



# Meeting Agenda

## Planning Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Cari Hornbein  
360.753.8048

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**Monday, May 18, 2020**

**6:30 PM**

**Virtual Meeting**

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### Meeting Registration:

[https://us02web.zoom.us/webinar/register/WN\\_1c6jfZmJS3yldiU0GCMmxA](https://us02web.zoom.us/webinar/register/WN_1c6jfZmJS3yldiU0GCMmxA)

#### 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

[20-0254](#)

Approval of the February 24, 2020, Olympia Planning Commission Meeting Minutes

Attachments: [02242020 Draft Minutes](#)

#### 4. PUBLIC COMMENT

*Public comments will not be taken during the meeting, however written comments will be taken. Please submit your written comments to the e-mail addressed noted below at least two hours prior to the meeting. Your comments will be forwarded to the Planning Commissioners prior to the meeting.*

*o For the Housing Options Code Amendments, e-mail comments to Joyce Phillips at: [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)*

*o For the 2020 – 2021 Work Plan, e-mail comments to Cari Hornbein at: [chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)*

#### 5. ANNOUNCEMENTS

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

#### 6. BUSINESS ITEMS

#### 6.A [20-0250](#) Housing Options Code Amendments - Staff Recommendation Briefing

Attachments: [Options and Revised Staff Recommendations](#)

[ADU Comparison Table](#)

[Revised Draft Code Language](#)

[Public Comment 02242020 - 05082020](#)

[RCW 36.70A.600](#)

[HB 2343](#)

[Project Webpage](#)

*Estimated time: 30 minutes*

**6.B**     [20-0385](#)     Revised 2020 - 2021 Planning Commission Work Plan

**Attachments:**     [Draft 2020 - 2021 Planning Commission Work Plan - Revised](#)

*Estimated time: 60 minutes*

**7.        REPORTS**

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

**8.        OTHER TOPICS**

*None*

**9.        ADJOURNMENT**

*Approximately 8:30 p.m.*

**Upcoming**

*Next Commission meeting is scheduled for June 1, 2020. 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

## LEOFF I Disability Board

### Approval of the February 24, 2020, Olympia Planning Commission Meeting Minutes

**Agenda Date:** 3/9/2020  
**Agenda Item Number:**  
**File Number:**20-0254

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

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**Title**

Approval of the February 24, 2020, Olympia Planning Commission Meeting Minutes



## Meeting Minutes - Draft

### Planning Commission

City Hall  
601 4th Avenue E  
Olympia, WA 98501

Contact: Cari Hornbein  
360.753.8048

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**Monday, February 24, 2020**

**6:30 PM**

**Council Chambers**

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#### **1. CALL TO ORDER**

Chair Millar called the meeting to order at 6:32 p.m.

#### **1.A ROLL CALL**

**Present:** 5 - Chair Candi Millar, Vice Chair Paula Ehlers, Commissioner Tammy Adams, Commissioner Kento Azegami and Commissioner Aaron Sauerhoff

**Excused:** 2 - Commissioner Rad Cunningham and Commissioner Carole Richmond

**Absent:** 1 - Commissioner Travis Burns

#### **1.B OTHERS PRESENT**

Community Planning and Development Staff:  
Senior Planner Cari Hornbein  
Senior Planner Joyce Phillips  
Associate Planner Catherine McCoy  
Interim Director Leonard Bauer

#### **2. APPROVAL OF AGENDA**

**The agenda was approved.**

#### **3. APPROVAL OF MINUTES**

##### **3.A [20-0185](#) Approval of February 10, 2020 Planning Commission Meeting Minutes**

The minutes were corrected to show the public hearing on the Downtown Design Guidelines was closed, and deliberations were tabled.

**The minutes were approved as amended.**

#### **4. PUBLIC COMMENT**

The following people spoke: John Gear, Phyllis Booth, Ryan Hollander, Josh Doyle, Melissa Rasmussen, Forrest Hawes, Brittany Yunker Carlson, Larry Dzieza, Bob Jacobs, Stephanie Bender, Chris van Daalen, Mike McCormick, Allison Specter, Jason Taellious and Holly Gadbow.



**5. STAFF ANNOUNCEMENTS**

Ms. Hornbein made announcements.

**6. BUSINESS ITEMS****6.A [20-0174](#) Short-Term Rental Status Update**

Mr. Bauer and Ms. McCoy gave a presentation regarding short term rental regulations.

**The report was received.**

**6.B [20-0176](#) Housing Options Code Amendments - Briefing**

Ms. Phillips distributed a handout and gave a presentation on the Housing Options Code Amendments.

**The report was received.**

**6.C [20-0175](#) Downtown Design Guidelines and Related Code Amendments - Deliberations**

**Vice Chair Ehlers moved, seconded by Commissioner Azegami, to approve the Downtown Design Guidelines and Related Code Amendments and forward to Council for consideration. The motion carried by the following vote:**

**Aye:** 5 - Chair Millar, Vice Chair Ehlers, Commissioner Adams, Commissioner Azegami and Commissioner Sauerhoff

**Excused:** 2 - Commissioner Cunningham and Commissioner Richmond

**Absent:** 1 - Commissioner Burns

**7. REPORTS**

Commissioners reported on meetings attended.

**8. OTHER TOPICS - None****9. ADJOURNMENT**

The meeting was adjourned at 8:23 p.m.



## Planning Commission

### Housing Options Code Amendments - Staff Recommendation Briefing

**Agenda Date:** 5/18/2020  
**Agenda Item Number:** 6.A  
**File Number:** 20-0250

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

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#### Title

Housing Options Code Amendments - Staff Recommendation Briefing

#### Recommended Action

Information only. No action requested.

#### Report

##### Issue:

Discussion on the staff recommendations for the Housing Options Code Amendments.

#### Staff Contact:

Joyce Phillips, Senior Planner, Community Planning and Development, 360.570.3722

#### Presenter(s):

Joyce Phillips, Senior Planner, Community Planning and Development

#### Background and Analysis:

##### Amendment to Growth Management Act

In 2019 the State of Washington amended the Growth Management Act (GMA) to encourage cities to take actions to increase residential building capacity in Urban Growth Areas. Cities are not required to take these actions but are encouraged to do so. The actions are included in state law (see RCW 36.70A.600 attached).

##### Referral from City Council

In November of 2019, the City Council issued a referral to the Planning Commission which directed the Commission to consider three specific options from the list and to draft an ordinance that would implement at least two of the three options. The three options for consideration are summarized below:

##### OPTION 1: Accessory Dwelling Units

Allow accessory dwelling units on parcels containing single-family homes. Cities may not require on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand (1,000) square feet. To allow local flexibility, other than these factors, accessory dwelling units may be subject to locally determined provisions and must

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follow all applicable state and federal laws and local ordinances.

OPTION 2: Duplexes on Corner Lots

Allow a duplex on each corner lot within all zoning districts that permit single-family residences.

OPTION 3: Duplexes, Triplexes and Courtyard Apartments

Allow at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel.

Process for Code Amendments

In December of 2019 staff shared the written referral from City Council with the Planning Commission and provided a copy of the language under consideration for the three options. Subsequent briefings with the Commissions were held in January and February.

In January, the City created a project webpage to provide information about the options under consideration. Staff developed a background paper on each option that identified how the Olympia Municipal Code would need to be amended to implement the option, or to identify which additional zoning districts would need to allow certain housing types in order to implement an option.

Public notice of these proposed amendments was provided, and public meetings were held to help people learn more about the options. Questions raised at the meetings were responded to in a Questions and Answers format, which was added to the webpage. Monthly briefings before the Planning Commission at advertised public meetings, E-Newsletters (to subscribers of the City's "Planning & Development" list), and emails to Parties of Record for this proposal were also used to share information with the community. Additional outreach and public notification measures were used, including publishing a notice of the proposal in The Olympian and routing notice of these proposals to all Recognized Neighborhood Associations in the City.

In early March City Staff issued recommendations for implementing the housing options. Staff had planned to share these recommendations with the Planning Commission at its meeting on March 16, 2020 and then host an Open House which was scheduled for March 23, 2020 from 5:30 - 7:00 p.m. Both meetings were cancelled due to COVID-19 health concerns and the State of Washington's Stay Home, Stay Healthy order. Instead, two narrated presentations were added to the project webpage. The first reviewed the three options under consideration. The second focused on the original staff recommendations to implement the housing options under consideration. An E-Newsletter was published offering people the opportunity to review the presentations and provide comments. An email with similar content was also sent to the Parties of Record to inform them of this opportunity.

Original Staff Recommendations

City staff has spent a considerable amount of time to develop its recommendation. This included conversations with planners at the State of Washington Department of Commerce, Growth Management Services, to clarify how cities would need to draft code language in order to implement the language in state law. Discussions were also held with other planners around the state to discuss nuances in the language, specifically for the option regarding duplexes, triplexes, or courtyard apartments on each parcel in one or more zoning districts. A key and very important aspect of developing staff's recommendation centered on maintaining consistency of the City of

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Olympia Comprehensive Plan and these draft amendments to the Olympia Municipal Code.

### House Bill 2343

After the original staff recommendations were issued, the Washington State Legislature passed House Bill 2343 (HB 2343), which the City had been monitoring. It was signed into law by Governor Inslee on March 27. The bill goes into effect on June 11, 2020. The bill revised language for two of the housing options under consideration, as summarized:

Option 1 - Accessory Dwelling Units: The revised language separates the provisions, so they can be acted on independently of each other. Additionally, it removes the language about a specific ADU size limits (1,000 square feet).

Option 3 - Duplexes, Triplexes and Courtyard Apartments: The revised language adds quadplexes, sixplexes, stacked flats, and townhouses to the list of housing types that could be addressed.

For the full text please see HB 2343, attached.

### Revised Staff Recommendation

As a result of the revisions to RCW 36.70A.600, which will go into effect before the City takes any action on these Housing Options Code Amendments, staff revised its recommendation regarding ADUs. Staff recommends allowing any ADU to be up to 800 square feet in size, regardless of the size of the primary house. This is less restrictive than the current provision, which states the ADU can be no larger than two-thirds the size of the primary residence, up to a maximum of 800 square feet.

Staff does not propose adding fourplexes, sixplexes, stacked flats at this time. Staff is not proposing any changes to the City's townhouse standards at this time.

### **Neighborhood/Community Interests (if known):**

Issues raised to date have centered on several issues, both from those in support of this work and from those who are concerned about or opposed to these options. The most frequently addressed topics raised have addressed the need for more housing, maintaining neighborhood character, parking, design review, stormwater, housing costs, rental costs, outside investors, maintaining trees, making efficient use of existing infrastructure and utilities, reducing greenhouse gas emissions, compact development patterns, environmental protections and solar access.

At the last Planning Commission meeting, on February 24, 2020, Commissioners were provided copies of all public comments that had been received by 5:00 p.m. on that date. The packet issued for the March 16 meeting that was cancelled had included public comments issued between February 24 and March 5. However, because the meeting was not held, this staff report includes public comments (see attachment) received after 5:00 p.m. on February 24, 2020 through May 8, 2020, including those comments submitted as part of the environmental review conducted under the State Environmental Policy Act (SEPA).

### **Options:**

No action is required. Staff requests the Planning Commission ask any clarifying questions about the staff recommendations and provide any additional guidance to staff regarding which options to

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implement and how.

**Financial Impact:**

None. The cost of preparing these code amendments is included in the Department's annual base budget.

**Attachments:**

Options and Revised Staff Recommendations

ADU Comparison Table

Revised Draft Code Language

Public Comments 02/24/2020 - 05/08/2020

RCW 36.70A.600

HB 2343

Project Webpage

## Implementation Options

Implement two to three of the Housing Options Below  
(REVISED Staff Recommendation included on Page 2)

### OPTION 1: Accessory Dwelling Units

1. Select this option to implement

#### To Implement:

- Eliminate Requirement for additional off-street parking space
- Eliminate Requirement for property owner to live on site
- Increase maximum size of ADU from 800 square feet to 1,000 square feet
- Consider optional revisions:
  - ◇ Increase building height allowed for ADUs that are not attached to the house from 16 feet to 24 feet
  - ◇ Clarify that an ADU can be attached to an accessory structure such as a garage or shed and both can be of the maximum allowed size

2. Do not select this option to implement

### OPTION 2: Duplexes on Corner Lots

1. Select this option to implement

#### To implement:

- Modify the permitted uses tables to include duplexes on corner lots in the following chapters or the Unified Development Code: 18.04 – Residential Districts (all zoning districts); 18.05 – Villages and Centers (all zoning districts); 18.06 – Commercial Districts (all zoning districts except Urban Waterfront; Urban Waterfront-Housing, and Auto Services

2. Do not select this option to implement

### OPTION 3: Duplexes, Triplexes or Courtyard Apartments

1. Select Duplexes as an option to implement

#### To Implement:

- Identify which additional zoning districts are appropriate for duplexes (R4, R 4-8, R6-12)

2. Select Triplexes as an option to implement

#### To Implement:

- Identify which additional zoning districts are appropriate for triplexes (R1/5; R4; RLI; R4-8; R6-12)

3. Select Courtyard Apartments as an option to implement

#### To Implement:

- Define Courtyard Apartments
- Establish minimum standards for courtyard apartments
- Identify which zoning districts are appropriate for courtyard apartments (R1/5; R4; RLI; R4-8; R6-12)

4. Do not select any of these options to implement

## REVISED Staff Recommendations – by Housing Type

*NOTE: [House Bill 2343](#) (HB 2343) was approved by the 2020 Washington State Legislature, signed into law by Governor Inslee, and goes into effect on June 11, 2020. HB 2343 amends the housing options included in RCW 36.70A.600 and those changes effect the Accessory Dwelling Unit (ADU) provisions under consideration. As a result, staff is modifying its recommendations related to the size of ADUs, as indicated below. New language is shown in red underlined text. Language to be removed is shown in ~~strikethrough text~~.*

### Implement OPTION 1: Accessory Dwelling Units (ADUs)

- Eliminate requirements for additional parking and for the property owner to live on-site
- ~~Increase maximum size of ADU from 800 square feet to 1,000 square feet~~
- Allow any ADU to be up to 800 square feet in size, regardless of the size of the primary residence
- Increase building height for ADUs that are not attached to the house from 16 feet to 24 feet
- Clarify that an ADU can be attached to a garage or accessory structure and each can be up to the maximum size allowed in the underlying zoning district

The recommendations below remain unchanged:

### Implement OPTION 2: Duplexes

- Allow duplexes on corner lots in all zoning districts that permit single family residences\*

### Selectively Implement OPTION 3 as follows (by housing type)

#### Duplexes

- Allow duplexes in the R-4, R 4-8, and R 6-12 zoning districts on each parcel\* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel

#### Triplexes

- Allow triplexes in the R 6-12 zoning district on each parcel\* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel
- Clarify that five parking spaces per unit are required (1.5 spaces per unit, rounded up to 5)

#### Courtyard Apartments

- Define courtyard apartments
- Identify minimum development standards for courtyard apartments – such as orientation around and direct access from ground floor units to a shared courtyard and the provision of private open space for each unit
- Allow courtyard apartments in the R 6-12 zoning district each parcel\* – unless the City documents a specific infrastructure or physical constraint that would make this unfeasible for a particular parcel

#### Other

Amend density provisions in 18.04 to note that City staff will review permitting in areas designated as Low Density Neighborhoods on an annual basis to review achieved density and make revisions, as needed, if twelve units per acre is approached or exceeded.

*\* Upon demonstration that all zoning district standards for setbacks from property lines, maximum lot development standards (building coverage, impervious surface coverage, and hard surface coverage), parking, design review, tree requirements, low impact development stormwater requirements, and the protection of critical areas are satisfied.*

May 5, 2020

## Accessory Dwelling Units (ADUs) - REVISED Staff Recommendations

Some of the housing options under consideration by the City of Olympia have been modified by recent changes in state law (RCW 36.70A.600, which will be amended by House Bill 2343). Those changes to the state law will go into effect in June, prior to any amendments being adopted by the City. As a result, a change to the Staff Recommendations for ADUs that were issued in early March is now proposed.

The table below shows the standards in current city code, in state law, in state law once the revisions adopted by HB 2343 go into effect, the original staff recommendation, and the revised recommendation.

Current City Requirement	Option Being Considered (to implement the City would have to do <u>ALL</u> of these)	HB 2343 (separate options – the City can select which to implement)	ORIGINAL Proposed Staff Recommendation	REVISED Proposed Staff Recommendation
One off street parking space required	Do not require an additional off street parking space	Do not require an additional off street parking space	Do not require an additional off street parking space	Do not require an additional off street parking space
Property owner required to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site	Do not require property owner to live on-site
Limited to two-thirds the size of the primary house, up to 800 square feet	1,000 square feet or less in size	Adopt size limits that are less restrictive than existing requirements	Any ADU could be up to 1,000 square feet in size	Any ADU could be up to 800 square feet (remove size limits tied to size of the primary house)

The table is specific to the differences between state law and the staff recommendations only, not all ADU provisions. For ADU zoning standards see Chapters 18.04 – Residential Districts and 18.38 – Parking of the Olympia Municipal Code.



March 2020

The following provisions would implement the staff recommendations of the Housing Options Code Amendments. For more information about the options being considered, please visit [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode).

Proposed Amendments to OMC:

- 18.02.180 – Definitions
- 18.04 – Residential Districts
- 18.05.040 – Villages and Centers, Table 5.01
- 18.06.040 – Commercial Districts, Table 6.01
- 18.38.100 – Parking and Loading, Vehicular and bicycle parking standards

Proposed revisions to text are shown in **red text** and revisions to numbering is shown in **blue** text. Please note that existing hyperlinks in the code are also shown in blue underlined text.

Proposed new language is shown in **underlined** text.

Text proposed to be deleted is shown in **~~striketrough~~** text.

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## Chapter 18.02 BASIC PROVISIONS

### 18.02.180 Definitions

Dwelling Unit. See definition for single-family. Various types of housing or human shelter, which are listed below and categorized by use.

a. Dwelling, Conventional.

- i. Accessory Dwelling Unit. A dwelling unit that has been added onto, created within, or separated from a single-family detached dwelling for use as a complete independent living unit with provisions for cooking, sanitation and sleeping.
- 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.
- iii. Boarding Home. Any home or institution, however named, which is advertised, announced or maintained for the express or implied purpose of providing board and domiciliary care to three or more aged persons not related by blood or marriage to the operator, under the provisions of Chapter [18.20](#) RCW. It shall not include any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. (See also Dwelling, Assisted Living.)
- iv. Co-Housing. Co-housing developments consist of two or more dwelling units, one or more shared community structures (e.g., containing a meeting hall, dining hall/kitchen, community center, or day care) and perhaps a community garden, recreation area, or similar community oriented use.
- v. Condominium. A development consisting of an undivided interest in common for a portion of a parcel coupled with a separate interest in space in a residential or commercial building on the parcel.
- vi. Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area.
- vii. Courtyard Apartment. A dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four or more individual persons or families living independently of each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.

- ~~vii.~~viii. Duplex. One building containing two single-family dwelling units totally separated from each other by a one-hour fire wall or floor.
- ~~viii.~~ix. Guest House. Living quarters without kitchen facilities located on the same lot with a principal building and occupied for the sole use of members of the family, temporary guests, or persons permanently employed on the premises. (See also Accessory Dwelling Unit.)
- ~~ix.~~x. Manufactured Home. A single-family residence constructed after June 15, 1976, and installed in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.
- ~~x.~~xi. Manufactured Home, Designated. A manufactured home constructed after June 15, 1976, in accordance with state and federal requirements for manufactured homes, and which meets the requirements of OMC [18.04.060.O](#).
- ~~xi.~~xii. Manufactured Home, New. Any manufactured home required to be titled under Title [46](#) RCW, which has not been previously titled to a retail purchaser, and is not a "used mobile home" as defined in RCW [82.45.032](#)(2).
- ~~xii.~~xiii. Mobile Home. A single-family residence transportable in one or more sections, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.
- ~~xiii.~~xiv. Modular Home. A structure constructed in a factory and installed in accordance with the applicable Building Code and bearing the appropriate insignia indicating such compliance. This definition includes "pre-fabricated," "panelized" and "factory built" units.
- ~~xiv.~~xv. Single-Family Dwelling. A single unit providing complete, independent living facilities for a family, including permanent provisions for living, sleeping, cooking and sanitation.
- ~~xv.~~xvi. Single-Room Occupancy. A housing type consisting of one room with cooking facilities and with shared bathroom facilities. (See also Boarding Home, Lodging House and Bed and Breakfast.)
- xvii. Townhouse. A single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall.

In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls. See Chapter [18.64](#).

- ~~xvi~~-xviii. Triplex. One building containing three single-family dwelling units totally separated from each other by a one-hour fire wall or floor.

## Chapter 18.04 RESIDENTIAL DISTRICTS

### 18.04.000 Chapter Contents

#### Sections:

- [18.04.020](#) Purposes.
- [18.04.040](#) Permitted, conditional, and prohibited uses.
- [18.04.060](#) Residential districts' use standards.
- [18.04.080](#) Residential districts' development standards.
- [18.04.090](#) Additional regulations.

### **18.04.020 Purposes**

#### A. The general purposes of the residential districts contained in this chapter are as follows:

1. To provide a sustainable residential development pattern for future generations.
2. To encourage development of attractive residential areas that provide a sense of community and contain a variety of housing types to accommodate different lifestyles and household sizes.
3. To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.
4. To establish a compact growth pattern to efficiently use the remaining developable land; enable cost effective extension and maintenance of utilities, streets and mass transit; and enable development of affordable housing.
5. To enable community residents to reside and work within walking or bicycling distance of mass transit, employment centers, and businesses offering needed goods and services in order to reduce traffic congestion, energy consumption, and air pollution.
6. To provide for development of neighborhoods with attractive, well connected streets, sidewalks, and trails that enable convenient, direct access to neighborhood centers, parks, and transit stops.
7. To ensure adequate light, air, and readily accessible open space for each dwelling unit in order to maintain public health, safety, and welfare.
8. To ensure the compatibility of dissimilar adjoining land uses.
9. To protect or enhance the character of historic structures and areas.

10. To provide residential areas of sufficient size and density to accommodate the city's projected population growth, consistent with Section [36.70A.110](#), RCW.
11. To preserve or enhance environmental quality and protect ground water used as a public water source from contamination.
12. To minimize the potential for significant flooding and allow recharge of ground water.
13. To allow innovative approaches for providing housing, consistent with the policies of the Comprehensive Plan.
14. To ensure that development without municipal utilities is at a density and in a configuration that enables cost effective urban density development when municipal utilities become available.

B. The additional purposes of each individual residential district are as follows:

1. Residential - 1 Unit Per 5 Acres. This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.
2. Residential Low Impact (RLI). To accommodate some residential development within sensitive drainage basis at densities averaging from two (2) to four (4) units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.
3. Residential - 4 Units per Acre (R-4 and R-4CB). To accommodate residential development in areas sensitive to stormwater runoff in a manner and at a density (up to four (4) units per acre) that avoids stormwater related problems (e.g., flooding and degradation of environmentally Critical Areas).
4. Residential 4-8 Units per Acre (R 4-8). To accommodate ~~single family houses and townhouses~~residential development at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.
5. Residential 6-12 Units per Acre (R 6-12). To accommodate ~~single family houses, duplexes and townhouses~~residential development, at densities between six (6) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets. Parcels located in the High Density Corridor Transition Area are allowed ~~triplex and fourplex~~ housing types (18.04.060(FF)).
6. Mixed Residential 7-13 Units per Acre (MR 7-13). To accommodate a compatible mixture of houses, duplexes, townhouses, and apartments in integrated developments with densities averaging

between seven (7) and thirteen (13) units per acre; to provide a broad range of housing opportunities; to provide a variety of housing types and styles; and to provide for development with a density and configuration that facilitates effective and efficient mass transit service. This district generally consists of parcels along arterial or collector streets of sufficient size to enable development of a variety of housing types.

7. Mixed Residential 10-18 Units per Acre (MR 10-18). To accommodate a compatible mixture of single-family and multifamily dwellings in integrated developments close to major shopping and/or employment areas (at densities averaging between ten (10) and eighteen (18) units per acre); to provide a variety of housing types and styles; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; to provide opportunities for people to live close to work and shopping in order to reduce the number and length of automobile trips; and to enable provision of affordable housing.

8. Residential Multifamily - 18 Units per Acre (RM-18). To accommodate predominantly multifamily housing, at an average maximum density of eighteen (18) units per acre, along or near (e.g., one-fourth (¼) mile) arterial or major collector streets where such development can be arranged and designed to be compatible with adjoining uses; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

9. Residential Multifamily - 24 Units per Acre (RM-24). To accommodate predominantly multifamily housing, at an average maximum density of twenty-four (24) units per acre, in locations close (e.g., one-fourth (¼) mile) to major employment and/or shopping areas; to provide for development with a density and configuration that facilitates effective and efficient mass transit service; and to enable provision of affordable housing.

10. Residential Multifamily - High Rise (RMH). To accommodate multifamily housing in multistory structures near the State Capitol Campus; to provide opportunities for people to live close to work, shopping, services and a major mass transit hub; to create a desirable living environment for residents of the district; and to ensure that new high rise buildings incorporate features which reduce their perceived scale and allow sunlight to reach street level.

11. Residential Mixed Use (RMU). To accommodate attractive, high-density housing, pedestrian oriented commercial and mixed-use development which reinforces downtown's historic character; to provide for coordinated pedestrian amenities; to preserve viable downtown housing; to enable businesses to locate within walking distance of residences and offices; to provide a transition between commercial and residential districts; and to require new high rise buildings to incorporate features which reduce their perceived scale and allow sunlight to reach street level.

12. Urban Residential (UR). To accommodate multifamily housing in multistory structures in or near the State Capitol Campus; downtown, High Density Corridor, or other activity center areas; to provide opportunities for people to live close to work, shopping, and services; to help achieve City density goals, to create or maintain a desirable urban living environment for residents of the district; and to ensure that new urban residential buildings incorporate features which encourage walking and add interest to the urban environment.

13. Manufactured Housing Park (MHP). To accommodate mobile homes and manufactured housing in mobile/manufactured housing parks; to accommodate manufactured housing on individual lots; to accommodate single-family houses, duplexes and townhouses, at densities between five (5) and twelve (12) units per acre, in locations with frequent mass transit service (existing or planned). This includes areas along or near (e.g., within one-fourth (1/4) mile) arterial and major collector streets.



18.04.040 TABLES: Permitted and Conditional Uses

TABLE 4.01  
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
District-Wide Regulations						18.04.060 (FF)	18.04.060 (N,Q)	18.04.060 (N,Q)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N)	18.04.060 (N,BB)		18.04.060 (N)	
<b>1. SINGLE-FAMILY HOUSING</b>															
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(A)
Co-Housing	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(F) 18.04.060(FF)
Cottage Housing				P	P	P	P	P	P	P	P	P	P	P	18.04.060(H) 18.04.060(FF)
Manufactured/Mobile Home Parks (Rental Spaces)								C	C	C			C		18.04.060(P)
Manufactured Homes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(O) 18.04.060(FF)
Single-family Residences	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF)
Townhouses	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(FF) 18.64
<b>2. MULTIFAMILY HOUSING</b>															
Apartments				P			P	P	P	P	P	P		P	18.04.060(N) 18.04.060(FF)
Courtyard Apartments						<u>P</u>									<u>18.04.060 (II)</u>
Boarding Homes				P				P	P	P					
Collegiate Greek system residences	P			P				P	P	P					
Dormitories	P			P				P	P	P	P	P		P	
Duplexes - Existing	P	P		P	P	P	P	P	P	P	P	P	P	P	18.04.060(J)
Duplexes	P	<u>P</u>	P	P	<u>P</u>	P	P	P	P	P	P	P	P	P	<del>18.04.060(FF)</del>
Duplexes on Corner Lots	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(HH)</u>
Triplexes				<u>P</u>		<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
<del>Triplexes &amp;</del> Fourplexes			P			18.04.060 (FF)	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>	
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(K)
Group Homes with 7 or More Clients	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(K)
Lodging Houses									P	P	P	P		P	
Nursing/Convalescent Homes	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(S)
Retirement Homes				P			P	P	P	P	P	C		P	
<b>3. COMMERCIAL</b>															
Child Day Care Centers		C	C	C	C	C	C	P	P	P	P	P	C	P	18.04.060(D) 18.04.060(AA)
Commercial Printing												P			

**TABLE 4.01  
PERMITTED AND CONDITIONAL USES**

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Drive-In and Drive-Through Businesses -- Existing												P			18.04.060(J)
Food Stores											P	P		P	18.04.060(AA)
Hardware Stores												P			
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(L)
Hospice Care	C			C			C	C	C	C	C	C		C	18.04.060(M)
Laundries											P	P		P	18.04.060(AA)
Nursery (Retail and/or Wholesale Sales)	C	C	C	C	C	C	C	C	C	C			C		18.04.060(G)
Offices												P		P	18.04.060(AA)(2)
Personal Services												P			
Pharmacies												P			
Restaurants, without Drive-In and Drive-Through												P			
Servicing of Personal Apparel and Equipment												P			
Specialty Stores												P			
Veterinary Clinics - Existing	P	P		P	P	P							P		18.04.060(J)
Veterinary Clinics	P														
<b>4. ACCESSORY USES</b>															
Accessory Structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P		P	P	P	P	P	P	P	P	P	P	P	5.24
Large Garages			C		C	C	C	C	C	C	C	C	C	C	18.04.060(B)
Residence Rented for Social Event, 7 times or more in 1 year	C	C		C	C	C	C	C	C	C	C		C	C	
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
<b>5. RECREATIONAL USES</b>															
Community Parks & Playgrounds	C	C	C	C	C	C	C	C	C	C	P	P	C	P	18.04.060(T)
Country Clubs	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Golf Courses		C	C		C	C	C	C	C	C			C		
Neighborhood Parks	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Open Space - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
Racing & Performing Pigeons		C	C	C	C	C				C	C		C	C	18.04.060(Y)

TABLE 4.01  
PERMITTED AND CONDITIONAL USES

DISTRICT	R1/5	R-4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM 18	RM 24	RMH	RMU	MHP	UR	APPLICABLE REGULATIONS
Stables, Commercial and Private Existing		C		C	C										18.04.060(J)
Trails - Public	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(T)
6. AGRICULTURAL USES															
Agricultural Uses	P	P	P	P	P	P	P	P	P				P		
Greenhouses, Bulb Farms	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(G)
7. TEMPORARY USES															
Emergency Housing	P	P	P	P	P	P	P	P	P	P			P		18.04.060(EE)
Emergency Housing Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Model Homes	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(EE)
Residence Rented for Social Event, 6 times or less in 1 year	P	P	P	P	P	P	P	P	P	P	P		P	P	18.04.060(EE)
Wireless Communication Facility	P	P		P	P	P	P	P	P	P	P	P	P	P	18.44.060
8. OTHER															
Animals	P	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(C)
Cemeteries		C	C		C	C	C	C	C	C			C		18.04.060(E)
Community Clubhouses	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Crisis Intervention	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(I)
Historic House Museum		C	C	C	C	C	C	C	C	C	C	C	C	C	
Parking Lots and Structures				C							P	P			18.38.220 and .240
Places of Worship	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(V)
Public Facilities - Essential	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.04.060(W)
Radio, Television and Other Communication Towers	C	C	C	C	C	C	C	C	C	C	C	C	C	C	18.44.100
Schools	C			C	C	C	C	C	C	C	C		C	C	18.04.060(CC)
Social Organizations											P	P		C	
Mineral Extraction - Existing					C		C								18.04.060(J)
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communication Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44
Workshops for Disabled People	C			C	C	C	C	C	C	C	C	C	C	C	18.04.060(R)

LEGEND

- P = Permitted Use
- C = Conditional Use
- R-4 = Residential - 4
- R 4-8 = Residential 4-8
- R 6-12 = Residential 6-12
- RLI = Residential Low Impact
- MR 10-18 = Mixed Residential 10-18
- RM 18 = Residential Multifamily - 18
- MR 7-13 = Mixed Residential 7-13
- RMH = Residential Multifamily High Rise
- RMU = Residential Mixed Use
- RM 24 = Residential Multifamily - 24

**LEGEND**

UR = Urban Residential

#### **18.04.040 Permitted, conditional and prohibited uses**

A. Permitted and Conditional Uses. Table 4.01, Permitted and Conditional Uses, identifies land uses in the commercial districts which are permitted outright (P) or subject to a Conditional Use Permit (C). The applicable requirements for these uses and activities are identified by a number referencing the list of use regulations under Section [18.04.060](#), Use Standards. Numbers listed under the heading Applicable Regulations apply to the corresponding land use in all of the residential districts. Regulations that pertain only to a specific use in a specific district are identified by a number in the space corresponding to that use and district. (Also see Section [18.04.080](#), Development Standards, and Chapter [18.48](#), Conditional Uses.)

B. Prohibited and Unspecified Uses. Land uses which are not listed in Table 4.01 as permitted or conditional uses are prohibited. However, the Director of Community Planning and Development may authorize unlisted uses consistent with Section [18.02.080](#), Interpretations.

In addition to those uses prohibited by Table 4.01, the following uses are prohibited in these districts:

1. All Residential Districts.
  - a. Adult oriented businesses (see Chapter [18.02](#), Definitions).
  - b. Mobile homes, except in approved mobile home/manufactured home parks or when used as emergency housing or contractors' offices consistent with Section [18.04.060](#)(EE), Temporary Uses.
  - c. Habitation of recreational vehicles.
  - d. Junk yards.
  - e. Uses which customarily create noise, vibration, smoke, dust, glare, or toxic or noxious emissions exceeding those typically generated by allowed uses.
  - f. Secure community transition facilities.
2. All Residential Districts Except RMU. Conversion of residences to a commercial use (not including home occupations).
3. RMU District.
  - a. Home improvement/hardware stores larger than ten thousand (10,000) square feet in size.
  - b. Garden stores.

- c. Motor vehicle sales.
- d. Service stations.
- e. The sale of gasoline.
- f. Drive-in and drive-through businesses and uses.

#### **18.04.060 Residential districts' use standards**

##### **A. ACCESSORY DWELLING UNITS (ADU).**

Accessory dwelling units (ADU) are permitted in all residential districts subject to the following requirements:

1. Number. One (1) ADU shall be allowed per residential lot in conjunction with any detached single-family structure. (See Section [18.04.080](#)(A)(3) regarding ADUs in new subdivisions.)
2. Location. The ADU shall be permitted as a second dwelling unit added to, created within, or detached from the original dwelling. The ADU shall be oriented in a way that maintains, to the extent practical, the privacy of residents in adjoining dwellings. (See Chapters [18.100](#), Design Review and [18.175](#), Infill and Other Residential.)
3. Size. The ADU shall have a gross floor area of no more than eight hundred (800) square feet<sup>17</sup> and no more than the following equivalent ratios:
  - a. ~~forty percent (40%) of the gross floor area of the primary residence and accessory dwelling unit combined, or~~
  - b. ~~sixty-six and two-thirds percent (66 2/3%) of the gross floor area of the primary residence alone; excluding any garage area, except as authorized by Section [18.04.060](#)(A)(7).~~

~~[NOTE: Section [18.04.060](#)(O)(1) requires that manufactured homes placed on a lot outside a manufactured housing park must be at least eight hundred sixty-four square feet in floor area. Consequently, a manufactured home can be used as a primary residence, but not as an ADU.]~~
4. Ownership. ~~The property owner (i.e., title holder and/or contract purchaser) must live on the site as his/her principal residence. Owners shall sign a notarized affidavit attesting to their principal residency upon permit application. Owners shall provide evidence thereof through such means as voter registration, drivers license, or the like. This requirement does not apply to ADUs built prior to the initial sale of the primary unit on the lot. Purchasers of such ADUs shall meet these requirements within sixty (60) days of purchase. (See Section [18.04.080](#)(A)(3).) Accessory Dwelling Units may be attached to accessory structures such as a garage or shop building. In such circumstances, the ADU~~

may be up to 1,000 square feet in size and the accessory structure may be up to eight hundred square feet in size (or larger if the underlying zoning district allows or a conditional use permit for a large garage has been approved).

~~A covenant or deed restriction, approved by the Olympia City Attorney, shall be signed and recorded with the Thurston County Auditor which specifies the requirement that the property owner must live on the site as his/her principal residence.~~

5. Occupancy. No more than one (1) family (as defined in Chapter [18.02](#), Definitions) shall be allowed to occupy an ADU.

6. Existing ADUs. Accessory dwellings created prior to the enactment of these regulations, June 19, 1995, may be approved subject to applicable requirements. ~~Existing ADUs located on lots which cannot accommodate an additional off street parking space required by Chapter [18.38](#), Parking, may receive a waiver from the parking requirement.~~

If the owner of an existing unauthorized ADU applies to make the unit legal, but cannot meet all of the standards, the owner will be allowed a "grace period" of six months from date of application to comply with applicable standards. However, where health and safety is an issue, the Building Official will determine when the necessary modifications must be made. If the owner cannot meet the standards, the unauthorized accessory unit must be removed or its use as a dwelling must be suspended.

7. Deviation From Requirements. The Director or the Director's designee may allow deviation from the requirements of this section (18.04.060(A)) as follows:

- a. To allow use of the entirety of a single floor in a dwelling constructed two (2) or more years prior to the date of application in order to efficiently use all floor area; and
- b. To enable ADUs to be established in structures constructed prior to June 19, 1995, which are located in rear or side setbacks, provided that Uniform Building Code requirements and the Development Standards contained in Section [18.04.080](#) are met. [NOTE: See Chapters [18.100](#), Design Review and [18.175](#), Infill and Other Residential for applicable design guidelines.]

## B. ACCESSORY STRUCTURES.

Accessory structures are permitted in all residential districts subject to the following requirements:

- 1. Time of Establishment. Accessory structures shall not be built prior to commencing construction of the main building on the lot. However, lots may be created which contain an accessory structure (without an associated primary use) constructed prior to submission of the subdivision application.

2. Subordination to Primary Use. Accessory structures shall be clearly incidental and subordinate to the use of the lot (e.g., structures used for storage of personal property or the pursuit of hobbies) or used for agricultural purposes. In ~~single-family and two-family~~ residential districts with a maximum density of twelve units or less per acre each accessory structure shall not exceed eight hundred (800) square feet in size, except for structures accessory to an agricultural use which are located on a parcel one (1) acre or larger in size.

3. Garages. Private garages shall meet the following standards:

a. Garages shall not exceed a total of eight hundred (800) square feet of floor space per dwelling unit.

b. Garages exceeding eight hundred (800) square feet per dwelling unit may be permitted as conditional uses in the districts specified in Table 4.01 provided that they will not be adverse to the public interest and are compatible with the surrounding neighborhood. The Hearing Examiner shall establish a maximum size for garages receiving conditional use approval. See Section [18.04.080](#).

4. See Section [18.04.060](#)(P)(4) regarding accessory structures in mobile home/manufactured home parks.

#### C. ANIMALS/PETS.

Pets and other animals are allowed in all residential districts subject to the following requirements:

1. Traditional Pets. No more than a total of three traditional pets, such as dogs and cats, as well as potbelly pigs, four months of age or older, shall be permitted per dwelling unit. Song birds or other traditional pet birds (e.g., parrots) are permitted. The keeping of racing and performing pigeons is permitted as a conditional use. (Traditional pets are defined as a species of animals which can be housebroken, or walked on a leash, or are frequently, but not necessarily, housed within a residence and are neither obnoxious nor a public safety or health threat.)

2. Fowl.

a. Lots one acre or less are allowed up to five ducks or female chickens. Lots greater than one acre are allowed one additional duck or female chicken for every additional one thousand square feet of lot area beyond one acre, up to ten ducks or female chickens.

b. Chickens and ducks shall be confined within a suitably fenced area large enough for appropriate exercise.



c. Suitable sanitary structures (coops) shall be provided and must be designed to protect fowl on all sides from weather, predators and to prevent rodents.

d. Roosters, geese and turkeys are prohibited.

### 3. Other Animals.

a. Swine, other than potbelly pigs, and non-miniature goats, are prohibited.

b. Rabbits of breeding age are permitted with the following conditions:

i. Lots of one-quarter acre or less are allowed up to five rabbits.

ii. Lots greater than one-quarter acre are allowed one additional rabbit for every additional one thousand square feet of lot area beyond one-quarter acre, up to ten rabbits.

iii. Rabbits must have a minimum 3.5 square feet of hutch space per rabbit.

iv. Structures housing rabbits must be designed to protect rabbits on all sides from weather, predators and to prevent other rodents.

c. Miniature goats, commonly known as pygmy and dwarf, are permitted with the following conditions:

i. Lots between five thousand square feet and one acre in size are allowed up to two miniature goats.

ii. Lots greater than one acre are allowed one additional miniature goat for every additional one thousand square feet of lot area beyond one acre, up to six miniature goats.

iii. Miniature goats shall be confined within a suitably fenced area, large enough for appropriate exercise.

iv. Structures housing miniature goats must be designed to protect them on all sides from weather and predators and to prevent rodents.

d. The keeping of other agricultural animals, which are not specifically prohibited in this section, is permitted, provided that:

- i. There shall be no more than one animal per acre, in addition to the permitted animals/pets referenced above; and
- ii. Such animals shall be confined within a suitably fenced area, large enough for appropriate exercise, which shall be located no closer than fifty feet from any property line; and
- iii. The keeping of such other animals does not constitute a nuisance or hazard to the peace, health or welfare of the community in general and neighbors in particular.
- iv. Structures housing such other animals must be designed to protect them on all sides from weather and predators and to prevent rodents.

