the neighbors, especially those with longstanding roots in the community.

This means not building tall buildings directly adjacent to gardens, where they block the sun, or allowing corporate developers to tear down existing homes (many of which are, despite the outward appearance, housing people who do not fall within the definition of single family housing.)

As far as the language used to define Neighborhood Character, I believe it is important to add the addition of accessible, sustainable, and culturally inclusive with language that describes these as a *part* of the definition of Neighborhood Character which ought to also include the other important

aspects of Neighborhood Character as defined by the Council of Neighborhood Associations, and as such respect the neighbors and neighborhoods in the process.

Sincerely,
Valerie Krull

From: [Cari Hornbein](#)
To: [Joyce Phillips](#)
Subject: FW: Comments for the 9-20-2021 Planning Commission Meeting
Date: Monday, September 20, 2021 4:38:32 PM

FYI

From: Bradford <c_brad@comcast.net>
Sent: Monday, September 20, 2021 4:31 PM
To: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Comments for the 9-20-2021 Planning Commission Meeting

I wish to submit comments for today's Planning Commission Meeting about redefining Neighborhood Character in the Comprehensive Plan. You may recognize these comments as similar to comments already submitted by another person; however, I found them so in step with my own concerns and opinions, that I cannot put these any better. My comments are as follows:

City staff apply the concept of "neighborhood character" in planning, mainly as a way to consider impacts and evaluate whether an action is going to affect something that is important to how people relate to a place. However, the proposed definition of "neighborhood character" does not fit with widely recognized national or international planning and policy norms. Rather, "Neighborhood character" is what distinguishes one neighborhood from another. It has to do with a sense of place and neighborhood identify. For example, I live in Southeast Olympia. I would describe my neighborhood as having eclectic buildings, limited sidewalks with people walking in the streets, multiple deep ravines, nearby stores and restaurants, nature trails, and being quiet at night. The description of Downtown or even South Capitol neighborhood would be different from mine.

The concept of character is neutral – the whole idea is not to say what is "good" or "bad" character, but to say, look at the place where the action will happen, and figure out if city actions will cause some significant change to what people consider distinctive or important about that place. Restricting the concept of "neighborhood character" to three elements, and then defining those three elements narrowly, has a very substantial impact on how city staff can perform their work. It puts a limit on how they can consider impacts. It limits the ability of the City to interact with people in places where city actions might have an impact.

Accessibility, sustainability, and equity are laudable goals that should shape city policies and actions, but they do not fit the use of the concept of neighborhood character. They are universal values that we would want in all neighborhoods. They are overarching goals based on values. Therefore, the Coalition of Neighborhood Associations (CAN) asked that Council wording be placed in the Values and Vision Chapter, and not be used to define neighborhood character. The CNA proposed that Neighborhood Character be defined as:

Neighborhood character is an amalgam of various elements that give a neighborhood its distinct "identity." Neighborhood characteristics are not stagnant and will change over time. Consideration of neighborhood character will vary by the unique features of a neighborhood and includes its physical, social and economic attributes that contribute to its sense of place and identity. These elements may include, for example, a neighborhood's land

use, urban design, visual resources, historic resources, socioeconomics, traffic, and/or noise. This includes design elements of buildings (mass, scale, materials, setting, and setbacks), parking, parks and open space, provision of City utilities, street grids and connections, and street trees.

The City will balance its goals and policies by considering potential impacts to the unique geography, character or historical context of a residential neighborhood to provide the best outcome for the community as a whole and consistent with our values.

Since it is such an integral part of the Comprehensive Plan, why rush to define or actually redefine it. The next comprehensive update is slated to begin soon.

Sincerely,

Colleen Bradford
(360) 709-9842
c_brad@comcast.net



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From: [ROBERT VADAS](#)
To: [Tammy Adams](#); [Rad Cunningham](#); [Paula Ehlers](#); [Carole Richmond](#); [Aaron Sauerhoff](#); [Candi Millar](#); [Gregory Quetin](#); [Tracey Carlos](#); [Zainab Nejati](#); [Cari Hornbein](#); [Joyce Phillips](#)
Subject: Neighborhood Character comments
Date: Monday, September 20, 2021 6:42:11 PM

The Importance of 'Neighborhood Character' for Protecting LBA Woods for Olympia Citizens

I must comment on Joyce Phillips and 2 commissioners' (Carlos/Nejati) collective call to eliminate citizens (who pay taxes for City services) from being able to preserve their neighborhood character at the last Olympia Planning Commission meeting. The rationale that neighborhoods are inherently "non-inclusive" and "racist" was offensive, misleading, and cynical. Rather, neighborhood associations are inclusive of everyone who want to join and help with activities, including keeping our living spaces comfortable and safe for us.

I believe that Carlos, etc. are playing the "racism card", much like happened to force the unconstitutional Missing Middle through in the guise of "helping" poorer folks find housing. Instead, that has led to continued gentrification in Olympia (Vadas 2020), which ironically is the real racism. Think about how hard that African Americans have had to work to recover their home district in Seattle after similar gentrification.

Hence, I can only conclude that this "inclusion by non-inclusion" proposal is similar to what we got from Donald Trump as president, i.e., less citizen input into political decisions via a "top-down" approach. Frankly, many of us citizens don't want party rentals in our neighborhoods that bring loud music (into the night) and increased Covid-19 risks, especially likely to be a problem with absentee landlords who likely also won't handle mold (health) problems well (cf. Vadas 2020).

Regarding LBA Park, it's been a great place to relax and enjoy nature while getting hiking exercise, which I've regularly done before and during the pandemic. The diversity of habitat types (wetlands, hills, forestlands, and fields) here is impressive and often enjoyed by my neighbors. The Olympia City Council now realizes (through public input) that extending Log Cabin Road through there would be a colossal mistake, disturbing both hikers and nearby athletes in the sports fields. That's NOT how public parks (including its important foot-transport function between neighborhoods) should be treated.

Moreover, having lived in the Washington DC area, I'm well aware that building new roads just encourages more development and thus traffic congestion, such that the DC Beltway only temporarily became less-congested with each lane expansion. We're a quiet neighborhood in the CRANA area of East Olympia, and I'd like to see it stay that way for the good of people and their pets. The main problem has been frequent speeding by citizens along Boulevard Road, which the City of Olympia hasn't taken seriously so far.

So please drop this proposed Log Cabin Road project from your plans, as we find

more climate- and nature-friendly ways to transport people around northern Thurston County. Indeed, the Intercity Transit bus system is very popular and I prefer bicycling as my main transportation these days, which is good for both my personal and global health.

In sum, Carlos, etc. should curtail this attempted "end run" around citizen participation, respecting that people around LBA Woods and other undeveloped areas really do like their neighborhoods as is, without some dictator coming in to "put us in our place". Thanks in advance for considering my concerns, as a long-time Thurston County (especially Olympia) resident, aquatic ecologist, social and environmental activist, and minority.

Dr. Robert L. Vadas, Jr. (Bob)

Vadas, B. Jr. 2020. The future of Olympia's urban zoning in the face of covid-19 and climate change. *Works In Progress* (Olympia, WA) 31(3): 14 (<https://olywip.org/the-future-of-olympias-urban-zoning>).