

Paula Smith

From: Paula Smith
Sent: Tuesday, July 20, 2021 1:24 PM
To: 'Mary Morris'
Cc: Tim Smith; Nicole Floyd; cpdinfo
Subject: RE: Postponement of Public Hearing for Harrison Avenue Mixed Use BSP

Mary- See my responses to your questions below (in red), within your email.

Sincerely,
 Paula

Paula Smith | Associate Planner

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Community Planning & Development

From: Mary Morris <mmorrismx@gmail.com>
Sent: Monday, July 19, 2021 11:42 AM
To: Paula Smith <psmith@ci.olympia.wa.us>
Cc: Tim Smith <tsmith@ci.olympia.wa.us>; Nicole Floyd <nfloyd@ci.olympia.wa.us>; cpdinfo <cpdinfo@ci.olympia.wa.us>
Subject: Re: Postponement of Public Hearing for Harrison Avenue Mixed Use BSP

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Thanks, Paula, for your letter. We are all seriously disappointed in the decision to continue forward with the Zoom meeting scheduled for July 26th. While we appreciate concern for our health and well-being at an in-person meeting, we feel that mask-wearing would alleviate the concerns for all but a few. Also, by now, we feel the City should have the ability to conduct hybrid meetings such as you mentioned, which would allow for all concerned to attend in the manner in which they are most comfortable.

We do appreciate the additional extended period for public comments, although the likelihood of folks going to the library to access the Internet is practically nil, it may provide an opportunity for letters to be written once word of mouth allows folks to know what plans involve.

I do have questions, after reviewing the newly submitted paperwork on the City's portal. Here are a few: Neighboring communities (specifically Grass Lake Village and Grass Lake East) have storm ponds. There is a concern that both during and after construction, our storm ponds will be negatively affected by runoff. What should be done if this should happen? (i.e., what remedies are in place?) **Stormwater is proposed to be all infiltrated onsite. The final stormwater design report will be required at time of the Civil Engineering Permit stage for review prior to any permits being issued. The applicant will be required to provide at time of review:**

- **Contingency Planning– To anticipate the reasonable worst case scenario where their facilities underperform, develop a contingency plan for how they will repair the facilities to make them work, and use that contingency plan as a basis for a bond to fix the system.**
- **Verification Testing of the Completed Facility– To monitor the post construction infiltration rates to verify they are performing as predicted.**

2) Plans state that all vegetation will be removed. Although there will be some landscaping done, is the City not concerned about the lack of large trees and the resulting effect on the environment, both for the cleansing of the CO₂ and air pollution in general, as well as the root systems that help absorb rain water and runoff? **The applicant will be required to provide a minimum of at least 30 tree units per acre. Either through preservation of existing (which I believe the trees adjacent to the west of the new Craftsman Drive/Harrison Ave. intersection the applicant is wanting to keep) and planting on-site with perimeter landscaping that will include a mix of trees and shrubs and planting of trees within the parking lots throughout the site. A final Soils and Vegetation Protection Area Report is being requested at final binding site plan application.**

3) Regarding the height of the buildings, these 3-4 story buildings will be the tallest of the entire neighborhood. I've heard several comments from the community as to the height of these buildings? Must they be so tall? **The code requires stepping buildings down for those portions of buildings that are within a certain distance from residential districts. The applicant revised their plan to meet this requirement. This is reflected on the Binding Site Plan, the building on Lot 5 is a 3 and 4 story building because a portion of the building is within 100 feet of a residential district. See the Hearing Examiner staff report on pages 10 and 11 for details regarding maximum height limits.**

4) The amount of parking slots is a major concern for the community, as our own parking is so limited! The unadjusted total of 182 parking spaces being adjusted to 165 seems enough, but to adjust it an additional 20%, to allow for only 132 spaces seems criminal! Realistically, these units will not be likely to be using 1 space per unit, or even 1.5 spaces. With most couples/households today having to have 2 vehicles, with the estimated 61 units, it would not be unlikely to expect 122 vehicles for the residences alone, to say nothing of the commercial areas. And with so many people working from home these days, the formula for what part of the day different demand for use would apply may not be very accurate. To assume 100% parking only between the hours of midnight and 4 a.m. seems naive at best, if not deceptive. In fact, unless the restaurant closes at 8 p.m., and residents don't arrive home until 9 p.m., I'm not understanding from where the numbers were derived. **The applicant provided an parking analysis (Attachment 21 of the staff report) that projects what the parking demand that will likely take place for this development. The report states that because of the mix of uses, hours of operation and different parking peak times the proposed parking is sufficient to support those mix of uses. The report also provides that it is not anticipated that residents or patrons of the businesses will park in the neighboring residential streets. The City encourages shared and combined parking opportunities when feasible and considers reductions when the site has close proximity to transit services and there are bicycle and pedestrian infrastructure in place to support and encourage other modes of transportation.**