#### D. CHILD DAY CARE CENTERS.

1. Permitted Use. Child day care centers are permitted in the districts specified in Tables 4.01 and 5.01 subject to the following conditions:

- a. Child day care centers located in residences shall be separate from the usual living quarters of the family, or located in the portion of the residence used exclusively for children and their caregivers during the hours the center is in operation.
- b. Compliance with state licensing requirements.
- c. Prior to initiating child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development (forms are provided by the Department). The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.

2. Accessory Use. A child day care center shall be considered an accessory use if it is sited on the premises of a community service use, such as a private or public school, grange, place of worship, community center, library, or similar adult gathering place and it is associated with that activity. Child care facilities for the exclusive use of employees of a business or public facility shall also be allowed as an accessory use of the business or facility. Prior to initiating operation of a child day care center, the operator must register with the City as specified in Subsection 1.

3. Conditional Use. Child day care centers are allowed as a conditional use in the R-4, R 4-8, R 6-12 and MR 7-13 districts, subject to the requirements contained in Subsection A, and the following standard:

No structural or decorative alteration is permitted which would alter the residential character of an existing residential structure used as a child day care center.

#### E. CEMETERIES AND CREMATORIUMS.

Crematoriums may be built and operated in conjunction with a cemetery, subject to conditional use approval.

#### F. CO-HOUSING.

Co-housing developments are allowed in the districts specified in Table 4.01 and 6.01 subject to the following requirements:

##### 1. Common Structure. The following provisions apply to co-housing developments in the residential districts listed in OMC [18.04](#).

a. Quantity, size, and use. Co-housing projects may contain any number of common structures; however, no more than two (2) common structures shall exceed eight hundred (800) square feet in size and none shall exceed five thousand (5,000) square feet in size. At least one (1) common structure shall contain a dining room and kitchen large enough to serve at least fifty percent (50%) of the development's residents at a time based upon occupancy of one (1) person per bedroom, and at least one (1) of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.

b. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within forty (40) feet of the site's perimeter or a public street extending through the site, no more than two (2) common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than forty (40) feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least forty (40) feet from existing and potential dwelling sites. In no case shall more than fifty percent (50%) of any street frontage be occupied by common and/or accessory structures.

##### 2. Business Uses. Co-housing developments may contain business uses allowed as home occupations (see Section [18.04.060.L](#)) in structures other than residential dwellings, subject to the conditions below:

a. The total building square footage devoted to business uses in the entire development shall not exceed the rate of five hundred (500) square feet per dwelling unit.

- b. Business uses shall not occupy more than fifty (50) percent of a common building. The proportion of dwellings devoted to business uses shall comply with OMC [18.04.060.L](#), Home Occupations.
  - c. Structures containing a business which are visible from public rights-of-way adjoining the development shall give no outward appearance of a commercial use, other than one (1) sign mounted flush to the building in which the business is located. (See OMC [18.43](#), Signs.) No outdoor storage related to a business may be visible from public rights-of-way bordering the development.
  - d. Each business located in a co-housing development may employ a maximum of two (2) people who do not reside in the development. This limitation does not apply to seasonal agricultural employees.
  - e. Business uses shall not emit noise, pollutants, waste products, or create impacts which would pose a nuisance or health risk for the occupants of abutting properties.
3. Dwelling Units. Dwelling units in co-housing developments shall only be required to contain minimal kitchen facilities (e.g., a sink and stove or hot plate), consistent with the Uniform Building Code, provided that a common structure provides a fully equipped kitchen (e.g., containing a stove, refrigerator, and sink) and dining area available to all residents of the development.
4. Approval Process. Applications for co-housing projects shall be processed pursuant to OMC [18.56](#).
5. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use. (See OMC [18.100](#), Design Review, for applicable design guidelines.)
6. Platting.
- a. Dwellings in co-housing developments (as allowed in Table 4.01 or 6.01 for the applicable district) are not required to be located on individual lots.
  - b. Perimeter setbacks. The minimum building setbacks for unplatted co-housing developments in the R-4, R 4-8, and R 6-12 districts are as follows:
    - i. Five (5) feet from the side property line of an adjoining parcel.
    - ii. Twenty (20) feet from public rights-of-way and the rear property lines of adjoining parcels.

The setbacks required in Subsections a. and b. above may be reduced per OMC 18.04.080.H.2 and 18.04.080.H.5.

c. Dwelling separation. Residential structures (i.e., houses, duplexes, and townhouse structures with up to four (4) units) in co-housing developments in an R-4, R 4-8, or R 6-12 district, which are not on individual lots, shall be separated by at least ten (10) feet along the site's perimeter and six (6) feet elsewhere. Dwellings on individual lots are subject to the applicable setback standards specified in Table 4.04 or 6.01.

(See OMC [18.100](#), Design Review, for applicable design guidelines.)

#### G. COMMERCIAL GREENHOUSES, NURSERIES AND BULB FARMS.

As a condition of approval, applicants for commercial greenhouses, nurseries or bulb farms shall demonstrate to the satisfaction of the Hearing Examiner that said development will not pose a significant nuisance for residents of the surrounding neighborhood. Consideration shall be given to odor, noise and traffic generation, pesticide and herbicide use, hours of operation, and other relevant factors. In the Professional Office/Residential Multifamily District (PO/RM), the maximum gross floor area of a retail sales building shall be five thousand (5,000) square feet except in the PO/RM area west of Yauger Road adjacent to Harrison/Mud Bay Road, maximum gross floor area shall be ten thousand (10,000) square feet.

#### H. COTTAGE HOUSING.

Cottage housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped area owned in common by the owners of the dwellings. (See Section [18.04.080\(J\)](#), Development Standards.)
2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard or common area. (See also Section [18.175.100](#) Site Design: Cottage Housing.)
3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard.
4. Dwelling Size. The first story of dwellings in cottage developments, including any garage, shall not exceed eight hundred (800) square feet in size. Two (2) story structures shall not exceed one thousand six hundred (1600) square feet in size.
5. Parking. At least 50% of on-site parking shall be accommodated in a shared parking lot. (See Chapter [18.38](#), Parking.)

6. Covenants. Covenants shall be recorded which establish common areas and preclude their conversion to another use.

#### I. CRISIS INTERVENTION SERVICES.

Crisis intervention services shall not require a public hearing by the Hearing Examiner due to the need for location confidentiality. Applications for such facilities will be reviewed administratively and shall be allowed subject to the provisions of Chapter [18.48](#), Conditional Uses, upon licensing of the proposed facility by the State.

#### J. EXISTING USES.

Duplexes, parking lots (which are the primary use of the property), and drive-in and drive-through businesses which were legally established prior to June 19, 1995 are allowed as permitted uses in the districts specified in Table 4.01. Existing mineral extraction operations, veterinary clinics, and stables which were legally established prior to June 19, 1995 are allowed as conditional uses in the districts specified in Table 4.01. Such uses shall be treated the same as other allowed uses, consistent with applicable regulations and conditional use requirements. Other existing uses made nonconforming by this code are subject to the requirements of Chapter [18.37](#), Nonconforming Buildings and Uses.

#### K. GROUP HOMES. Group homes are subject to the following requirements.

1. License. Authorization for group homes shall be subject to the issuance of a license and/or certification by all appropriate local, state, and/or federal agencies. Use shall be discontinued and vacated when local, state, or federal certification is withdrawn or expires. Uses not subject to such licensing and/or certification requirements shall be operated by government agencies or by organizations with a demonstrated capability to operate such programs (such as by having a record of successful operation of a similar program, or by maintaining a staff or board of directors with appropriate experience).
2. Separation. Group homes, housing six (6) or more unrelated adults, shall be separated from other group homes as shown on Table 4.02 and Table 4.03, except as otherwise precluded by state or federal law. When one group home is in an R-4, R 4-8 or R 6-12 district and another is not, the more restrictive separation standard shall apply.
3. Lot Size. Group homes subject to conditional use approval with up to nine (9) residents, exclusive of on-site staff, shall have a minimum lot size of seven thousand two hundred (7,200) square feet. An additional five hundred (500) square feet of lot area is required for each resident above nine (9) residents.

4. Site Plan. A detailed site plan shall be submitted with the application. The Hearing Examiner may increase the Development Standards specified in Table 4.04 as necessary to ensure compatibility of the group home with surrounding uses.

5. Occupancy. Not more than twenty (20) residents shall be accommodated at one time, exclusive of required staff, in the R 4-8, R 6-12, MR 7-13, Neighborhood Center (NC), Urban Village (UV), Neighborhood Village (NV), and Community Oriented Shopping Center (COSC) districts.

6. Maintenance. The group home shall be maintained in reasonable repair and the grounds shall be trimmed and trash free.

<b>TABLE 4.02</b>  <b>GROUP HOME</b>  <b>SEPARATION REQUIREMENTS - R-4, R 4-8, R 6-12 DISTRICTS</b>			
	<b>Offenders</b>	<b>Youth</b>	<b>Homeless</b>
Offenders	2 miles	1 mile	1/2 mile
Youth	1 mile	1 mile	1/4 mile
Homeless	1/2 mile	1/4 mile	1/4 mile

<b>TABLE 4.03</b>  <b>GROUP HOME</b>  <b>SEPARATION REQUIREMENTS - ALL DISTRICTS EXCEPT R-4, R 4-8, AND R 6-12</b>			
	<b>Offenders</b>	<b>Youth</b>	<b>Homeless</b>
Offenders	2 miles	1 mile	None
Youth	1 mile	1 mile	None
Homeless	None	None	None

7. Confidential Shelters. Applications for confidential shelters shall be processed administratively by the Department. Neither Public Notice Requirements nor a public hearing shall be required.

[NOTE: Also see Section [18.04.060\(W\)](#), Essential Public Facilities.]

#### L. HOME OCCUPATIONS.

The purpose of the home occupation provisions is to allow for the use of a residential structure for a non-residential use which is clearly an accessory use to the residential use and does not change the residential character of the neighborhood. Home occupations meeting the below requirements are allowed in any district in which residential uses are permitted.

1. Review. Prior to both initial occupancy and issuance of any business license, the business operator or the operator's agent shall certify that the home occupation will conform with the applicable requirements.
2. General Standards. The following are the general requirements for home occupations. Also see specific standards for family child care homes, adult day care homes, bed and breakfast houses, and counseling.
  - a. Home occupations must be conducted within the principal residence of the permit holder. Permit holders shall provide evidence thereof through such means as voter registration, driver's license, tax statement, or other evidence of residency and sign a notarized affidavit attesting to their principal residence at the site.
  - b. Home occupations are subject to inspections by city staff insofar as permitted by law. Permit holders shall execute a notarized affidavit agreeing to allow appropriate city staff the ability to conduct an inspection of the residence, after reasonable notice is given, to determine compliance with the home occupation permit.
  - c. No person(s) other than the family member(s) who resides in the residence shall participate in the home occupation. The home occupation permit shall list the names of each resident who is employed by the business. Furthermore, the residence shall not be used as a place of congregation for work that occurs off the premises. This limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.
  - d. Home occupations shall occupy not more than twenty-five (25) percent of the total floor area of the dwelling or five hundred (500) square feet per dwelling unit, whichever is less; provided, however, that properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest shall occupy not more than fifty percent (50%) of the total floor area of the dwelling or one thousand five hundred (1,500) square feet per dwelling unit, whichever is less. This limitation does not apply to family child care homes, adult day care homes, elder care homes, or bed and breakfast houses.
  - e. The residential character of the lot and dwelling shall be maintained. The occupation shall be conducted entirely within a dwelling and/or accessory building by the occupant of the dwelling. A carport shall not be used for home occupations, except for parking. There shall be



no structural alteration nor any exterior modification of the structure in order to accommodate the occupation.

f. The occupation shall be conducted in such a manner as to give minimal outward appearance of a business, in the ordinary meaning of the term, that would infringe upon the right of the neighboring residents to enjoy peaceful occupancy of their homes.

g. Except for adult daycare, child daycare, and bed and breakfast businesses, the hours of operation, as related to customer or client visitations, shall be limited to no earlier than 7:00 a.m. and no later than 9:00 p.m.

h. The following types of uses shall not be permitted as home occupations:

- i. Veterinarian, medical, and dental offices and clinics;
- ii. Vehicle sales or repair;
- iii. Contractors' yards;
- iv. Restaurants;
- v. Exterminating services;

i. No stock in trade shall be sold or displayed on the premises; provided, however, that this limitation shall not apply to properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest. No equipment or material shall be stored on any exterior portion of the premises.

j. Home occupations shall emit no noise, vibration, smoke, dust, odor, heat, glare, fumes, electrical interference, pollutants or waste products detrimental to the environment, public safety or neighborhood, beyond those normally emanating from residential uses.

k. Home occupations shall comply with all applicable local, state or federal regulations. Requirements or permission granted or implied by this section shall not be construed as an exemption from such regulations.

l. A home occupation permit issued to one (1) person residing in the dwelling shall not be transferable to any other person, nor shall a home occupation permit be valid at any address other than the one appearing on the permit.

m. Any person engaging in a home occupation shall register as a business under Chapter [5.04](#) of the Olympia Municipal Code, and shall be subject to the Business and Occupation Tax levied by the Olympia Municipal Code.

n. The applicant shall demonstrate compliance with all city and state licensing requirements, including those pertaining to building, fire safety, and health codes.

o. Parking of customer, employee, or client vehicles shall not create a hazard or unusual congestion. No more than two (2) off-street parking stalls shall be provided in addition to any required for the residence. A driveway may be used as off-street parking. Except for commercial type postal carriers, traffic generated by the home occupation shall not exceed two (2) commercial vehicles per week. See OMC Chapter [18.38](#) for parking requirements for specific home occupations.

### 3. Specific Home Occupation Standards.

a. Family Child Care Home. Family child care homes are allowed in all districts permitting residences, subject to the following conditions:

i. Structural or exterior alterations which would alter the single-family character of an existing single family dwelling or be incompatible with surrounding residences are prohibited.

ii. Prior to initiation of child care services, each child care provider must file a Child Care Registration Form with the Department of Community Planning and Development. The child care provider must demonstrate compliance with the applicable requirements of the code as listed on the Registration Form. No fee will be required for registration.

b. Adult Day Care Homes. Adult day care homes are permitted in the districts specified in Table 4.01 and Table 5.01, subject to the following conditions.

i. No more than six (6) adults (at least eighteen (18) years of age) shall be cared for in an adult day care home.

ii. Adult day care homes shall not operate for more than twelve (12) hours per day.

iii. The primary care giver shall reside in the adult day care home.

iv. Emergency medical care may be provided in adult day care homes, but not routine care necessitating the services of a licensed health care professional (e.g., dispensing of medicine or convalescent care). The caregiver must be certified in basic First Aid and

cardiopulmonary resuscitation. First Aid supplies, including bandages and an antiseptic, shall be available on premises.

v. A smoke detector must be provided in each room occupied by people in day care. A fire extinguisher (rated 2A10 BC or the equivalent) must be installed in a readily accessible location. It shall be the responsibility of the day care operator to maintain the smoke detectors and fire extinguisher in operating condition.

vi. The structure and grounds accommodating an adult day care shall not be altered in such a way that they manifest characteristics of a business or pose a nuisance for the occupants of abutting properties.

c. Bed and Breakfast Houses. Bed and breakfast houses are subject to the following conditions:

i. The owner shall operate the facility and shall reside on the premises.

ii. There shall be no more than five (5) guest (rental) rooms for persons other than the members of the operator's immediate family.

iii. No bed and breakfast establishment shall be located closer than two hundred (200) feet to another bed and breakfast establishment, as measured in a straight line from property line to property line.

d. Counseling. Counseling by single practitioners is permitted as a home occupation under the following conditions:

i. Counseling for sex offenders and substance abuse is prohibited.

ii. Group sessions are prohibited (i.e., more than two (2) people per session). This limitation shall not apply to home occupations in properties abutting the west side of the 300 and 400 blocks of West Bay Drive Northwest.

#### M. HOSPICE CARE CENTER.

1. Size. No more than five (5) patients may be cared for in hospice care centers located in a Mixed Residential 7-13 or Mixed Residential 10-18 district.

2. The applicant shall submit proof of compliance with applicable state requirements (e.g., a license) as a condition of approval.

#### N. LARGE MULTIFAMILY HOUSING PROJECTS.

To ensure that large multifamily housing projects provide a transition to adjoining lower density development, multifamily projects shall be subject to the following requirements:

1. Mix of Dwelling Types.

a. In the RM-18 and RMU districts, no more than seventy (70) percent of the total housing units on sites of five (5) or more acres shall be of a single dwelling type (e.g., detached single-family units, duplexes, triplexes, multi-story apartment buildings, or townhouses).

b. Multifamily housing projects in the RM-18 or RMU districts on sites of five (5) or more acres, which abut an existing or approved multifamily development of five (5) or more acres, shall contain a mix of dwelling types such that no more than eighty (80) percent of the total units in both projects (combined) are of one (1) dwelling type. The Director (or Hearing Examiner if applicable) shall grant an exception to this requirement if the Director determines that topography, permanent buffers, or other site features will sufficiently distinguish the developments.

2. Transitional Housing Types. In the RM-18, MR 7-13 and MR 10-18 districts detached single-family houses or duplexes shall be located along the perimeter (i.e., to the depth of one (1) lot) of multifamily housing projects over five (5) acres in size which are directly across the street and visible from existing detached single-family houses. Townhouses, duplexes, or detached houses shall be located along the boundary of multifamily housing sites over five (5) acres in size which adjoin, but do not directly face, existing detached single-family housing (e.g., back to back or side to side). The Director (or Hearing Examiner) may allow exceptions to these requirements where existing or proposed landscaping, screening, or buffers provide an effective transition between the uses. (See Chapters [18.170](#) Multi-Family Residential Design Guidelines and 18.36.140 Residential Landscape requirements.)

O. MANUFACTURED HOMES.

A manufactured home is allowed in all zoning districts that allow single family residences, if the home is a new, designated manufactured home (See OMC 18.02.180.A-Definitions), and meets the following criteria:

1. ~~Is comprised of at least two fully enclosed parallel sections each of not less than 12 feet wide by 36 feet long;~~

2. ~~Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of nominal 3:12 pitch; and~~

23. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built single family residences that are built pursuant to the applicable Building Code.

P. MANUFACTURED OR MOBILE HOME PARKS.

The following requirements apply to all manufactured/mobile home parks subject to conditional use approval.

1. **Site Size.** The minimum size for a manufactured or mobile home park shall be five (5) acres.
2. **Utilities.** Manufactured or mobile home parks shall be completely and adequately served by City utilities.
3. **Lot Sizes.** Each space or lot upon which a manufactured or mobile home is to be located shall be at least two thousand five hundred (2,500) square feet in area and have a minimum width of thirty (30) feet, exclusive of common parking areas and driveways.
4. **Accessory Buildings.** Buildings and structures accessory to individual manufactured or mobile homes shall be allowed, provided at least fifty (50) percent of the space or lot remains in open space. An accessory roof or awning may be attached to a manufactured or mobile home and shall be considered a part thereof. Automobile parking spaces, which are not computed in the space or lot area, may be covered with a carport.
5. **Access.** All drives within the park shall be hard surfaced. Sidewalks and paths shall be provided consistent with applicable City Development Standards.
6. **Clearance.** There shall be at least ten (10) feet clearance between manufactured or mobile homes. Manufactured or mobile homes shall not be located closer than ten (10) feet from any building within the park or from any property line bounding the park.
7. **Screening.** There shall be sight-obscuring fencing (see Section [18.40.060\(D\)](#), Fencing), landscaping, or natural vegetated buffers at least eight (8) feet wide on all sides of the park. Such screening shall contain openings which provide direct pedestrian access to adjoining streets and trails.
8. **Open Space.** At least five hundred (500) square feet of ground area for each manufactured or mobile home space shall be made available in a centralized location or locations for recreational uses. (See Section [18.04.080\(J\)](#).) At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.
9. **Lighting.** Access roadways and recreational areas shall be provided with general area lighting at no less than five-tenths (5/10) foot candle intensity as measured at ground level.
10. **Site Plan.** A complete and detailed plot plan shall be submitted to the Hearing Examiner for approval. The plan shall show the locations and dimensions of all contemplated buildings, structures, spaces, driveways and roads and recreational areas. The City may require additional information as

necessary to determine whether the proposed park meets all the above mentioned conditions and other applicable provisions of this code.

Q. MIXED RESIDENTIAL DISTRICTS.

Development in Mixed Residential Districts shall comply with the following requirements:

1. Mix of Dwelling Types. Each housing project in the Mixed Residential 7-13 and Mixed Residential 10-18 districts shall attain a mix of housing types consistent with the following.

a. Mixed residential 7-13 district.

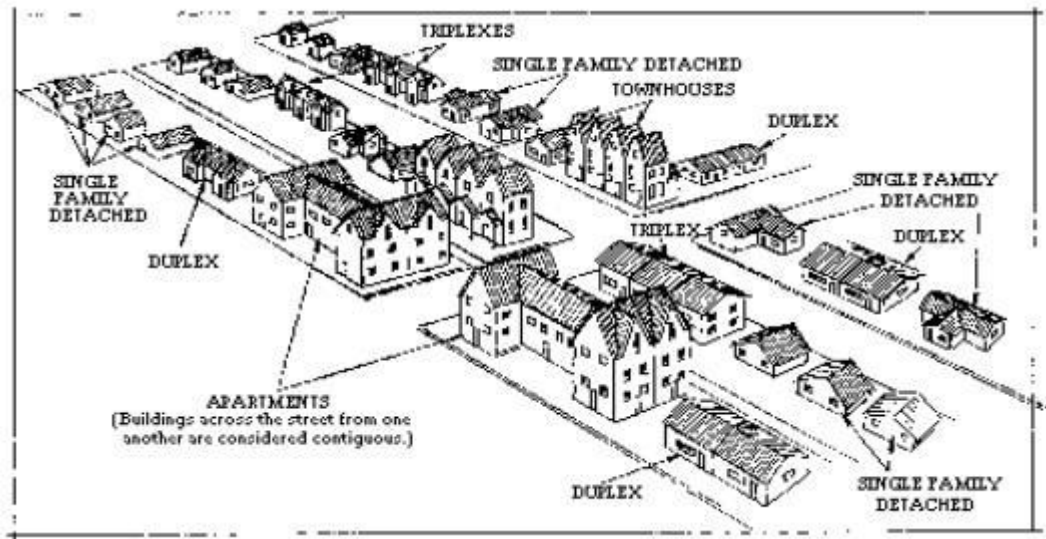
i. A minimum of sixty-five (65) percent and a maximum of seventy-five (75) percent of the total authorized units in a development must be single family dwellings. At least seventy (70) percent of these single family dwellings must be detached.

ii. A minimum of twenty-five (25) percent and a maximum of thirty-five (35) percent of the authorized housing units shall consist of duplexes, triplexes, or larger apartment buildings. A maximum of fifteen (15) percent of the authorized dwelling units may be contained in apartment buildings with five (5) or more units.

b. Mixed residential 10-18 district.

i. A minimum of thirty-five (35) percent and a maximum of seventy-five (75) percent of the authorized dwelling units in a development must be single family dwellings.

ii. A minimum of twenty-five (25) percent and a maximum of sixty-five (65) percent of the authorized dwelling units shall consist of duplexes, triplexes, or larger apartment buildings. A maximum of fifty-five (55) percent of the authorized units may be contained in apartment buildings with five (5) or more units.



**Housing types in MR Districts must be intermixed.**

**FIGURE 4-1**

- c. Housing developments in the MR Districts shall intermix housing types rather than segregating them from one another. (Also see Section [18.04.060\(N\)\(2\)](#).)
  - i. No more than two (2) apartment buildings with more than five (5) units shall be contiguous to one another (uninterrupted by another housing type). Buildings separated by streets shall be considered contiguous.
  - ii. No more than three (3) townhouse structures (contained a maximum of four (4) units) shall be contiguous to one another, consistent with Chapter [18.64](#), Townhouses.
  - iii. No more than three (3) duplexes, triplexes or fourplexes shall be contiguous to one another.
2. Large or Phased Subdivisions. Proposed subdivisions in the MR 7-13 or MR 10-18 districts containing more than five (5) acres or creating tracts for future subdivision shall be processed pursuant to Chapter [18.56](#). The master plan for the development shall show how the entire site (in contiguous ownership) will be subdivided/developed consistent with the requirements contained in a. above and other relevant provisions of this Code.
3. Compliance with Standards. Subdivision plats for property in the MR 7-13 or MR 10-18 districts shall include a restriction prohibiting any future subdivision of lots or tracts which would increase the density in the original project area beyond the maximum density allowed in Table 4.04 (and as hereafter amended) or deviate from the mix of dwelling types required in a. above.

#### R. WORKSHOP FOR DISABLED PEOPLE.

All nonprofit institutions serving the mentally or physically challenged which are subject to conditional use approval shall comply with the standards for commercial, business and trade schools (Section [18.06.060\(X\)](#)).

#### S. NURSING OR CONVALESCENT HOME.

The Director or Hearing Examiner, as applicable, may increase the minimum lot size, screening, setback and other requirements for nursing and convalescent homes as necessary to ensure their compatibility with adjacent residential uses.

#### T. PARKS AND PLAYGROUNDS.

1. Neighborhood Parks. Neighborhood parks are allowed as permitted uses in the districts specified in Table 4.01, provided they comply with the following provisions. Proposed parks which do not comply with these provisions shall be processed as conditional uses.

- a. The proposed park will not contain athletic fields which are lighted or designed for organized, competitive team sports (e.g., regulation size softball or soccer fields).
- b. The proposed park site does not abut a convalescent/nursing home or hospital, except where the facility's administrator indicates in writing that such a park would be compatible with the use.
- c. The park will close by 10:00 p.m.
- d. The park will contain no more than ten (10) parking spaces.
- e. The park will be no larger than ten (10) acres.

2. Public Trails. Public trails are allowed as permitted uses in all residential districts provided that the parking area at the trail head(s) contains space for no more than ten (10) motor vehicles. Trails served by parking lots with capacity for more than ten (10) motor vehicles shall be conditional uses.

3. Public Open Space. Public open space is allowed as a permitted use in all residential districts provided that any associated parking area contains space for no more than ten (10) motor vehicles. Public open spaces served by parking lots with capacity for more than ten (10) motor vehicles shall be conditional uses.

4. Conditional Use Requirements. The following requirements apply to all public parks, playgrounds and recreation facilities subject to conditional use approval. [NOTE: Tennis, basketball and similar recreational courts and facilities built in conjunction with a residential development shall be



considered as an accessory use and do not require conditional use approval, provided the use of the facilities is limited to residents of that development and their guests. Athletic facilities shall be deemed accessory to a place of worship if the use is limited to members and guests.]

- a. Outdoor play areas shall be sited and screened to protect the neighborhood from noise and other disturbances which would pose a nuisance for occupants of adjoining residences.
- b. If food service facilities are proposed as part of the park, they shall be noted separately in the plans and given specific consideration by the Hearing Examiner.
- c. If the facility will contain food service facilities or is intended to be used for tournaments, additional parking shall be provided as required by the Hearing Examiner.
- d. The Hearing Examiner shall approve recreational facilities only if the proposed facility will not have a significant adverse effect on the immediate neighborhood.

#### U. PLACES OF WORSHIP.

The following requirements apply to all places of worship subject to conditional use approval.

1. Location. Before a place of worship may be located in an R-4, R 4-8, R 6-12, MR 7-13 or MR 10-18 district, at least one (1) of the following locational criteria shall be met:
  - a. The proposed place of worship shall be located within three hundred (300) feet of an arterial street, major collector street, or an access point on a highway; or
  - b. The site is within three hundred (300) feet of a school and/or park; or
  - c. The place of worship was the legal owner of the property prior to June 20, 1961.
2. Plan Review. Plans showing the site layout and design of proposed buildings shall be submitted for approval to the Hearing Examiner and the Director.
3. Size. The minimum lot size shall be twenty thousand (20,000) square feet.
4. Dwelling Units. Any dwelling in conjunction with a place of worship shall comply with the provisions governing residential uses in the district where it is located.
5. Conversion. No existing building or structure shall be converted to a place of worship unless such building or structure complies or is brought into compliance with the provisions of this code and any other applicable City regulations.

6. Screening. There shall be sight-obscuring screening along the perimeter of parking lots adjunct to a place of worship which are located across the street from or abutting a residential use. (See Chapter [18.36](#), Landscaping and Screening.)

7. Associated Uses. Uses sponsored by a place of worship such as day-schools, auditoriums used for social and sports activities, health centers, convents, preschool facilities, convalescent homes and others of similar nature shall be considered separate uses subject to the provisions of the district in which they are located. (See Section [18.04.060](#)(D) which provides for child care centers as accessory uses.)

#### V. PUBLIC FACILITIES.

The following requirements apply to all public facilities in residential districts. (Also see Section [18.04.060](#)(W), Public Facilities-Essential.)

1. Location. Public buildings, park-and-ride lots, and bus transfer stations shall be located along arterial or major collector streets.
2. Site Design. The Hearing Examiner may deviate from the development standards specified in Section [18.04.080](#), based on other developments within the neighborhood and the utilization and functions of the use being established. In no case, however, shall the lot size be less than the minimum lot size established by Table 4.04. Landscaping and screening shall meet the requirements for commercial uses, as specified in Chapter [18.36](#), Landscaping and Screening.
3. Ownership. If the facility is in a residential district (listed in Chapter [18.04](#) or [18.05](#)), it must be owned or leased by a governmental agency. Property under lease to the government must be subject to an agreement establishing a clear intent to purchase, beyond an option to purchase.
4. Storage Facilities. If the facility is intended for storage of equipment or materials, it shall be limited to serving the section of the city in which it is located. Storage of park equipment and materials shall be considered accessory to the park and shall not be subject to this requirement.

#### W. PUBLIC FACILITIES, ESSENTIAL.

The following essential public facilities are allowed subject to the conditions below and any other applicable provisions of this code: Colleges; group homes (not including secure community transition facilities); sewage treatment facilities; communication towers and antennas; state highways; and railroad lines.

1. Classification of Essential Public Facilities. Essential public facilities shall be classified as follows:

- a. Type one: These are major facilities serving or potentially affecting more than one (1) county. They include, but are not limited to, regional transportation facilities; state correction facilities; and colleges.
  - b. Type two: These are local or interlocal facilities serving or potentially affecting residents or property in more than one (1) jurisdiction. They include, but are not limited to, county jails, county landfills, community colleges, sewage treatment facilities, communication towers, and group homes. [NOTE: Such facilities which would not have impacts beyond the jurisdiction's boundary would be Type Three facilities.]
  - c. Type three: These are facilities serving or potentially affecting only Olympia. In order to enable the City to determine the project's classification, the applicant shall identify the approximate area within which the proposed project could potentially have adverse impacts, such as increased traffic, public safety risks, noise, glare, or emissions.
2. Notification. Prospective applicants for Type One or Type Two essential public facilities shall provide early notification and involvement of affected citizens and jurisdictions as follows:
  - a. At least ninety (90) days before submitting an application for a Type One or Type Two essential public facility, the prospective applicant shall notify the affected public and jurisdictions of the general type and nature of the proposed project. This shall include identification of sites under consideration for accommodating the proposed facility, and the opportunities to comment on the proposal. Applications for specific projects shall not be considered complete without proof of a published notice regarding the proposed project in a local newspaper of general circulation. This notice shall include the information described above and shall be published at least ninety (90) days prior to submission of the application. [NOTE: The purpose of this provision is to enable potentially affected jurisdictions and the public to collectively review and comment on alternative sites for major facilities before the project sponsor has made a siting decision. The Thurston Regional Planning Council may provide the project sponsor and affected jurisdiction(s) with their comments or recommendations regarding alternative project locations during this ninety (90) day period.]
3. Critical Areas. Essential public facilities shall not have any probable, unmitigatable, significant adverse impact on Critical Areas.
4. Proximity to Arterials. Essential public facilities which are expected to generate more than five hundred (500) motor vehicle trips during the hour of peak traffic generation shall be sited within one-fourth (1/4) mile of a highway or arterial street served, or planned to be served, by mass transit.

5. Analysis of Alternative Sites. Applicants for Type One essential public facilities shall provide an analysis of the alternative sites considered for the proposed facility. This analysis shall include the following:

- a. An evaluation of the sites' capability to meet basic siting criteria for the proposed facility, such as size, physical characteristics, access, and availability of necessary utilities and support services;
- b. An explanation of the need for the proposed facility in the proposed location;
- c. The sites' relationship to the service area and the distribution of other similar public facilities within the service area or jurisdiction, whichever is larger;
- d. A general description of the relative environmental, traffic, and social impacts associated with locating the proposed facility at the alternative sites which meet the applicant's basic siting criteria. The applicant shall also generally describe proposed mitigation measures to alleviate or minimize significant potential impacts; and
- e. A description of the process used to identify and evaluate the alternative sites.

#### X. UTILITY FACILITY.

1. Permitted and Conditional Facilities. All utility actions and facilities described in SEPA, WAC [197-11-800](#), Part Nine, Item 23, Categorical Exemptions, shall be permitted uses. In addition, Item 23(b) shall be modified for the purposes of this section to include any utility actions and facilities specifically addressed in any adopted water, sewer, stormwater, drainage basin, or similar plan that has been subject to a public hearing, and any utility actions and facilities needed to correct system deficiencies or to satisfy other ministerial requirements when performed in conjunction with minor road and street improvements as described in SEPA Rules, WAC [197-11-800](#), Part Nine, Item 2(c). All other non-exempt actions and facilities shall require a conditional use permit.

For purposes of this Section, SEPA WAC [197-11-800](#) Part Nine, Item 23(d) shall be modified as follows: All natural gas lines of twelve (12) inches in nominal diameter or less, and appurtenances, are allowed within a dedicated and opened public right-of-way (improved public access) or easement adjacent to such right-of-way. Twelve (12) inch nominal diameter lines or greater which are located elsewhere require conditional use approval.

2. Conditional Use Requirements. The following requirements apply to all public utilities subject to conditional use approval.

- a. Demonstration of need. The applicant must demonstrate to the satisfaction of the Hearing Examiner, the need for the particular public utility in the proposed location.
- b. Plans. The applicant shall submit complete plans showing the elevations and locations of the buildings and structures, together with locations of buildings and pertinent topographic features and adjoining properties. Approval of such plans shall be contingent upon compatibility with surrounding properties.
- c. Nuisances. Rotary converters, generating machinery, or other equipment that would cause noise, electrical interference or similar disturbances beyond the property line are prohibited.
- d. Storage. Outdoor storage of motor vehicles or materials is prohibited.
- e. Screening. The site shall be screened; however, if the facility is entirely enclosed within a building, landscaping is sufficient. (See Chapter [18.36](#), Landscaping and Screening.)

#### Y. RACING PIGEONS.

- 1. Quantity. No more than fifty (50) performing or racing pigeons shall be maintained on any parcel less than one (1) acre in size. No more than one hundred (100) performing or racing pigeons shall be maintained on any parcel one (1) acre or larger in size.
- 2. Identification. Racing and performing pigeons shall be identified by a leg band containing the name or initials of the owner, or an identification number.
- 3. Maintenance. Racing and performing pigeons shall be maintained only in a loft which:
  - a. Is constructed in accordance with the standards for accessory structures.
  - b. Is located within the rear half of a lot and in accordance with the setback requirements for accessory structures.
  - c. Is maintained in a sanitary, hygienic condition so as not to create offensive odors, noise or nuisances.
    - i. Pigeons shall be maintained in a healthy, disease free condition.
    - ii. Loft scrapings, dead birds and other wastes shall be disposed of regularly and in a manner which does not create a health hazard or nuisance.
- 4. Release. Pigeons shall be released only for training and performing purposes, and shall not perch or linger on, or destroy or deface, the buildings or property of neighboring residents.

Z. RADIO, TELEVISION, AND OTHER COMMUNICATION TOWERS.

Radio, television, and other communication towers shall meet the requirements of Sections [18.04.060\(W\)](#) and [18.44.100.F](#).

AA. RMH and UR DISTRICTS COMMERCIAL USE REQUIREMENTS.

1. Commercial uses in the RMH District (see Table 4.01) shall only be allowed in mixed use buildings and shall not exceed five thousand (5,000) square feet in size.
2. Commercial uses in the UR District (See Table 4.01) shall only be allowed in mixed use buildings and shall not exceed ten percent (10%) of gross floor area or five thousand (5,000) square feet in size, whichever is smaller.
3. In the UR District, on half block areas facing Union Street office/commercial or other allowed uses equivalent to one story may be built when part of a housing project.

BB. RMU DISTRICT REQUIREMENTS.

Projects in the RMU District shall comply with the following requirements:

1. Proportions of Residential and Commercial Development.
  - a. Residential development shall comprise at least fifty (50) percent of the gross floor area of any development permitted in this district after January 1, 1994. Non-residential conditional uses are exempt from this residential requirement. Housing required in this district must be located within the contiguous RMU District in which the proposed commercial component of the project is located.
  - b. Up to fifty (50) percent of the total building floor area for a development in the RMU District may consist of commercial development in the following configurations:
    - i. Mixed use buildings; or
    - ii. Commercial and residential uses in separate buildings on the same site; or
    - iii. Commercial and residential uses on separate sites within a contiguous district.
2. Occupancy. Housing constructed as part of a mixed-use project must receive final inspection at the same time as, or in advance of, issuance of an occupancy permit for non-residential portions of the project.

3. Conversion. Housing provided to satisfy this requirement shall not be converted to commercial use. [NOTE: A deed restriction may be used to satisfy this requirement.]

## CC. SCHOOLS.

The following requirements apply to all academic schools subject to conditional use approval. Colleges shall also be subject to the following conditions when locating in a residential or village district (listed in this Chapter and Chapter [18.05](#)).

1. Site Size. Middle and high schools in residential and village districts (listed in Chapters [18.04](#) and [18.05](#)) and elementary schools in all districts shall have a minimum site size of one (1) acre per one hundred (100) students (e.g., one (1) to one hundred (100) students requires a one (1) acre site; a two (2) acre site is needed for an enrollment of one hundred and one (101) students to two hundred (200) students. The Hearing Examiner may allow smaller school sites if the applicant demonstrates that:
  - a. The size of the site is sufficient to accommodate proposed facilities and activities without creating significant adverse impacts upon residents of adjoining properties; and
  - b. The proximity and typical impact (e.g., noise, glare, and emissions) of adjoining uses would not routinely disrupt students.
2. Outdoor Play Area. Sites accommodating elementary schools with ten (10) or more students shall contain at least two (2) square feet of open space (consistent with Section [18.04.080\(J\)\(1\)](#)) for every one (1) square foot of floor area devoted to classrooms. This open space shall contain an outdoor play area (open or covered) equipped with play equipment suitable for the students' age group. No dimension of such play areas shall be less than twenty (20) feet.
3. Building Size. The building, or the portion of the building used as a school, shall contain at least eighty (80) square feet of gross floor area per student enrolled at the school. The Hearing Examiner may allow a smaller building size if the applicant demonstrates that less space is needed to accommodate the proposed school.
4. Screening. Any portion of the site which abuts upon a residential use shall be screened. (See Chapter [18.36](#), Landscaping and Screening.)
5. Portables. Portable classrooms are permitted as accessory uses for an existing school. However, installation of more than ten (10) portables per school shall require conditional use approval. All portables and other accessory buildings must comply with screening requirements in 4. above.

6. Building Expansion. Building expansion depicted in a City-approved master plan or comprising no more than ten (10) percent of a preapproved floor plan is permitted. Greater expansion shall require conditional use approval. All incremental expansions are considered cumulative.

#### DD. TEMPORARY USES.

1. Intent. Certain uses, when active for a limited period of time and when properly regulated, can be compatible, or otherwise limited in impact to neighboring properties and the general community. In accord with this intent, no temporary use shall be allowed unless a temporary use permit is approved by the City as prescribed by this section. Each separately proposed activity or use shall require a separate permit and payment of the fee required by OMC [4.40.010\(A\)](#).

2. General Standards. Temporary uses are subject to the following regulations:

a. No temporary use shall be permitted on public rights-of-way, unless a rights-of-way obstruction permit is authorized by the Public Works Department.

b. Temporary uses not listed in the use table in this chapter may be authorized by the applicable approval authority, provided such temporary uses are similar to and no more intensive than other temporary uses permitted in the district in which the subject property is located.

c. The applicable approval authority may apply additional conditions to any temporary use permit in order to:

i. Ensure compliance with this chapter;

ii. Ensure that such use is not detrimental to neighboring properties and the community as a whole; and

iii. Ensure compliance with the International Building Code.

d. Within three (3) days after termination of the temporary use permit, such use shall be abated and all structures, signs and evidence of such use removed. The City may require a financial surety be posted by the applicant upon application to defray the costs of cleanup and repair of the property should the permittee fail to do so. The property owner is responsible for any abatement action and costs should the permittee fail to properly clean and repair the property.

e. Temporary use permits not exercised within thirty (30) days of issuance shall be null and void.



3. Specific Temporary Use Standards. The following temporary uses are permitted subject to the requirements below.

- a. Use of mobile homes as emergency housing during reconstruction of a dwelling following damage sustained from earthquake, fire, storm or other natural disaster, not to exceed the period of reconstruction.
- b. One model home per five acres may be constructed in each subdivision prior to final plat approval. Model homes shall contain a functional restroom served by City water. The applicant for a model home permit shall provide adequate parking and emergency access. The Director may authorize appropriate temporary provisions of water and sewer service and other utilities prior to final plat approval. Operation of model homes shall cease when building permits have been issued for ninety (90) percent of the subdivision's lots.
- c. Residences rented for personal social events, such as wedding receptions, private parties or similar activities. No more than six (6) such events may occur during any one (1) year.
- d. Temporary, commercial wireless communications facilities, for the purposes of providing coverage of a special event such as news coverage or sporting event. Such facilities must comply with all federal and state requirements. Temporary wireless communications facilities may be exempt from the provisions of Chapter [18.44](#) up to one week after the duration of the special event.

4. Violations. At any time when such temporary use is operated in violation of required conditions of this section, or otherwise found to constitute a nuisance, the City may revoke the temporary use permit. The permittee shall be given notice of and an opportunity to contest the revocation prior to a final determination. If, in the opinion of the approval authority, the violation poses a life, health, or safety threat, the temporary use permit may be revoked immediately, and the permittee shall be given the opportunity to request reconsideration and/or appeal.

#### EE. GARAGE PLACEMENT AND WIDTH.

(Also see OMC [18.100](#), Design Review, and OMC [18.175](#), Infill and Other Residential.)

- 1. Applicability. The standards listed in Subsection 3 below apply only to:
  - a. Single-family dwellings on lots of less than five thousand (5,000) square feet in size located in subdivisions for which a complete preliminary plat application is submitted after April 22, 1996;
  - b. Duplexes;

- c. Triplexes; and
  - d. Fourplexes.
2. Exceptions. The dwellings listed in Subsection 1.a. above are exempt when located on one of the following types of lots:
- a. Lots fronting on private access lanes (see the City of Olympia Engineering Design and Development Standards as adopted in OMC [12.02](#)) where the garage would not face a public street;
  - b. Flag lots (see OMC [18.02.180](#), Definitions, Lots);
  - c. Wedge-shaped lots (see OMC [18.02.180](#), Definitions, Lots); and
  - d. Lots with trees or topography which preclude compliance with the provisions of this Section, as determined by the approval authority.

3. Garage Standards.

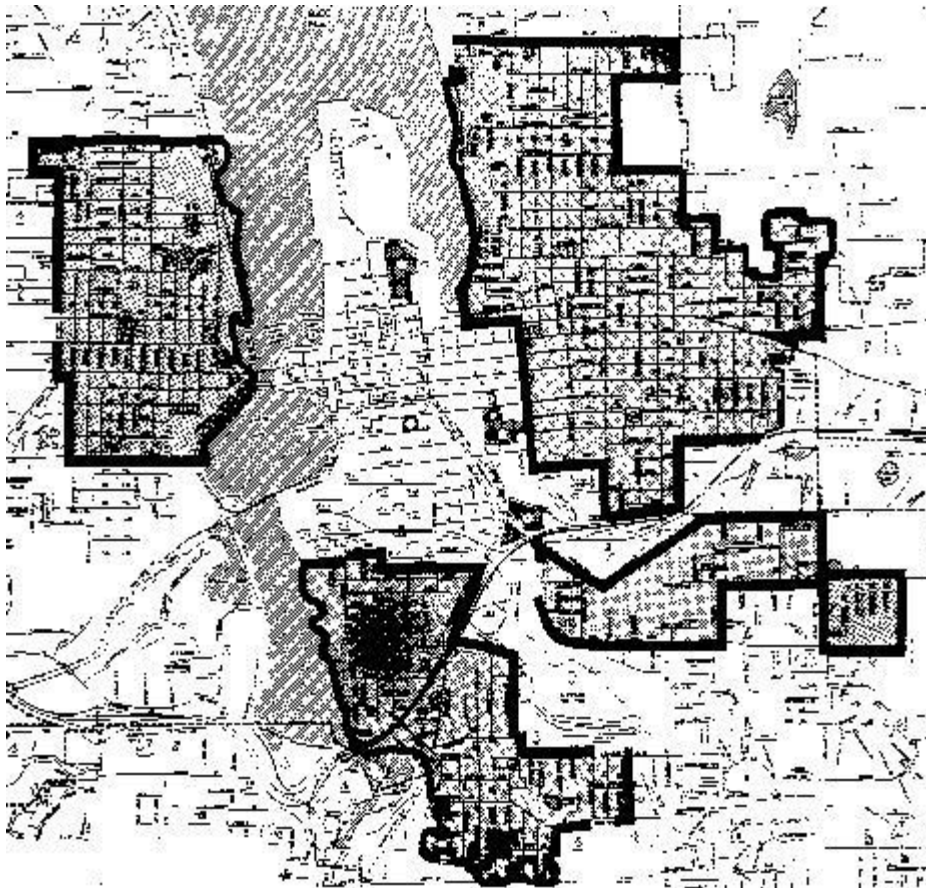
- a. Garages shall not protrude ahead of the dwelling's ground floor front facade more than:
  - i. Eight (8) feet on two (2) story dwellings (i.e., dwellings with habitable space above the ground floor); or
  - ii. Four (4) feet on single-story dwellings.

These requirements above (i. and ii.) do not apply to garages with doors which do not face the street (see OMC [18.175.060](#), Residential Design Guidelines - Garage Design), or garages flush with the supporting posts of covered porches which span the remainder of the dwelling's front facade.

- b. Garage width shall not exceed the following percentage of the dwelling's front facade:
  - i. Two-story dwellings (containing habitable space above the ground floor): sixty (60) percent.
  - ii. Single-story dwellings: fifty percent (50%).

For purposes of the above measurements, garage width shall include the garage doors facing the street plus any required supporting panel. The dwelling's facade shall be measured in a straight line, parallel to the building face, between the outermost ends of the facade facing the

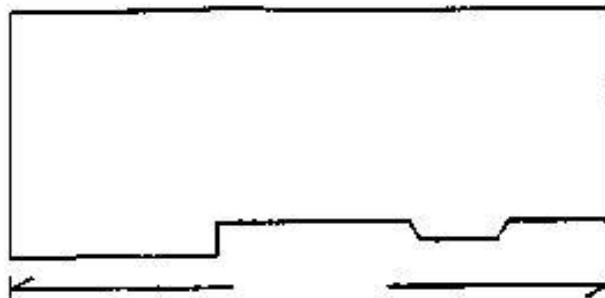
street. See Figure 4-2b.



**Areas Subject to Infill Regulations**

**Where the boundary coincides with a street, lots on both sides of the street are subject to the applicable regulations and design guidelines.**

**FIGURE 4-2a**



**Measurement of Front Facade**

**FIGURE 4-2b**

## FF. HIGH DENSITY CORRIDOR TRANSITION AREA.

The High Density Corridor Transition Area is delineated in Figures 4-2c and 4-2d. The following standards shall apply to this area:

1. ~~Triplex and~~ Fourplex housing types shall be permitted uses in areas designated in Figures 4-2c and 4-2d.
2. The development standards of the underlying zone shall apply to ~~triplexes and~~ fourplexes, except as stated below:
  - a. ~~A triplex shall have a minimum lot size of 7,200 square feet.~~ A fourplex shall have a minimum lot size of 9,600 square feet.
  - b. ~~Both triplexes and f~~fourplexes shall have a minimum lot width of 80 feet.
  - c. Three stories are allowed with a maximum 35 foot height.
  - d. Side yard setbacks for ~~triplex and~~ fourplex housing types shall be a minimum of ten feet.
  - e. Development subject to the provisions of this chapter shall meet design standards contained in [18.175](#) Infill and Other Residential.

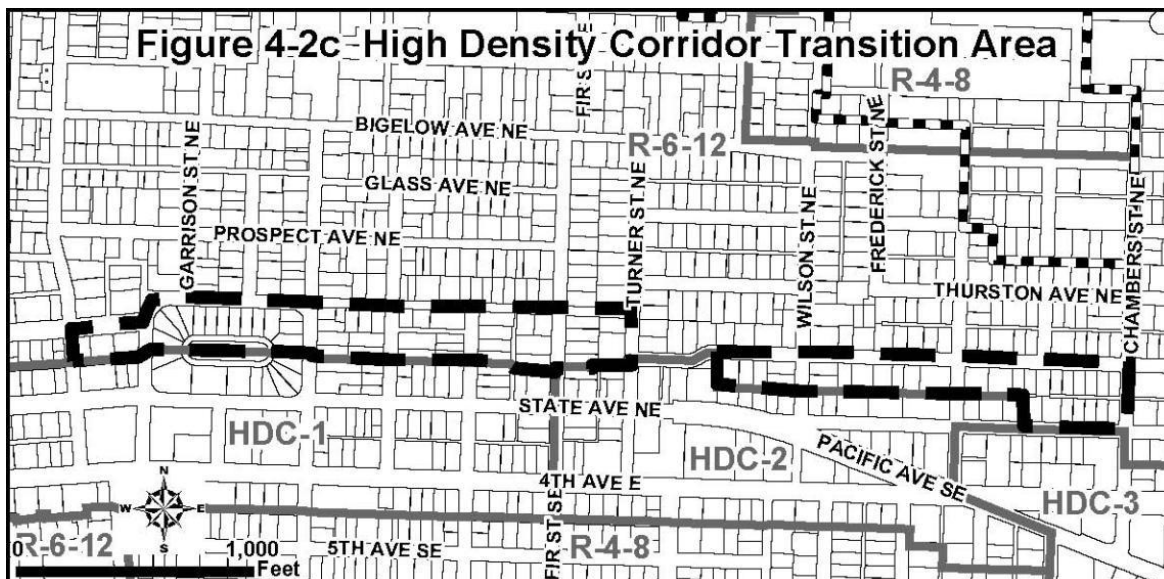


FIGURE 4-2c

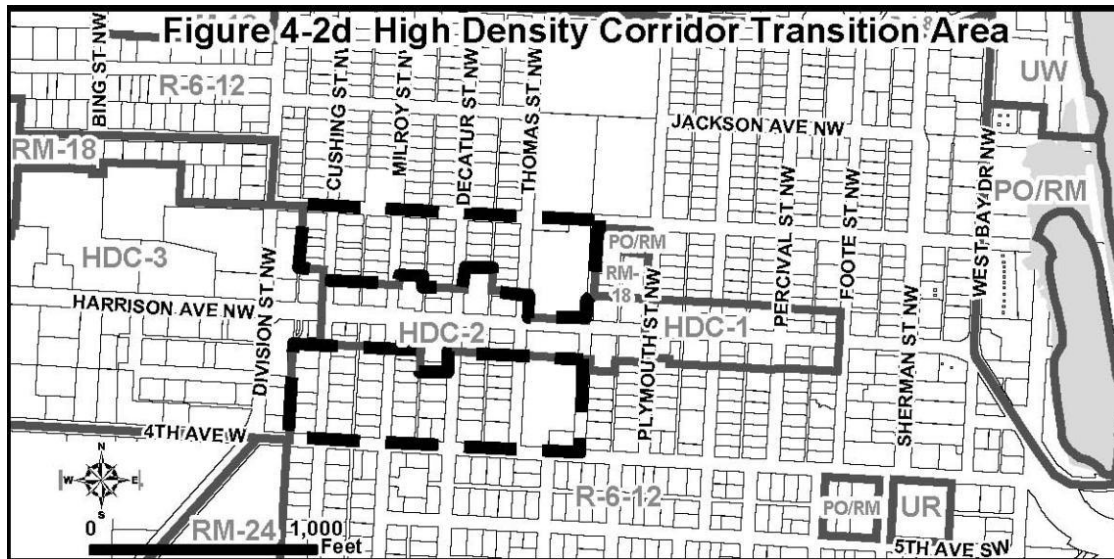


FIGURE 4-2d

## GG. ELECTRIC VEHICLE INFRASTRUCTURE (EVI).

Electric Vehicle Infrastructure shall be considered an accessory use when it meets any of the following criteria:

1. A battery charging station is sited on the premises of a single family home for residential use and not commercial use;
2. When any Level 1 or 2 charger is sited within a parking lot or parking structure; or
3. When any battery charging station or a single battery exchange station is sited on the premises of a service station.

HH. DUPLEXES ON CORNER LOTS

Duplexes are allowed on all corner lots in all zoning districts that permit single-family residences provided the applicant can demonstrate compliance with other development standards, such as setbacks, lot coverages, building height and number of stories, stormwater provisions, parking, and design review.

II. COURTYARD APARTMENTS

Courtyard Apartment housing developments shall comply with the following requirements:

1. Courtyard. The development shall contain a courtyard or usable landscaped open space area for the shared use and enjoyment of the residents of the dwellings. All residential units shall have direct access to the courtyard.

2. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard. Open space shall be provided as follows:

- a. A minimum of four hundred fifty (450) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet in any direction.
- a. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than twenty (20) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use, as determined by the City.
- b. Parking and maneuvering areas for automobiles do not count toward open space areas.

3. Number of Units. The development shall include no less than four (4) and no more than twelve (12) dwelling units per courtyard. The units may be attached to or detached from each other

18.04.080 TABLES: Residential Development Standards

TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4	4	4	8	12	24	30	24	30	---	---	12	---	18.04.080(A)
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4	4	4	8	12	13	18	18	24	---	---	12	---	18.04.080(A)(2)
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	---	---	2	4	6	7	10	8 Manufactured Housing Parks = 5	18 Manufactured Housing Parks = 5	---	---	5	---	18.04.080(B)
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse; 5,000 SF = other	One acre; reduced to 12,000 SF if associated with a drainage dispersal tract of at least 65% in the same subdivision plat.	2,000 SF minimum 3,000 SF average = townhouse; 4,000 SF = other <i>(including duplexes on corner lots; 6,000 SF = duplex not on a corner lot; 7,200 SF = multi-family)</i>	2,500 SF = cottage; 2,000 SF minimum, 3,000 SF average = townhouse; 4,000 SF = other	2,000 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; <del>7,200 SF = duplex, triplex</del> 9,600 SF = fourplex; 3,500 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; <del>6,000 SF = duplex</del> 9,000 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; <del>6,000 SF = duplex</del> 7,200 SF = multifamily; 3,000 SF = other	1,600 SF = cottage; 1,600 SF minimum, 2,400 SF average = townhouse; <del>6,000 SF = duplex</del> 7,200 SF = multifamily; 3,000 SF = other	1,600 SF minimum, 2,400 SF average = townhouse; 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse; 2,500 SF = mobile home park	1,600 SF minimum, 2,000 SF average = townhouse	2,000 SF = cottage; 1,600 SF minimum 2,400 SF average = townhouse; 7,200 SF = duplex; 2,500 SF = mobile home park; 3,500 SF = other	1,600 SF minimum, 2,000 SF average = townhouse; 2,500 SF = mobile home park	18.04.080(C) 18.04.080(D) 18.04.080(E) 18.04.080(F) Chapter <a href="#">18.64</a> (townhouses) 18.04.060(P) (mobile home parks)
MINIMUM LOT WIDTH	30' except: 16' = townhouse	50' except: 18' = townhouse	100'	30' except: 16' = townhouse; 60' = duplex not on corner lots; 80' = multi-family	45' except: 35' = cottage; 18' = townhouse	40' except: 30' = cottage; 16' = townhouse; 80' = duplex, triplex, fourplex	40' except: 30' = cottage; 16' = townhouse 70' = duplex not on corner lot; 80' = multifamily	40' except: 30' = cottage; 40' = zero lot; 16' = townhouse; 70' = duplex not on corner lot; 80' = multifamily	30' = mobile home park	30' = mobile home park	---	---	40' except: 30' = cottage; 16' = townhouse; 80' = duplex not on a corner lot; 30' = mobile home park	---	18.04.080(D)(1) 18.04.080(F) 18.04.080(G) 18.04.060(P) (mobile home parks)
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural	20'	20'	20' except: 10' with side or rear	20' except: 10' with side or rear parking;	20' except: 10' with side or rear parking; 10' for	20' except: 10' with side or rear parking;	15' except: 10' with side or rear parking;	10'	5'	5' except: 10' for	10' except: 20' along	20' except: 10' with side or rear parking; 5'	0-10' except: 10'	18.04.080(H) 18.04.080(I)



TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	buildings with farm animals			parking; 10' for flag lots 5' for agricultural buildings with farm animals	10' for flag lots; 5' for agricultural buildings with farm animals	flag lots; 5' for agricultural buildings with farm animals	10' for flag lots; 5' for agricultural buildings with farm animals	10' for flag lots; 5' for agricultural buildings with farm animals			structures 35' or taller	Legion Way	for agricultural buildings with farm animals	on Capitol House Block	
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	25'	50'	10' except: 5' for agricultural buildings with farm animals.	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 5' for agricultural buildings with farm animals; 10' for cottages, and wedge shaped lots	20' except: 15' for multifamily; 10' for cottages, and wedge shaped lots	15' except: 10' for cottages, and wedge shaped lots, 20' with alley access	10' except: 15' for multifamily	10' except: 20' next to an R 4-8 or R-12 district	5' except: 20' for structures 35' or higher	5'	20' except: 5' for agricultural buildings with farm animals; 10' for cottages	5' except: 10' for structures over 42'	18.04.080(D) 18.04.080(F) 18.04.080(H) 18.04.080(I)
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20'; 5' for agricultural buildings with farm animals	5' except: 10' along flanking street; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 5' for agricultural building with farm animals	10' minimum each side, and minimum total of 60' for both side yards.	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' for <del>triplex</del> ; 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages;	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 3' for cottages; 10' for multifamily; 20' next to R 4-8, or R 6-12 district 10' - mobile home park	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks; 6' on one side of zero lot; 20' next to R 4-8, R 6-12 district. 10' - mobile home park	5' except: 10' along flanking streets; 6' on one side of zero lot;	---	5' except: 10' along flanking streets; 6' on one side of zero lot; 3' for cottages; 5' for agricultural buildings with farm animals; 10' - mobile home park	No minimum 10' on Capitol House Block	18.04.080(H)
MAXIMUM BUILDING HEIGHT	35'	35', except: 16' for accessory buildings; 24' for accessory dwelling units	40' except: 16' for accessory buildings; 24' for accessory dwelling units	40' except: 16' for accessory buildings; 24' for accessory dwelling units	35', except: 16' for accessory buildings; 24' for accessory dwelling units; 25' for cottage; 35' on sites 1 acre or more, if setbacks equal or exceed building height	35', except: 16' for accessory buildings; 24' for accessory dwelling units; 25' for cottages	45', except: 25' for cottage; 16' for accessory buildings; 24' for accessory dwelling units	45', except: 25' for cottage; 16' for accessory buildings; 24' for accessory dwelling units	35', except: 16' for accessory buildings; 24' for accessory dwelling units; 25' for cottage	42' except: 24' for accessory dwelling units	60' except: 24' for accessory dwelling units	See 18.04.080 (I); 24' for accessory dwelling units	2 stories or 35' whichever is less, except: 16' for accessory buildings; 24' for accessory dwelling units; 25' for cottages	42' or as shown on Figure 4-5A & 18.04.080 (3); 24' for accessory dwelling units	18.04.080(I)
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01	35% 60% = townhouses	6%; increased to 18% if associated with drainage dispersal tract of at	Refer to Maximum Coverage below	45% = .25 acre or less 40% = .26 acres or more 60% = townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = townhouses	45%	50%	50%	55%	85%	85%	45% = .25 acres or less 30% = .26 to 1 acre 25% = 1.01 to 3 acres 20% = 3.01 acres or more	85% except for stoops, porches or balconies	



TABLE 4.04  
RESIDENTIAL DEVELOPMENT STANDARDS

DISTRICT	R1/5	R4	R-4CB	RLI	R 4-8	R 6-12	MR 7-13	MR 10-18	RM-18	RM-24	RMH	RMU	MHP	UR	ADDITIONAL REGULATIONS
	acre or more		least 65% in the same subdivision plat.												
MAXIMUM ABOVE-GRADE STORIES		2 stories	3 stories	3 stories	2 stories	2 stories, 3 stories = <del>triplex</del> , fourplex	4 stories	4 stories	3 stories	3 stories	5 stories			5 stories	
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% or 10,000sf (whichever is greater) = lots greater than 4 acres; 6%=4.1 acre or more	35% 60% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage whichever is greater.	45% = .25 acre or less 40% = .26 acre or more 60% = Townhouses	55% = .25 acre or less 40% = .26 acres or more 60% = Townhouses	65%	65%	65%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01 + acres 70% = townhouses	85% except for stoops, porches or balconies	
MAXIMUM HARD SURFACE	45% or 10,000sf (whichever is greater) = lots less than 4 acres; 6%=4.1 acre or more	45% 70% = Townhouses	6%; increased to 18% if associated with drainage dispersal tract of at least 65% in the same subdivision plat.	2,500 SF or 6% coverage, whichever is greater	55% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	65% = .25 acre or less 50% = .26 acre or more 70% = Townhouses	70%	70%	70%	75%	85%	85%	65% = .25 acre or less 40% = .26 to 1 acre 35% = 1.01 to 3 acres 25% = 3.01+ acres 70% = townhouses	85% except for stoops, porches or balconies	
MINIMUM OPEN SPACE	220 tree units per acre required		65% drainage dispersal area required; may double as tree tract or critical areas buffer.		450 SF/unit for cottage developments	450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% for multifamily 450 SF/unit for cottage developments	30% 500 SF/space for mobile home park	25% 500 SF/space for mobile home park	15%	15% 500 SF/space for mobile home park	450 SF/unit for cottage developments 500 SF/space for mobile home park	15% may include stoops, porches or balcony areas	18.04.080(J); <u>for Courtyard Apartments see 18.04.060(II)</u>

LEGEND

- SF = Square Feet
- Zero Lot = A Lot with Only One Side Yard
- = No Regulation
- RL1 = Residential Low Impact
- R 6-12 = Residential 6-12
- R-4 = Residential - 4
- R 4-8 = Residential 4-8
- RM 18 = Residential Multifamily - 18

LEGEND

- MR 7-13 = Mixed Residential 7-13
- MR 7-13 = Mixed Residential 7-13
- MR 10-18 = Mixed Residential 10-18
- RMH = Residential Multifamily High Rise
- RMU = Residential Mixed Use
- UR - Urban Residential

#### 18.04.080 Residential districts' development standards

Table 4.04 identifies the basic standards for development in each residential district contained in this chapter. The sections referenced in Table 4.04 refer to the list of additional regulations below.

##### A. Maximum Housing Densities.

##### 1. Calculation of Maximum Density.

a. The maximum housing densities specified in Table 4.04 are based on the total area of the entire site, including associated and/or previously dedicated right-of-way, but not including streams, wetlands, landslide hazard areas, "important habitat areas," and "important riparian areas" and land to be dedicated or sold for public parks, schools or similar non-residential uses.

b. Convalescent homes. Convalescent homes and nursing homes containing dwelling units which rely on shared cooking/dining facilities shall count as one (1) dwelling unit for purposes of the maximum density calculation. Independent dwelling units (i.e., containing a bed, bathroom and a kitchen with a sink, stove, and refrigerator) in convalescent/nursing homes, however, shall be counted as individual dwelling units in the density calculation. The density for a site or parcel containing a convalescent/nursing home which is part of a larger project shall be calculated separately from other portions of the site under development (i.e., density shall not be transferred from a site occupied by a nursing home to another portion of the development).

2. Mixed Residential and Multifamily Districts. The maximum housing densities shown in Table 4.04 refer to the maximum density of each project. Projects within multiple districts shall conform with the density for the portion in each district.

3. Accessory Dwelling Units. Accessory dwelling units built ~~on infill lots subsequent to the initial occupancy of the primary residence on a lot~~ are not subject to the maximum density limits specified in Table 4.04. In addition, accessory units built on a maximum of twenty (20) percent of a subdivision's lots prior to the time the primary unit on the lot is initially sold are not subject to the maximum density limitations.

4. Density Bonuses. The maximum housing densities identified in Table 4.04 may be increased as follows, provided, however, that in the R 4-8 District, TDRs must be obtained (see Section [18.04.080\(A\)\(5\)\(b\)](#)):

a. Restoration of Critical Areas. At the request of the applicant, the Hearing Examiner may grant a density bonus of up to twenty (20) percent for sites on which damaged or degraded wetlands or stream corridors (e.g., streams and stream banks within the outer limits of any required buffer) will be restored and maintained according to specifications approved by the

City. Sites proposed for this density bonus shall be posted with a notice describing the proposal and opportunities for the public to comment. Property owners within three hundred (300) feet of the site shall be given notice of the proposal and fifteen (15) days to comment. Such notice may be done concurrently with any other notice required by this Code. Prior to taking action on a request for a density bonus, the Hearing Examiner shall consider the public's comments, the expected public benefit that would be derived from such restoration, the probable net effect of the restoration and the increased density on the site, the relative cost of the restoration and the value of the increased density, and the potential impact of increased density on surrounding land uses, traffic, infrastructure, schools, and parks. The City may require the applicant to provide an estimate of the cost of the proposed restoration and other information as necessary to make this determination. This bonus does not apply to site features which were damaged in the course of a current project (e.g., under an active permit) or as a result of an illegal or intentional action by the current property owner or their representative.

- b. Cottage housing. Cottage housing projects shall receive a twenty (20) percent density bonus.
- c. Townhouses. Townhouses shall receive a fifteen (15) percent density bonus in the R 4-8 and R 6-12 districts.
- d. Low income housing. A density bonus shall be granted for low income housing (see Section [18.02.180](#), Definitions) at the rate of one (1) additional housing unit allowed for each unit of low income housing provided, up to a maximum of a twenty (20) percent bonus.

The applicant shall submit to the Department a document approved by the City Attorney stating that the low income housing which is the basis for the density bonus shall remain for a period of at least twenty (20) years from the date the final inspection is conducted by the Building Official. This document shall be recorded, at the applicant's expense, at the Thurston County Auditor's Office as part of the chain of title of the affected parcels.

5. Transfer of Development Rights. Development Rights must be obtained from an eligible property owner in a Thurston County Transfer of Developments Rights Sending Zone in order to develop above seven (7) units per acre in an R 4-8 District. However, this requirement does not apply to density bonuses granted in accordance with Section [18.04.080](#)(4).

6. City staff will review residential permitting in areas designated as Low Density Neighborhood in the adopted Comprehensive Plan Future Land Use Map on an annual basis to review the achieved density. If achieved density approaches or exceeds the density anticipated in the comprehensive plan, the city will make revisions as needed to maintain consistency between the Comprehensive Plan and development regulations.

## B. Minimum Housing Densities

### 1. Calculation of Minimum Density.

a. (Note: Table 5.05 in Section 18.05.) The total area of the entire site shall be included in the minimum density calculation except streams, wetlands, landslide hazard areas, floodplains, "important habitat areas," and "important riparian areas" and their associated buffers; tracts accommodating stormwater facilities required in compliance with the Drainage Manual tracts provided for trees pursuant to the Tree Protection and Replacement Ordinance; existing, opened street rights-of-way; and land to be sold or dedicated to the public in fee (e.g., school sites and public parks, but not street rights-of-way to be dedicated as part of the proposed development).

b. All dwelling units in convalescent homes/nursing homes and accessory dwelling units count toward the minimum density required for the site by Table 4.04.

2. Average Density. A housing project may contain a variety of housing densities (consistent with Table 4.04) provided that the average density for the entire development (e.g., all of the property subject to a single subdivision, site plan, or PRD approval) is neither less than the minimum density nor more than the maximum average density established for the applicable district in Table 4.04.

3. Allowance for Site Constraints. At the request of the applicant, the Director may reduce the minimum density required in Table 4.04, to the extent the Director deems warranted, to accommodate site constraints which make development at the required minimum density impractical or inconsistent with the purposes of this Article. Factors which may warrant a density reduction include poor soil drainage, the presence of springs, topography exceeding twenty (20) percent slope, rock outcrops, sensitive aquifers used as a public water source or wellhead protection areas). As a condition of granting a density reduction, the applicant must demonstrate that the minimum density cannot be achieved by clustering the housing on the buildable portions of the site (see Section [18.04.080\(F\)](#)). The Director may also authorize a reduction in the minimum density requirements, if necessary, to enable development of small (i.e., less than six (6) acres in size), oddly shaped, or partially developed parcels if the site's configuration or constraints (e.g., existing structures) preclude development at the minimum density specific in Table 4.04. Also see Subsection (E), Developments without Sewer Service, below.

4. Allowance for Transitional Housing and Mixed Residential Projects. The Director may reduce the minimum densities required by Table 4.04 to enable provision of lower density housing along the perimeter of multifamily housing projects, as required by Section [18.04.060\(14\)](#) or as necessary to accommodate the mix of housing types required by Section [18.04.060\(Q\)\(1\)](#).

5. Transfer of Development Rights. In the alternative, in order to develop at a density of four (4) to four point ninety-nine (4.99) dwelling units per acre in the R 4-8 District, Development Rights may be obtained from an eligible property owner in a Thurston County Transfer of Development Rights Sending Zone (see Section [18.02.180](#), Definitions). The number of dwelling units proposed for the site plus the number of Development Rights units applied to the site shall total at least five (5) units per acre. (For example, if the applicant proposes to develop a ten (10) acre site at four (4) units per acre, the applicant would have to obtain ten (10) Development Rights.) (Also see Chapter [18.90](#), Transfer of Development Rights.)

C. Minimum Lot Size.

1. Nonresidential Uses. The minimum lot size for non-residential uses (e.g., places of worship and schools) is larger than the minimum lot size identified in Table 4.04. Refer to Table 4.01 and Section [18.04.060](#) for regulations pertaining to non-residential uses. Also see Section [18.04.060\(K\)](#) for the lot size requirements for group homes.
2. Undersized Lots. Undersized lots shall qualify as a building site if such lots were recorded prior to June 19, 1995 or they were approved as part of a Planned Residential Development, Master Planned Development (See Chapter [18.56](#)) or clustered housing development, consistent with Section [18.04.080\(F\)](#); provided, however, that any lot of record which does not comply with the width requirements of this code shall not be constructed upon unless (1) it is legally combined with undeveloped contiguous land in the same ownership which in combination create a lot of the size specified in Table 4.04 (or as modified by other provisions of this Article); or (2) it is approved by Design Review Board Staff, who shall perform an architectural review of the proposal for compliance with the criteria specified in Chapter [18.100](#), Design Review.
3. Clustered Lots. Lot sizes may be reduced by up to twenty (20) percent consistent with Section [18.04.080\(F\)](#), Clustered Housing.
4. That portion of any lot which is less than thirty (30) feet in width shall not be considered part of the minimum lot area required in Table 4.04, unless such area conforms with the minimum lot width, e.g., townhouse lot.

D. Transitional Lots.

1. Lot Size. The square footage and width of lots in developments larger than five (5) acres located in the MR 7-13, MR 10-18, or RM-18 districts, which immediately abut an R-4, R 4-8 or R 6-12 district, shall be no less than eighty-five (85) percent of the minimum lot size and width required in the adjoining lower density district.

2. Setbacks. The minimum rear yard building setback for lots in the MR 7-13, MR 10-18, and RM-18 districts which share a rear property line with a parcel in an R4, R 4-8, or R 6-12 district shall be no less than the setback required for the adjoining lower density district.

E. Developments without Sewer Service. Residential developments which rely on on-site sewage disposal or water systems are subject to the following requirements:

1. Subdivisions.

a. Subdivisions, planned residential developments (PRD) and Master Planned Developments (see Chapter [18.56](#)) which rely on on-site sewage disposal shall cluster the lots on a portion of the site and create a reserve tract which will not be available for subdivision or other development until municipal sewer and water are available.

The development shall be of a design and density (consistent with Environmental Health and other applicable regulations) so that the initial clustered lots and the subsequently subdivided reserve tract ultimately attain at least the minimum density specified for the district in Table 4.04. (Unless the Director determines that fewer lots are required, consistent with Section [18.04.080](#)(B), Minimum Housing Densities.)

b. Approval of clustered subdivisions, short subdivisions, binding site plans, or PRDs relying on on-site sewage disposal shall be contingent upon approval of a future development plan which demonstrates that the reserve tract can be subdivided to create sufficient lots to comply with Subsection (1) above. Such plans shall depict a schematic lot layout, the approximate location of utility easements, and potential street access, consistent with the transportation policies and Map 6-3 contained in Chapter 6 of the Comprehensive Plan for Olympia and the Olympia Growth Area, 1994 (and as hereafter amended). Future development plans shall not be required to be stamped by an engineer or surveyor. (The purpose of the plan is to show that the undeveloped portion of the site can be ultimately developed at urban density, not to limit future development to a specific development scheme. However, the initial subdivision or site development must be consistent with the future development plan.)

2. Individual Lots.

a. Issuance of building permits for dwellings proposed for parcels five (5) or more acres in size without sewer service shall be contingent upon approval of a future development plan for the parcel. Such plans shall demonstrate, consistent with 1.b. above, how the parcel can be potentially developed at the minimum density established for the district (see Table 4.04) when public sewer and water are available. While this plan will not bind future development, the initial development, including the septic system location, must be consistent with it.

b. Issuance of building permits for dwellings without sewer service on parcels between one (1) and five (5) acres in size shall be contingent upon approval of a building site plan or future development plan which demonstrates that the parcel can potentially accommodate one (1) or more additional houses in the future. While future development will not be bound by this plan, the initial development shall be consistent with it. Developers of such lots shall locate individual or community sewage disposal systems, to the extent possible, where they can be efficiently converted to a public sewage collection system in the future.

#### F. Clustered Housing.

1. **Mandatory Clustering.** The Director or Hearing Examiner may require that the housing units allowed for a site be clustered on a portion of the site in order to protect ground water used as a public water source (e.g., wellhead protection areas), to enable retention of windfirm trees (which are appropriate to the site and designated for retention, consistent with Chapter [16.60](#), Tree Protection and Replacement, OMC), to accommodate urban trails identified on Map 7-1 of the Comprehensive Plan, to preserve scenic vistas pursuant to Sections [18.20.070](#), View Preservation and 18.50.100, Scenic Vistas, or to enable creation of buffers between incompatible uses (also see Chapter [18.36](#), Landscaping and Screening).

The Director or Hearing Examiner may allow up to a twenty (20) percent reduction in lot dimensions, sizes and setback requirements, consistent with the Uniform Building Code, to facilitate the clustering of the permitted number of dwelling units on the site. The required clustering shall not result in fewer lots than would otherwise be permitted on the site (at the minimum density specified in Table 4.04), without written authorization by the applicant.

2. **Optional Clustering.** Applicants for housing projects may request up to twenty (20) percent reduction in lot sizes, dimensions, and building setback requirements in order to cluster housing and retain land serving the purposes listed in a. above; or to avoid development on slopes steeper than twenty (20) percent; or to preserve natural site features such as rock outcrops; or otherwise enable land to be made available for public or private open space. Applicants proposing to place sixty-five (65) percent or more of a development site within a tree or vegetation protection or critical areas tract or tracts (see OMC chapter [16.60](#) and section [18.32.140](#)) and not exceed 10% overall impervious coverage may request approval of housing forms not otherwise permitted in the zoning district so long as the number of resulting residential units does not exceed the standard maximum by more than twenty (20) percent. Such alternative housing forms may exceed height and story limits otherwise applicable in the district, except for height and story limits specifically intended to soften transitions between zoning districts. For example, three-story multi-family housing may be approved in a two-story single-family housing district. The Director or Hearing Examiner, as applicable, may grant such requests only if the Director or Hearing Examiner determines that the development would not have a significant adverse impact on public facilities and surrounding land uses.



G. Lot Width.

1. Measurement. The minimum lot width required by Table 4.04 shall be measured between the side lot lines at the point of intersection with the minimum front setback line.

H. Setbacks.

1. Measurement. The required setback area shall be measured from the outermost edge of the building foundation to the closest point on the applicable lot line.
2. Reduced Front Yard Setbacks. Front yard setbacks in the R-4, R 4-8, R 6-12, MR 7-13 and MR 10-18 districts may be reduced to a minimum of ten (10) feet under the following conditions:
  - a. When garage or parking lot access is from the rear of the lot;
  - b. When the garage is located at least ten (10) feet behind the front facade of the primary structure on the lot; or
  - c. When the driveway will be aligned to provide at least a twenty (20) foot long parking space between the sidewalk edge (closest to lot) and the garage. (See OMC [18.100](#), Design Review, and OMC [18.175](#), Infill and Other Residential.)



**FIGURE 4-3**

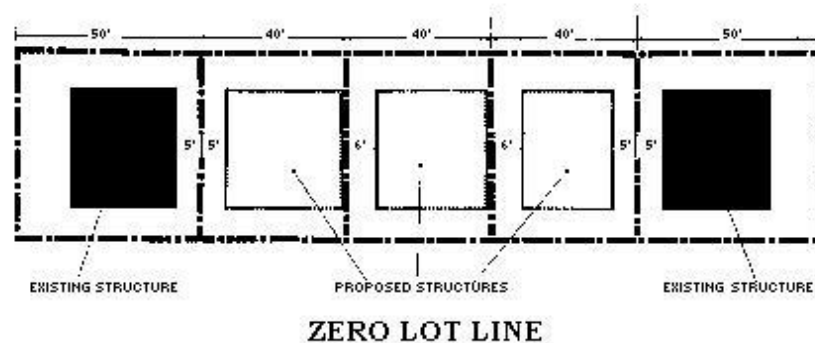
3. Rear Yard Setbacks. See OMC [18.04.080\(H\)\(5\)](#), Encroachments into Setbacks, Section [18.04.080\(D\)\(2\)](#), Transitional Lots, and Table 4.04.

#### 4. Side Yard Setbacks.

a. Reduced side yard setbacks. Except for the R-4CB district, a side yard building setback shall not be required for a lot served by an alley (such alley must be open, improved and accessible, not solely a right-of-way) provided it meets the following conditions:

i. Provision for reduced or zero setbacks shall specifically appear upon the face of a final short or long plat. Such plat shall provide that the minimum distance between residences will be six (6) feet. If the distance between a proposed dwelling and a property line is less than three (3) feet, the applicant shall provide evidence of a maintenance easement, at least three (3) feet in width, which provides sufficient access for the owner of the dwelling to maintain the applicable exterior wall and roof of the dwelling. (Except as expressly provided, any reduced side yard provision appearing on a final plat shall withstand later amendments of this Title and shall be considered conforming.)

ii. Side yard setbacks shall not be less than five (5) feet along a property line adjoining a lot which is not developed or approved for reduced setbacks (e.g., a conventional lot with two (2) five (5) foot wide side yard setbacks). Side yard setbacks shall not be less than ten (10) feet along property lines which abut a public rights-of-way.



**FIGURE 4-4**

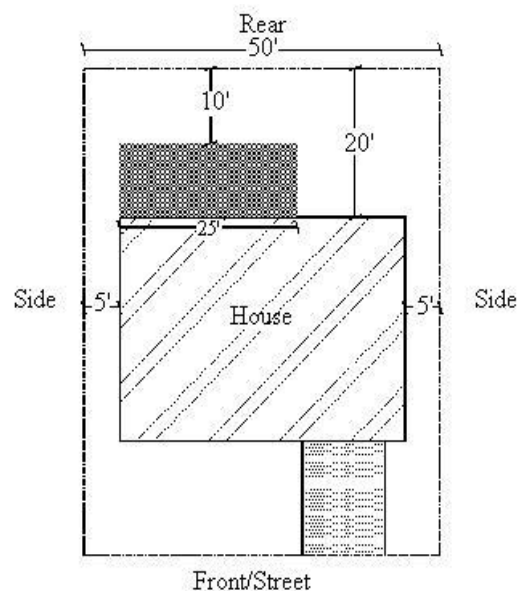
b. The minimum side yard setback from bikepaths and walkways shall comply with the side yard setback from the lot line as specified for the district in Table 4.04.

5. Encroachment Into Setbacks. The buildings and projections listed below shall be allowed outside of utility, access or other easements. See OMC [18.04.080\(H\)\(5\)](#) for additional exceptions.

a. Except for Accessory Dwelling Units, any accessory structures may be located in a required rear yard and/or in the rear twenty (20) feet of a required interior side yard; however, if a garage entrance faces a rear or side property line, it shall be setback at least ten (10) feet from that property line. Accessory dwelling units may not encroach into required side yard setbacks.

Accessory dwelling units may encroach into rear yards; however, if the rear yard does not abut an alley, the accessory unit must be set back ten (10) feet from the rear property line. Further, any garage attached to any accessory dwelling unit shall conform with this Section.

b. Up to fifty percent (50%) of a rear yards width may be occupied by a dwelling (primary residence or ADU) provided that the structure (foundation) is located at least ten (10) feet from the rear property line. For purposes of this Section, the rear yards width shall be measured in a straight line between the side property lines at the point of intersection with the rear property line.



**Figure 4-4a**

c. Townhouse garages may share a common rear property line provided that access for interior lots is from a single common driveway to not more than one public street entrance.

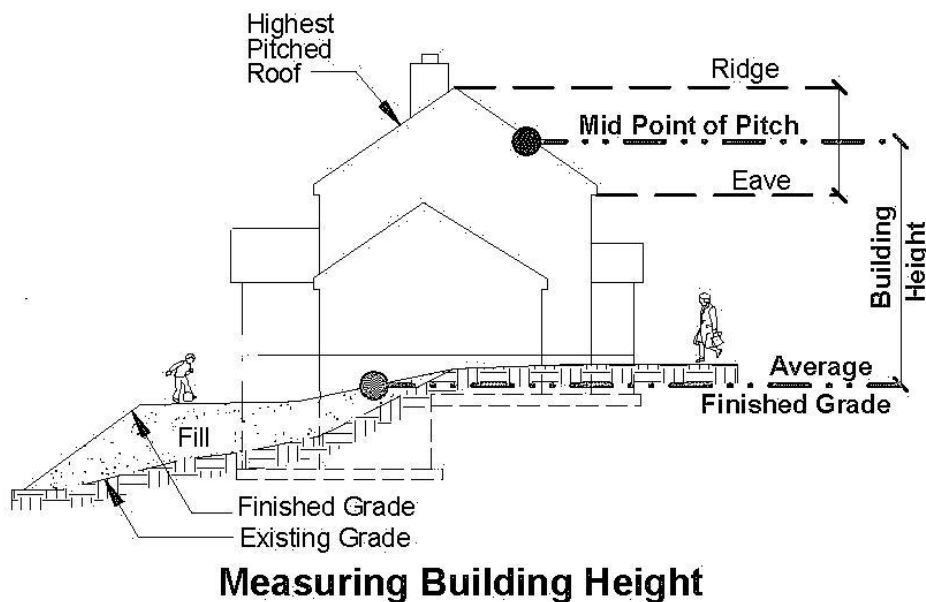
6. Front yard setbacks for through lots. A through lot has two (2) front lot lines parallel or approximately parallel to each other. The front yard setback shall apply to each front lot line, except the Director may designate one (1) of the front lot lines as a rear lot line, provided the following criteria are met:

a. Orientation of the lot or structure shall be considered; and

- b. At least sixty percent (60%) of the lots or structures within the neighborhood block, or area being considered, are oriented in a similar direction away from the lot line being designated as a rear lot line.