5) And of course, as we have expressed repeatedly, no one in Grass Lake Village is ready to accept additional traffic, either through 3rd Avenue or Craftsman. Traffic entering on Yauger to turn left onto 3rd would create a traffic jam back to the light at Harrison and Yauger. And additional traffic which would result from opening up Craftsman would add danger to our narrow streets. Traffic exiting the Harrison Avenue Mixed Use development via Craftsman would either turn down 4th, 5th, or 6th to get to Yauger, or continue down to 6th and turn left to get out via Kaiser. That road has neither curb nor gutter, and there are children who play in the street. In our case, we have many seniors living in Grass Lake who may take longer than usual to cross the street, and could be in danger with added traffic speeding through. **The public comments provided to the City will be provided to the hearing examiner for consideration. See the city's analysis for the street connections (Attachment 17 of the staff report)**

6) I was informed, when collecting signatures on the petition, that you have been in communication with a resident living on 3rd, and she said you promised her that the traffic on 3rd would be restricted to one way only, from the development out towards Yauger, but I see nothing in the plans stating that. **The project will be required to place traffic calming devices and install signs not allowing commercial traffic onto 3rd Avenue from the project site and on Craftsman Drive when that connection is made. I am truly sorry if the resident living on 3rd Avenue thought that the street would only be a one way street. I don't recall this being a topic of discussion that the city considered, as this is currently a 2 way street. The City's analysis states that traffic will most likely use the two Harrison Avenue connections to access the development. (See attachment 17 of the staff report)**

7) Most of us are of the opinion that Bark and Garden has operated perfectly well for these many years with just one entrance and exit, and this project should follow their example!!

8) Finally, IF and when Craftsman is opened up at the north end, we see no rationale for allowing the street to curve as shown on the BSP! If the street were drawn straight, the property to the west of the apartments up to Craftsman could be used for additional parking and green space for children to play!

The City will determine street alignment of Craftsman Drive when a development proposal comes in on Lot 1 of the Binding Site Plan.

Although I didn't get as far around the community as I had planned to, I have several pages of signatures on the petition to share with you, a total of 45 signatures. I wish you (all) would reconsider and postpone until a hybrid style meeting can be held! This development has been in the works for five years, so another brief wait should be possible!!

The petition you provided and a copy of this email will be provided to the Hearing Examiner for consideration.

On Mon, Jul 19, 2021 at 8:17 AM Paula Smith <psmith@ci.olympia.wa.us> wrote:

Grass Lake Village HOA Board,

Thank you for forwarding your concerns to City staff. While the City has now successfully conducted quite a few large public hearings via Zoom over the past year, we understand there may be limitations on participation due to a lack of internet access or ability to use Zoom. City staff have also heard from community members of concerns about attending public hearings in person while the pandemic remains a health issue. Because of this, staff does not anticipate moving to in person Hearing Examiner public hearings until such time as a hybrid meeting format can be arranged, which will give community members an opportunity to either attend in person or remotely via Zoom.

Virtual/remote meetings are subject to the conditions in Governor Proclamation 20-28.14. This proclamation requires that there be telephonic access, at a minimum, and all attendees can hear each other at the same time. Zoom satisfies these requirements. City code and State law require the City of Olympia to process land use applications in a timely manner. Given that the Zoom hearing format is consistent with the Governor Proclamation and the State's Open Public Meetings Act, the public hearing will not be postponed.

In response to your concerns about participation due to a lack of access to the internet or the ability to use Zoom, the Hearing Examiner has informed City staff that he will leave the record open for an extended period of time following the public hearing on July 26th. City staff will post the video recording of the public hearing on the City's website the day after the hearing. This will enable community members to watch the recording and submit written comments on the proposal after the public hearing. If community members have limitations on accessing the video, there is internet/computer access available at the three local branches of the Timberland Regional Library. Library staff confirmed with City staff that they are available and trained to assist community member with accessing the City website and the video of the public hearing.

Please contact me with any questions.

Sincerely,

Paula

Paula Smith | Associate Planner

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Community Planning & Development

From: Mary Morris <mmorrismx@gmail.com>

Sent: Wednesday, July 14, 2021 11:07 AM

To: cpdinfo <cpdinfo@ci.olympia.wa.us>; Paula Smith <psmith@ci.olympia.wa.us>

Subject: Postponement of Public Hearing for Harrison Avenue Mixed Use BSP

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