## I. Height.

1. **Roof Projections.** The following structures may exceed the height limits specified for the district in Table 4.04 by eighteen (18) feet, provided that such structures do not contain floor space: roof structures housing elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; fire or parapet walls; skylights; towers; flagpoles; chimneys; smoke stacks; wireless masts; television antennas; steeples; and similar structures.



**FIGURE 4**

2. **RMU District Height Regulations.**

- a. **Base building heights.** The base building heights allowed in the RMU District are specified in Figure 4-5.
- b. **Sculptured building tops.** The following sculptured building top regulations apply only where the permitted building height is sixty (60) feet.

Buildings with sculptured tops may exceed the permitted height (60 feet) by two (2) building stories if they meet the following conditions:

- i. The gross floor area of all of sculptured stories is at least one-third ( $1/3$ ) less than the gross floor area of the first floor of the building; and
- ii. The roof form is sculptured (e.g., pitched roof, hip roof, dome, chateau roof, tower, turret, pediment, dormers, or other similar form); and
- iii. The added two (2) stories are setback from the street wall at least eight (8) feet; and
- iv. The roof structure is designed to hide all mechanical and communications equipment located there.

3. UR District Height Regulations. The building heights allowed in the UR District are specified in Figure 4-5 and 45-A. Also see 18.10.060, Capitol Height District.

4. R4-8 District Height Regulations. Existing State Community College Education Facilities. A maximum 60' building height is allowed with a 100' setback from adjacent residentially zoned property.

5. Places of Worship. Places of worship may exceed the height limits specified in Table 4.04, except in the State Capitol Group Height District, provided that the side yard width equals at least fifty (50) percent of the building's proposed height (including spires and towers).

6. Radio, Television and other Communication Towers. The height of radio, television, and other communication towers may exceed the maximum building height allowed in the district, subject to approval of the Hearing Examiner consistent with Sections [18.04.060\(W\)](#) and (X).

7. Tall Buildings in the MR Districts. Buildings between thirty-five (35) and forty-five (45) feet in height are permitted in the MR 7-13 and MR 10-18 districts, subject to compliance with the following requirements:

## Urban Residential and Residential Mixed Use District Heights

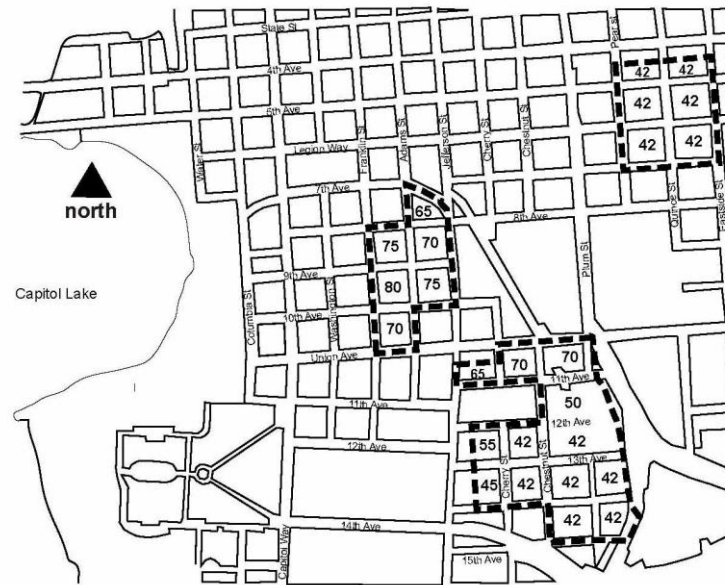


FIGURE 4-5

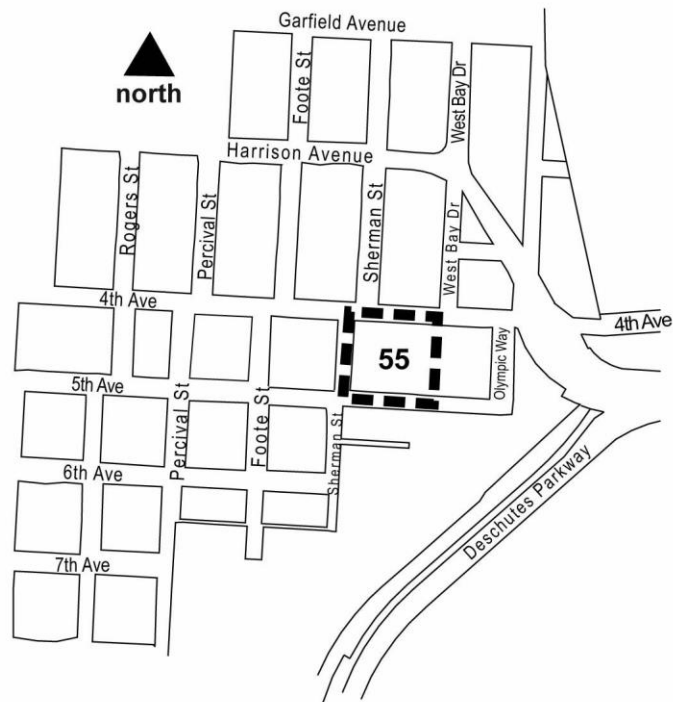


FIGURE 4-5A

a. The proposed building will not be located within one hundred (100) feet of the boundary of the property under development (this may include several parcels under a single development proposal). Exceptions to this requirement shall be granted where topography, stands of trees (deemed appropriate for retention by the City, consistent with Chapter [16.60](#), Tree Protection and Replacement), or other site features block the visibility of the section of the building above thirty-five (35) feet in height from existing or potential residential areas (zoned and available for residential use) adjoining the site; and

b. Existing evergreen trees, which the City deems are appropriate to the site (e.g., which do not pose significant risks for proposed site improvements or public safety, consistent with Chapter [16.60](#), Tree Protection and Replacement) are retained where possible to help screen the building from the view of residents of dwellings abutting the property.

8. Water Towers. Water towers may exceed the height limits specified in Table 4.04.

[NOTE: Refer to Article III, Height Overlay Districts, for additional restrictions.]

J. Private and Common Open Space.

1. Development of Open Space. Open space (e.g., private yard areas and common open space) required by Table 4.04 shall be devoted to undisturbed native vegetation, landscaping (consistent with Chapter [18.36](#), Landscaping and Screening), and/or outdoor recreational facilities. Driveways, loading areas, maneuvering space and parking lots shall not be considered open space. Required open space shall not be covered with impervious surfaces, except for stoops, porches, or balconies, walkways, tennis courts, swimming pools, or similar uses which require an impervious surface. Up to a five (5) percent increase in impervious surface coverage may be allowed to accommodate such hard surfaced facilities. Also see Chapter [16.60](#) Tree, Soil and Native Vegetation Protection and Replacement.

2. Cottage Housing Developments. Cottage housing developments shall provide open space as follows:

a. A minimum of two hundred (200) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet.

b. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimension less than thirty (30) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use in

summer provided that at least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.

3. **Mixed Density Districts.** Parcels or sites accommodating multifamily housing (e.g., triplexes, fourplexes, and larger apartment buildings) in a MR 7-13 or MR 10-18 district shall contain at least thirty (30) percent open space. At least fifty (50) percent of such open space must be available for the common use of the residents of the multifamily housing. Such open space shall be developed consistent with Section [18.04.080\(J\)\(1\)](#) above. This open space requirement shall be reduced to twenty (20) percent if the multifamily housing adjoins a park, school or open space site of at least ten thousand (10,000) square feet in size. Impervious surface coverage limits specified in Table 4.04 shall be adjusted accordingly.
4. **Manufactured or Mobile Home Parks.** At least five hundred (500) square feet of common open space shall be provided per dwelling unit (see Section [18.04.060\(P\)\(8\)](#)). At least fifty percent (50%) of such open space shall comply with soil and vegetation protection area standards.
5. **Residential - 4 Chambers Basin District.** Required open space for stormwater dispersion may be provided in a common area or within each individual private lot of a development. All required drainage dispersal areas shall be protected from filling and grading and all other activities which would decrease the ability of such areas to disperse and infiltrate stormwater. Side yard setback areas shall be designed to disperse roof runoff to the maximum extent practical. To qualify as a "drainage dispersal tract" (required to create lots of less than one acre) such area shall be held in common or deeded to homeowners association and otherwise conform with the requirements of stormwater tracts as set forth in the Olympia Stormwater Drainage Manual.

#### **18.04.090 Additional regulations**

Refer to the following Chapters for additional related regulations.

Chapter [18.36](#), Landscaping and Screening

Chapter [18.38](#), Parking and Loading



**18.05.040 TABLES: Permitted, Conditional and Required Uses**

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
District-Wide Regulations					18.05.050
<b>1. RESIDENTIAL USES</b>					
Accessory Dwelling Units	P	P	P	P	18.04.060(A)
Apartments	C	R	R	R	18.05.060(D), 18.05.050(E)
Boarding Homes	C	P	P	P	
Congregate Care Facilities		P	P	P	18.05.050(E)(1)(c)(i)
Cottage Housing		P	P	P	18.05.060(D), 18.04.060(H)
Duplexes		P	P	P	18.05.060(D)
<u>Duplexes on Corner Lots</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>18.04.060(HH)</u>
Group Homes with 6 or Fewer Clients		P	P	P	18.04.060(K), 18.04.060(W)
Group Homes with 7 or More Clients		C	C	C	18.04.060(K), 18.04.060(W)
Manufactured Homes	P	P	P	P	18.04.060(O)
Nursing/Convalescent Homes		P	P	P	18.04.060(S)
Residences Above Commercial Uses	P	P	P	P	
Single-Family Residences	P	R	R	R	18.05.060(D)
Single Room Occupancy Units					
Townhouses	P	P	P	P	18.05.060(D), 18.64
<b>2. OFFICES</b>					
Banks	P	P	P	P	18.05.060(A)
Offices - Business	P	P	P	P	

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Offices - Government	P	P	P	P	
Offices - Medical	P	P	P	P	
Veterinary Offices and Clinics	C	C	C	C	
<b>3. RETAIL SALES</b>					
Apparel and Accessory Stores	P	P	P	P	
Building Materials, Garden Supplies, and Farm Supplies	P	P	P	P	Sites within high density corridors, see 18.17.020 (B)
Food Stores	R	R	P	P	
Furniture, Home Furnishings, and Appliances					Sites within high density corridors, see 18.17.020 (B)
General Merchandise Stores	P	P	P	P	
Grocery Stores	P	P	R	R	18.05.060(C)
Office Supplies and Equipment					
Pharmacies and Medical Supply Stores	P	P	P	P	
Restaurants			P		18.05.060(a) & 18.05A.095
Restaurants, Without Drive-In or Drive-Through Service	P	P	P	P	
Specialty Stores	P	P	P	P	
<b>4. SERVICES</b>					
Health Fitness Centers and Dance Studios	P	P	P	P	
Hotels/Motels					

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Laundry and Laundry Pick-up Agency	P	P	P	P	
Personal Services	P	P	P	P	
Printing, Commercial			P	P	
Radio/TV Studios					
Recycling Facility - Type I	P	P	P	P	
Servicing of Personal Apparel and Equipment	P	P	P	P	
<b>5. ACCESSORY USES</b>					
Accessory Structures	P	P	P	P	18.04.060(B)
Electric Vehicle Infrastructure	P	P	P	P	18.04.060(GG)
Garage/Yard/Rummage or Other Outdoor Sales	P	P	P	P	5.24
Satellite Earth Stations	P	P	P	P	18.44.100
Residences Rented for Social Event, 7 times or more per year	C	C	C	C	18.04.060.DD
<b>6. RECREATIONAL USES</b>					
Auditoriums and Places of Assembly					
Art Galleries					
Commercial Recreation					
Community Gardens	P	P	P	P	
Community Parks & Playgrounds	P/C	P/C	P/C	P/C	18.04.060(T)

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Health Fitness Centers and Dance Studios					
Libraries					
Museums					
Neighborhood Parks/Village Green/Plaza	R	R	R	R	18.04.060(T), 18.05.080(N)
Open Space - Public	P	P	P	P	18.04.060(T)
Theaters (no Drive-Ins)					
Trails - Public	P	P	P	P	18.04.060(T)
<b>7. TEMPORARY USES</b>					
Emergency Housing	P	P	P	P	
Mobile Vendors			P	P	
Model Homes	P	P	P	P	
Parking Lot Sales			P	P	18.06.060(Z)
<b>8. OTHER USES</b>					
Agricultural Uses, Existing	P	P	P	P	
Animals/Pets	P	P	P	P	18.04.060(C)
Child Day Care Centers	P	P	R	P	18.05.060(B), 18.04.060(D)
Community Clubhouses	P	P	P	P	
Conference Centers					
Crisis Intervention	C	C	C	C	18.04.060(I)
Home Occupations (including adult day care, bed and breakfast houses, elder care homes, and family child care homes)	P	P	P	P	18.04.060(L)

**TABLE 5.01  
PERMITTED, CONDITIONAL AND REQUIRED USES**

<b>DISTRICT</b>	<b>Neighborhood Center</b>	<b>Neighborhood Village</b>	<b>Urban Village</b>	<b>Community Oriented Shopping Center</b>	<b>APPLICABLE REGULATIONS</b>
Hospice Care	C	C	C	C	18.04.060(M)
Non-Profit Physical Education Facilities	C	C	C	C	
Places of Worship	C	C	C	C	18.04.060(U)
Public Facilities	C	C	C	C	18.04.060(V)
Radio, Television, and other Communication Towers & Antennas	C	C	C	C	18.04.060(W), 18.44.100
Schools	C	C	C	C	18.04.060(DD)
Sheltered Transit Stops	R	R	R	R	18.05.050(C)(4)
Social Organizations					
Utility Facilities	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	18.44

**LEGEND**

P = Permitted      C = Conditional      R = Required

18.06.040 TABLES: Permitted and Conditional Uses

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)						18.130.020	
1. EATING & DRINKING ESTABLISHMENTS														
Drinking Establishments			P		P	P	P		C 18.06.060(P)		P	P	P	
Drinking Establishments - Existing		P 18.06.060(GG)				P								
Restaurants, with drive-in or drive-through			P 18.06.060(F)(3)										P 18.06.060(F)(3)	
Restaurants, with drive-in or drive-through, existing			P				P 18.06.060(U)					C	P	
Restaurants, without drive-in or drive-through	P 18.06.060(U)(3)	C	P	P 18.06.060(U)(2)	P	P	P 18.06.060(U)(1)	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
2. INDUSTRIAL USES														
Industry, Heavy														
Industry, Light			C		P/C 18.06.060(N)									
On-Site Treatment & Storage Facilities for Hazardous Waste					P 18.06.060(Q)									

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Piers, Wharves, Landings					P									
Printing, Industrial			C		P/C 18.06.060(N)									
Publishing		C	C		P		P		C	C				
Warehousing			P		P/C 18.06.060(AA)		P							
Welding & Fabrication			C		P/C 18.06.060(N)		P							
Wholesale Sales		C 18.06.060(BB)(3)	P		P/C	18.06.060(BB)		P		P	18.06.060(BB)(2)			
Wholesale Products Incidental to Retail Business			P		P	P						P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>3. OFFICE USES (See also SERVICES, HEALTH)</b>														
Banks		P	P		P/C 18.06.060(D)(2)	P 18.06.060(D)(2)	P/C 18.06.060(D)(2)	P	P	P	P	P 18.06.060(D)(1)	P 18.06.060(F)(3)	
Business Offices		P	P		P	P	P	P	P	P	P	P	P	
Government Offices		P	P		P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>4. RECREATION AND CULTURE</b>														
Art Galleries	P	P	P		P	P	P		P	P	P	P	P	
Auditoriums and Places of Assembly			P		P	P	P					P	P	

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Boat Clubs					P	P								
Boating Storage Facilities					P			P						
Commercial Recreation		C	P		P	P	P	P		C	C	P	P	
Health Fitness Centers and Dance Studios	P	P 18.06.060(L)	P	P	P	P	P	P	P	P 18.06.060(L)	P 18.06.060(L)	P	P	
Libraries	C	C	C	C	P	P	P		P	C	P	P	P	18.04.060(V)
Marinas/Boat Launching Facilities					P 18.06.060(CC)	P								
Museums		C	P		P	P	P		P	C	C	P	P	18.04.060(V)
Parks, Neighborhood	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Parks & Playgrounds, Other	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(T)
Theaters (Drive-in)			C											
Theaters (No drive-ins)			P		P	P	P				C	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
5. RESIDENTIAL														
Apartments		P	P	P	P	P	P		P	P	P	P	P	
Apartments above ground floor in mixed use development	P	P	P	P	P	P	P		P	P	P	P	P	
Boarding Houses		P	P	P	P	P	P		P	P	P	P	P	
Co-Housing		P	P			P	P			P	P		P	
Collegiate Greek system residence, dormitories		C	P	P	P	P	P		P	C	P	P	P	
Duplexes	P	P	P	P			P		P	P	P		P	



TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Duplexes on Corner Lots	P	P	P	P			P		P	P	P	P	P	18.04.060(HH)
Group Homes (6 or less)	P	P	P 18.06.060(K)	P	P	P	P 18.06.060(K)		P	P	P	P 18.06.060(K)	P 18.06.060 (K)	18.04.060(K)
Group Homes (7 or more)	C	C	C 18.06.060(K)	C	C	C	C 18.06.060(K)		C	C	C	C 18.06.060(K)	P 18.06.060 (K)	18.04.060(K)
Mobile or Manufactured Homes Park - Existing		C	C	C						C			C	18.04.060(P)
Quarters for Night Watch person/Caretaker					P	P								
Retirement Homes		P	P	P	P	P	P		P	P	P	P	P	
Single-Family Residences	P	P	P	P			P		P	P	P	P	P	
Single Room Occupancy Units			C		P	P	P		P				C	
Townhouses	P	P	P	P 18.06.060(T)		P	P		P	P	P	P	P	
Triplexes, Four-plexes, and Cottage Housing		P											P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
6. RETAIL SALES														
Apparel and Accessory Stores			P		P	P	P					P	P	
Boat Sales and Rentals			P		P	P	P	P					P	
Building Materials, Garden and Farm Supplies	P		P		P	P	P					P	P	

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Commercial Greenhouses, Nurseries, Bulb Farms	C	C 18.04.060(G)	C	C					C		P	P		18.04.060(G)
Electric Vehicle Infrastructure	P	P	P	P	P 18.06.060(W)	P 18.06.060(W)	P 18.06.060(W)	P	P	P	P	P	P	
Food Stores	P	P 18.06.060(H)	P		P	P	P		P	P 18.08.060(H)	P	P	P	
Furniture, Home Furnishings, and Appliances			P		P	P	P				P	P	P	
Gasoline Dispensing Facilities accessory to a permitted use	P 18.06.060(W)(4)		P		P 18.06.060(W)		P 18.06.060(W)(2)	P				P 18.06.060(W)	P 18.06.060(W)	
Gasoline Dispensing Facility accessory to a permitted use - Existing	P 18.06.060(W)		P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P	
General Merchandise Stores	P	P 18.06.060(J)	P		P	P	P			P 18.06.060(J)	P	P	P	
Mobile, Manufactured, and Modular Housing Sales			P											
Motor Vehicle Sales			P				P	P					P	
Motor Vehicle Supply Stores			P		P	P	P	P			P	P	P	
Office Supplies and Equipment		P 18.06.060(DD)	P		P	P	P		P	P 18.06.060(DD)	P	P	P	18.06.060(CC)
Pharmacies and Medical Supply Stores	P	P 18.06.060(EF)	P	P	P	P	P		P	P 18.06.060(EF)	P	P	P	18.06.060(DD)
Specialty Stores	P 18.06.060(Y)(3)	P 18.06.060(Y)(4)	P	C 18.06.060(Y)(2)	P	P	P			P 18.06.060(Y)(4)	P	P 18.06.060(Y)(1)	P	

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>7. SERVICES, HEALTH</b>														
Hospitals				P			P		P					
Nursing, Congregate Care, and Convalescence Homes	C	P	C	P			C		C	C	C	P	P	18.04.060(S)
Offices, Medical		P	P	P	P	P	P	P	P	P	P	P	P	
Veterinary Offices/Clinics		P	P	P			P			P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>8. SERVICES, LODGING</b>														
Bed & Breakfast Houses (1 guest room)	P	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P			P	P	P	P	18.04.060(L)(3)(c)
Bed & Breakfast Houses (2 to 5 guest rooms)	C	P 18.06.060(E)	P 18.06.060(E)	P 18.06.060(E)	P	P	P		C	P	P	P	P	18.04.060(L)(3)(c)
Hotels/Motels			P	C	P		P		P				P	
Lodging Houses		P	P	P	P		P		P	P	P	P	P	
Recreational Vehicle Parks			P										P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
<b>9. SERVICES, PERSONAL</b>														
Adult Day Care Home	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)(3)(b)

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Child Day Care Centers	C	P	P	P	P	P	P		P	P	C	P	P	18.04.060(D)
Crisis Intervention	C	P	C	P			P		C	P	C	C	C	18.04.060(I)
Family Child Care Homes	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Funeral Parlors and Mortuaries		C	P				P			C		P	P	
Laundries and Laundry Pick-up Agencies	P	P	P	P	P	P	P			P	P	P 18.06.060(O)	P	
Personal Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
10. SERVICES, MISCELLANEOUS														
Auto Rental Agencies			P		P	P	P	P			C	P	P	
Equipment Rental Services, Commercial			P		P		P				P	P	P	
Equipment Rental Services, Commercial - Existing		P 18.06.060(FF)												
Ministorage			P				P							
Printing, Commercial	P	P	P		P	P	P		P	P	P	P	P	
Public Facilities (see also Public Facilities, Essential on next page)	C	C	C	C	P	C	P	P	P	C	C	C	C	18.04.060(V)
Radio/T.V. Studios		P	P		P	P	P		P	P	P	P	P	
Recycling Facilities	P	P	P	P	P		P		P	P	P	P	P	18.06.060(V)
School - Colleges and Business, Vocational or Trade Schools		C	P		P	P	P		P	C	C	C	P	18.06.060(X)

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Service and Repair Shops			P				P	P				P	P	
Service Stations/Car Washes			P				P 18.06.060(W)	P				P 18.06.060(W)	P 18.06.060(W)	
Service Stations/Car Washes - Existing			P		P 18.06.060(W)		P 18.06.060(W)				P	P 18.06.060(W)	P 18.06.060(W)	
Servicing of Personal Apparel and Equipment	P	P	P		P	P	P			P	P	P	P	
Truck, Trailer, and Recreational Vehicle Rentals			P					P						
Workshops for Disabled People	C	C	C	C	P	C	P		C	C	C	C	C	18.04.060(R)
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
11. PUBLIC FACILITIES, ESSENTIAL														
Airports			C										C	18.06.060(G)
Inpatient Facilities		C	C	C 18.06.060(T)	C		C		C	C	C	P	P	18.06.060(G) 18.04.060(K)
Jails			C		C		C		C				C	18.06.060(G)
Mental Health Facilities			C	C 18.06.060(T)	C		C						C	18.06.060(G) 18.04.060(K)
Other Correctional Facilities		C	C	C 18.06.060(T)	C	C	C		C	C	C	C	C	18.06.060(G)
Other facilities as designated by the		C	C		C		C			C	C	C	C	18.06.060(G)

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Washington State Office of Financial Management, except prisons and solid waste handling facilities														
Radio/TV and Other Communication Towers and Antennas	C	C	C	C	C	C	C	C	C	C	C	C	C	18.06.060(G) 18.44.100
Sewage Treatment Facilities	C	C	C	C	P		P		C	C	C	C	C	18.06.060(G) 18.04.060(X)
State Education Facilities		C	C		C		C		C	C	C	C	C	18.06.060(G) 18.06.060(X)
State or Regional Transportation Facilities	C	C	C	C	C	C	C		C	C	C	C	C	18.06.060(G)
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
12. TEMPORARY USES														
Entertainment Events			P		P	P	P						P	
Off Site Contractor Offices	P	P	P	P	P	P	P	P	P	P	P	P	P	18.04.060(DD)
Emergency Housing	P	P	P	P	P			P	P	P	P	P	P	18.04.060(DD)
Emergency Housing Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	18.50
Fireworks, as determined by Fire Dept.			P		P	P	P				P	P	P	9.48.160
Mobile Sidewalk Vendors		P	P	P	P	P	P			P	P	P	P	

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Parking Lot Sales			P		P	P	P	P			P	P	P	
Residences Rented for Social Event (6 or less in 1 year)	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(DD)
Residences Rented for Social Event (7 or more in 1 year)	C	C	C	C	C	C	C		C	C	C	C	C	
Temporary Surface Parking Lot		P	P		P	P	P		P					
District-Wide Regulations	18.06.060(R)				18.06.060(F)(2)	18.06.060(HH)	18.06.060(F)(2)							
13. OTHER USES														
Accessory Structures/Uses														
Adult Oriented Businesses			P										P	18.06.060(B)
Agriculture	P	P	P	P					P	P	P	P	P	
Animals	P	P	P	P	P	P	P		P	P	P	P	P	18.06.060(C)
Cemeteries	C	C	C	C					C	C	C		C	
Conference Center			P		P	P	P						P	
Gambling Establishments			C											
Garage/Yard/Rummage and Other Outdoor Sales	P	P	P	P	P	P	P		P	P	P	P	P	5.24
Home Occupations	P	P	P	P	P	P	P		P	P	P	P	P	18.04.060(L)
Parking Facility, Commercial		P	P		P	P	P 18.06.060(S)			P	P	P 18.06.060(S)	P	18.04.060(V)
Places of Worship	C	C	P	C	P	P	P		C	C	C	P	P	18.04.060(U)

TABLE 6.01 PERMITTED AND CONDITIONAL USES														
COMMERCIAL DISTRICT	NR	PO/RM	GC	MS	UW	UW-H	DB	AS	CSH	HDC-1	HDC-2	HDC-3	HDC-4	APPLICABLE REGULATIONS
Racing Pigeons	C	C	C	C					C	C	C	C	C	18.04.060(Y)
Satellite Earth Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	18.44.100
Schools	C	C	P	C	C	C	C		C	C	C	P	P	18.04.060(DD)
Social Organizations		P	P		P	P	P		P/C 18.06.060(I)	P	P	P	P	
Utility Facility	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.04.060(X)
Wireless Communications Facilities	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	18.44

LEGEND

- P = Permitted Use

MS = Medical Services

DB = Downtown Business

C = Conditional Use
- PO/RM = Professional Office/Residential Multifamily

AS=Auto Services

NR = Neighborhood Retail
- GC = General Commercial

UW = Urban Waterfront

UW-H = Urban Waterfront-Housing

CSH = Commercial Services-High Density
- HDC-1=High Density Corridor-1

HDC-2=High Density Corridor-2

HDC-3=High Density Corridor-3

HDC-4=High Density Corridor-4



## Chapter 18.38 PARKING AND LOADING

### 18.38.100 Vehicular and bicycle parking standards

A. Required Vehicular and Bicycle Parking. A minimum number of bicycle parking spaces are required as set forth in Table 38-01 below. The specific number of motor vehicle parking spaces set forth in Table 38-01 +/- ten percent (10%) shall be provided, unless varied pursuant to OMC [18.38.080](#) or other provision of this code. Any change in use which requires more parking shall install vehicular and bicycle facilities pursuant to Table 38.01 and consistent with the location standards of OMC [18.38.220](#).

B. Building Area. All vehicle parking standards are based on the gross square feet of building area, unless otherwise noted.

C. Residential Exceptions.

1. New residential land uses in the Downtown Exempt Parking Area do not require motor vehicle parking. See OMC [18.38.160](#).

2. Residential land uses in the ~~7~~ CSH, RMH, RMU, and UR Districts require only one (1) vehicle parking space per unit.

3. Table 18.01 notwithstanding, senior (age 55 or 62 and over) multi-family housing requires three (3) motor vehicle parking spaces per four (4) units. This exception is at the discretion of the applicant and only applicable if an appropriate age-restriction covenant is recorded.

D. Reserved Area for Bicycle Spaces. Where specified in Table 38.01 below, an area shall be designated for possible conversion to bicycle parking. Such reserve areas must meet the location requirements of short-term parking and may not be areas where pervious surfaces or landscaping is required. A cover is not required for such areas.

**TABLE 38.01**

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
<b>COMMERCIAL</b>			
Carpet and Furniture Showrooms	One and one-quarter (1.25) space per one thousand (1000) sq. ft. of gross showroom floor area. Each store shall have a minimum of four (4) spaces.	One per sixteen thousand (16,000) square feet of showroom floor area. Minimum of two (2).	One per eight thousand (8,000) square feet of showroom floor area. Minimum of two (2).
Child and Adult Day Care	One (1) space for each staff member plus 1 space for each ten (10) children/adults if adequate		

**TABLE 38.01**

<b>Use</b>	<b>Required Motor Vehicle Parking Spaces</b>	<b>Minimum Required Long-Term Bicycle Spaces</b>	<b>Minimum Required Short-Term Bicycle Spaces</b>
	drop-off facilities are provided. Adequate drop-off facilities must allow a continuous flow of vehicles which can safely load and unload children/adults. Compliance with this requirement shall be determined by the review authority.		
Hotel and Motel	One (1) space for each room or suite and one (1) space per manager's unit. Hotel/motel banquet and meeting rooms shall provide six (6) spaces for each thousand (1000) square feet of seating area. Restaurants are figured separately.	One (1) per ten (10) rooms. Minimum of two (2).	One (1) per thousand (1,000) square feet of banquet and meeting room space. Minimum of two (2).
Markets, Shopping Centers and Large Retail/Wholesale Outlets	Less than 15,000 sq. ft = 3.5 spaces for each 1000 sq. ft. of gross floor areas. 15,001 to 400,000 sq. ft = 4 spaces for each 1000 sq. ft. of gross floor area. More than 400,001 sq. ft. = 4.5 spaces per 1000 sq. ft. of gross floor area.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Medical and Dental Clinics	Four (4) spaces per 1000 sq. ft. of gross floor area.	One (1) per 10,000 square feet. Minimum of two (2).	One (1) per 10,000 square feet, minimum of two (2) within fifty (50) feet of each customer entrance; plus an equal reserved area for adding spaces.
Ministorage	Three (3) spaces minimum or (1) space for every one hundred (100) storage units, and two (2) spaces for permanent on-site managers.	None	None
Mixed Uses	Shared parking standards shall be used to calculate needed parking. This calculation is based upon the gross leasable area (GLA) for each shop or business and does not include atriums, foyers, hallways, courts, maintenance areas, etc. See shared parking 18.38.180.	See individual use standards.	See individual use standards

**TABLE 38.01**

<b>Use</b>	<b>Required Motor Vehicle Parking Spaces</b>	<b>Minimum Required Long-Term Bicycle Spaces</b>	<b>Minimum Required Short-Term Bicycle Spaces</b>
Mortuaries and Funeral Parlors	One (1) space per seventy-five (75) square feet of assembly area or thirteen (13) stalls per 1000 sq. ft.	One (1)	Two (2)
Offices, General	Gross floor area up to 2000 sq. ft. = One (1) space for each 250 sq. ft. Gross floor area between 2001 to 7500 sq. ft. = One (1) space for each 300 sq. ft. Gross floor area between 7501 to 40,000 sq. ft. = One (1) space for each 350 sq. ft. Gross floor area of 40001 and greater = One (1) space for each 400 sq. ft.	One (1) per ten thousand (10,000) square feet. Minimum of two (2).	One (1) per ten thousand (10,000) square feet; plus an equal reserved area for adding spaces. Minimum of two (2).
Offices, Government	3.5 spaces per one thousand (1000) sq. ft.	One (1) per five thousand (5,000) square feet. Minimum of two (2).	One (1) per five thousand (5,000) square feet; minimum of two (2); plus an equal reserved area for adding spaces.
Retail Uses	Three and a half (3.5) spaces per one thousand (1000) sq. ft.	One per six thousand (6,000) square feet. Maximum of five (5); minimum of one (1).	One per three thousand (3,000) square feet. Maximum of ten (10) per tenant; minimum of two (2) within fifty (50) feet of each customer entrance.
Service Station (mini-marts are retail uses)	Three and a half (3.5) spaces per one thousand (1000) sq. ft. g.f.a. or 1 space per 300 sq. ft.	None.	None
Warehouse, Distribution	1 space for each thousand (1000) sq. ft. or 1 space for each employee.	One (1) per forty thousand (40,000) square feet or one (1) per forty (40) employees. Minimum of one (1).	None.
Warehouse Storage	Gross Floor area of 0-10,000 sq. ft. = One (1) space for each one thousand (1000) sq. ft. Gross floor area between 10,001 – 20,000 sq. ft. = ten (10) spaces plus .75 space for each additional one thousand (1000) sq. ft. beyond ten thousand (10,000) sq. ft. Over 20,000 sq. ft. = eighteen (18) spaces plus .50 for each additional	One (1) plus one (1) for each eighty thousand (80,000) square feet above sixty-four thousand (64,000) square feet; or one (1) per forty (40) employees. Minimum of one (1).	None

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
	1000 sq. ft. beyond 20,000 sq. ft., or 1 space for each employee.		
<b>INDUSTRIAL</b>			
Manufacturing	One (1) for each two (2) employees on the largest shift, with a minimum of two (2) spaces.	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).	One (1) for each thirty (30) employees on largest shift. Minimum of two (2).
<b>INSTITUTIONAL</b>			
Beauty Salons/ Barber Shops, Laundromats/Dry Cleaners, and Personal Services		One per six thousand (6,000) square feet. Minimum of one (1).	One per three thousand (3,000) square feet. Minimum of two (2).
Educational Facilities (to include business, vocational, universities, and other school facilities).		One (1) per five (5) auto spaces. Minimum of two (2)	One (1) per five (5) auto spaces. Minimum of four (4).
Elementary and Middle School	One (1) stall per twelve (12) students of design capacity.	One (1) per classroom.	Three (3) per classroom.
Farmers Market		None	One (1) per ten (10) auto stalls. Minimum of ten (10).
High School	One (1) space per classroom and office, plus one (1) space for each four (4) students that are normally enrolled and are of legal driving age. Public assembly areas, such as auditoriums, stadiums, etc. that are primary uses may be considered a separate use.	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of two (2).	One per five (5) classrooms, plus one (1) for each forty (40) students (may also require one (1) per four thousand five hundred (4,500) assembly seats). Minimum of four (4).
Hospitals, Sanitariums, Nursing Homes, Congregate Care, Rest Homes, Hospice Care Home and	One (1) for each two (2) regular beds, plus one (1) stall for every two (2) regular employees on the largest shift.	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).	One (1) per thirty (30) beds, plus one (1) per thirty (30) employees on largest shift. Minimum of two (2).

**TABLE 38.01**

<b>Use</b>	<b>Required Motor Vehicle Parking Spaces</b>	<b>Minimum Required Long-Term Bicycle Spaces</b>	<b>Minimum Required Short-Term Bicycle Spaces</b>
Mental Health Facilities.			
Libraries and Museums	One (1) space per three hundred (300) square feet of public floor area or 3.3 spaces per thousand (1000) sq. ft. Six (6) stalls either on-site or on-street directly adjacent to the property. The Director may allow pervious-type parking surfaces.	One (1) per six thousand (6,000) square feet of public floor area. Minimum of two (2).	One (1) per one thousand five hundred (1,500) square feet of public floor area. Minimum of four (4).
Marinas		Minimum of four (4).	One (1) per ten (10) auto stalls. Minimum of four (4).
Other Facilities Not Listed		None	One (1) per twenty-five (25) auto stalls. Minimum of two (2).
Park-N-Ride Lots and Public (Parking) Garages		One (1) per fifteen (15) auto stalls Minimum of four (4)	Two (2).
Parks		None	One (1) per five (5) auto stalls. Minimum of four (4).
Transit Centers		Ten (10).	Ten (10).
<b>PLACES OF ASSEMBLY</b>			
Passenger Terminal Facilities	One (1) space for each one hundred (100) square feet of public floor area or ten (10) spaces per thousand (1000) sq. ft.	Minimum of ten (10)	Minimum of ten (10)
Place of Worship	One (1) space per four (4) seats. When individual seats are not provided, one (1) space for each six (6) feet of bench or other seating. The Director may use a ratio of six (6) stalls/1000 sq. ft. of assembly area where seats or pews are not provided or when circumstances warrant increased parking; e.g., large regional congregations which attract a large congregation or one which has multiple functions. See shared parking. 18.38.180	One (1) per 10,000 square feet of gross floor area.	One (1) per 160 seats or 240 lineal feet of bench or other seating, and one (1) per 6,000 square feet of assembly area without fixed seats. Minimum of four (4).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Private Clubs or Lodges (does not include health clubs or retail warehouse)	Six (6) spaces per thousand (1000) sq. ft.	One (1) per 6,000 square feet. Minimum of one (1).	One (1) per 6,000 square feet. Minimum of two (2).
Theater and Auditorium	One (1) space for each four and a half (4.5) fixed seats. If the theater or auditorium is a component of a larger commercial development the above parking standard may be modified to account for shared parking as provided in Section <a href="#">18.38.180</a> of this Code	One (1) per 450 fixed seats. Minimum of one (1).	One (1) per 110 fixed seats. Minimum of four (4).
Theater and Auditorium without fixed seats	One (1) space for each three (3) permitted occupants. Maximum building occupancy is determined by the Fire Marshal.	One (1) per 300 permitted occupants. Minimum of one (1).	One (1) per 75 permitted occupants. Minimum of four (4).

**RECREATION/AMUSEMENT**

Bowling Alleys	Five (5) spaces for each alley.	One (1) per twelve (12) alleys. Minimum of one (1).	One (1) per four (4) alleys. Minimum of four (4).
Health Club	Four (4) spaces for each thousand (1000) sq. ft.	One (1) per 5,000 square feet. Minimum one (1).	One (1) per 2,500 square feet. Minimum of four (4).
Skating Rinks and Other Commercial Recreation	Five (5) spaces per thousand (1000) sq. ft.	One (1) per 8,000 square feet. Minimum of one (1).	One (1) per 4,000 square feet. Minimum of four (4).

**RESIDENTIAL**

Accessory Dwelling Unit	<del>One (1) space per unit</del> <u>None</u>	None	None
Bed and Breakfast	One (1) space in addition to space(s) required for the residential unit.	One (1) per ten (10) rooms. Minimum of one (1).	None
Community Club Houses		None	One (1) per ten (10) auto stalls. Minimum of two (2).
Cottage Housing	One (1) space per unit or 1.5 space per unit if on-street parking is not available along street frontage (One (1) space per twenty (20) linear feet).	One per five (5) units, or one (1) per three (3) units if no on-street parking. Minimum of two (2).	One per ten (10) units, or one (1) per six (6) units if no on-street parking. Minimum of two (2).

TABLE 38.01

Use	Required Motor Vehicle Parking Spaces	Minimum Required Long-Term Bicycle Spaces	Minimum Required Short-Term Bicycle Spaces
Elder Care Home	One (1) space in addition to space(s) required for the residential unit.	Minimum of two (2).	Minimum of two (2).
Fraternities, Sororities and Dormitories	One (1) space for every three (3) beds, plus one (1) space for the manager.	One per fourteen (14) beds. Minimum of two (2).	Ten (10) per dormitory, fraternity or sorority building.
Group Home	One (1) space for each staff member plus one (1) space for every five (5) residents. Additionally, one (1) space shall be provided for each vehicle used in connection with the facility.	One (1) per ten (10) staff members plus one (1) per thirty (30) residents. Minimum of one (1). Additional spaces may be required for conditional uses.	None
Home Occupations	None, except as specifically provided in this table.	None	None
Mobile Home Park	Two (2) spaces per lot or unit, whichever is greater. If recreation facilities are provided, one (1) space per ten (10) units or lots.	None	None
<u>Triplex, when in a zoning district with a maximum density of twelve units per acre or less</u>	<u>Five (5) spaces.</u>	<u>None</u>	<u>None</u>
Multifamily Dwellings	Three or more units shall provide one and one-half (1.5) off-street parking spaces per dwelling unit. Multifamily dwelling units located on HDC-4 properties, where the new project provides for the development of replacement dwelling units in a development agreement, and the project site is all or part of an area of 40 acres or more that was in contiguous ownership in 2009, are exempt from the parking requirements of this section. If parking is voluntarily provided by the property owner, then the Director shall permit such parking to be shared with parking	One (1) storage space per unit that is large enough for a bicycle.	One (1) per ten (10) units. Minimum of two (2) per building.

**TABLE 38.01**

<b>Use</b>	<b>Required Motor Vehicle Parking Spaces</b>	<b>Minimum Required Long-Term Bicycle Spaces</b>	<b>Minimum Required Short-Term Bicycle Spaces</b>
	provided for non-residential development on the property.		
Single Family to include Duplex and Townhouse.	Two (2) spaces per unit. Note: parking spaces may be placed in tandem (behind the other). DB, CSH and RMH zone districts require one (1) space/unit.	None	None
Studio Apartments.	Apartments with one (1) room enclosing all activities shall provide one (1) off-street parking space per dwelling unit	None	One (1) per ten (10) units. Minimum of two (2) per building.
<b>RESTAURANT</b>			
Cafes, Bars and other drinking and eating establishments.	Ten (10) spaces per thousand (1000) sq. ft.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).
Car Hop	One (1) for each fifteen (15) square feet of gross floor area.	One per 300 square feet; minimum of one (1).	One per 150 square feet; minimum of one (1).
Fast Food	Ten (10) spaces per thousand (1000) square feet plus one (1) lane for each drive-up window with stacking space for six (6) vehicles before the menu board.	One per 2,000 square feet; minimum of one (1).	One per 1,000 square feet; minimum of one (1).



**From:** [Cari Hornbein](#)  
**To:** [Joyce Phillips](#)  
**Subject:** FW: Planning Commission Meeting 02.24.2020  
**Date:** Monday, February 24, 2020 6:30:08 PM

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This just came in.

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**From:** Jason Taellious <jason.taellious@gmail.com>  
**Sent:** Monday, February 24, 2020 6:24 PM  
**To:** Cari Hornbein <chornbei@ci.olympia.wa.us>  
**Subject:** Planning Commission Meeting 02.24.2020

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hello,

I'm trying to make it to tonight's Planning Commission meeting, but in case I can't, I'd like to add my voice to the chorus supporting more housing in Olympia.

I have been a resident of Olympia for over 10 years, I am a dad with two kids in the Olympia School District, I work for a local business, I own a detached single-family home and I love the Pacific Northwest. For the past three years I have worked in the construction industry for an architecture firm and have been involved in a number of local projects so have first-hand experience with the permitting and development process in our fair city. It is difficult and expensive to build housing in Olympia and the result is that we don't have enough for the number of residents currently living here, let alone enough for the number of people discovering how awesome this city is - we need access to more housing and we need it yesterday, but since yesterday isn't an option, getting it tomorrow will have to do.

Please continue to support the development of more housing for our city. The status quo is squeezing home prices higher and higher and availability lower and lower. Let's be part of Olympia's intelligent and responsive growth that leads to greater sustainability and a higher quality of life for more people by making housing more accessible.

Thank you,  
- Jason Taellious

**From:** [Tessa Smith](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** I support diverse housing!  
**Date:** Tuesday, February 25, 2020 10:17:45 AM

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**External Email Alert!**

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I welcome diverse housing--including ADUs, duplexes, triplexes, and courtyard apartments--in my neighborhood and throughout Olympia. I urge your full support of the proposals under consideration.

Cheers,  
Tess



Tessa Smith | Principal AIA CPHC LEED AP  
cel: [\(360\) 870-6280](tel:3608706280)  
[tessa@artisansgroup.com](mailto:tessa@artisansgroup.com)  
[ArtisansGroup.com](http://ArtisansGroup.com)  
The Artisans Group, Inc.  
1508 4th Ave E Olympia WA 98506

**From:** [Trudy Soucoup](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Re: City of Olympia - Potential Housing Code Amendments  
**Date:** Tuesday, February 25, 2020 12:54:17 PM

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Thank you. Yes, please add me to the list. We are in favor of all of the above.

Trudy

On Tue, Feb 25, 2020 at 12:41 PM Housing Option Code Amendments  
 <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)> wrote:

Hello. My name is Joyce Phillips and I am a Senior Planner for the City of Olympia, in the Community Planning & Development Department. I am reaching out to you at the request of the Olympia City Council to help raise awareness of potential code amendments for housing. Given your involvement and interest in other housing issues, the City wanted to ensure you were aware of this work as well.

The City is considering amendments to the city code to allow:

1. Duplexes on corner lots in any zoning district that permits single family residences.
2. Amendments to standards for Accessory Dwelling Units (ADUs) that would eliminate the requirement for an additional parking space; eliminate the requirement for the property owner to live on site; and increase the maximum size of the ADU from 800 square feet to 1,000 square feet.
3. Duplexes, triplexes, or courtyard apartments in some zoning districts.

For more information on these proposed changes please visit [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode). There are upcoming public meeting dates, information sheets about the three options, a Q&A based on questions from recent public meetings, and opportunities to provide comments.

**To receive updates on this work periodically please reply to this email and ask to be added to the Parties of Record list.**

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](http://olympiawa.gov)

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**From:** [Todd Monohon](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** RE: City of Olympia - Potential Housing Code Amendments  
**Date:** Tuesday, February 25, 2020 12:58:16 PM

**External Email Alert!**

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Thank you Joyce – please do keep me updated -  
 I support all of these efforts and proposals. . .

Todd Monohon **RMP®**  
 Designated Broker/Owner

360-790-1477 [olyrents.com](http://olyrents.com)  
 P.O. Box 8337 Lacey WA, 98509  
 115 State Ave NE Olympia, WA 98501



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Past President of Southwest Washington Chapter  
 National Association of Residential Property Managers NARPM



**From:** Housing Option Code Amendments <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)>  
**Sent:** Tuesday, February 25, 2020 12:41 PM  
**To:** Housing Option Code Amendments <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)>  
**Subject:** City of Olympia - Potential Housing Code Amendments

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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](http://olympiawa.gov)

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**From:** [David Schaffert](#)  
**To:** [Housing Option Code Amendments](#)  
**Cc:** [Doug Mah](#)  
**Subject:** RE: City of Olympia - Potential Housing Code Amendments  
**Date:** Tuesday, February 25, 2020 3:06:17 PM  
**Attachments:** [image002.png](#)  
[image004.png](#)

#### External Email Alert!

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Joyce,

Thank you for notice. The Chamber is most supportive of greater opportunities for housing in our community and appreciates greater flexibility to increase both housing type and total numbers.



**David Schaffert**  
 President / CEO

809 Legion Way, Olympia, WA 98501  
 Ph. 360.357.3362 Cell 360 789 6045  
[dschaffert@thurstonchamber.com](mailto:dschaffert@thurstonchamber.com) ♦ [thurstonchamber.com](http://thurstonchamber.com)



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**From:** Housing Option Code Amendments <housingoptions@ci.olympia.wa.us>  
**Sent:** Tuesday, February 25, 2020 1:00 PM  
**Subject:** City of Olympia - Potential Housing Code Amendments

Hello. My name is Joyce Phillips and I am a Senior Planner for the City of Olympia, in the Community Planning & Development Department. I am reaching out to you at the request of the Olympia City Council to help raise awareness of potential code amendments for housing. Given your involvement and interest in other housing issues, the City wanted to ensure you were aware of this work as well.

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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](http://olympiawa.gov)

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**From:** [pastoramy@firstchristianolympia.org](mailto:pastoramy@firstchristianolympia.org)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** RE: City of Olympia - Potential Housing Code Amendments  
**Date:** Wednesday, February 26, 2020 8:18:32 AM  
**Attachments:** [left.letterhead](#)

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Please add me to the Parties of Record list. I would like to receive updates. I am very happy to see that City Council is considering these important changes.

sincerely,

Amy LaCroix

Rev. Dr. Amy LaCroix (she/her)  
 First Christian Church  
 701 Franklin [St.SE](#)  
 Olympia, Wa 98507  
 office 360-943-8025  
 cell 360-515-6534

"Your beliefs become your thoughts,  
 Your thoughts become your words,  
 Your words become your actions,  
 Your actions become your habits,  
 Your habits become your values,  
 Your values become your destiny."  
 - Mahatma Gandhi

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

Subject: City of Olympia - Potential Housing Code Amendments

From: Housing Option Code Amendments

<[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)>

Date: Tue, February 25, 2020 1:00 pm

To:

Hello. My name is Joyce Phillips and I am a Senior Planner for the City of Olympia, in the Community Planning & Development Department. I am reaching out to you at the request of the Olympia City Council to help raise awareness of potential code amendments for housing. Given your involvement and interest in other housing issues, the City wanted to ensure you were aware of this work as well.

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

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

**From:** [ROBERT P. Barnoski](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Low income housing and rezone  
**Date:** Wednesday, February 26, 2020 10:17:52 AM

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There did not seem to be a place to add a general comment concerning the zoning code changes increases ADUs, duplexes and triplexes.

My question is "Why would the city not include set asides for low income housing? If not in this code, why not in a companion code to assure us that low income housing will also increase in Olympia."

Barney

**From:** [Jacqueline Chambers](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Re: Proposal for zoning changes.  
**Date:** Wednesday, February 26, 2020 10:42:51 PM

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Is anyone monitoring the logging they are doing for the new houses they want to build? Are we going to decimate the environment for development? I do think we need more housing - but do it while respecting the environment. Who is in charge down there? I hear there is a city rule about protecting trees? They are clear cutting near Decatur and 12th.

> On Feb 5, 2020, at 3:23 PM, Housing Option Code Amendments <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)> wrote:

>

> This can get a little complicated.

>

> Currently, a person could conceivably subdivide a lot that has a house and an ADU on it into two lots IF the property is large enough and both lots meet the zoning standards for size and lot width and other development standards. If the subdivision is completed and recorded they would then be able to sell the lots independently of each other. This is not normally the situation because most existing lots are not large enough to be subdivided again - but it is possible in some cases. This possibility would not change.

>

> What I believe the state law is getting at is a somewhat different scenario that doesn't go through the city. I will do my best to describe it but I am not an expert in this area. In theory, someone could go through a process to establish the house and the ADU as a condominium. Generally in an instance like that, the Condo Association owns the land and the building exteriors and the condo owners each own the interior building spaces. This is uncommon because condo developments are generally for larger, multifamily buildings. But there are a few small condo buildings in Olympia. There is one up in the Evergreen Parkway area that is only 2-4 units (I don't recall if it is one association with 4 units in two buildings or 2 associations of 2 units each). Setting up condo associations goes through the state and they have to meet other state laws in order to form. There have not been very many new condo proposals lately (10-15 years) because, at least from what I've heard, is that the insurance provisions make them less financially viable than other forms of housing options. Our code does not currently address the condo situation and would likely continue to remain silent on the issue.

>

> I agree that the language is confusing. I do not believe the language really changes anything in reality - other than to state that cities could not specifically prohibit it. I have asked the growth management planners at the Washington State Department of Commerce for input on that language specifically. They did not provide me with other options (subdivision or condo association development) that might apply under the language the way it is written. They too seemed to believe it didn't really change much for cities. I did ask them to let me know if they hear of other possibilities that come up as they continue to work with other city and county planners across the state on this issue, or if they decide to write rules to guide implementation of the state law with these new provisions.

>

> I hope that helps. Please let me know if you have additional questions.

> Joyce

>

> -----Original Message-----

> From: Jacqueline Chambers <[jacquelinemchambers4@gmail.com](mailto:jacquelinemchambers4@gmail.com)>

> Sent: Wednesday, February 05, 2020 12:09 PM

> To: Housing Option Code Amendments <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)>

> Subject: Re: Proposal for zoning changes.

>

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attachments.

>

> So can ADU's be sold separately from the original property in the new codes you are passing?

>

>> On Feb 5, 2020, at 10:58 AM, Housing Option Code Amendments <housingoptions@ci.olympia.wa.us> wrote:

>>

>> Hi, Jackie.

>> I do understand your concerns. I hope you do feel like you can call me to talk about them and the proposed amendments.

>>

>> The language you reference below as being confusing is from the state law. I agree that it is confusing! I've had a couple of meetings with staff at the State to help decipher it and how it would be implemented. As a city staff person I want to make sure I understand the intent and the requirements of enacting it, if I end up writing code to adopt it I want to be consistent with the state law and write it in a way that is best for the City.

>> Joyce

>>

>> -----Original Message-----

>> From: Jacqueline Chambers <jacquelinemchambers4@gmail.com>

>> Sent: Wednesday, February 05, 2020 10:29 AM

>> To: Housing Option Code Amendments <housingoptions@ci.olympia.wa.us>

>> Subject: Re: Proposal for zoning changes.

>>

>> External Email Alert!

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>>

>> Hello,

>> I apologize for the terse comment but what I read was confusing - it was the wording. For example, will ADU's be able to be sold separately? I found the wording difficult. I understand the need for more housing in Olympia. I worry that there are forces I do not understand and that are not aboveboard that are influencing decisions made about this issue. Development of any kind has long term effects. Good decisions made now will pay off. Bad decisions we will have to live with. I live on the west side of Olympia and I see many dilapidated duplexes. I see pools of storm water and rivers of water over sidewalks in areas of new development. I worry that money and haste are driving decisions that should be thoughtful. People need to be able to trust the city. I also see discussion of the Green Cove housing development being planned for a toxic site on the west side. It makes me wonder about the motivations of the city. Can you see how people might be worried?

>> Thanks,

>> Jackie

>>

>>> On Feb 5, 2020, at 10:12 AM, Housing Option Code Amendments <housingoptions@ci.olympia.wa.us> wrote:

>>>

>>> Hi, Jacqueline.

>>> I'm not sure which of the documents you are referring to below. I'm sorry that you didn't find it helpful. I would be happy to talk with you about any of the proposals under consideration. Please feel free to call me at 360.570.3722. We can talk over the phone or you can schedule a meeting with me to discuss this in person.

>>>

>>> There are two public meetings scheduled for people to come learn more

>>> about the housing options. These two meetings will follow the same

>>> format so you could choose whichever one works best for your schedule:

>>> Thursday, Feb. 6, 2020 at 5:30 p.m. at City Hall Council Chambers or

>>> Wednesday, February 12, 2020 at 5:30 p.m. at City Hall, Room 207.

>>> Additional materials will be added to the webpage as the planning

>>> process continues. olympiawa.gov/housingcode 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.

>>>

>>>

>>>

>>>

>>> -----Original Message-----

>>> From: Jacqueline Chambers <jacquelinemchambers4@gmail.com>

>>> Sent: Monday, February 03, 2020 8:43 PM

>>> To: Housing Option Code Amendments <housingoptions@ci.olympia.wa.us>

>>> Subject: Proposal for zoning changes.

>>>

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>>>

>>> I feel this document is poorly written and not clear. If you really want thoughtful input it is important to clearly state what you are trying to get across.

>>> Thanks,

>>> Jacqueline Chambers

>>

>

**From:** [Shaun Coombs](#)  
**To:** [Housing Option Code Amendments](#)  
**Cc:** [CityCouncil](#)  
**Subject:** Diverse Housing Planning Efforts  
**Date:** Thursday, February 27, 2020 10:21:54 AM

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**External Email Alert!**

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Hello,

I would like to express my strong support for the planning efforts to provide for a greater diversity of housing options in Olympia. My only criticism is that the planning efforts do not go far enough, however I recognize that you are constrained by inflexible policies and negative public sentiment.

As for most of negative public sentiment, I find that most of the concerns are really not based on the stated arguments, but rather a cloaked justification to maintain sameness in the face of an obvious need for change. These perspectives lead to a housing stasis and this is not sustainable and will not promote a healthy and happy Olympia.

While it beyond the scope of the planning efforts currently being considered I sincerely hope that Olympia (with regional and federal partners) is able to chip away at growing homeless crisis. It is painful to see all of these fellow human beings living in such deplorable conditions. All these people are someone's sons and daughters and they are all fellow humans and we should find it unacceptable to let these conditions persist. As for the solutions, well that is a tough one, but let us have the courage to recognize the immense wrongness of this situation and the fortitude to lean in and craft solutions.

If I can offer any assistance or clarification please do not hesitate to reach out to me.

Best,  
Shaun Coombs  
1603 Camden Park Dr  
Olympia, WA 98512

**From:** [Peter Cook](#)  
**To:** [Housing Option Code Amendments](#)  
**Cc:** [Roy Conover](#); [Eleanor van Noppen](#); [Jeff Hogan](#); [Judith Mason](#); [Peggy Smith](#); [Dick Smith](#); [Leslie Cushman](#); [Marsha Bayness](#); [Tammy Stampfli](#); [Lara Crutsinger-Perry](#); [Paul McCann](#); [Kari Ovigstad](#); [Anne Fritzel](#)  
**Subject:** Re: City of Olympia - Potential Housing Code Amendments  
**Date:** Thursday, February 27, 2020 12:39:56 PM

**External Email Alert!**

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Thanks Joyce. I strongly support these code changes, and I will advocate for them.

Peter Cook  
 The United Churches of Olympia  
 Lead Team Member FAITH

Sent from my T-Mobile 4G LTE Device  
 Get [Outlook for Android](#)

**From:** Housing Option Code Amendments <housingoptions@ci.olympia.wa.us>

**Sent:** Tuesday, February 25, 2020 1:00:25 PM

**Subject:** City of Olympia - Potential Housing Code Amendments

Hello. My name is Joyce Phillips and I am a Senior Planner for the City of Olympia, in the Community Planning & Development Department. I am reaching out to you at the request of the Olympia City Council to help raise awareness of potential code amendments for housing. Given your involvement and interest in other housing issues, the City wanted to ensure you were aware of this work as well.

The City is considering amendments to the city code to allow:

1. Duplexes on corner lots in any zoning district that permits single family residences.
2. Amendments to standards for Accessory Dwelling Units (ADUs) that would eliminate the requirement for an additional parking space; eliminate the requirement for the property owner to live on site; and increase the maximum size of the ADU from 800 square feet to 1,000 square feet.
3. Duplexes, triplexes, or courtyard apartments in some zoning districts.

For more information on these proposed changes please visit [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode). There are upcoming public meeting dates, information sheets about the three options, a Q&A based on questions from recent public meetings, and opportunities to provide comments.



**To receive updates on this work periodically please reply to this email and ask to be added to the Parties of Record list.**

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](http://olympiawa.gov)

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

**Joyce Phillips**

---

**From:** Dan Leahy <danleahy43@yahoo.com>  
**Sent:** Friday, March 06, 2020 11:03 AM  
**To:** CityCouncil  
**Cc:** Jay Burney; Keith Stahley; Leonard Bauer; Tim Smith; Jeff Fant; Paula Smith; Mike Reid; Cari Hornbein; Catherine McCoy; Housing Option Code Amendments  
**Subject:** Olympia Council's Immunization effort  
**Attachments:** City Council. Immunization Testimony.doc  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Mayor Selby, Council Members Bateman, Parshley, Gilman, Rollins, Cooper, Madrone and City Planning Staff:

The City of Olympia, represented by Council Member Dani Madrone, testified in support of HB 2780. .

The bill is dead, but the language all of you used about the need for the State to immunize opposition to City policy was startling and, I believe, quite offensive to the many people who do their best to participate in the life of our community, neighborhoods and City.

I transcribed the video of Council Member Dani Madrone's presentation on behalf of the City of Olympia.. I sent my transcription to her to verify its accuracy. She agreed that it was accurate.

I've attached my letter to you in response to your testimony, as well as my transcription of your testimony.

I've also submitted a public records request seeking a list of those cities you testified are not "working to address the housing shortage."

Your current policy direction downtown creates a housing market owned by a four wealthy investors with a dependent renter class in your nine tax exempted, market rate, rental apartments.

Your intentions, symbolized by support for HB 2780, will also expand investor owned housing into the neighborhoods, creating yet another dependent renter class and eliminating the possibility of home ownership for younger generations of working class people, as well as affordable housing.

I know all members of the Council are committed to these policies, but despite your efforts to immunize opposition with state intervention, the resistance to your policies will only grow.

Sincerely,

Dan Leahy

1415 6th Avenue SW  
Olympia, Washington 98502

March 6, 2020

Dear Mayor Selby, Council Members and Staff,

I am writing in response to your testimony before the House Environment and Energy Committee on February 6, 2020.

The thrust of your testimony is that there are citizens in Olympia who suffer from a preventable disease and you want the State of Washington to immunize them. The disease, in this instance, is effective citizen opposition to your current housing policy.

Your current policy, in the downtown area, is the promotion of non-affordable apartments by the granting of 8 year tax exemptions to four wealthy builders. Your policy puts price pressure on affordable apartments, leading to evictions and homelessness. I and many others object to this.

Your current policy, in the neighborhoods, is the approval of individual single family houses and large, single family track developments, such as the Wellington Heights in SW Olympia. These new houses, which are priced at \$435,000 and above also put pressure on the affordable houses in our neighborhood, targeting them as potential tear-downs for investors. I and many others object to this.

You state that “most people who benefit from diverse housing options can't engage in the process.” This is not true. My neighborhood is one of the most diverse neighborhoods in Olympia both in terms of types of housing (single family, duplexes, town houses, market rate rentals, ADUs, HUD assisted apartments, non-profit Mercy sponsored housing, etc) and ranges of incomes. I benefit from this, as do many of my neighbors.

Contrary to your statement, we *do* engage in the City's planning process but we object to your belief that an unrestrained market will solve the affordable housing problem. Your response is to characterize our objection as a disease and ask the State of Washington to immunize us?

You state that you “understand the concerns around local control. However, there are times when the state must intervene to address a crisis. Like with immunization.” With all due respect Mayor Selby, Council Members Bateman, Parshley, Gilman, Cooper, Rollins and Madrone, I do not think you understand “the concerns around local control” nor what the crisis is.

The crisis is *your* support for the financialization of homes and neighborhoods by investors on the hunt for asset safety and profitable turnover. *Our* concern is the elimination of affordability.

You state you “need leadership from the State of Washington” to override local control. We did not elect you to City Council to abrogate your responsibilities to City residents. If you are not going to look to the citizens for a just housing policy, you should resign from Council. No state-administered immunization will remove citizen resistance to your counter-productive policies.

Dan Leahy  
1415 6<sup>th</sup> Avenue SW  
Olympia, Washington 98502

cc: House Environment and Energy Committee; Mayors, Thurston County

**City of Olympia Testimony  
at a Public Hearing of the House Environment and Energy Committee  
February 6, 2020.**

Hi. My name is Dani Madrone. I'm a member of the Olympia City Council and I speak on behalf of the City in support of HB 2780.

This is a personal issue for me. For many years, I was a low-income, single mother who was able to stay in Olympia because of un-permitted missing middle housing. These were places I could afford to live, keep my daughter in the school district and stay close to public transit when we could not afford a car. These homes should be legal.

I understand the concerns around local control. However, there are times when the state must intervene to address a crisis. Like with immunizations.

People want to make medical decisions for their families, however we've seen outbreaks of preventable diseases so the state intervenes with immunization mandates.

Similarly, some cities want to be in full control of how they are designed. If every city was working to address the housing shortage, I would agree but that is not the case.

Even cities that are up for the challenge are struggling. When Olympia proposed missing middle housing, we had a very robust public process and the City Council unanimously adopted the missing middle ordinance.

However, it was invalidated by the Growth Management Hearings Board. We are now proceeding under HB1923, yet again facing resistance from people who aren't impacted by the housing shortage. Most people who benefit from diverse housing options can't engage in the process.

We need leadership from the State for a comprehensive approach. We are already behind the curve and we're leaving people behind.

**From:** [Andy Barenberg](#)  
**To:** [Housing Option Code Amendments](#); [CityCouncil](#)  
**Subject:** Housing Code Amendments  
**Date:** Saturday, March 07, 2020 3:00:00 PM

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**External Email Alert!**

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After reviewing the housing code amendments that have been proposed and attending an informational session at the city hall I wanted to state my support for the proposed changes. These changes will support modest increases to density, helping to reduce housing costs and allowing for walkable neighborhoods. Olympia's expansive single-family housing only zoning with high parking requirements has turned the city into an expensive and car-dependent town. Hopefully, the city continues with more ambitious changes to create dense walkable neighborhoods.

--

Dr. Andrew Barenberg

Cofounder: [Girlstoschool.org](http://Girlstoschool.org)  
[Andy.Barenberg@gmail.com](mailto:Andy.Barenberg@gmail.com)

Mobile 816-200-0567

cc: COUNCIL  
JAY  
KEITH  
KEVIN  
LEONARD

TIM S  
JEFF F  
PAULAS  
CARI H

RECEIVED

MAR 09 2020

City of Olympia  
Executive Department

ATTACHMENT 4

March 6, 2020

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Dan Leahy  
1415 6<sup>th</sup> Avenue SW  
Olympia, Washington 98502

cc: House Environment and Energy Committee; Mayors, Thurston County

**City of Olympia Testimony  
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However, it was invalidated by the Growth Management Hearings Board. We are now proceeding under HB1923, yet again facing resistance from people who aren't impacted by the housing shortage. Most people who benefit from diverse housing options can't engage in the process.

We need leadership from the State for a comprehensive approach. We are already behind the curve and we're leaving people behind.

**OLYMPIA CITY COUNCIL'S 8 YEAR TAX RELIEF PROGRAM  
FOR BUILDERS OF UNAFFORDABLE (MARKET RATE) APARTMENTS**

**December 2014 - February 2020**

<b>Location</b>	<b>Name</b>	<b>U</b>	<b>LLC &amp; Governor</b>	<b>8 yr. Property Tax Exemptions</b>	<b>8 Year TAX GIFT</b>
909 Eastside Not complete	The Easterly	21	The Easterly. Aaron Angelo	Exemption Approved. 2/4/20. Residential cost \$4,320,000.	\$ 423,705
510 State NE Not complete	Westma n Mill	86	Port of Olympia. 3 <sup>rd</sup> Gen Investments LLC. Walker John	Exemption Approved 2/4/2020. <b>Estimated</b> Cost \$17,200,000 @ \$200,000/residential unit	\$1,686,976
210 State St. Not complete	Laurana	44	Urban Olympia 5 LLC. Walker John	Exemption Approved. 1/21/20 <b>Estimated</b> Cost. \$8,800,000 @\$200,000/residential unit	\$ 863,104
500 Columbia Not complete	Harbor Heights	114	500 Columbia Pl LLC. J. Brent McKinley	Exemption Approved, 11/26/2019. <b>Estimated</b> Cost. \$22,800,000 @\$200,000/residential unit.	\$2,236,224
322 5 <sup>th</sup> Ave E Complete	Annie's Artists Flats	48	Urban Olympia 4 LLC. Walker John	Exemption Approved 11/21/2017 Residential Cost \$8,121,315	\$ 796,536
512 12th SE Complete	Campus Lofts	43	3 <sup>rd</sup> Gen Investments Walker John	Exemption Approved. 5/17/2016. Residential Cost \$5,272,072	\$ 517,084
321 Legion Complete	321 Lofts	36	Urban Olympia 3 LLC. Walker John	Exemption Approved. 5/17/2016. Residential cost \$5,678,562	\$ 556,953
123 4 <sup>th</sup> Avenue Complete	123 4 <sup>th</sup>	138	Columbia Heights Partners, LLC Shuo Lou	Exemption Approved. 4/7/15 Residential Cost \$28,208,782	\$2,766,717
600 Franklin Complete	Franklin Lofts	19	Urban Olympia 3 LLC. Walker John	Exemption Approved 12/16/14. Residential cost \$1,699,562.	\$ 166,693
<b>TOTAL</b>	<b>9</b>	<b>549</b>	<b>4 Individuals</b>	<b>Total Exemptions:      \$102,100,293</b>	<b>\$10,013,992</b>

U = Residential Units. **(1) Estimated cost.** I used \$200,000/unit, a figure close to the most recent reported cost figure, to calculate three exemption amounts currently unknown. **(2) Residential cost** figures are from the Department of Commerce. The Easterly residential cost figure is from their application. **(3) Tax Gift, Wealth Shift, Corporate Welfare:** \$10,013,992 is the estimated amount the 4 building owners do not have to pay in taxes over 8 years. I calculated this tax shift to other taxpayers by dividing the exemption amount by 1000, multiplying that number by the 12.26 millage rate and multiplying that number by 8 years. **(4)** The Council, on 6/11/19, approved a 12 year "affordable" tax exemption for 82 units at 3335 Martin Way. The residential cost is unknown. **(5)** There are at least three possible future applications for 8 year tax exemption: Market Flats, 312 Capitol Way; Annie's Flats, 317 4<sup>th</sup> Avenue; & State and Water, 116 Water Street. All are Walker John projects.

**Comments, Questions, Corrections: Contact** Dan Leahy, [danleahy43@yahoo.com](mailto:danleahy43@yahoo.com). (360) 402-0441 (2/18/20)



**From:** [DONNA ROYLANCE](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** An opinion based on our life's savings  
**Date:** Thursday, March 12, 2020 5:06:59 PM

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**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear City Council:

Thirty years ago we moved here and made a major life investment into a home in a nice neighborhood, that we could afford and where everyone was maintaining their property so as to keep up the property values. This was a judgment and decision based on much research as we are responsible property owners and wanted our investment to be increasing in value. This is the first time that someone else has decided that OUR property no longer has value and can be infringed on to benefit those who cannot afford similar property and will not likely have the pride of ownership to maintain it as we have seen on Conger St NW. This area is now degrading and is becoming a less desirable area. Unless you, the city council, would like to buy our house at current tax value, then please respect us and our properties and lifetime investment. Are each of you allowing this new invasion of consolidated housing on YOUR STREET?

Yours truly,

Donna Roylance

707 Fox Run Dr NW

Olympia, Wa. 98502

**From:** [Joyce Phillips](#)  
**To:** [Lorie Hewitt](#)  
**Cc:** [CityCouncil](#); [Housing Option Code Amendments](#); [Jay Burney](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Comments on Missing Middle and Housing Option Code Amendments  
**Date:** Thursday, March 12, 2020 12:54:03 PM

---

Hi, Lorie.

It was nice to have the opportunity to talk with you on the phone last week. I wanted to follow up to a question you asked below in your email. You asked if there would be protections in place to prevent developers from persuading the single story duplex owner behind you from selling so a developer can build apartments that are 3 stories high with market rate rentals that would then shade the solar panels on your carport.

When we spoke, I was still in the process of drafting the code amendments that would implement the staff recommendations. Those recommendations and draft amendments were just issued this week and are now posted on the project webpage at [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode). It specifically includes language that would limit any/all residential structures in your zoning district, regardless of the housing type proposed (single family, duplex, triplex or courtyard apartment), to two stories. This was intentionally proposed to help with neighborhood scale and compatibility issues. The maximum building height allowed there is not proposed to change from what it is currently - 35 feet.

Olympia does not currently have solar access requirements in the zoning code. Although we may in the future, it is not proposed at this time. Some building owners that have installed solar panels may choose to acquire a solar access easement from adjacent properties but that is not a requirement. Any agreement like that is a private transaction that wouldn't need to go through the city so I do not have a sense of whether or not people are doing that in Olympia but I suspect that most have not.

I hope that answers your question. Please feel free to contact me if you would like to discuss this further. And you are more than welcome to provide additional comments to the Planning Commission at [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). Comments are provided to the Planning Commission and posted on the webpage. Comments will be shared with the City Council once the Planning Commission makes its recommendation on this issue.

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](http://olympiawa.gov)

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

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

From: CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
 Sent: Friday, March 06, 2020 6:01 AM  
 To: Lorie Hewitt <[bradleyhewittoly@gmail.com](mailto:bradleyhewittoly@gmail.com)>  
 Cc: Councilmembers <[Councilmembers@ci.olympia.wa.us](mailto:Councilmembers@ci.olympia.wa.us)>; Jay Burney <[jburney@ci.olympia.wa.us](mailto:jburney@ci.olympia.wa.us)>; Keith Stahley <[kstahley@ci.olympia.wa.us](mailto:kstahley@ci.olympia.wa.us)>; Kellie Braseth <[kbraseth@ci.olympia.wa.us](mailto:kbraseth@ci.olympia.wa.us)>; Leonard Bauer <[lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)>; Joyce Phillips <[jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)>  
 Subject: RE: Comments on Missing Middle and Housing Option Code Amendments

Thank you for your comments. I'll forward them on to Councilmembers and staff.

Connie Cobb  
 Executive Department | City of Olympia  
 PO Box 1967 | Olympia WA 98507-1967

Phone: (360) 753-8451 | Fax: (360) 570-3791  
 Email: ccobb@ci.olympia.wa.us | Website: www.olympiawa.gov

All e-mail to and from this address is a public record.

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

From: Lorie Hewitt <bradleyhewittoly@gmail.com>  
 Sent: Thursday, March 5, 2020 4:17 PM  
 To: CityCouncil <citycouncil@ci.olympia.wa.us>  
 Subject: Comments on Missing Middle and Housing Option Code Amendments

External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear City Council Members:

These are additional comments I sent to city planners after I attended a Housing code meeting last month. I am sending these comments directly to you because of their immediate relevance to the ongoing missing middle lawsuit as well as Olympia's practice to grant property tax exemptions to developers (without requirements for affordable housing).

> "I was at the information and comment meeting last Wednesday night. Thank you to staff for running that meeting and answering questions. I should have submitted a comment related to a question I asked about how this code change will coordinate with the former struck-down missing middle that is still the subject of the city's appeal. If Olympia wins, how will the two regulations fit together?

> Please describe how this new effort improves upon the former missing middle code changes.

>

> I also want to strongly urge Olympia to stop spending money appealing that case because there is now this current effort that seems to replace that former missing middle that didn't follow proper GMA channels. This court appeal seems a huge waste of taxpayer dollars.

>

> One more subject I want to comment on is the practice of the Council to give 8 year property tax exemptions to builders of market rate housing. I just found out another exemption was granted to folks from Vancouver for kicking out renters from their duplex who had affordable housing so they could remodel and get new renters who pay much higher rent. Why do they need a property tax exemption? They are a big part of the problem here of there not being enough affordable housing AND I believe they did not create any new units!

>

> I just got my tax bill and it is over \$600 higher than my last one. I do not care to subsidize these landlord/builders that the Council keeps exempting from taxes!!! I hope you do not expect Olympia residents to vote yes on any more bond proposals for 8 years!"

I do have a question that I would like Council to respond to :

I have lately been concerned about another possibility that could arrive with your new housing code amendments. I live on a corner in the South Capital Neighborhood with a triplex across the street and one duplex behind us and another across the street. So we have been happily coexisting with many rentals for over 30 years (thus this is NOT a NIMBY issue-- and labeling things that will not do anything for resolving these complex neighborhood/density issues). With the new housing code changes, how will there be protections in place to prevent developers from persuading the single story duplex owner behind us from selling so a developer can build apartments that are 3 stories high with market rate rentals that now shade the solar panels on the carport we put in 2 years ago? No one at the Housing Code Meeting was able to definitively tell me that 3 story apartment complexes would not be permitted in our neighborhood. I am for infilling, but not at the expense of livable neighborhoods. And especially not if efforts to help with the climate crisis through solar panels might be stymied due to poorly controlled design requirements for apartments on residential lots. Each residential neighborhood situation is different and encouraging density is complicated. Let's not solve one problem only to create others!

Thanks for your thoughtful consideration and response.

Lorie Hewitt

**From:** [Paul Knox](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** proposed code changes  
**Date:** Thursday, March 12, 2020 3:22:41 PM

---

**External Email Alert!**

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Dear Planning Commission and City Council,

I have reviewed the staff recommendations for ADUs, du- and tri-plexes and courtyard apartments and concur and agree with all of them. These are all best practices other cities are following in any attempt to incent and allow more diverse housing in single family neighborhoods. Please vote yes!

Paul Knox  
KnoxWorks Consulting  
360.790.4464  
[knoxworksconsulting.com](http://knoxworksconsulting.com)

**From:** [Tessa Smith](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Adopt all three...  
**Date:** Friday, March 13, 2020 11:40:54 AM

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**External Email Alert!**

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I agree with the staff, all three housing options should be adopted, no question. I am concerned too many barriers are being put in place for the garden apartments and they are a critical piece of the solution. Particularly I agree with the height restriction for ADU's being raised to 24'!

Cheers,  
Tess



Tessa Smith | Principal AIA CPHC LEED AP  
cel: (360) 870-6280  
[tessa@artisansgroup.com](mailto:tessa@artisansgroup.com)  
[ArtisansGroup.com](http://ArtisansGroup.com)  
The Artisans Group, Inc.  
1508 4th Ave E Olympia WA 98506

**From:** [chela2@Q.com](mailto:chela2@Q.com)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** RE: Housing Options Code Amendments - Olympia  
**Date:** Friday, March 13, 2020 6:56:51 PM

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hello:

My comments on the code amendment options:

- 1) ADUs. I disagree with eliminating the requirement for additional parking. I have seen way too many neighborhoods in Seattle where street parking is horribly clogged and really destroys the navigability as well as the atmosphere of a neighborhood.
- 2) ADUs. I think the size of ADUs should be limited to 800 square feet. That is plenty big enough for a smallish affordable unit. 1000 Square feet is larger than most of the houses in some parts of the northeast neighborhood.
- 3) General comment: What is the city doing to actually encourage more building on empty lots in Olympia, within the existing zoning allowances? If the City were truly interested in increasing infill and density, then additional angles should be looked at, such as reducing impact fees, allowing more variances if the situation merits (e.g., allowing extension over required setback in some situations), streamlining building permit process, developing preapproved plans for ADUs, etc.
- 4) General comment: Instead of or in addition to focusing so much on densifying neighborhoods, what is the City doing in terms of encouraging more housing in underutilized major arterial corridors? For example, Pacific Avenue between 4<sup>th</sup> and I-5 area could be a great place for more apartments, townhomes, etc. Can the city put in place zoning requirements for all development in that area to include residential uses? Another area that would be ripe for more urban housing would be behind some of the commercial businesses on Harrison Avenue in west Olympia between Harrison and 4<sup>th</sup> Avenue West. There is a lot of undeveloped land in that area that could be zoned for residential use only, helping to create more vibrant commercial/residential zone.

Thanks  
 Joyce Mercuri

---

**From:** Housing Option Code Amendments [mailto:housingoptions@ci.olympia.wa.us]  
**Sent:** Thursday, March 12, 2020 2:58 PM  
**To:** Housing Option Code Amendments  
**Subject:** Housing Options Code Amendments - Olympia

You are receiving this email as someone who has provided comments on, or is a Party of Record for, this proposal.

If you do not wish to remain on this email distribution list please reply and ask to be removed.

The Planning Commission continues to consider code amendments to implement two to three options related to housing types (related to Accessory Dwelling Units, Duplexes, Triplexes, and Courtyard Apartments). Learn more about the housing options under consideration at [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode).

The Housing Code Amendments webpage has been updated to include Staff Recommendations about how to implement these housing options. A summary of the options and recommendations is attached. You may provide written comments at [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). Public comments are provided to the Planning Commission and are posted on the webpage a few days after the Planning Commission meetings.

The intent was to present these recommendations at the Planning Commission meeting on Monday, March 16, 2020. That will occur at a later date as all **Advisory Board and Commission meetings of the City have been cancelled until further notice** in an effort to substantially reduce the spread of the COVID-19 virus. Additionally, the Open House scheduled for Monday, March 23, 2020 is postponed to a later date.

We will send updates on next steps as more information is known. Until then, please be safe, be kind, and keep washing your hands.



**From:** [Tonya Hennen](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Comment of Housing Option Code Amendments of 3/12  
**Date:** Wednesday, March 18, 2020 12:53:15 PM

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External Email Alert!

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Hello,

I have reviewed the Housing Option Code Amendments sent via email on 3/12/2020 and fully support the staff recommendations for all three options. Thank you - I hope that allowing density will helpfully bring positive density to our city.

Thank you,  
Tonya Hennen  
501 Central St SE, Olympia

Tonya Hennen (she/her)  
Windermere Real Estate/ Olympia  
2312 Pacific Ave SE  
Olympia, WA 98501

(3 6 0) 7 6 8 - 4 O L Y mobile  
(2 0 6) 2 2 8 - 4 6 3 8 mobile  
(3 6 0) 9 4 3 - 7 8 3 9 office

The CoHo Team of Windermere Agents  
"Building Community, Bringing you Home"

Over \$1,050,000 donated to community development and housing non-profits since 2000.

**From:** [Edible Forest Gardens EFG](#)  
**To:** [Housing Option Code Amendments](#); [CityCouncil](#)  
**Cc:** [edibleforestgardens@gmail.com](mailto:edibleforestgardens@gmail.com)  
**Subject:** Seniors need new housing options  
**Date:** Sunday, March 22, 2020 11:11:33 AM

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External Email Alert!

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I attended every advisory work group meeting, open house, planning and land use committee, and City Council meetings of the Missing Middle process. As a senior, 74 years old, I appreciate the work the City did to provide increased opportunities for homes in ADUs, tiny homes, duplexes, triplexes, fourplexes, cottage housing, courtyard apartments and SROs throughout the neighborhoods. This is all very encouraging to seniors who find ourselves in a housing emergency.

I appreciate the City's continued legal engagement to protect the Missing Middle from appeals. We need it!

Now that Washington State law offers solutions to permit ADUs, cottage housing, etc. without the threat of appeal, I say "Go for it!"

I was 70 when Missing Middle started - now I'm 74. Seniors need these options. ADUs can be "granny flats" in the yards of family, friends and neighbors in the neighborhood of our choice. Some seniors dream of living in cottage housing with other seniors, sharing caregivers and services. Living in ADUs keeps us in the neighborhoods as we age. We have a lot to offer - think babysitters and cookies!

Please do work quickly to put the new regulations in place so the many homeowners who want to build ADUs in their yards can get busy and build homes for us. We need them!

Thanks,

Pat Rasmussen

Sent from my iPhone

**From:** [CityCouncil](#)  
**To:** [Bradford](#)  
**Cc:** [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: A REAL story about what will happen to Olympia if the City keeps going down its DENSITY path  
**Date:** Monday, March 23, 2020 3:45:42 PM  
**Attachments:** [image001.png](#)

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    sgrisham@ci.olympia.wa.us

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**From:** Bradford <c\_brad@comcast.net>  
**Sent:** Monday, March 23, 2020 2:34 PM  
**To:** CityCouncil <citycouncil@ci.olympia.wa.us>; cpdinfo <cpdinfo@ci.olympia.wa.us>; cityhall <cityhall@ci.olympia.wa.us>  
**Subject:** A REAL story about what will happen to Olympia if the City keeps going down its DENSITY path  
**Importance:** High

**External Email Alert!**

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Although I realize the Corona Virus issue is extremely important right now, I believe it is also important for people, such as me, to keep an eye on the ball regarding the City of Olympia's promotion of what everyone has been referring to as infill housing, up zoning, missing middle, and gentrification, etc.

On Saturday night I watched an excellent show on PBS entitled, "On the Brink." It told the story about the demise of Seattle's Central District neighborhood, a largely black population. Although it talked about how the black people in this particular community were forced to move because of gentrification, the exact same thing is happening to many others (no matter their race) in Seattle, LA, New York, and other cities throughout America (including Olympia). Seattle's neighborhoods are being dismantled one by one. It is a lesson in the profound loss of community. It is no longer just a racial issue but is one of money and greed.

The concept of this film mirrors what is currently happening in Olympia in that it started out by city officials and developers who worked to increase the "Density" of neighborhoods, the exact wording people in the Seattle Central District heard. As discussed in the film, the people in that community saw things happen slowly at first and didn't know what hit them until

everything had been destroyed. You can access this film at <https://www.pbs.org/show/brink/> It is about one hour long but well worth watching. I strongly encourage everyone to watch this. It will give the City Council, Planning Dept., City Manager, and other pro-missing middle people a realistic look of what is going to happen if Olympia continues down this path.



[On the Brink | PBS](#)

[Watch On the Brink videos on demand. Stream full episodes online.](#)

[pbs.org](https://www.pbs.org)

There is no doubt about what is and what will happen in Olympia. When our neighborhoods are finally destroyed, each and every one of you will be responsible for this. I hope you will take a realistic look at what will happen and not let the developers and other who stand to benefit from gentrification drive you.

Sincerely,

Colleen Bradford  
1712 13<sup>th</sup> Ave SE  
Olympia, WA 98501  
(360) 970-8634

P.O. Box 2474  
Olympia, WA 98501



Virus-free. [www.avg.com](https://www.avg.com)

**From:** [CityCouncil](#)  
**To:** [Glen Anderson](#)  
**Cc:** [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Affordable Housing? Facts vs. Myths about the "Missing Middle"  
**Date:** Monday, March 30, 2020 1:20:18 PM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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**From:** Glen Anderson <[glenanderson@integra.net](mailto:glenanderson@integra.net)>  
**Sent:** Monday, March 30, 2020 10:33 AM  
**To:** CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
**Subject:** Affordable Housing? Facts vs. Myths about the "Missing Middle"

**External Email Alert!**

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You know we are experiencing a crisis in affordable housing. However, the “Missing Middle” will NOT solve the problem. I interviewed two knowledgeable local persons (Jay Elder and Larry Dzieza) for the April 2020 program on my “Glen’s Parallax Perspectives” TV series.

**You can watch it on cable TV or through my blog. My blog post includes a thorough summary** of what we said during the interview and also the powerfully informative graphs we showed on TV.

**The interview will air on TCTV cable channel 22 three times a week throughout April 2020** (Mondays 1:30 pm, Wednesdays 5:00 pm, and Thursdays 9:00 pm) on TCTV cable channel 22 for cable TV subscribers in Thurston County WA. See [www.tcmedia.org](http://www.tcmedia.org) for their complete schedules on all channels.

**Also, you can watch it – and/or read the thorough summary – through the blog link below at any time from anywhere:**

<http://parallaxperspectives.org/affordable-housing-facts-vs-myths-about-the-missing-middle>

"It is time for people to rise to their full moral and spiritual height, to take the world on their shoulders, and to say, 'I will save the earth.'" -- Helen Caldicott

For information, resources, and encouragement to take strong actions to "save the earth," as Dr. Helen Caldicott says, see various parts of my blog,

[www.parallaxperspectives.org](http://www.parallaxperspectives.org)

Glen Anderson (360) 491-9093 [glenanderson@integra.net](mailto:glenanderson@integra.net)

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

[www.avast.com](http://www.avast.com)



**From:** [Nicole Floyd](#)  
**To:** [Helen Wheatley](#)  
**Subject:** RE: Threshold determination for project number 20-0994  
**Date:** Tuesday, April 14, 2020 4:40:10 PM  
**Attachments:** [HOCA SEPA Checklist.pdf](#)  
[3 EIS for 1994 Comprehensive Plan.pdf](#)  
[07182012.DRAFT.SEIS.noWatermark.pdf](#)  
[FSEIS 2013 Issued 012414.pdf](#)

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Helen,

Please find the attached checklist.

I have also attached the:

Environmental Impact Statement for the 1994 Comprehensive Plan  
 Supplemental Environmental Impact Statement for the 2012 Comprehensive Plan Update  
 Final Supplemental Environmental Impact Statement for the 2012 Comprehensive Plan Update

The housing options website is also a good resource for the project scope: <http://olympiawa.gov/city-government/codes-plans-and-standards/housing-code-amendments.aspx>

You may also want to review our Municipal Code Online as it includes all the applicable regulations that will apply to any forthcoming development projects: <https://www.codepublishing.com/WA/Olympia/>

Please let me know if you would like any other information.

Nicole Floyd, AICP

Senior Planner|City of Olympia  
 601 4th Ave E.|Olympia, WA 98501  
 Ph: 360.570.3768|Fax: 360.753.8087  
 Web: [olympiawa.gov](http://olympiawa.gov)

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

From: Helen Wheatley <[hwheatley22@comcast.net](mailto:hwheatley22@comcast.net)>  
 Sent: Tuesday, April 14, 2020 3:35 PM  
 To: Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
 Subject: Threshold determination for project number 20-0994

External Email Alert!

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Hello Nicole,

Is there an environmental checklist related to this threshold determination?

If so, I would like to make a public information request for the checklist.

I also request to see all documents related to filling out the items on checklist, per WAC 197-11-315 and WAC 197-11-060, which appear to be the ones relevant to this process, and/or any other WACs relevant to this project's SEPA review.

I request that this be information be provided very timely, or else that the 14 day comment period be extended so that there is an opportunity to write a substantive public comment on the threshold determination.

Thanks very much!

Helen Wheatley  
2218 McCormick Ct SE  
Olympia WA 98501



**From:** [Housing Option Code Amendments](#)  
**To:** ["jhawk@gglbbs.com"](mailto:jhawk@gglbbs.com)  
**Subject:** RE: Housing Options Code Amendments - Online Opportunity  
**Date:** Friday, April 17, 2020 10:56:00 AM

Hi, J.

Thank you for your question. I will modify the language on the webpage to clarify.

Technically, the comment period for these draft code amendments will be open until the end of the public comment period for the public hearing. The public hearing has not been scheduled yet, so I can't say for certain when the comment period will close. I wanted people to know the comment period for the two presentations that were just added to the webpage would be through May 15<sup>th</sup>. I wanted people to know they would have at least one month to comment, so hopefully people wouldn't feel rushed.

I will try to get the webpage updated by the end of the day. Thank you.  
 Joyce Phillips, Senior Planner  
 360-570-3722

**From:** jhawk@gglbbs.com <jhawk@gglbbs.com>  
**Sent:** Wednesday, April 15, 2020 10:46 AM  
**To:** Housing Option Code Amendments <housingoptions@ci.olympia.wa.us>  
**Subject:** Re: Housing Options Code Amendments - Online Opportunity

**External Email Alert!**

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Can you please make better sense of this paragraph at the end of your email below...it sounds contradictory. Will public comments be accepted (and read and considered fairly?) beyond May 15, or not?

**"Now Taking Comments:** This commenting opportunity is open until Friday, May 15, 2020. However, all public comments will be accepted until the end of the public hearing comment period. The public hearing is not yet scheduled. Future public meetings will be noted on the [webpage](#) when scheduled."

There are many good local environmentalists, justice-watchers, and other citizens who have strong thoughts on the City's running rampant over SEPA, tree canopy, a citizen's right to challenge planning decisions and other wrongdoing by the City, and other troubling issues that these new 'rules' force on Olympia.

I think they deserve to know CLEARLY how long their comments will be, if not welcomed....accepted.

Thank you~  
 J.

On 2020-04-15 10:34 am, Housing Option Code Amendments wrote:



**Online Opportunity:** Public meetings were postponed during the Stay Home, Stay Healthy order. Rather than holding an in-person Open House as planned, we are providing an online opportunity to gather information and provide feedback. Two narrated PowerPoint presentations are available at [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode), each about 15 minutes in length. The first presentation goes over the three options under consideration. The

second presentation reviews the staff recommendations to implement the options. The draft code amendments necessary to implement staff's recommendations are also available on the [webpage](#).

**Have Questions:** Questions posed earlier in the process are addressed in the [FAQ](#). You can pose questions and provide comments via email to [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). All comments received will be shared with the Planning Commission and City Council. Comments will be posted on the [webpage](#) a few days after Planning Commission meetings.

**Now Taking Comments:** This commenting opportunity is open until Friday, May 15, 2020. However, all public comments will be accepted until the end of the public hearing comment period. The public hearing is not yet scheduled. Future public meetings will be noted on the [webpage](#) when scheduled.



Joyce Phillips, AICP, Senior Planner  
Community Planning & Development  
[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)

**From:** [cristal S](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Re: Housing Options Code Amendments - Online Opportunity  
**Date:** Wednesday, April 15, 2020 4:45:55 PM

**External Email Alert!**

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Hi!

I support options one two and all non-courtyard apartments parts of option 3.

Courtyard apartments fiscally benefit corporations and are built around cars, neither of which I can support. Duplexes, triplexes, and 4plexes benefit primarily members of our community, who enrich and make our city a desirable and delightful place to live.

Thank you for providing this option to participate!  
 Crystal Snare

On Wed, Apr 15, 2020, 10:34 AM Housing Option Code Amendments <[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)> wrote:



**Online Opportunity:** Public meetings were postponed during the Stay Home, Stay Healthy order. Rather than holding an in-person Open House as planned, we are providing an online opportunity to gather information and provide feedback. Two narrated PowerPoint presentations are available at [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode), each about 15 minutes in length. The first presentation goes over the three options under consideration. The second presentation reviews the staff recommendations to implement the options. The draft code amendments necessary to implement staff's recommendations are also available on the [webpage](#).

**Have Questions:** Questions posed earlier in the process are addressed in the [FAQ](#). You can pose questions and provide comments via email to [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). All comments received will be shared with the Planning Commission and City Council. Comments will be posted on the [webpage](#) a few days after Planning Commission meetings.

**Now Taking Comments:** This commenting opportunity is open until Friday, May 15, 2020. However, all public comments will be accepted until the end of the public hearing comment period. The public hearing is not yet scheduled. Future public meetings will be noted on the [webpage](#) when scheduled.



**From:** [Sharleen Bakeman](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Housing Options Public Comment — Bakeman  
**Date:** Wednesday, April 15, 2020 9:21:52 PM

**External Email Alert!**

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1. Duplexes on corner lots
2. ADUs
3. Dupes, Trips, or Courtyard Apts.

Bottom line — please go focus on something else,

- You already allow duplexes on corner lots — my conversation with the planning office several years ago on this topic when a neighbor built duplexes on two corner lots was that you see duplexes the same as single.
- ADUs — I don't have as much issue with this one as long as it is something akin to an alley house—I.e., smaller/shorter than the main house, inconspicuous with line of sight not conflicting with established neighboring homes, and with off street and off alley parking.
- #3 — no. Too much wiggle room, and the city has a history of not caring about complaints when they come in. When this becomes 'Joe builder wants to put up a 4-plex, a 6-plex, a 3-story', you decide without consulting the neighborhoods. No. It's true, you know; you don't care. You've already made up your mind about what I'm writing .

The answer is no. Leave things alone. No densification. No additional buildings on currently built lots. We held a vote, and Olympia residents who pay taxes in Olympia opted for a resounding NO. We don't want to densify lots that were designed for a different use. It's how we voted. We said no. We did not ask the City Council or Mayor or Planning office to go back and figure out a way AROUND our vote. This blatant end run around the voters' wishes is beneath the City. It's exhausting. It gets on the ballot, we vote, you ignore.

This is wrong. Especially trying to run this through now, when we're in lock down, but you shouldn't be doing this at all. We have much much bigger issues—go work on those, please.

Building out lots more densely does not solve problems. This is not a code exercise. This is not correcting or changing your TABLES. This is life. Kids playing on a green lawn. Trees and gardens. Dogs fetching a ball. It's not about your paperwork. Ignoring neighborhoods' wishes only creates anger, drives neighbors apart, and the very people who can help you make this a better city leave.

Take a look at Fern Street SW. Now ask your OPD folks how many calls for domestic violence, rape, car vandalism and car thefts come from this one, very densely built street in an

otherwise decent SW side.

You (collective you) seem to want to decide (in planning wisdom, I assume), to squeeze more buildings in by, in part, negating requirements for parking spaces for vehicles. And forget sidewalks. The city simply does not take care of sidewalks, or even build them, in violation of the ADA.

Instead you're hoping that people will get on the buses with their strollers and children and groceries, instead of strapping the kids into a car seat in the relative safety of a condo/apartment parking lot or garage. So where do their vehicles actually go? Piled along the street, where the code enforcement officers are already too overworked to bother with wrong-way (dangerous) parking, parking on grassy areas, parking for months at a time, and allowing car sirens to drone on into the night with no consequence, or not responding when yet another car is broken into. I'm not exaggerating any of this. Between the weekly OPd maps and reports and what the city doesn't respond to but we read about on NextDoor, we already have enough density. Until the city can control .... the city ... you have no right to build us denser. We voted NO.

We don't want to be the tight, ugly neighborhood streets of Portland and Seattle. Leave this alone.

Olympia does not have to be this way. You guys have had some really decent ideas. This is not one of them. You make the waterfront around Percival Landing lovely. You put in some nice sprinkler fountains for kids. You're doing the park out on Yelp Highway. You're good at art in the Parks. You allowed for some denser buildings and the waterfront downtown, which is appropriate. Lots and lots of new apartments everywhere. I do applaud your efforts on east Martin Way for homeless actual shelters.

But you may have already let it go too far. You let the homeless situation get completely, grossly out of hand and here we are. Everyone warned you to nip it early and you didn't; you misinterpreted the District ruling, made a blanket assumption out of fear, and here we are.

The Mayor was correct in her points, for example, about the fourth street bridge. It's finally cleared—but wait, no! Its simply now smeared like a human stain all along Deschutes Parkey. You look to denser housing as the golden solution and it clearly is simply not.

These folks have made it clear they will not play by anyone's rules. It will solve nothing. You are already allowing more apartments and small homes to built than we should have. There are places for them to be.

You should not feel the need to compete with the rest of "LOTT." Let the other cities grow and have more apartments if they want. Save our city—not just downtown. Save our neighborhoods. Let us stay the way they were designed. Stop this nonsense. Focus on making the entire city SAFE.

My neighborhood on the west side is low density, planned purposely that way in the 1970s with plenty of vegetation, native trees, peace and quiet, space. Neighbors love to walk (though the sidewalks are truly awful—spend your money there). We have an HOA that precedes and supersedes an alternative to the building codes (THAT WOULD BE ILLEGAL ANYWAY) we all accepted in onto this neighborhood. The voters voted a resounding NO.

Olympia, Lacey, and Tumwater, as well as Thurston County, are in the middle of a house building frenzy. Massive numbers of apartments and small homes and townhouses on the Westside. Now is not the time to try to be like Tacoma and Seattle and Portland. Olympia's beauty is that the founding fathers and mothers saw the potential. A Capitol city along a beautiful (someday) waterfront where families can raise their children, work, and play. Don't make us into a giant parking lot with squeezed housing. Take care of the lighting, the sidewalks, the parks, the homeless. This is not who we want to be. You can fix this.

Make the right decision. The legal decision. Thank you for the work you do.

Sharleen Bakeman  
SW Olympia Neighborhood

**From:** [Nicole Floyd](#)  
**To:** [Charles Keller](#)  
**Subject:** RE: Missing middle housing...  
**Date:** Wednesday, April 15, 2020 1:18:47 PM

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Thank you for taking the time to comment. Your comment letter will be added to the project record.

---

**From:** Charles Keller <cekeller1856@gmail.com>  
**Sent:** Wednesday, April 15, 2020 9:59 AM  
**To:** Nicole Floyd <nfloyd@ci.olympia.wa.us>  
**Subject:** Missing middle housing...

**External Email Alert!**

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I am expressing my deep "dissatisfaction" in regards to the Olympia unrestricted housing concept.

I realize the need for additional and affordable housing within the confines of the city proper HOWEVER pursuing this current direction of the "Missing Middle" concept will have adverse effects on the surrounding property values as shown in other cities.

Portland Oregon is a concept gone grossly bad with additional traffic, lowered property values, increased crime due to density issues and historical neighborhoods destroyed.

Olympia city council direction is being perpetuated by the construction industries overbarance and is evidenced by the total disregard for the current homeowner's and neighborhood interests effected.

A solution other than the current "Missing Middle" must be preeminent and the current direction of the city councils abandoned.

Creating an atmosphere of desention between neighbors not onboard with the "Missing Middle" concept is neither desirable nor good for the community.

You must cease and desist on your current direction of "Missing Middle" or our community's will suffer your decision for generation's to come....

Sincerely

Charles Keller

**From:** [jhawk@gglbbs.com](mailto:jhawk@gglbbs.com)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Re: Housing Options Code Amendments - Online Opportunity  
**Date:** Thursday, April 16, 2020 12:08:22 PM

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

I am re-sending this email, to receive a timely answer....  
 Thank you~  
 J.

On 2020-04-15 10:45 am, jhawk@gglbbs.com wrote:

Can you please make better sense of this paragraph at the end of your email below...it sounds contradictory. Will public comments be accepted (and read and considered fairly?) beyond May 15, or not?

**"Now Taking Comments:** This commenting opportunity is open until Friday, May 15, 2020. However, all public comments will be accepted until the end of the public hearing comment period. The public hearing is not yet scheduled. Future public meetings will be noted on the [webpage](#) when scheduled."

There are many good local environmentalists, justice-watchers, and other citizens who have strong thoughts on the City's running rampant over SEPA, tree canopy, a citizen's right to challenge planning decisions and other wrongdoing by the City, and other troubling issues that these new 'rules' force on Olympia.

I think they deserve to know CLEARLY how long their comments will be, if not welcomed....accepted.

Thank you~  
 J.

On 2020-04-15 10:34 am, Housing Option Code Amendments wrote:



**Online Opportunity:** Public meetings were postponed during the Stay Home, Stay Healthy order. Rather than holding an in-person Open House as planned, we are providing an online opportunity to gather information and provide feedback. Two narrated PowerPoint presentations are available at [olympiawa.gov/housingcode](http://olympiawa.gov/housingcode), each about 15 minutes in length. The first presentation goes over the three options under consideration. The second presentation reviews the staff recommendations to implement the options. The draft code amendments necessary to implement staff's recommendations are also available on the [webpage](#).

**Have Questions:** Questions posed earlier in the process are addressed in the [FAQ](#). You can pose questions and provide comments via email to [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). All comments received will be shared with the Planning Commission and City Council. Comments will be posted on the [webpage](#) a few days after Planning Commission meetings.

**Now Taking Comments:** This commenting opportunity is open until Friday, May 15, 2020. However, all public comments will be accepted until the end of the public hearing comment period. The public hearing is not yet scheduled. Future public meetings will be noted on the [webpage](#) when scheduled.





**Joyce Phillips**, AICP, Senior Planner  
Community Planning & Development  
[housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us)

**From:** [CityCouncil](#)  
**To:** [northbeachcomm@cs.com](mailto:northbeachcomm@cs.com)  
**Cc:** [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: CALIF. defeated Legislation similar to the /Missing Middle Rules, WA State HB1923  
**Date:** Thursday, April 16, 2020 8:18:31 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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**Please note all correspondence is subject to public disclosure.**

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**From:** northbeachcomm@cs.com <northbeachcomm@cs.com>  
**Sent:** Wednesday, April 15, 2020 8:52 PM  
**To:** CityCouncil <citycouncil@ci.olympia.wa.us>  
**Cc:** Cari Hornbein <chornbei@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>  
**Subject:** CALIF. defeated Legislation similar to the /Missing Middle Rules, WA State HB1923

**External Email Alert!**

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April 15, 2020

Hello Olympia City Council, and Staff;

Please see below, how the state of CA dealt with legislation similar to the City "Missing Middle Rules", and WA State HB1923.

See how it as defeated, and why.

Thanks;  
 Lee Riner  
 2103 Harrison  
 OLY., WA  
 98502  
 360-338-5237

Subject: Calif. legislation SB50 was defeated; similar to WA State HB1923

### **Missing Middle in WA State Legislature**

Deregulation, trickle down economic policies that will lead to gentrification and big profits for developers and real estate investors, without meaningfully addressing the affordable housing crisis.

2019 - WA [HB1923](#)

2020 - WA [HB2343](#)

These bills (which passed easily in WA ) are very similar to **California SB50**, which was strongly opposed by many affordable housing advocacy orgs and recently defeated in California.

The fight there generated a lot of informative analysis and study on the issue. Here are a few links.

[Defeat of SB 50 a Victory for Affordable Housing, says Housing Is A Human Right.](#)

[Joint letter of opposition](#) to SB50 from community groups

[New study challenges Wiener's approach to housing](#): Eminent economic geographers say that deregulation and upzoning will make gentrification in cities like SF much worse.

**From:** [Nicole Floyd](#)  
**To:** [Lorie Hewitt](#)  
**Subject:** RE: Notice of SEPA DNS - 20-0994 Housing Options - SEPA Review --Comments  
**Date:** Thursday, April 16, 2020 9:42:59 AM

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Lorie,

I can see that you spent a considerable amount of time reading the checklist and I appreciate the depth of your consideration. I have the following written responses, but I am happy to discuss if you would like. I think we have talked in the past – your name is very familiar. I responded to each question below -

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**From:** Lorie Hewitt <bradleyhewittoly@gmail.com>  
**Sent:** Thursday, April 16, 2020 7:27 AM  
**To:** Nicole Floyd <nfloyd@ci.olympia.wa.us>  
**Subject:** Notice of SEPA DNS - 20-0994 Housing Options - SEPA Review --Comments

**External Email Alert!**

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Thank you for sending me notice of the DNS for the Housing Options Proposal. Below are my questions and concerns:

General comments:

—The ADU height increase is a big concern, especially for carports (both ours and our neighbors) on which we have recently installed solar panels. Any proposal that incentivizes increasing the height especially of ADUs puts our new green energy sources at risk. There should be acknowledgment of this potential effect—which I do believe is a significant environment impact. Solar panels should be protected from interference from ADUs (and all new developments). Requirements for ADUs to be set back from solar panels should be added to your Housing Code Amendment proposal in order to avoid a significant adverse impact on the environment.

Solar infrastructure is important and there are many factors that can interfere with solar. For example, the City's current regulations allow all homes to be 35' tall and require a 5' side yard setback. This means that under the current regulations your neighbor could replace the existing duplex/carport with a 35' single family structure within 5' of the property line, which I suspect would block your solar access to a greater extent than a 24' accessory structure. The whole issue around solar is somewhat complex and there have been numerous attempts by various jurisdiction attempting to regulate it. Vegetation / trees tend to be an issue as well because even if the tree's on a neighbors property do not currently block access, they grow and can far exceed height limits within the zone for structures.

—I have not seen a definition of courtyard apartments. Gaging the environmental effects from those apartments potentially being built next to us (or anyone) is a problem without a clear definition.

Again, I am particularly concerned about solar panels recently added to many homes in our neighborhood. Apartments, or any building structures, should be required to be set back away from panels to preserve new green energy sources.

The draft amendments include a new definition of courtyard apartments.

Specific comments:

—In the Background section on Page 4 number 11, I have a question. Do solar panels nearby constitute a “specific infrastructure or physical constraint that would make this requirement infeasible for a particular parcel”? If so, how will the city implement this finding that would then make these amendments not apply to that parcel?

No, in this response the author was talking about ways in which a parcel itself might not lend itself to these types of uses. If a lot is too small, cannot meet setbacks, does not have adequate public infrastructure, such as etc.

—In Energy and Natural Resources page 9 6b, I disagree with the conclusion. These amendments are meant to incentivize development of multi family projects. The lot behind me, and a similar lot behind my neighbor's house contain a small rental duplex. We and our neighbor have just added solar panels to our carport roofs. These lots could be bought in the future and made a lot more lucrative for landlords or development companies if they tore down the current duplexes and built courtyard apartments. A significant environmental impact could occur if, as for most apartment projects, the building is constructed closer to our property lines and allowed to be 2 stories high. There should be requirements in your amendments to mitigate these effects by requiring no shading of solar panels on adjacent properties. And, yes, it would be possible for that homeowner behind us to build fairly close to our panels now, but currently courtyard apartments, which are far more lucrative, are not allowed. The current owner (landlords) of these small duplexes are not likely to build additional structures onto their houses. However, these amendments incentivize developers to move into our neighborhood and build more apartments. Therefore this proposal creates more of a potential environmental impact than the current codes do.

Your disagreement with the conclusion is understood. The proposed change for accessory structures is less than the 35' height limit, therefore the proposed amendments do not significantly change the potential impact.

—In Environment Health Page 10 5b, I disagree. Adopting this proposal increases density, and therefore, Noise from more neighbors. You don't need to have a specific project proposal to admit this fact.

The density anticipated is what was called for by the Comprehensive Plan. These amendments are intended to help fulfill the density goals within the Comprehensive Plan. The Municipal Code establishes noise level limits. This proposal is not an increase in density from the Comprehensive Plan, therefore increased noise is not anticipated from those levels previously considered with the Comprehensive Plan Adoption.

—Land and Shoreline Use Page 12 j, it seems pretty obvious that people will be displaced by adoption of these amendments. Anything that incentivizes development of more lucrative housing options for developers that will be market rate housing has a chance of displacing existing renters

who have low rents and are currently in smaller duplexes (or small houses that can be torn down). The proposal being evaluated is the municipal code amendments themselves, not a specific development project. The intent of these revisions is to increase housing options available and to achieve the densities envisioned in the Comprehensive Plan. The goal is to allow for a wider variety of unit types and increase housing stock.

—Housing Page 12 a, does not address whether housing will be high, middle or low income. The proposal being evaluated is the municipal code amendments themselves, not a specific development project. All prices within the range are possible. It will largely depend on the desires of the property owner and market. Allowing a more diverse housing stock is likely to diversify the potential for all income levels.

—Housing Page 13 b, this proposal could eliminate existing units. If you don't think so, please present evidence that it won't

The proposal being evaluated is the municipal code amendments themselves, not a specific development project. These specific code amendments do not include any construction, therefore this project does not, in itself, propose any units being eliminated.

—Aesthetics Page 13 a, ADUs over garages or not attached that are allowed to be 24 feet high would have an adverse environmental impact on our and our neighbor's solar panels. This increase height allowance is significant. The "garages" behind us, actually carports at this point, are currently close to the carports on our properties where we have our solar panels. In order for this not to be an impact there should be requirements in the amendments to protect existing solar panels from any building nearby that would shade them!

Understood.

—Transportation Page 16 c, I believe the building that these amendments are designed to increase will require parking spaces.

When a development is proposed, it will be required to comply with the municipal code requirements for parking.

—Page 18 number 3, I disagree. This proposal is likely to deplete energy if structures are allowed to be built to shade existing solar panels.

When the desired density of the Comprehensive Plan was established, the City determined adequate energy was available to serve the population. As the density proposed is not changing, the proposal is not likely to significantly impact the energy consumption previously evaluated.

Thanks for the opportunity to comment. Please contact me if you have any questions. However, I am stuck in North Carolina for the foreseeable future and so I'm on East coast time.

Lorie Hewitt  
401 18th Ave SE  
Olympia 98501

360 259-1754

**From:** [Esther Grace Kronenberg](#)  
**To:** [Nicole Floyd](#); [Housing Option Code Amendments](#)  
**Subject:** Housing Options - Missing Middle  
**Date:** Saturday, April 18, 2020 5:22:33 PM

**External Email Alert!**

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Dear Ms. Floyd,

I write as an Olympia resident and a member of the Thurston League of Women Voters to strongly express my disagreement with the City's Housing Options plan.

I understand that affordable housing is a major problem in our City and along the entire West Coast. But there are some serious problems with the plan the City is proposing.

As a member of the League which advocates for government transparency and accountability, I frankly am appalled by the notion that actions by the City under HB 1923 cannot be appealed. This is "liberal" Olympia, not an authoritarian regime. I do not understand how this can even be legal. It strips citizens' rights to protest the actions of the government, and may result in lawsuits against the City.

The City's plan has been found illegal by the Growth Management Hearings Board. Yet, the City is foisting it upon its citizens without the right to appeal? Where are we living?

Besides the undemocratic nature of the process, the substance of the plan itself does not make sense. No one is against density. I want to preserve our land base, our natural resources and our quality of life as much as anyone. Yet, this plan will do far too little to solve the one problem everyone agrees we have - that of affordable housing. It's estimated that this plan, which would adversely affect all the neighborhoods in the City, would only result in a 2.5-5% increase in housing. What this plan will do is encourage outside investors with deep pockets to buy up old houses and turn them into market rate duplexes and 4plexes, thereby forcing lower income renters from the houses they now occupy. We can already build ADUs, but allowing them to be owned and sold separately only encourages the commodification of housing. You only need look at what happened downtown when tenants were displaced from their \$800 month apartments which were then renovated to market rate. Even if all three options are adopted, it will do little to solve the affordable housing crisis. This will INCREASE it, not abate it.

The experience of other cities is clear. When high profit houses are built in neighborhoods, the surrounding property values increase making the whole neighborhood LESS affordable.

I've seen it happen in New York and San Francisco. I've seen once working class neighborhoods gentrified so that only higher income people could afford to live there.

It is extremely deceptive to claim otherwise.

As for the SEPA DNS, how on earth can the City claim there will be no environmental effects before there is a specific project proposal before it?

You can't claim in advance that there won't be effects on the neighborhood or the environment. How about the combined sewer and stormwater system that might be overloaded, for one? It doesn't make sense.

I want an Olympia that is livable for its residents, not one that is attractive to investors from outside the area whose motivation is profit. There are more important things than real estate values. How about the values of community and sustainability and democracy? It's time we started acting in a way that benefits the local population, not out-of-town investors, who are those most likely to benefit from these proposals.

I strongly urge the City to withdraw this proposal. It is deceptive because it claims to solve a problem it won't. It is undemocratic because it takes away the rights of citizens to appeal. It sacrifices the Olympia we love for another overpriced gentrified town. It does not serve the public interest.

Thank you for your consideration.  
Esther Kronenberg



**From:** [Ellen Silverman](#)  
**To:** [Nicole Floyd](#); [Kenneth Haner](#); [CityCouncil](#)  
**Cc:** [Hunt, Sen. Sam](#); [Housing Option Code Amendments](#)  
**Subject:** Housing Options – SEPA Review; Project Number: 20-0994  
**Date:** Sunday, April 19, 2020 11:48:00 AM  
**Attachments:** [2020-04-19-SEPA-Comments.pdf](#)

**External Email Alert!**

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Date: April 19, 2020

To: Nicole Floyd, Senior Planner, AICP: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)  
 Ken Haner, Program Assistant: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

cc: [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us); [Sam.Hunt@leg.wa.gov](mailto:Sam.Hunt@leg.wa.gov)  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

From: Ellen Silverman [ellen.silverman@msn.com](mailto:ellen.silverman@msn.com)

Project Name: Housing Options – SEPA Review

Project Number: 20-0994

Description of Proposal: Draft Code Amendments to modify development standards and permitted locations of ADUs, duplexes, triplexes, & courtyard apartments.

The city of Olympia is using the time of the COVID crisis to further its own agenda of unchecked and unwarranted development. The city of Olympia did NOT notify all homeowners or property owners of this review nor did the city provide adequate time for people to respond in light of the COVID crisis. This looks like the work of developers not like stewards of our tax dollars.

This SEPA notification of non-significance flies in the face of logic and science. The development proposed by the city will:

- a. Increase emissions and traffic in the city
- b. Increase run off into Puget Sound and into fragile creeks and streams which will impact salmon restoration and other wildlife
- c. Increase energy consumption
- d. Increase the potential for flooding in our neighborhoods
- e. Increase water into the already overwhelmed sewer system
- f. Reduce the number of trees and green space, thus impacting migrating songbirds, and other species
- g. Increase impacts on emergency services, schools, and health care
- h. Increase taxes making Olympia unaffordable to many

- i. Decrease sunlight by allowing buildings inconsistent with single story housing, casting shadows over neighbor's yards
- j. Ruin the character of Olympia historic neighborhoods.
- k. Increase light and glare at night due to additional street and housing lighting
- l. Destroy single family neighborhoods
- m. Increase taxes due to unmet infrastructure needs.

Ultimately, this development will make Olympia as unlivable and unaffordable as Portland, Oregon and Seattle. This is unchecked, unprecedented growth in an area with a fragile ecosystem where city services and the sewer system are already overburdened. The potential for environmental degradation as well as negatively impacting the livability of neighborhoods exists in these housing proposals as well as having a disproportional impact on lower income Olympians.

Date: April 19, 2020

To: Nicole Floyd, Senior Planner, AICP: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)  
Ken Haner, Program Assistant: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

cc: [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us); [Sam.Hunt@leg.wa.gov](mailto:Sam.Hunt@leg.wa.gov)  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

From: Ellen Silverman [ellen.silverman@msn.com](mailto:ellen.silverman@msn.com)

Project Name: Housing Options – SEPA Review

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**From:** [Helen Wheatley](#)  
**To:** [CityCouncil](#); [Nicole Floyd](#); [Housing Option Code Amendments](#)  
**Subject:** Housing Options and public comment on SEPA review  
**Date:** Sunday, April 19, 2020 11:19:28 PM

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Dear City Council (originator of referral request setting the housing options policy action in motion), Ms Floyd and Ms Phillips (Senior planners),

We are currently under state emergency due to the COVID-19 pandemic.

The Governor has issued a (second) proclamation on the Open Public Meetings Act. It can be found here:

<https://www.governor.wa.gov/sites/default/files/proclamations/20-28%20-%20COVID-19%20Open%20Govt%20Laws%20Waivers%20%28tmp%291.pdf>

The proclamation declares that during the emergency,

“Subject to the conditions for conducting any meeting as required above [meeting remotely], agencies are further prohibited from taking ‘action,’ as defined in RCW 42.30.020, unless those matters are necessary and routine matters or are matters necessary to respond to the COVID-19 outbreak and the current public health emergency, until such time as regular public participation under the Open Public Meetings Act is possible.”

Under the definitions of the OPMA, the city is a public agency. Creating a public comment period for an environment review is an action. Requesting public comment on Housing Options is action, as is the holding of remote meetings or other efforts to move the policy forward in the public sphere.

To comply with the Governor’s proclamation under the emergency, it seems to me that you must withdraw your DNS, cancel the deadline for public comment on the environmental review (SEPA checklist), and stop the planning process around Housing Options until the emergency is over.

Your efforts to move forward with the process have already created irregularities, as you have not been able to hold a public meeting under the current emergency and found it necessary to substitute a video and internet powerpoint presentations which are frankly difficult, in my personal experience, for the public to find and access from the city website. The governor’s proclamation makes it clear that policy making cannot be done with the necessary public involvement at this time.

Please include this as public comment under the deadline for the SEPA checklist/environmental review.

Thank you.

Sincerely,  
 Helen Wheatley  
 2218 McCormick Ct SE  
 Olympia, WA 98501

**From:** [CityCouncil](#)  
**To:** [Dan Leahy](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: An Additional Public Comment. Housing Options -SEPA Review. Project 20-0994  
**Date:** Monday, April 20, 2020 7:58:34 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    sgrisham@ci.olympia.wa.us

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**From:** Dan Leahy <danleahy43@yahoo.com>  
**Sent:** Sunday, April 19, 2020 6:02 PM  
**To:** Nicole Floyd <nfloyd@ci.olympia.wa.us>  
**Cc:** CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** Re: An Additional Public Comment. Housing Options -SEPA Review. Project 20-0994

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Ms. Floyd,

I intend both of my public comments to be part of the record with regard to your SEPA Determination of Non-Significance.

Thank you.

Dan Leahy

On Sunday, April 19, 2020, 2:17:24 PM PDT, Dan Leahy <[danleahy43@yahoo.com](mailto:danleahy43@yahoo.com)> wrote:

City Council  
 c/o Nicole Floyd, CP&D

Council Members:

I know it is your “essential” mission to serve the needs of investor capital. It does startle me, however, that in the midst of this pandemic crisis, the cratering of downtown businesses, mass unemployment and homelessness, you still present this ordinance and, once again, state your real estate transactions are of no significance.

You have argued that the City's tax exempt program has worked and that the City's missing middle ordinance will lead to affordable housing.

Those working full-time, year-round at the newly “generous” wage of \$15/hour would gross only \$31,200. An

“affordable” rent for that group would be \$780/month, using the now standard 30% of income as a test for affordability.

None of the four tax exempted buildings that have filed their declaration with the city offer an apartment at that rate. The upper and middle end rents in those apartments would require a \$60,000 to \$80,000 yearly income, using the 30% housing ratio. You have in effect created a downtown “exclusionary zone” of high priced density in a sea of retail vacancies and homeless encampments.

Contrary to your claim, supply and demand does not work. If that were the case, the long standing demand for low cost housing would have been met by a new supply. The market (or capital) responds, however, to the highest rate of profit. Builders look for a return of 15%. With your tax exemption, you boost their return to 18%.

The Selby/Bateman program is simply a needless shift of wealth to four owners paid for by Olympia's tax payers. You have exempted nine high rent downtown buildings from tax assessment worth \$102,108,293. This has meant a tax gift of \$10,013,999 to four individuals over eight years. There are two more Walker John projects headed your way. I'm sure you will grant him more of our tax money, even though you are under no legal obligation to do so.

The State Legislature's Joint Legislative Audit and Review Committee (JLARC) recently reviewed the MFTE program and found that the only clear beneficiary of the "tax exemption" program were the owners of the buildings. For you, in particular, this means Walker John, J. Brent McKinley, Aaron Angelo and Shuo Lou.

The JLARC study also implied that a downside to this MFTE program was the pressure it created to raise rents on existing affordable housing. Even landlords at the recent City sponsored forum acknowledged this pressure to match the market price. This certainly is the case in downtown Olympia. Rent hikes leading to evictions and homelessness is the direct result of your real estate transactions.

Also, contrary to your arguments, the MFTE program didn't "incent" any builder. The program has been available since 2000 and no new downtown market rate housing was built until the market itself changed in 2016 and investors cashed in, with an extra gift from the Selby/Bateman Council. It also seems clear that some investors were simply looking for a "asset holding" device having little to do with providing rental housing or even retail space. For example, only a Seattle chain restaurant has moved into the 123 4<sup>th</sup> Avenue building. The majority of this tax exempted building's retail space has remained vacant for the past three years, adding to the 100,000sf of vacant retail space already present in the downtown core.

The Selby/Bateman plan to upzone neighborhoods opening them to investors while removing any process for citizen challenge is neither an environmental strategy nor one that will produce affordable housing. It is simply a plan by market fundamentalists to prioritize investors' interests over those citizens interested in livable neighborhoods where kids don't need to live in fear of speeding traffic.

The "missing middle" ordinance you endorse isn't about housing. It's about maintaining a political system that prioritizes investors. This is in line with the national administration elimination of all constraints on capital. The Selby/Bateman regime agrees and has even sought state legislation to silence its own citizens so investors wouldn't meet any local resistance. Similarly, the Selby/Bateman regime has made this ordinance's determination of “Non-Significance” un-appealable.” How fearful you must be of your own citizens.

My SW neighborhood has one of the most diverse housing stocks and income levels in Olympia, from HUD and non-profit apartment complexes to duplexes, ADUs, townhouses, luxury apartments and single family homes. The most affordable housing is the existing housing. No private investor does or will match its affordability. The only thing your ordinance will do is raise the price of housing.

That investors don't give a damn about the environment is demonstrated both by all their buildings in the downtown flood zone, as well as their willingness in the midst of global warming to clear cut acres of forest and woodland for single family/two car garage complexes at prices of \$450,000 and above. These prices might seem reasonable to Seattlites fleeing from working class neighborhoods being destroyed by “missing middle” million dollar condos, but they are not affordable for Olympians. In terms of global warming, your clear cuts are simply obscene.

You often state that your work with the voter approved Home Fund justifies the “mix” of high priced apartments downtown. The three precincts that make up my neighborhood voted strongly for the Home Fund. However, few of us would have imagined that Selby/Bateman Council would give \$1.35 million dollars to one individual for a piece of property assessed at \$391,300, even if that property is destined to become a homeless shelter. That type of largess is not what we voted for.

I'm also fairly sure none of us would agree with the Selby/Bateman decision to assign the Home Fund director to manage the Tax Gift program for wealthy owners of the nine tax exempted downtown apartment buildings. Your investor preference has even distorted the Home Fund.

You should withdraw this ordinance and terminate your tax gift program. Prioritize public housing projects like the LIHI project at 2828 Martin Way. You should also ask the LIHI to propose once again their low-income housing project that Mr. Rants took over for his failed million dollar condo fiasco.

Dan Leahy

1415 6<sup>th</sup> Avenue SW

Olympia, Washington 98502

On Wednesday, April 15, 2020, 1:36:55 PM PDT, Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)> wrote:

Thank you for taking time to comment. I will add your comments to the record.

---

**From:** Dan Leahy <[danleahy43@yahoo.com](mailto:danleahy43@yahoo.com)>  
**Sent:** Wednesday, April 15, 2020 12:29 PM  
**To:** Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
**Cc:** Cheryl Selby <[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)>; Jessica Bateman <[jbateman@ci.olympia.wa.us](mailto:jbateman@ci.olympia.wa.us)>; Clark Gilman <[cgilman@ci.olympia.wa.us](mailto:cgilman@ci.olympia.wa.us)>; Lisa Parshley <[lparshle@ci.olympia.wa.us](mailto:lparshle@ci.olympia.wa.us)>; Jim Cooper <[jcooper@ci.olympia.wa.us](mailto:jcooper@ci.olympia.wa.us)>; Renata Rollins <[rrollins@ci.olympia.wa.us](mailto:rrollins@ci.olympia.wa.us)>; Dani Madrone <[dmadrone@ci.olympia.wa.us](mailto:dmadrone@ci.olympia.wa.us)>; Jay Burney <[jburney@ci.olympia.wa.us](mailto:jburney@ci.olympia.wa.us)>; Keith Stahley <[kstahley@ci.olympia.wa.us](mailto:kstahley@ci.olympia.wa.us)>  
**Subject:** Public Comment. Housing Options -SEPA Review. Project 20-0994

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**The Olympia Model**

Keeping track, keeps me thinking

what the Supply side model means

is that affordable housing is shrinking.

Housing supply with no thought

to who builds what for whom

leads to what the Council has wrought.

Investor housing is their racket

displacing family ownership with tenants

concentrating dollars in the wealthiest bracket.

Dan Leahy

1415 6th Avenue SW

Olympia, Washington 98502



**From:** [Nicole Floyd](#)  
**To:** [Roxane Waldron](#)  
**Subject:** RE: Olympia Development Changes  
**Date:** Monday, April 20, 2020 11:59:13 AM

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Thank you for taking the time to comment. Your letter will be added to the file.

I wanted to take a moment to clarify that the City does not have R1 or R2 zoning. I suspect you are probably referring to the R 4-8 or R 6-12 zones as they are the most prolific throughout the City. The proposal does not change the density allowed in any zone, but could allow a wider variety of housing types within those existing zones and within the existing density ranges. All projects would still be required to comply with development standards.

There are a variety of options being considered. The City is looking for input on which, if any, are appropriate. Your letter indicates that you might be in support of some alternative housing types, such as accessory dwelling units, and duplexes, but not apartments. I encourage you to look at the options being considered and make a recommendation to the project coordinator - Joyce Phillips ([jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)) regarding which, if any, of the various housing alternatives you feel are appropriate and in which zoning districts. more information is available at [www.olympiawa.gov/housingcode](http://www.olympiawa.gov/housingcode)

Thank you again for taking the time to comment on the SEPA determination.

Nicole Floyd, AICP

Senior Planner|City of Olympia  
 601 4th Ave E.|Olympia, WA 98501  
 Ph: 360.570.3768|Fax: 360.753.8087  
 Web: [olympiawa.gov](http://olympiawa.gov)

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

From: Roxane Waldron <[rxshelly@aol.com](mailto:rxshelly@aol.com)>  
 Sent: Sunday, April 19, 2020 5:19 AM  
 To: Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
 Subject: Olympia Development Changes

External Email Alert!

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Dear City Council & Planning Staff,

I'm very concerned about Olympia moving forward with the gentrification of our city. The finding of 'no impact' is astounding—I'm having a hard time understanding how you came to this decision? Please reconsider.

We moved to Olympia 18 years ago and purchased a house that was built in 1904 because we love the our neighborhood and the small-town feel of Olympia. Adding more apartment buildings in residential neighborhoods that are currently zoned R1 & R2 is going to have a negative impact on both the residents and the environment.

I do understand the desire that some property owners have to be able to add another unit to their property when space permits. But a small additional unit that is keeping within the 'look and feel' of a neighborhood is a much lower impact than an apartment building. And changing the zoning may also incentivize those with single family dwellings or duplexes to sell off their property to developers of these larger units, thereby changing the character of

the neighborhoods even more rapidly.

Please don't destroy the unique and precious character of our residential neighborhoods by allowing unrestrained multi-unit buildings to be erected by developers.

Thank you,  
Roxane Waldron  
2732 Capitol Blvd. S  
Olympia, WA 98501

**From:** [CityCouncil](#)  
**To:** [hwbranch@aol.com](mailto:hwbranch@aol.com)  
**Cc:** [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Housing Options, Missing Middle, SEPA land use appeals  
**Date:** Monday, April 20, 2020 4:18:51 PM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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**From:** [hwbranch@aol.com](mailto:hwbranch@aol.com) <[hwbranch@aol.com](mailto:hwbranch@aol.com)>  
**Sent:** Monday, April 20, 2020 4:17 PM  
**To:** Cari Hornbein <[chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us)>; Tim Smith <[tsmith@ci.olympia.wa.us](mailto:tsmith@ci.olympia.wa.us)>; CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
**Subject:** Housing Options, Missing Middle, SEPA land use appeals

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Subject: Housing Options, Missing Middle, SEPA land use appeals, taking it to the State.

Dear Olympia City Council and Others,

It's remarkable. There has been so much ecological destruction. Good opportunities for restoration have presented themselves, only to be ignored. And this isn't all that's being ignored.

In 2014, the City completed a major update of the Comprehensive Plan. The plan recommended three growth nodes: Downtown, the Martin-Lilly-Pacific triangle area, and the Capitol Mall area. Right after the Comprehensive Plan process finished, the Downtown Strategy started which ultimately clarified that the downtown growth would be directed to the SE Downtown Neighborhood, the area south of Timberland Library.

To understand why this is such a sensible plan let's imagine what transportation might look like fifty years from now. People drive small electric vehicles from their homes to one of the nodes. They plug in and take an electric trolley through the tunnel to the Olympia Brewery in Tumwater which is now the trolley station. From there they get on a train that runs back and forth on a single track to the station in East Olympia. Here they board an express train heading to Tacoma or Seattle or a slower train that makes frequent stops. Dedicated tracks run north or south for each run so the total number of tracks would be six (12 rails).

All the components of this plan already exist. East coast express trains run on dedicated tracks. Trains and busses in San Francisco are powered by overhead wires. People in Sun City drive golf carts powered

by lead batteries which are easily and 100% recyclable. Maintaining the current freeway system and running powerful battery operated cars has some drawbacks.

There's one critical component. The nodes. The places where people enter and leave system. These should be spread out to shorten the trip from home to the node. By what process was the decision made to direct development away from the nodes and toward the water?

The areas where growth was supposed to be directed languish. Commercial properties along Cooper Point in the vicinity of Capitol Mall have a 50% vacancy rate. There has been limited to no development at the intersection of Pacific and Martin Way and in the Southeast Downtown Neighborhood.

The Missing Middle is being sold as a way to bring prices down by increasing density. Having lived in San Francisco, New York and other urban environments I guess I'd have one question: Where in the world is this the case?

If half the things I've heard about getting rid of SEPA appeals and such are true, the City should be embarrassed.

The Clean Water Act, Section 303(d), requires states and the U.S. Environmental Protection Agency to identify waters not meeting state water-quality standards and to develop Total Maximum Daily Loads (TMDLs). You may be aware of an ongoing Federal Case pertaining to Budd Inlet and its tributaries including Moxlie Creek not meeting this requirement.

The Endangered Species Act serves as authority to regulate land use in riparian areas that provide essential habitat for threatened or endangered species including salmon. There once were and probably still are such fish in Percival, Moxlie, Indian and Schneider Creeks. The City has managed to dodge responsibility for maintaining degraded watersheds.

The Moxlie and Schneider Creeks run through long intertidal culverts. The tide backs up twice each day. The all important mixing of fresh water and saltwater environments is supposed to occur in a dark pipe?

In Budd Inlet, as of 2002, birds facing local extinction included: Red-necked, Horned and Western Grebes, Pelagic Cormorant, Surf Scoter, Barrows Goldeneye, Hooded, Common and Re-breasted Mergansers, Ruddy Duck, Bonaparte's Gull and Mew and Red-winged gulls. White Winged and Black Scoters, American Wigeon, Canvasback and Rhinoceros Auklet were already considered locally extinct. Today, 18 years later, they're essentially gone.

The Living Planet Index score for freshwater populations of water dwelling animals has plummeted by 83 percent. A report from the World Wildlife Fund affirms a nearly 50% decline in marine life populations between 1970 and 2012.

According to the Hearing Examiner, under City Code a stream in a culvert is "not a stream", arguments that a development would limit future restoration are "speculative" and "do not constitute an adverse environmental impact"; and most significantly that unless appellants can demonstrate "evidence of specific and perceptible harm" to themselves or their property, they lack standing. Fish, birds and orcas have no legal standing.

The City of Olympia ought to turn the ship around and go 180 degrees in the opposite direction.

Harry Branch  
[hwbranch@aol.com](mailto:hwbranch@aol.com)  
 360-943-8508

**From:** [CityCouncil](#)  
**To:** [Mimi](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Housing  
**Date:** Tuesday, April 21, 2020 8:11:13 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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

From: Mimi <[m.arnett@comcast.net](mailto:m.arnett@comcast.net)>  
 Sent: Monday, April 20, 2020 8:14 PM  
 To: CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
 Subject: Housing

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I am writing this as a teacher in the Olympia school district and proud grateful owner of a house in a great neighborhood that supports all. I am very concerned about the lack of vision and integrity in the Missing Middle. Currently we are all walking the city streets. We do not have many paved sidewalks so I see children walking in the street. Imagine the safety of this when we triple neighborhoods as the Missing Middle would allow. Our schools will be overcrowded and underfunded and children's safety will be in danger without adequate sidewalks, roundabouts, stop lights and other safety measures. We also do not have adequate sewer systems to handle the rapid development that will follow if the MM is passed. And then there is the tax break? Forgive me, but aren't you underfunded as a city now? The schools? Transportation? Have you all just been sleeping in the dark. Developers from outside of the city, county, state and country are poised, ready to jump in and devour Olympia. Those citizens with properties that can add multiple ADUs to will do so and the price for rent will be MARKET VALUE.

Please keep this in mind when you vote to save this great city or destroy it. If you have children, please consider their schooling and safety. Vote with a conscience and do not allow indiscriminate development.

I appreciate your consideration of the above. Do your homework for the people you supposedly represent. Keep Olympia a proud place to live, not a place where some of you and outsiders line their pockets!

Sincerely,  
 Margaret Arnett

Sent from my iPad

**From:** [CityCouncil](#)  
**To:** [Barbara Buchan](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Missing Middle ordinance  
**Date:** Tuesday, April 21, 2020 8:10:31 AM

---

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    sgrisham@ci.olympia.wa.us

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**From:** Barbara Buchan <bkwbuchan@gmail.com>  
**Sent:** Tuesday, April 21, 2020 6:12 AM  
**To:** nfloyd@ci.olympia.us  
**Cc:** CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** Missing Middle ordinance

**External Email Alert!**

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I'm writing to protest this proposed ordinance for several reasons:

-The top-down nature of this process, without consulting your constituency. This is not the nature of getting cooperation with your voters. And the haste in pushing this measure--What's the Rush? why not take time to evaluate the situation and work with residents? And, show respect for your constituents. Bulling ahead after the Growth Management Commission called out the plan. Why not take time to work out a different approach? We are not in a housing crisis.

-The appalling failure to address the City's housing problems and needs. As proposed, you're promoting housing for middle and upper income earners where studies have shown the need is for those residents who can pay less than \$1200 monthly for housing. According to studies, that's almost 50% of Olympia's population. In spite of repeated proposals to the contrary, "Trickle-down Economics" does not work and neither does "trickle down" housing. Investors coming in to Olympia and building new housing, single family on up to multiplexes, are ratcheting up prices in the area. But there's no housing at the lower end for low income folks which is where the need is, with the shrinking incomes of these people. You have failed to address the needs of many your residents.

-The Missing Middle encourages a trend to higher rents and costlier housing. It's the wrong remedy

for our housing problem. It will not stimulate the needed affordable housing.

My position is not anti-density, but so far Olympia has not shown it can do density well. When a box of a 2-story house is squeezed onto a tiny backyard lot, in a neighborhood of modest housing; when the new building is allowed to over-shadow its small neighbors, blocking the solar panels, removing long established trees, new windows staring into the existing house's windows. That doesn't say much for housing permitting.

Duplexes and triplexes are very good use of land, they don't have to be ugly. Semi-detached multistory, brick, designed for optimum privacy and esthetics's can be very nice additions to a neighborhood. Even small condominium developments can be desirable additions. If designed and located esthetically.

And while we're at it, why not encourage home owners to add ADU's. Lower the fees to stimulate this type of in-fill. And while you are encouraging these, do NOT allow separate ownership of ADU's.

All in all, the City is not solving its housing problems with this ordinance. You are encouraging the wrong type of housing.

You should be working this out with your constituents and addressing the needs of the community instead of becoming a bedroom community for Seattleites who can afford the new housing, not pushing low income people out to the suburbs.

Please reevaluate this ordinance and revise it to address the problems we have now.

Thank you

Barbara Buchan  
924 Quince NE  
98506

**From:** [Walt Jorgensen](#)  
**To:** [Nicole Floyd](#)  
**Cc:** [Joyce Phillips](#)  
**Subject:** Fwd: SEPA Checklist  
**Date:** Tuesday, April 21, 2020 3:15:13 PM  
**Attachments:** [image.png](#)  
[HOCA SEPA Checklist.pdf](#)  
[SEPA\\_DNS-3.pdf](#)  
[Housing Option - SEPA DNS - Walt Jorgensen.odt](#)

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SEPA Official

:

Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>

Walter R. Jorgensen  
 823 North St SE  
 Tumwater, WA 98501-3526  
[waltjorgensen@comcast.net](mailto:waltjorgensen@comcast.net)  
 360-489-0764 (home)  
 360-819-0678 (cell)

Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>

Please find my comments on the below referenced project attached.

<u>Project Name:</u>	Housing Options - SEPA Review
<u>Project Number:</u>	20-0994
<u>Description of Proposal:</u>	Draft Code Amendments to modify development standards and permitted locations of ADUs, duplexes, triplexes, & courtyard apartments.
<u>Location of Proposal:</u>	City-Wide
<u>Proponent:</u>	Joyce Phillips, AICP, Senior Planner, Community Planning and Development, City of Olympia
<u>Lead Agency:</u>	City of Olympia
<u>SEPA Official:</u>	Nicole Floyd, Senior Planner, AICP. Phone 360.570.3768, Email: <a href="mailto:nfloyd@ci.olympia.wa.us">nfloyd@ci.olympia.wa.us</a>
<u>Date of Issue:</u>	April 7, 2020

Please RSVP to acknowledge receipt. Thank you.



## **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:***

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: [\[help\]](#)

*Housing Options Code Amendments to implement certain subsection of RCW 36.70A.600*

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

*City of Olympia, Community Planning and Development Department*

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

Joyce Phillips, AICP, Senior Planner  
 (360) 570-3722, [jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)  
 601 – 4<sup>th</sup> Ave East  
 PO Box 1967  
 Olympia, WA 98507

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

*February and March 2020*

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

*City of Olympia Community Planning and Development Department*

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

*A public hearing before the City of Olympia Planning Commission is not yet scheduled but will likely be held in April or May of 2020. The City Council will likely consider the future Planning Commission recommendation and the proposed amendments in mid-2020. If adopted, the proposed code amendments would go into effect shortly thereafter (5 days is typical).*

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

*Yes. One of the proposed text amendments is for the City to monitor its achieved density on an annual basis in order to assess if the overall density is approaching or exceeds the targeted density of land in the areas designated as "Low Density Neighborhoods" in the Comprehensive Plan. The Low Density Neighborhood areas have a target density of up to twelve units per acre.*

*Additionally, after using the future code for a year or two it may be desirable to modify the code to address any questions or issues that should be changed or clarified.*

*Other work the city is conducting will also impact housing, such as the Homelessness Response Plan and implementation of the Home Fund. Additionally, the City of Olympia is currently working to develop a Regional Climate Mitigation Plan, which may contain recommendations around housing and energy that will be addressed a later date.*

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

*A Draft Supplemental Environmental Impact Statement (DSEIS) and Final Supplemental Environmental Impact Statement (FSEIS) were completed for the Olympia Comprehensive Plan Update, January 2014. The Comprehensive Plan was adopted in December of 2014. These proposed code amendments are intended to help implement the provisions of the Comprehensive Plan that call for accommodating additional residential development in existing neighborhoods through infill development. The City is still planning for the same number of people as determined in the adopted Comprehensive Plan: for population growth of up to 20,000 new residents from 2014 to 2035, within the same urban growth boundary.*

*City staff did review the United Nations Emissions Gap Report for 2019 in regard to its recommendations for urbanization. In its recommendations to reduce emissions to meet reduction targets to reduce greenhouse gas emissions (section 5.3.2 Urbanization and Settlements), it states,*

*“First, more compact urban form tends to reduce energy consumption and increase opportunities for more efficient district heating and cooling systems (Lucon 2014), transportation infrastructure and energy supply networks, and integrated management across different vectors (mobility, electricity, gas, heat).” The report calls for urbanization, smaller housing units, and making use of existing infrastructure as a necessary measure to reduce emissions.*

The report is available at <https://www.unenvironment.org/resources/emissions-gap-report-2019>.

*Allowing more housing, that is in scale with the Low-Density Neighborhoods designation in the City’s Comprehensive Plan, is one way the city can accommodate housing for our anticipated population growth while making use of existing infrastructure investments. This also aligns well with the City’s policies of reducing greenhouse gas emissions and reducing sprawl.*

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. [\[help\]](#)

*There are usually a few land use review applications or building permit applications in review for projects located in the zoning districts these amendments would alter at any given time. The applications are being reviewed for conformance with the rules in place at the time of submittal or acceptance of a complete application. There are no known applications in review that are pending the outcome of these recommendations. There have been inquiries from some members of the public regarding whether or not certain code changes may occur, as they decide whether or not to proceed. These inquiries seem to be focused on the maximum building height allowed for Accessory Dwelling Units and not about whether or not to build one on their property.*

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

*City Council approval or modification of these proposed code changes will be needed before the code changes occur and go into effect. The proposal will be considered by the City Council after the Olympia Planning Commission conducts a public hearing and issues a recommendation on the proposed amendments.*

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 revisions include amendments to the city’s zoning and development standards to allow for a greater variety of housing types in low density residential areas, primarily by modifying requirements for Accessory Dwelling Units and allowing duplexes, triplexes, and courtyard apartments in areas of the city where they are not currently allowed or by modifying the standards for these housing types in some zoning districts. While the city has identified, through its comprehensive plan, three areas for high-density residential development where the majority of future growth will occur, there is also a policy direction to increase infill in the city’s lower density residential zones (primarily the Residential 4-8 and Residential 6-12 zoning districts, with densities of 4-8 and 6-12 units per acre, respectively). Implementation of the three high density nodes and infill strategies are included in the City’s adopted comprehensive plan and are key strategies to meeting the city’s projected population growth within the existing urban growth boundary.*

*These code amendments would revise various chapters in Title 18, Unified Development Code, of the Olympia Municipal Code. These standards address things like permitted uses in various zoning districts, lot sizes and dimensional standards, building heights, parking requirements, and design review. These draft amendments address accessory dwelling units (ADUs), duplexes, triplexes, and courtyard apartments. The amendments would allow duplexes on corner lots in all zoning districts that permit single family residences (all residential and most commercial zones); amend the development standards applicable for ADUs (remove requirements for additional parking space, the property owner to live on site, increase the maximum size from 800 square feet to 1,000 square feet, and to increase the maximum building height for ADUs that are not attached to the primary residence); and make provisions to allow for duplexes, triplexes, or courtyard apartments on each parcel in one or more zoning districts that permit single family residences (unless the city documents a specific infrastructure or physical constraint that would make this requirement unfeasible for a particular parcel).*

*Responses to questions in Section B recognize that this proposal is the action of reviewing potential impacts of adopting these code amendments – not of potential future development projects themselves. Many responses will be general in nature because the action of adopting development regulations does not have specific impacts (for example, no housing units or parking spaces will be created or eliminated; no runoff will be generated) on a specific piece of property.*

*Section D is the supplemental section for non-project actions such as this. It is also filled out and is more specific to a non-project action like this proposal. Responses are made with the knowledge that other code provisions that address things like stormwater management, critical areas and environmental protections, and other development standards will still apply and are not proposed to be changed as a result of these proposed amendments.*

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 proposed zoning provisions would apply citywide. Some provisions apply across a particular zoning district (e.g. Residential 4-8 or “R 4-8”) whereas others are for a particular issue (e.g. parking). Most amendments pertain to the R 4-8 and R 6-12 zoning districts, but multiple revisions apply and will impact all residential and most commercial zoning districts.*

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

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

- 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)? [\[help\]](#)

*Slopes in the city limits and Urban Growth Area (UGA) vary 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 several soil types across the City of Olympia and its UGA. According to the US Department of Agriculture's Natural Resources Conservation Service Soil Maps, the most predominate soil types are Alderwood Gravelly Sandy Loam (0-30% slopes), Nisqually Loamy Fine Sand (0-15% slopes), and Yelm Fine Sandy Loam (0-30% slopes). Other less predominate soil types present include Cagey Loamy Sand, Everett Very Gravelly Sandy Loam, Giles Silt Loam, Indianola Loamy Sand, Kapowsin Silt Loam, Norma Silt Loam, and Schneider Very Gravelly Loam. Additional soil types are present as well.*

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

*According to the Washington Geologic Information Portal, accessed via the Washington State Department of Natural Resources website, there are two seismogenic faults that cross the City of Olympia area. Both run in a diagonal fashion, northwest to southeast and are named Olympia Structure Class B. The portal maps the approximate ground response to earthquakes by identifying liquefaction susceptibility. The majority of the Olympia area is identified as having a low to moderate susceptibility. Portions of the city (primarily near Puget Sound) are identified as having high susceptibility, while other areas are considered low or very low susceptibility.*

- 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. [\[help\]](#)

*This is a non-project action. There is no filling, excavation, or grading proposed related to the adoption of the code amendments.*

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

*Erosion will not occur because there is no clearing or construction proposed.*

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

*Not Applicable – there will be no change in the amount of impervious surfaces as there is no construction proposed. Additionally, these amendments do not include revisions of the maximum amount of building coverage, hard surfaces coverage, or impervious surface coverage allowed in the underlying zoning districts.*

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

*None needed at this time. For future development proposals, the city has adopted erosion control standards as well as provisions to protect critical areas, which include geologically hazardous areas (landslide hazard areas), which will apply.*

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

*There will be no emissions to the air as a result of adopting amendments to the development regulations.*

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

*No, there are no off-site sources of emissions or odor that will affect amendment of the development regulations.*

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

*None.*

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

*The proposed amendments would apply citywide. There are surface waters in the form of lakes, streams, wetlands, and 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. [\[help\]](#)

*No – adoption of the text amendments will not require any work over, in, or adjacent to water sources.*

- 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. [\[help\]](#)

*None.*

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

*No – adoption of the code amendments will not require surface water withdrawals or diversions.*

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

*Portions of the city are designated as 100-year floodplain.*



- 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. [\[help\]](#)

*No, the proposed amendments will not involve any discharges of waste materials to surface waters.*

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. [\[help\]](#)

*No – groundwater will not be withdrawn for any purpose as a result of adopting these code amendments.*

- 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. [\[help\]](#)

*None.*

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. [\[help\]](#)

*None – these text amendments will not result in any runoff.*

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

*No.*

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

*No.*

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

*None.*

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 (*generally personal or small scale gardens*)
- ✓ Orchards, vineyards or other permanent crops (*generally personal or small scale gardens*)
- ✓ 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? [\[help\]](#)

*None.*

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. Potential impacts of future, specific development proposals will be addressed through regulations and/or project specific environmental review.*

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

*None associated with the adoption of these text amendments to the development code.*

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

*A review of maps on the Thurston County Noxious Weeds and Lakes Management website shows the following noxious weeds are present in the city and urban growth areas: common fennel, common reed, giant hogweed, gorse, knapweed (meadow), knotweed (Bohemian, giant and Japanese), loosestrife (purple), pampas grass, poison hemlock, shiny geranium, spurge laurel, tansy ragwort, wild chervil, and yellow flag iris.*

*Additional noxious weeds that are present in Thurston County include: blueweed, Brazilian elodea, bugloss (annual), bugloss (common), butterfly bush, Dalmatian toadflax, hawkweed (common, mouseear, orange, wall, yellow, and yellow devil), knapweed (diffuse, spotted), knotweed (Himalyan), parrotfeather, perennial pepperweed, perennial sowthistle, rush skeletonweed, sulfur cinquefoil, thistle (Italian, Scotch, slenderflower, and variable-leaf milfoil).*

*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 [\[help\]](#)

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 the Washington State Department of Fish and Wildlife's Priority Habitat and Species Maps, the following wildlife specific are present in this area: Mazama Pocket Gopher (habitat in City Limits, habitat and sightings in Urban Growth Area), Oregon Spotted Frog, Olympic Mudminnow, Steelhead, Fall Chinook, Fall Chum, Resident Coastal Cutthroat, Coho, Surf Smelt, Big Brown Bat, Yuma Myotis (bat), California Myotis (bat), Purple Martin, and the Townsend's Big-Eared Bat.*

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

*The City of Olympia is located in the Pacific Flyway, which extends from Mexico northward into Canada and the State of Alaska.*

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

*None.*

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

*None.*

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

*None.*

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

*No, adoption of the revised development regulations would not affect the potential use of solar energy by adjacent properties.*

*One of the proposed development regulation amendments includes an increase to the maximum building height allowed for an accessory dwelling unit (ADU) that is not attached to the house. The maximum building height is currently 16 feet for any accessory structure that is not attached to the house. The proposed revision is to increase the building height for detached ADUs to 24 feet, which would allow an ADU to be built above a garage or other accessory structure. An increase in building height from 16 feet to 24 feet may limit the potential use of solar energy by adjacent properties. However, the maximum size of the single family home, or any addition to it, is up to 35 feet in height. 16 feet and 24 feet are both lower in height than the maximum height allowed for the house or any future additions to the house.*

- 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: [\[help\]](#)

*None.*

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

*No.*

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

*None.*

- 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. [\[help\]](#)

*None.*

- 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. [\[help\]](#)

*None associated with these text amendments.*

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

*None – adoption of development regulations will not require special emergency services.*

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

*None. Potential impacts of future, site specific development proposals will be addressed through regulations and/or project specific environmental review.*

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

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

*None.*

- 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. [\[help\]](#)

*None. Adoption of development regulations will not create noise.*

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

*None. Potential noise impacts may occur during future development proposals and will be addressed through City regulations and/or specific environmental 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 city contains lands that are designated in the Comprehensive Plan for, and zoned for, residential, commercial, mixed use, and industrial uses. Those designations are not anticipated to change as a result of these development regulation amendments.*

*The proposal would primarily amend regulations pertaining to the housing types that are allowed in the different zoning districts - or amend development standards that are applicable. For example, Accessory Dwelling Units (ADUs) may no longer be required to provide an additional off-street parking space or have the property owner live on site. The maximum size allowed for ADUs may increase from 800 to 1,000 square feet. Some zoning districts may allow duplexes, triplexes, or courtyard apartments where these housing types are not currently allowed. Other proposed amendments may result in there being one lot size for the construction of a single family home or a duplex (or triplex, or courtyard apartment) as long as the applicant can demonstrate that other development standards such as setbacks from property lines, maximum development coverages of the lot, off-street parking, design review, low impact development stormwater standards, and the protection of critical areas are satisfied.*

- 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? [\[help\]](#)

*The proposed amendments would apply citywide. Portions of the city have been used for farming or forestry 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.*

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

*There are a wide variety of structures throughout the city including public, commercial, residential, light industrial, and mixed use buildings. Fences, bulkheads, boardwalks, and other structure types are also present.*

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

*No.*

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

*The City of Olympia includes residential, commercial, and industrial zoning classifications, including some mixed use zones. The zoning district boundaries are not proposed to change as a result of these code amendments.*

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

*The City of Olympia includes residential, commercial, and industrial Future Land Use designations in its comprehensive plan. The Land Use and Urban Design chapter of the comprehensive plan includes a Future Land Use Map that shows the location of Future Land Use designations that include residential, commercial, and industrial land uses.*

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

*The City of Olympia includes several shoreline designations from conservancy to urban uses.*

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

*Yes, there are critical areas within the City of Olympia.*

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

*No change as a result of these code amendments. However, the city does anticipate additional future development, including residential uses.*

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

*No people will be displaced by the adoption of revised development regulations.*

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

*None proposed specifically.*

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

*The draft code was developed in consideration of the adopted Comprehensive Plan goals and policies related to low density neighborhoods and residential infill development. This includes consideration of the City's Infill and Other Residential Design Review requirements and the Historic Preservation standards. The overall number of people and housing units the city is working to accommodate has not increased as a result of these amendments. The city is working to accommodate its projected population growth within its urban growth area boundary.*

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

*None.*

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

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

*Staff anticipates these code amendments would result in fewer than 950 residential units over twenty years, given that the Missing Middle Infill Housing ordinance (which included a greater variety of housing options than are currently proposed and eliminated the need for a transfer of development right to reach the maximum density of 8 units per acre in the R 4-8 zone, which is not included in this proposal) was projected to result in only 474-946 units over a twenty year period.*

*The majority of the City's population growth will be accommodated in the three areas designated as High Density Neighborhood in the Comprehensive Plan and in areas designated for moderate density residential land uses.*

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

*None. Adoption of development regulations will not add or eliminate any housing units.*

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

*Adoption of these amendments is intended to help provide a greater variety of housing types in the Low Density Neighborhood areas of the City. These are generally assumed to be market rate units in existing residential areas, primarily through infill development.*

*The City is working to address other housing issues through its specific planning efforts for the High Density Neighborhoods – such as was completed for the Downtown High Density Neighborhood through the Downtown Strategy (anticipated to provide housing for 5,000 additional residents) and future planning efforts for the other two High Density Neighborhood Areas. Other efforts address housing, such as work to implement the City's Home Fund, the Homeless Response Plan, housing efforts under the Community Development Block Grant, and emergency housing efforts for people experiencing homelessness. The City is working to address housing for all members of our community, at all income levels.*

## 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? [\[help\]](#)

*No structures are proposed at this time. Future development that may occur is subject to height limitations. In low density residential zones, which are the zones primarily affected by these amendments, the maximum building height for the primary residential structure is 35 feet. Accessory structures are limited in height to 16 feet. While the majority of accessory structures that are not attached to the house will remain at 16 feet or less in height, the proposed amendments would increase the height to 24 feet for accessory dwelling units. This would allow an ADU to be constructed above a garage or shop building that is not attached to the house.*

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

*No specific construction is proposed, as this is a non-project action.*

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

*Duplexes, triplexes, and accessory dwelling units require design review. Courtyard apartments are considered to be a type of multifamily project, which also requires design review. The City's Infill and Other Residential Design Review (Chapter 18.175, OMC) standards address:*

- *Neighborhood Scale and Character*
- *Building Orientation and Entries*
- *Building Modulation and Articulation*
- *Windows*
- *Garage Design*
- *Materials and Colors*

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

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

*None. Light and/or glare issues will be addressed as part of any future project review and decision-making in accordance with the rules in place at that time.*

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

*No, because there is nothing proposed at this time that would create any light or glare or interfere with views. However, light and/or glare issues and view protections will be addressed as part of any future project review and decision-making in accordance with the rules in place at that time.*

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

*None.*

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

*None. See response in 11b, above.*

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

- 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. [\[help\]](#)

*No recreational uses would be displaced by this proposal.*

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

*None. These proposed development regulation amendments do not alter the City's adopted level of service for parks and open spaces. One reason the maximum building height for ADUs to increase*

*from 16 feet to 24 feet is so additional yard area could be retained, rather than having two separate structures that are not attached to the house, which some people would prefer.*

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

*Yes, there are multiple buildings, structures and sites 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. [\[help\]](#)

*There are landmarks in the city and the downtown has a rich history of use by Native Americans and other historic uses. The City of Olympia has a standard process to review for and protect cultural resources, which will not change as a result of revised development regulations.*

- 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. [\[help\]](#)

*City staff worked to ensure consistency with these amendments and the city policies and codes related to Historic Preservation. This work is consistent with city procedures around protection and preservation of archeological and cultural resources as well.*

- 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. [\[help\]](#)

*All future development will be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.*

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

*This is a non-project action that will apply to development within the City of Olympia. Overall, the City has a network of 216 miles 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 and its primary transit center is located in the downtown. 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? [\[help\]](#)

*None, adoption of revised development regulations will not create additional parking spaces, nor will any be eliminated.*

- 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 at this time, as a result of adopting code amendments. Future development projects may require transportation improvements to streets, sidewalks, or bicycle lanes pursuant to the development standards and when those types of improvements are required, as already adopted by the City. For example, current standards require project applicants construct street frontage improvements for projects that generate more than 20 new average daily trips. An applicant who applies to build a residence on a vacant lot that does not have a sidewalk installed is required to install the sidewalk or, in some cases, can instead pay into a sidewalk fund for the construction of sidewalks elsewhere. These requirements are not subject to change as a result of these proposed amendments.*

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

*No, adoption of these proposed code amendments will not use water, rail, or air transportation. Streets, trails, sidewalks, rail lines, and water transportation are present in the city.*

- 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? [\[help\]](#)

*None. The number of average daily trips likely to occur from future development of the housing types being considered at this time are 9.44 for a single family residence; 7.32 for duplex, triplex, and courtyard apartment units, and 3.70 for Accessory Dwelling Units. The number of units and overall population growth planned for in the Comprehensive Plan has not changed and remains the same. This type of infill growth was anticipated in the Comprehensive Plan.*

- 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. No change is proposed that would have an impact on or affect the movement of agricultural or forest products.*

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

*None at this time. Future projects will be reviewed for conformance with the requirements in place at the time of application. This may result in the requirement to construct a sidewalk, full frontage improvements, or off-site improvements, depending on the scope of the project.*



*With the exception of ADUs, these housing types will require the applicant provide parking spaces on the private property, outside of the public right of way. A single family residence is required to provide two off-street parking spaces; a duplex must provide two per unit for a total of four spaces; the proposed amendments note that a triplex must provide five parking spaces; and multifamily projects are required to provide 1.5 parking spaces per unit (or 1 for studio apartments).*

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

*No. The City is already planning to serve the existing community and our projected growth of 20,000 new residents within the existing city limits and urban growth area. This includes working with the Olympia School District and transit providers. This work occurs as part of the Comprehensive Plan and its periodic updates and the annual Capital Facilities Planning.*

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

*None at this time.*

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

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

*A full range of urban utilities are available in the city, including electricity, natural gas, domestic water, refuse service, telephone, and sanitary sewer. There are some on-site septic systems in the city as well. Stormwater systems are also present. Prior to city approval for development provisions must be made to connect to utilities, in accordance with other city development standards.*

- 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. [\[help\]](#)

*No change in available utilities is proposed with this proposal.*

#### 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: Joyce Phillips

Name of signee, Position and Agency/Organization: Joyce Phillips, Senior Planner, City of Olympia Community Planning and Development Department

Date Submitted: March 5, 2020

**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?

*The proposal will not result in an increase of any discharge to water, emissions to air, the production, storage or release of toxic or hazardous substances, or the production of noise. The change in development regulations from those currently in existence to those under consideration will not result in an increase in the discharge to water, emissions to air, the production/storage/release of toxic or hazardous substances; or the production of noise. The amount of impervious and hard surface coverages allowed is not proposed to change as a result of these amendments. In most zoning districts the allowed amount is tied to the size of the lot, not the type of housing proposed to be constructed.*

Proposed measures to avoid or reduce such increases are:

*None.*

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

*The proposal will not increase any impacts to plants, animals, fish, or marine life. All existing measures to protect plants, animals, fish, and marine life (such as the Critical Areas Ordinance, the Shoreline Master Program, and Low Impact Development Stormwater standards) will remain in effect and will apply to any/all future development proposals. Tree standards will remain unchanged as a result of these amendments.*

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

*All future development in the City will continue to be subject to existing city, state and federal regulations and/or any additional project-level environmental review. The city's critical areas ordinance and Shoreline Master Program include measures to protect and conserve plants, animals, fish, and marine life. Those regulations are not proposed to be amended at this time and remain in full force and effect.*

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

*The proposal will not increase impacts to natural resources or deplete energy.*

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

*Future development will continue to be subject to existing energy codes and other city, state and federal regulations and/or any additional project-level environmental review. Those regulations are not proposed to be amended as a result of this proposal and will remain in full force and effect.*

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?

*The proposal will not increase such impacts. All existing measures to protect environmentally sensitive areas are not being amended by this proposal and will remain in effect. The Shoreline Master Program provisions will not be amended by this action and will also remain in effect. The City's Historic Preservation measures will not be amended by this action and will also remain in effect.*

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

*Future development will continue to be subject to existing city, state and federal regulations and/or additional project-level environmental review. Those regulations are not proposed to be amended at this time and remain in full force and effect.*

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 proposed development regulations will not result in a significant change to land or shoreline uses themselves. The City considers these proposed amendments to be for new low density residential units that are compatible with other low density residential uses. Infill within existing low density residential neighborhoods is a planned part of implementing the city's Comprehensive Plan.*

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

*The City requires the housing types under consideration in these amendments to go through design review prior to the issuance of a building permit. The design review standards are a key way to ensure compatibility with existing homes on the same street and in the neighborhood. The Infill and Other Residential Design Review standards (in Chapter 18.175 of the Olympia Municipal Code) require applicants meet requirements for Neighborhood Scale and Character; Building Orientation and Entries; Building Modulation and Articulation; Windows; Garage Design; and Materials and Colors.*

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

*The proposed development regulations will have no negative impact on the demands for transportation or public services and utilities. In fact, infill in existing neighborhoods can help support public transportation and make use of existing utility infrastructure in most cases. The standards for determining the amount of parking required for various housing types are not proposed to change as part of these code amendments, other than to clarify that triplexes in zoning districts with a maximum density of twelve units or less must provide five (5) parking spaces.*

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

*None.*

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 not conflict with local, state, or federal laws or requirements for the protection of the environment. The intent is to adopt provisions that are fully compliant with recent amendments to the Growth Management Act, in RCW 36.70A.600 and the City's adopted Comprehensive Plan.*



## STATE ENVIRONMENTAL POLICY ACT DETERMINATION OF NONSIGNIFICANCE (SEPA DNS)

ATTACHMENT 4  
Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

Project Name: Housing Options - SEPA Review

Project Number: 20-0994

Description of Proposal: Draft Code Amendments to modify development standards and permitted locations of ADUs, duplexes, triplexes, & courtyard apartments.

Location of Proposal: City-Wide

Proponent: Joyce Phillips, AICP, Senior Planner, Community Planning and Development, City of Olympia

Lead Agency: City of Olympia

SEPA Official: Nicole Floyd, Senior Planner, AICP. Phone 360.570.3768,  
Email: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)

Date of Issue: April 7, 2020

**Threshold Determination:** The lead agency for this proposal has determined that this action is **not** likely to have a significant adverse impact upon the environment. Therefore, an Environmental Impact Statement is **not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon the environmental checklist and related information on file with the City. This information is available to the public on request.

This DNS is issued under Washington Administrative Code 197-11-340. The applicant shall not begin work until after the appeal deadline has expired and any other necessary permits have been granted.

**Comments** regarding this Determination of Non-Significance (DNS) should be directed to the SEPA Official at the address above. If conditions are added, deleted or modified during or following the 14-day comment period, a revised threshold determination will be issued.

**COMMENT DEADLINE: 4:00 p.m., April 21, 2020**

**APPEAL PROCEDURE:** Pursuant to RCW 43.21C.495, this DNS is not subject to administrative or judicial appeal under the Washington State Environmental Policy Act. The City of Olympia will not accept an appeal application on this threshold determination.

Issued by:

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Nicole Floyd, Senior Planner, AICP, SEPA OFFICIAL

## Housing Option - SEPA DNS - Walt Jorgensen.odt

## 8-Land and Shoreline Use

j-Approximately how many people would the completed project displace?

The development is much more likely to go into older, less affluent parts of town such as northeast, northwest, and southwest Olympia. These areas have smaller, modest homes on standard or larger lots with less home value. Tear down and displacement of people, especially renters, is much more likely to occur in these areas and under these circumstances. The rest of the City, which tends to be more affluent, is often protected by homeowner association covenants and/or the fact that they are relatively new construction and too expensive for anyone to tear down profitably. Older, less affluent neighborhoods tend to have the larger proportion of renters and these would be the first to be displaced. This is an environmental justice issue when impacts fall disproportionately on minority of lower income residents. New construction is inherently more expensive than existing structures. With prices and rents all going up, current residents will be economically as well as physically displaced.

k-Obviously with lower income residents at risk, the City should monitor economic and physical displacement by neighborhood. We have already seen displacement occur recently in the downtown area with the construction of high-end apartments.

## 9-Housing

a-Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Staff anticipates fewer than 900 residential units over 20 years based on the TRPC projection that was done for the Missing Middle. However, there are gaps in these projections. The TRPC analysis did not include ADUs. ADUs are very popular. Given that many houses will be able to fit an ADU onto their property, these are likely to be constructed. ADUs are not even counted in the unit density; the impact to infrastructure their proliferation will cause will not be accounted for.

c-Proposed measures to control or reduce housing impacts, if any:

The City states that the projected housing units that will be built "... are generally assumed to be market-rate unit..." This proposal admits that the likely housing to be built will be market-rate housing which is totally counter to the way the City originally described it and promoted it to the public. There are no provisions to accommodate over 40% of our population who can only afford a monthly rent of \$1050 or less. We're building these fancy, new units and not giving the people we're displacing anyplace to go.

## 10-Aesthetics

c-Proposed measures to reduce or control aesthetic impacts, if any:

*Duplexes, triplexes, and accessory dwelling units require design review. Courtyard apartments are considered to be a type of multifamily project, which also requires design review. The City's Infill and Other Residential Design Review (Chapter 18.175, OMC) standards address:*

- *Neighborhood Scale and Character*
- *Building Orientation and Entries*
- *Building Modulation and Articulation*
- *Windows*
- *Garage Design*
- *Materials and Colors*

Much of the design review planned for structures permitted under these new Housing Options will be conducted by the Planning Staff which is much more deferential to developer preferences than ordinary citizens. In addition, even those projects directed to the Design Review Board, will receive only minimal oversight in that the purview of this citizen group has been severely reduced in a practical sense which is to say that the assumptions by a recent Chairperson were much less than the official description of their latitude.

Smaller lot sizes and other provisions of these new Housing Options will encourage and in some cases require that structures take maximum advantage of height allowances.

#### 11-Light & Glare

Increased building heights will invite light intrusion into adjacent buildings, especially lower ones.

#### 13-Historic & Cultural Preservation:

A review done at the request of Olympians for Smart Development & Livable Neighborhoods by the Department of Archaeology and Historic Preservation in 2018 by Gregory Griffin, Deputy State Historic Preservation Officer suggested additional comments that he would enhance or clarify the responses in 13b – 13d.

1) We would recommend that 13 (d) include discussion or clarification about how the proposal would affect “inventoried” historic properties (generally those over 50 years in age) that are not afforded the protection of designated properties and historic districts. We would also recommend information that outlines how/when tribes, DAHP, and other interested parties are notified when applications are received that involve ground disturbance and/or demolition of an inventoried property.

2) We also recommend that it would be useful to discuss in 13 (d) or 8 (d) how the “Missing Middle” proposal might affect land values, property values, and market forces that could influence the preservation of, or demolition of both designated as well as inventoried properties. While this discussion would be speculative and beyond the requirements of completing the checklist, it would be interesting to know if there has been any research on this question and/or case studies of similar proposals in other cities. While the checklist does cite research conducted by the Thurston Regional Planning Council on past demolition trends and numbers in the county’s urban core, it is not clear if the research tabulated demolished properties that were 50 years of age and older or had any historic designation status or inventory record.

3) Finally, we note that while accurate at face value, the statements in b. through d: “Any future development would be subject to city, state, and federal regulations regarding protection of cultural, historic and archaeological resources...” may give the impression to a general audience that these resources are afforded “ironclad” protection as a result of government regulations. In reality, beyond the protections afforded by OMC 18.12, state and federal cultural resource regulations and review processes have limited applicability and authority that are dependent upon project variables such as location, funding source, program, and the cultural resource/historic property type that could be affected.

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. [\[help\]](#)

*All future development will be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.*

For future development at the project level, considerations for the the cumulative impact on a neighborhood can be easily overlooked. The first permitted project may not cause unacceptable interference with the historic/cultural aspects of a neighborhood. The addition of the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, or 5<sup>th</sup> may ultimately cause severe impact that, at that point, cannot be reversed.

#### 14-Transportation

We're likely to have uneven distribution of density (incidentally frustrated by not counting ADUs) in certain neighborhoods, especially NE, NW, & SW, where modest homes are likely to be developed. This will cause transportation bottlenecks, especially during peak hours. This has not been assessed. Impact fees only cover a portion of transportation infrastructure costs. Unplanned-for needs at the time of ordinance development shifts the burden of costs onto existing residents.

The City states that no parking spaces will be eliminated. This is a technically-stated obfuscation consistent with ADUs not being counted as adding to neighborhood density. Now, with no additional parking space being required to accompany an additional ADU, they're not being counted as adding to parking needs either. Not requiring an additional parking space for an additional ADU is akin to eliminating a parking space relative to need.

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? [\[help\]](#)

*None. The number of average daily trips likely to occur from future development of the housing types being considered at this time are 9.44 for a single family residence; 7.32 for duplex, triplex, and courtyard apartment units, and 3.70 for Accessory Dwelling Units. The number of units and overall population growth planned for in the Comprehensive Plan has not changed and remains the same. This type of infill growth was anticipated in the Comprehensive Plan.*

f-The City states that the average daily vehicle trips likely to occur from future development prescribed in this ordinance was anticipated in the Comprehensive Plan (Comp Plan). However, this is inaccurate.



Duplexes were not allowed throughout low-density neighborhoods in the Comp Plan. Triplexes were not allowed throughout R 6-12, only in certain zones near high-density corridors. Courtyard apartments were not assessed in the Comp Plan at all. Therefore these vehicle trips and transportation impacts have not been accounted for.

#### 15-Public Services

The City estimates that at a minimum there will be 950 additional units. This does not include the ghost ADUs that don't seem to impact anything. Impact fees only cover a portion of schools, transportation, and parks. (Fire hasn't been implemented in recent years.) That doesn't include other emergency and standard municipal services such as libraries, police, city hall, etc. The costs of these unaccounted for needs will become the responsibility of the general taxpayer.

#### 16-Utilities

It is unclear from the City's statement in this area that at the time of development onsite septic systems will be required to be converted to sewer. Many areas in the City are on a combined stormwater/sanitary sewer system. The City has not addressed how stormwater will be handled in these areas to prevent flooding or the overloading of the LOTT facility. Low Impact Development (LID) standards selected by the developer may not be sufficient to address excess stormwater in these areas and in areas with high rates of infiltration and inflow.

A review done by Tom Holz, a stormwater expert, which is previously on file with the Missing Middle ordinance, found that increased runoff and likely sewage overflows from the Missing Middle proposed intensity of development will degrade already impaired streams and Puget Sound in respect to both immediate and cumulative impacts of water quality, fish, and endangered species. The city has not been able to show that it will be able to comply with its NPDES permit.

**From:** [Housing Option Code Amendments](#)  
**To:** [jim623mo@comcast.net](mailto:jim623mo@comcast.net)  
**Cc:** [Housing Option Code Amendments](#)  
**Subject:** RE: Housing Comments to Options being proposed to City Council  
**Date:** Wednesday, April 22, 2020 10:18:57 AM

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Hi, Maureen.

Thank you for your comments. I will add them to the record and share them with the Planning Commission and City Council for consideration.

I did want to clarify that staff's recommendation is for each duplex to provide four parking spaces (two per unit). This is the City's current parking requirement for duplexes and we do not recommend changing it as part of these amendments.

City staff has been working with the Council of Neighborhoods Association (CNA) to share information about these proposed housing options. Staff provided information at the CNA's January meeting and had a special meeting at the CNA's request in February. Additionally, the City sent information about these options to each Recognized Neighborhood Association in January and asked that the information be shared with neighborhood members.

But please be assured there is still time to get involved and comment on these draft amendments. Your comments will be considered by me, the Planning Commission, and City Council. Please do not hesitate to continue your review of materials on the webpage and provide any additional comments or ask questions. The public hearing is not scheduled yet – and we will continue to take comments up until the end of the public hearing comment period. Thank you!

Joyce Phillips, Senior Planner  
 360.570.3722

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**From:** jim623mo@comcast.net <jim623mo@comcast.net>  
**Sent:** Tuesday, April 21, 2020 8:08 AM  
**To:** Joyce Phillips <jphillip@ci.olympia.wa.us>  
**Subject:** Housing Comments to Options being proposed to City Council

**External Email Alert!**

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Dear Joyce

I reviewed the PowerPoint presentation on the options for housing that you created. My comments are to increase the amount of parking needed. Presently, no additional parking is required for ADU's and I feel additional parking needs to be required. As for duplexes, it is proposed to have 2 parking spaces per duplex and I feel that is not enough. Four parking spaces per duplex would be more realistic. These additional parking spaces does impact present neighborhoods and traffic

implications for which I have no solution.

I am sorry I haven't been involved in public comment until the last few days. I have come late to the matter of neighborhood density issues and Missing Middle conversations. I am reacting to the process of getting information out to Olympia residents and the lack of transparency. I have not heard through my neighborhood association, SWONA of these proposals nor have I seen any discussion in local media. I do want to learn of specific neighborhoods where density planning is proposed so that I can better comment on what is taking place.

Sincerely,  
Maureen Lally  
360-357-6856  
[Jim623mo@comcast.net](mailto:Jim623mo@comcast.net)

**From:** [Nicole Floyd](#)  
**To:** [lynn brown](#)  
**Cc:** [Joyce Phillips](#)  
**Subject:** RE: New Building Proposals  
**Date:** Tuesday, April 21, 2020 3:19:45 PM

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Thank you for taking the time to comment. Your letter will be added to the SEPA file and you will be added as a party of record.

---

**From:** lynn brown <lynnb124@comcast.net>  
**Sent:** Tuesday, April 21, 2020 2:21 PM  
**To:** Nicole Floyd <nfloyd@ci.olympia.wa.us>  
**Subject:** New Building Proposals

**External Email Alert!**

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Ms. Phillips I would like to provide feedback on the ADUs issue. I live in SE Olympia in a beautiful older neighborhood. It is well maintained by it's homeowners and considered a prime location by many looking to buy a home. I just read the employee recommendations and although not yet completely up to speed on the proposals I take issue with several recommendations:

ADUs - There needs to be SOME parking requirements and the maximum sq. ft. not increased

Duplexes - building only in zoned single family and kept at specified minimum per area. There are duplexes in my neighborhood and they work well

Courtyard Apts. and Tri-plex - No to courtyard or tri-plex building. Currently (and in the past) these building options have been built separately or in plans for new neighborhoods like the Tri-Plex buildings in the middle of the housing development on the Boulevard Road and the Courtyard Apts. on Legion. Adding these two building options brings more people per sq. foot to the low-density neighborhoods adding stress to resources and infrastructure.

Managing growth is a challenge. But planning with an eye towards keeping neighborhoods livable is the goal and this proposal takes way too much for granted.

Thank you.

**From:** [CityCouncil](#)  
**To:** [Anne Hundley](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Comment on Housing Option SEPA  
**Date:** Thursday, April 23, 2020 10:41:03 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 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.**

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**From:** Anne Hundley <anne.hundley@comcast.net>  
**Sent:** Thursday, April 23, 2020 9:58 AM  
**To:** CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** Comment on Housing Option SEPA

**External Email Alert!**

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Dear City Council Team Members,

Thank you for ongoing work to meet the many real needs of our community.

Please accept my comments below about the Housing Options SEPA.

I'm concerned that it can & needs to be done in a better way, which addresses these current shortfalls:

First, it needs to acknowledge that development does include excavation or fill, will change the amount of impervious surface, will cause additional run-off, will require any removal of vegetation, will have an effect on shading or solar energy, will demolish at least some structures, and will displace some people.

This SEPA should not replace SEPAS needed for individual projects, as it one SEPA does not address real details about the very probable impacts of construction projects.

Please provide a unit of land which will be used to track density.

I want to see real affordable housing options for struggling people, including families. My biggest

concern here is traffic and transportation options. Thank you for making Intercity Transit no cost for riders!

Anne Hundley  
She/her  
(206) 784-3808

Sent from my iPhone



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

April 28, 2020

Ms. Joyce Phillips, AICP  
Post Office Box 1967  
Olympia, Washington 98507

RE: Proposed amendments regarding housing types to implement options outlined in RCW 36.70A.600, regarding accessory dwelling units, duplexes, triplexes, and courtyard apartments.

Dear Ms. Phillips:

Thank you for sending Growth Management Services the proposed amendments to Olympia's development regulations that we received on March 12, 2020, and processed with ID No. 2020-S-1295. We appreciate the work this represents, and we appreciate the opportunity to comment.

We appreciate that the City of Olympia continues to seek options to allow a greater diversity of housing within the city to provide for all economic segments of the community. We know that these options have the potential to provide a very small portion of the 20,000 homes that are needed to accommodate Olympia's portion of Thurston County's population growth through 2035. However, these types of units take advantage of existing streets, water and sewer systems, and limit the need for urban expansion. This infill approach helps you meet other goals such as physical activity and climate change, and helps to make your transit system more efficient as well. These appear to be consistent with the actions listed in RCW 36.70A.600. We especially like the following parts of the proposed amendments:

- The code amendments related to accessory dwelling units (ADUs) provide considerable measures that could encourage the development of ADUs, such as increasing the maximum size and decreasing the requirements for parking, though property owners may still choose to add extra parking or keep the units small. These amendments increase height limits from 16 to 24 feet. This allows options for slightly taller loft and 2-story ADUs that can fit within a rear yard and produce less impervious surface than a single story ADU, or allow it to be constructed above a garage. This should allow ADUs to fit within smaller yards in more places. We also encourage you to consider allowing small prefabricated ADUs that could more simply (and more cheaply) be added to existing lots.
- Olympia, like many other cities in Washington, is exploring options for allowing duplexes on corner lots. This allows one extra unit within developed areas in a way does not change the character of local development. We recommend some additional flexibility around parking requirements depending on the size and location of the duplex, to make this an easier option for property owners to consider.



Ms. Joyce Phillips

April 28, 2020

Page 2

- We appreciate that the city is considering how duplexes, triplexes and courtyard apartments can be added to allow more and lower cost units. Many jurisdictions throughout the state are pursuing this option as ways to provide more diverse housing types within developed areas. It appears that in Olympia, these provisions will be subject to a wide variety of infill standard review to ensure that these new developments with fit with the character and scale of the neighborhood.

We also applaud the proposal for an annual review of development and density where new development has occurred to maintain consistency with the comprehensive plan. An annual review of housing development is another way to examine development patterns to see how proposed housing is going to meet the needs of the population, potentially pointing to adjustments that may be needed in the housing system. We also recommend the city review how permit fees, impact fees, and utility connection fees influence the choice of development type in the future. Differential or location-based fees can help encourage the development of smaller, more affordable units.

We understand these are difficult time to reach out to the community. The annotated presentations are an admirable way to do this and provide more information to interested residents. One last point is that completing this work which falls under the umbrella of 36.70A.600, ensures the city is eligible for future funding for the operations and maintenance of permanent supportive housing.<sup>1</sup>

Congratulations to you and your staff for the good work these amendments represent. If you have any questions or concerns about our comments or any other growth management issues, please contact me at 360.725.3064. We extend our continued support to the City of Olympia in achieving the goals of growth management.

Sincerely,



Anne Fritzel, AICP, Senior Planner  
Growth Management Services

AAF:lw

cc: David Andersen, AICP, Managing Director, Growth Management Services  
Steve Roberge, Deputy Managing Director, Growth Management Services  
Benjamin Serr, AICP, Eastern Region Manager, Growth Management Services  
Gary Idleburg, Senior Planner, Growth Management Services  
Laura Hodgson, Associate Housing Planner, Growth Management Services

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<sup>1</sup> HB 1923 (Section 11) (1)(b)

**From:** [ROBERT VADAS](#)  
**To:** [Housing Option Code Amendments](#)  
**Subject:** Comment on Olympia's housing plan  
**Date:** Sunday, May 03, 2020 5:51:29 PM

**External Email Alert!**

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Dear City of Olympia;

In examining the 2 presentations at <http://olympiawa.gov/city-government/codes-plans-and-standards/housing-code-amendments.aspx>, I have major concerns as follows. Notably, I dislike Missing Middle and state-level bills (e.g., HR 1923) that promote high-density, market-rate housing (especially for Seattle transplants) at the expense of poorer, homegrown people that are becoming increasingly homeless since the Great Recession. Especially in this COVID-19 and climate-change era, we don't need further clogging of I-5 and our neighborhoods with rich King County people who'd rather live here, but still work up north.

The paradigm of ever-expanding development on a finite planet is ill-fated, especially forcing neighborhoods to change to accommodate more "yuppy" transplants. This doesn't meet Growth Management Act requirements and would change Olympia from being a small, close-knit city into a mess similar to Surrey, BC, Canada, where my son lives. There, efforts to promote multi-family housing have led to traffic snarls; gang violence; loss of forests, parks, and salmon; and overcrowded schools that require students to take classes in trailers. Forcing us residents to take displaced renters into our houses is akin to what happen to Russia after the Bolshevik Revolution, i.e., it smacks of Communism.

Rather, now that we're in a long-term pandemic and entering another recession, the focus should be on helping homegrown businesses stay afloat, to preserve our way of life. And if the homeless situation isn't dealt with, viral outbreaks could come back to haunt the rest of us. Too often, Olympia is subsidizing market-rate housing as poorer tenants (including our retired folk) are thrown out to accommodate Central Sound transplants who are willing to pay higher rents. This isn't social justice, and Olympia isn't doing enough to stop endless-rent increases that hurt homegrown citizens in rental situations. Hence, it's time to rethink city-development planning to not make the same mistakes that's bankrupting California. That is, there needs to be subsidies for low-income housing but NOT market-rate housing, the latter an example of what I call "reverse Robin Hood socialism".

Thanks in advance for considering my concerns.

-Bob Vadas, Jr.  
 Aquatic ecologist, Ph.D.

**From:** [Don Silver](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Olympia DNS  
**Date:** Sunday, April 12, 2020 7:11:12 PM

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**External Email Alert!**

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Are you nuts?? Have you never tried to drive down the streets in Ballard, Fremont, Portland???

I certainly hope you enjoy your oceanfront property in Santa Fe, NM because plainly you have NO clue.

**From:** [JAN ORDOS](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Missing Middle Housing Proposal is supposed to lead to what?  
**Date:** Sunday, April 12, 2020 8:33:57 PM

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**External Email Alert!**

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We need low cost housing, and there is no guarantee that middle housing will do that. People in Seattle can attest to that. In the meantime, people will continue to look outside the Olympia City limits to buy their home, at much less cost. They are already finding Mason County to be much "kinder" in terms of affordable living.

By the way, people who have not lived in the City of Olympia for the last 70 years, have no clue as to how much affordable housing we DID have in this town before so many office buildings were built in downtown Olympia. In addition, with the expansion of the Capitol Campus over many years, a lot of housing, including apartment buildings, disappeared.

There was also a lot of housing all along Union Ave. from Capitol Way to Eastside St., and on 8th Ave. between Eastside St. and Plum St. until that housing was taken down and commercial buildings and parking lots appeared in their place. Of course, the families who owned those properties were happy to get a significant amount of money for surrendering their homes to this type of development. Do you not see this happening in single family residential areas with your Missing Middle Housing Proposal? Single family homes in low density residential neighborhoods being sold to developers of apartment buildings and triplexes? The question of course, still is, will this new development be affordable.

I'm not quite sure why you are bothering to go to all the work that has been involved in putting this Middle Missing Proposal in

place. You will have to do more to convince me, that what you are doing makes sense. If it's not affordable housing you are aiming to achieve with this proposal, you are not acting in the best interests of the community-at-large.

Now living in Lacey, as of 10 years ago, but lived in Olympia on both the Eastside and Westside for a total of 62 years.

Jan Ordos  
Lacey, WA 98503

**From:** [Jim Flynn](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Fwd: Proposed infilling  
**Date:** Monday, April 13, 2020 4:06:22 PM

**External Email Alert!**

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Sorry, your email address in my initial mailing was incomplete.

Jim Flynn  
 2404 Galloway St. SE  
 Olympia, WA 98501  
 coug66@aol.com

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

From: Jim Flynn <coug66@aol.com>  
 To: nfloyd <nfloyd@ci.olympia.us>  
 Cc: citycouncil <citycouncil@ci.olympia.wa.us>  
 Sent: Sun, Apr 12, 2020 01:30 PM  
 Subject: Proposed infilling

Just to let you know that this household is strongly in opposition to the proposed infilling ordinance(s).

To suggest the proposed infilling will not have a long lasting, detrimental effect on the City's neighborhoods is ludicrous.

Street parking is already an issue on the long, deadend street we have lived on for 51 years. Sanitation workers, emergency vehicles, or other large trucks must back down the long street as there is no adequate turn around. Often, cars are parked across from the other and there is little room for a larger vehicle to pass through. Increased density without off street parking will add greatly to the problem.

Our neighborhood is a friendly, safe place for families to live. Residents are encouraged to become acquainted with one another through events sponsored by the neighborhood. We have a good turnout for "Neighborhood Night Out," our annual children's parade and bi-annual neighborhood garage sale. Children play in the street, with supervision. Traffic is generally predictable and drivers are careful. An increase in a more transient residential population, with greater concentration, will create an adverse impact on our neighborhood and quality of life that makes this a desirable location for a diverse population.

I encourage you to rethink this proposal and its impact on the social and physical infrastructure of Olympia. We need only look at the impact this philosophy has generated in the neighborhood streets of larger urban neighborhoods, such as found in Seattle. Whether it is trying to navigate the neighborhood side streets of West Seattle or Ballard, the on street

parking is saturated. Response time for emergency vehicles is hindered. We do not need to generate such traffic concentration in Olympia's established neighborhoods.

Our older neighborhoods support age and social diversity. That provides a healthy environment for growing families and aging residents. These neighborhoods reflect a positive, desirable character for Olympia. That is a compelling reason for people to live here.

I urge you, I beg you, please don't throw this character of our City away. Once gone, it will never be replaced.

Jim Flynn  
2404 Galloway St. SE  
Olympia, WA 98501  
coug66@aol.com

**From:** [Kathleen Byrd](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Project 20-0994, Housing Options/SEPA Review  
**Date:** Sunday, April 12, 2020 7:53:59 PM

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External Email Alert!

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Dear Nicole Floyd,

I am writing to ask you to reconsider and revoke your DNS related to Housing Options and SEPA review for altered development standards and permitted locations of ADU's, duplexes, triplexes, and courtyard apartments in Olympia neighborhoods (Project 20-0994).

It defies common sense that this change to development standards will not have a significant impact on the environment. Can you tell me how environmental impacts will be reviewed for these varying development types? How was this determination of non significance reached?

I live in the South West neighborhood in Olympia - in a small home that I've owned for 25 years. I am an advocate for increased affordable housing options in our city. I am not in support of the city's strategy for giving a green light on any development - disregarding impacts to the environment, traffic patterns, and neighborhood concerns.

Thank you for your consideration and a response to my concerns,

Kathleen Byrd  
132 Plymouth NW  
Olympia, WA 98502



**From:** [James Wege](#)  
**To:** [Nicole Floyd](#)  
**Subject:** DNS for Housing Options Plan  
**Date:** Monday, April 13, 2020 11:01:32 AM

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**External Email Alert!**

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Hello Ms. Floyd! I'm a longtime resident of the City, a Professional Engineer, and have been paying some attention to the "Missing Middle" issue for several years. Generally, I am a proponent of the ideas. I try and get a balance of news about the issue from several sources, including the group OSD&LN. That particular group asked for comments about the Determination of Non-Significance for the City's Housing Options Plan.

My comments may be summed as this: Good Work! I've reviewed the SEPA checklist, and feel you are on target. I'm sure citizens who agree with OSD&LN will be sending you their negative responses, and I want you, other City staff, and the City Council to know there are plenty of (perhaps quieter) citizens who are in favor of the changes proposed. Not everyone is a "hater" about this issue, and you deserve to hear support now and again.

Stay healthy, happy, and positive!

James Wege, PE  
[james.wege@gmail.com](mailto:james.wege@gmail.com)

**From:** [Mary Ann Lindemann](#)  
**To:** [Nicole Floyd](#)  
**Date:** Monday, April 13, 2020 11:20:57 AM

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**External Email Alert!**

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Before approving construction of 'Missing Middle' housing, the Olympia City Council must inform the taxpayers how it will resolve the following issues:

1. Increased traffic and parking issues; 2. School crowding; 3. Need for additional fire and police protection; 4. Strain on trash and sewage collection facilities.

In the 12 years I have lived in Olympia, the City has not been transparent with projects that spend lots of tax dollars.

Letting time for taxpayers' comments and concerns run out while we are all isolated in our homes is SNEAKY!

I favor a referendum. Thank you.

Mary Ann Lindemann  
Goldcrest



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

April 13, 2020

Nicole Floyd, Senior Planner  
 City of Olympia  
 Community Planning & Development  
 601 4th Avenue E.  
 Olympia WA 98501

Dear Ms. Floyd,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

**Re: 20-0944**

The Nisqually Indian Tribe has reviewed the determination of nonsignificance that was provided for the above-named project and has no further information or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Sincerely,

Brad Beach  
 THPO Department  
 360-456-5221 ext 1277  
[beach.brad@nisqually-nsn.gov](mailto:beach.brad@nisqually-nsn.gov)

Annette "Nettsie" Bullchild  
 THPO Department  
 360-456-5221 ext 1106  
[bullchild.annette@nisqually-nsn.gov](mailto:bullchild.annette@nisqually-nsn.gov)

Jeremy "Badoldman" Perkuhn  
 THPO Department  
 360-456-5221 ext 1274  
[badoldman.jp@nisqually-nsn.gov](mailto:badoldman.jp@nisqually-nsn.gov)

**From:** [janalynwiley@aol.com](mailto:janalynwiley@aol.com)  
**To:** [Nicole Floyd](#)  
**Subject:** Fwd: Gentrification  
**Date:** Tuesday, April 14, 2020 4:00:57 PM

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

From: janalynwiley <[janalynwiley@aol.com](mailto:janalynwiley@aol.com)>  
 To: nfloyd <[nfloyd@ci.olympia.us](mailto:nfloyd@ci.olympia.us)>  
 Sent: Sun, Apr 12, 2020 12:21 pm  
 Subject: Gentrification

To the City of Olympia Decision makers,

Now that I have managed to crawl out of what was likely COVID-19 at home alone, to finally hear just yesterday that I am negative in the test for it, I am hearing that the City of Olympia is proceeding with their plans for Gentrification in order to "create more housing" that could possibly bring the high prices of housing down. One council member told me it would make Olympia much more affordable for all. Have not seen data for that projection.

Apparently the comment period on this was just released, and only provides the citizens 2 weeks to respond. This is irresponsible to the people. Forget the fact that we are in a Pandemic, and some of us are really struggling to just breathe or the welfare of family and friends who have been ill. This move by the City is disrespectful for it's citizens as it will impact more than just those few in the know.

My perspective from living in one of the most dense cities, San Francisco, for 25 years, has definitely shaped my opinions on belief system that this will make housing more affordable. The price of housing for new construction will never be affordable for the bottom workers or unhoused contrary to what we are told. I watched as SF tore down neighborhoods in the Mission District to create the same units you are proposing, knocking the Hispanic groups and low income people out of their current homes and in fact out of the City. There are now glitzy restaurants and coffee shops in place of the previous vibrant colorful community with home businesses and shops. I suppose for those that care how things "look" this is great. I care about the lives of ordinary people. I care about people's current homes retaining value. It is really hard to live somewhere when people up in higher units are always looking down at you. Once it happens, a home's value will go down.

San Francisco has some of the highest rents and housing costs on the west coast, that have never gone down despite crowding in more high rises and denser units. There is never enough parking there as a result. My day would always involve searching for parking spots even in my own neighborhood. Very common to have to walk 8 plus blocks home.

Olympia's developers, and those with the money to build out high rise ADUs with no parking, that exist behind or alongside homes, that can be sold as individual units will take off.. The land grab will be on to buy little modest homes on the Eastside or Olympia High neighborhoods, tear them down and build a monstrosity, displacing renters, and putting pressure on parking, schools and City services. Should we build more schools to accomodate the growth that is projected, while also phasing the proposed increased density? Is LOTT on board?

I would suggest that this comment period be extended so that citizens can actually know it is going on in

this time of isolation and sadness for our country as we are focused on CV-19 and how we will pay our mortgage and multiple other obligations.

Politico just came out and said even Congress is entirely focused on this virus and cannot do any other tasks right now.

Yet, the City of Olympia appears to be hastily devoting time to creating a change during this same period. ????

I stand in opposition to the DNS for Housing Options, being pushed by the City of Olympia. You say that you will not displace anyone. But those that buy these small places up and raze them will. So by proxy, the City of Olympia is helping to displace those renting in small single family homes. Those that buy those small homes on a larger lot with a small garden and fruit trees will raze the whole area flat. Your SEPA states that you will not do this which is a joke. It is the speculators that will do it ergo you are also enabling a complicit.

Beyond words and still beyond a full breath since getting ill on 3/13.

Jana Wiley

**From:** [brita mcgregor](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Housing  
**Date:** Thursday, April 16, 2020 10:23:45 AM

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I feel strongly that housing density is the answer to urban sprawl.

I think it's a good idea to have multi household on all lots.

I do understand the concern for parking. That does seem to be a problem for most communities. I'm not aware of any good solutions to that problem other than requiring parking be part of the building plan which I imagine is always addressed.

Thanks for your consideration.

Brita McGregor  
2314 Craig Rd SE  
Olympia WA 98501  
Sent from my iPhone

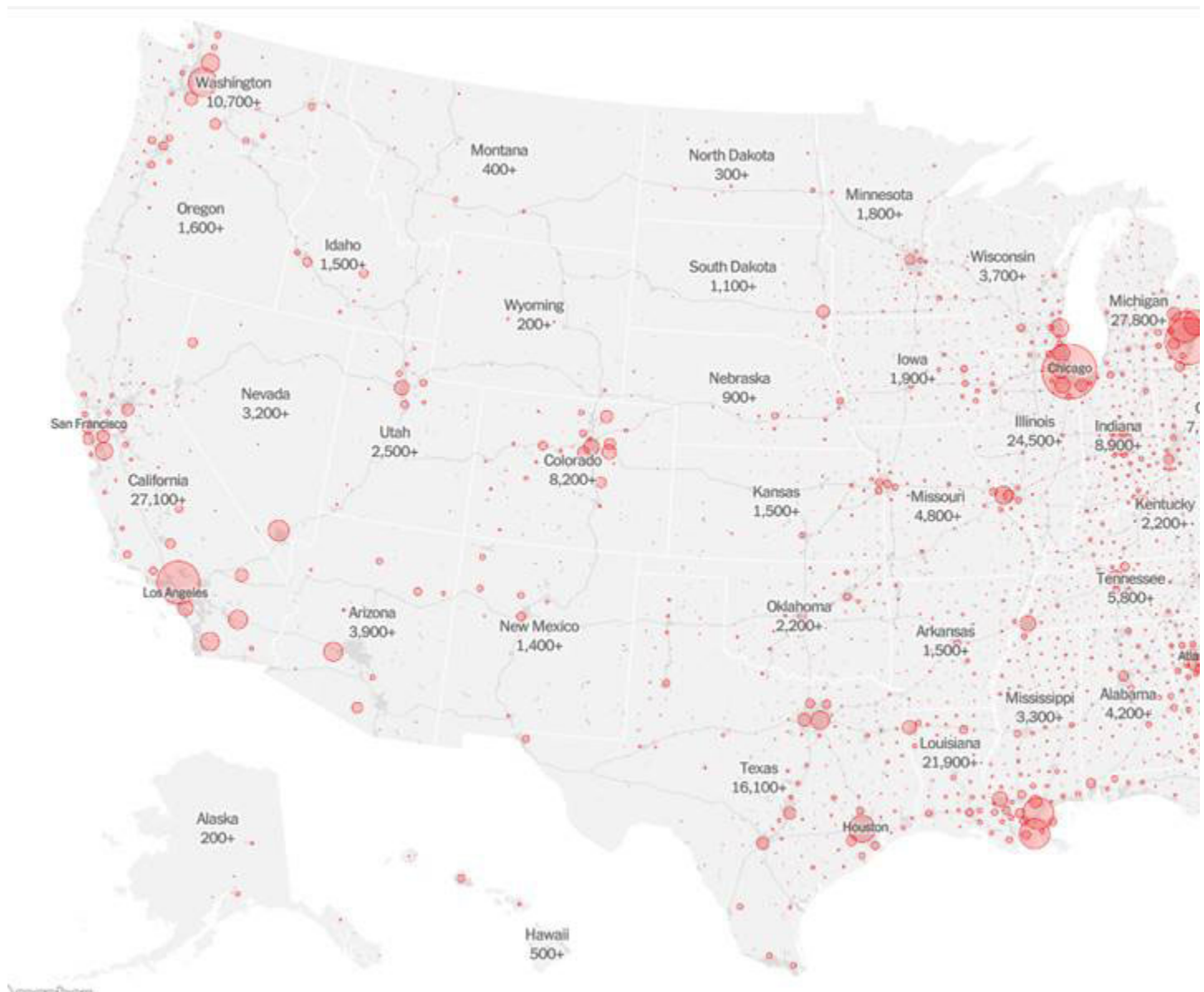
## Kenneth Haner

**From:** Karl Young <ytiusaky@hotmail.com>  
**Sent:** Thursday, April 16, 2020 11:04 AM  
**To:** Nicole Floyd  
**Cc:** Jay (OSD&LN)  
**Subject:** RE: Reminder to send Housing Options SEPA feedback

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The main reason for the rapid spread of the COVID-19 is population density. Seattle or King County became infected very quickly because of the dense housing and population. Look at NYC and all the major cities where there is high-density urban housing:



More details of each county: <https://www.nytimes.com/interactive/2020/us/coronavirus-us-cases.html>

More viruses, bacteria and other pathogens will rise to infect humans from animals, poultry, and insects from now on. The denser the population in an area, the more infection, and death from communicable diseases.

The short-term financial gain in Missing Middle or any other urbanizing program will hurt and kill many innocent people in the future from greed. Think about your kids and their kids.

Karl  
-----

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**From:** Jay (OSD&LN) <jayelder@comcast.net>  
**Sent:** Thursday, April 16, 2020 10:08 AM  
**To:** ytiusaky@hotmail.com  
**Subject:** Reminder to send Housing Options SEPA feedback



***The deadline for sending feedback to the City about  
its SEPA for the Housing Options Plan is:***

***Tuesday, April 21st at 4 PM.***

**The (correct) EMail address to send your comments to is:**

[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)

**Today at noon on KAOS (89.3 FM) Bob Jacobs and Jay Elder will be interviewed by Kim Dobson (Parallel Universe) about the Housing Options plan and its "non-project" SEPA, as well as state laws 1923 and 2343. You can also stream it on your phone or computer**



at <https://www.radiofreeamerica.com/station/kaos>.

**You can also stream it later**

at <https://www.radiofreeamerica.com/schedule/kaos>

**This interview is a quick way to get context on this issue, as well as to know what's ahead.**



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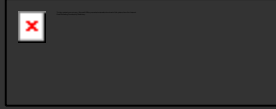
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Olympia, WA 98506-4034

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**From:** [northbeachcomm@cs.com](mailto:northbeachcomm@cs.com)  
**To:** [CityCouncil](#)  
**Cc:** [Nicole Floyd](#)  
**Subject:** City of OLY; SEPA DNS; The City has issued a SEPA Determination of Non-Significance  
**Date:** Thursday, April 16, 2020 11:25:10 AM

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

From: northbeachcomm <northbeachcomm@cs.com>  
 To: northbeachcomm <northbeachcomm@cs.com>  
 Sent: Thu, Apr 16, 2020 2:12 pm  
 Subject: Fwd: City of OLY; SEPA DNS The City has issued a SEPA Determination of Non-Significance

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

From: northbeachcomm <northbeachcomm@cs.com>  
 To: northbeachcomm <northbeachcomm@cs.com>; olywa9876z <olywa9876z@gmail.com>  
 Sent: Thu, Apr 16, 2020 2:05 pm  
 Subject: City of OLY; SEPA review

Hello Oly. City Council;

The City has issued through the "Housing Options Plan" a SEPA Determination of Non-significance; this is wrong.

**The City talks about the Housing Options plan and its "non-project" SEPA, the SEPA (State Environmental Policy Act) is very important. It is significant!**

**I am against WA state laws HB1923 (passed in 2019) and HB 2343 (passed in 2020).**

We do not support the "Missing Middle Rules", or WA State House Bill 1923, that was passed in 2019.

We support truly affordable housing, the Missing Middle rules (HB 1923 and 2343) is a "give away" to the developers.

An "Adu" is an "accessory dwelling unit" near each house. These will impact neighborhoods in huge ways, we must have SEPA reviews for these projects.

We must have a "SEPA " review of each project that is enforceable, we must look at how developments effect stormwater issues in OLY. It is significant to each neighborhood, to have these reviews.

We must have a "SEPA" review that examines proposed ADU parking; on the tiny street, or on the lot next to any proposed ADU.

We must see how these proposed developments will impact our neighborhoods. No give away to developers.

Instead, elected leaders should implement:

- 
- *Preserve communities*: support progressive, sustainable land-use policies that maintain neighborhood integrity and allow working- and middle-class families to stay in their communities;
- 
- *Produce housing*: Produce truly affordable housing through adaptive reuse and cost-effective new construction.(HUD housing efforts are a great way to start).

We need real, thoughtful solutions that put people over profit.

Thanks!

Lee Riner

2103 Harrison AVE

OLY., WA

98502

360-956-0021

**From:** [jim623mo@comcast.net](mailto:jim623mo@comcast.net)  
**To:** [Nicole Floyd](#)  
**Subject:** Liveable Olympia neighborhoods  
**Date:** Friday, April 17, 2020 7:23:49 PM

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**External Email Alert!**

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To whom It May Concern

My name is Maureen Lally and I have been an Olympia resident since 1988. I value diverse neighborhoods that allow for affordability and single family dwellings. I wish to voice my concern for Olympia City Council's consideration of three and six plex structures in currently zoned single family neighborhoods. I am disturbed to hear that there would be no environmental impact- with no parking allocated for these multi plex units?? Yes, there would be more automobile traffic on those very streets where the multi plex units are built in addition to nearby streets, intersections and thoroughfares.

Please re-consider what is being proposed. Yes, more affordable housing is needed but not multiple storied structures right next door to single family houses. Just look at Seattle and what has happened there. I have two friends, one who lived in Ballard and recently moved to Oly and another who lives in West Seattle and they both have experienced the high rises on the same block as their one story homes. I hear my West Seattle friends complain of limited street parking since none were planned for the new apartments and condos built on their street.

All neighborhoods deserve liveable dwellings with new building done by responsible developers.

Sincerely,  
Maureen Lally  
360-357-6856  
[Jim623mo@comcast.net](mailto:Jim623mo@comcast.net)

**From:** [Dan Leahy](#)  
**To:** [Nicole Floyd](#)  
**Cc:** [CityCouncil](#)  
**Subject:** An Additional Public Comment. Housing Options -SEPA Review. Project 20-0994  
**Date:** Sunday, April 19, 2020 2:24:34 PM

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

City Council  
c/o Nicole Floyd, CP&D

Council Members:

I know it is your "essential" mission to serve the needs of investor capital. It does startle me, however, that in the midst of this pandemic crisis, the cratering of downtown businesses, mass unemployment and homelessness, you still present this ordinance and, once again, state your real estate transactions are of no significance.

You have argued that the City's tax exempt program has worked and that the City's missing middle ordinance will lead to affordable housing.

Those working full-time, year-round at the newly "generous" wage of \$15/hour would gross only \$31,200. An "affordable" rent for that group would be \$780/month, using the now standard 30% of income as a test for affordability.

None of the four tax exempted buildings that have filed their declaration with the city offer an apartment at that rate. The upper and middle end rents in those apartments would require a \$60,000 to \$80,000 yearly income, using the 30% housing ratio. You have in effect created a downtown "exclusionary zone" of high priced density in a sea of retail vacancies and homeless encampments.

Contrary to your claim, supply and demand does not work. If that were the case, the long standing demand for low cost housing would have been met by a new supply. The market (or capital) responds, however, to the highest rate of profit. Builders look for a return of 15%. With your tax exemption, you boost their return to 18%.

The Selby/Bateman program is simply a needless shift of wealth to four owners paid for by Olympia's tax payers. You have exempted nine high rent downtown buildings from tax assessment worth \$102,108,293. This has meant a tax gift of \$10,013,999 to four individuals over eight years. There are two more Walker John projects headed your way. I'm sure you will grant him more of our tax money, even though you are under no legal obligation to do so.

The State Legislature's Joint Legislative Audit and Review Committee (JLARC) recently reviewed the MFTE program and found that the only clear beneficiary of the "tax exemption" program were the owners of the buildings. For you, in particular, this means Walker John, J. Brent McKinley, Aaron Angelo and Shuo Lou.

The JLARC study also implied that a downside to this MFTE program was the pressure it created to raise rents on existing affordable housing. Even landlords at the recent City sponsored forum acknowledged this pressure to match the market price. This certainly is the case in downtown Olympia. Rent hikes leading to evictions and homelessness is the direct result of your real estate transactions.

Also, contrary to your arguments, the MFTE program didn't "incent" any builder. The program has been available since 2000 and no new downtown market rate housing was built until the market itself changed in 2016 and investors cashed in, with an extra gift from the Selby/Bateman Council. It also seems clear that some investors were simply looking for a "asset holding" device having little to do with providing

rental housing or even retail space. For example, only a Seattle chain restaurant has moved into the 123 4<sup>th</sup> Avenue building. The majority of this tax exempted building's retail space has remained vacant for the past three years, adding to the 100,000sf of vacant retail space already present in the downtown core.

The Selby/Bateman plan to upzone neighborhoods opening them to investors while removing any process for citizen challenge is neither an environmental strategy nor one that will produce affordable housing. It is simply a plan by market fundamentalists to prioritize investors' interests over those citizens interested in livable neighborhoods where kids don't need to live in fear of speeding traffic.

The "missing middle" ordinance you endorse isn't about housing. It's about maintaining a political system that prioritizes investors. This is in line with the national administration elimination of all constraints on capital. The Selby/Bateman regime agrees and has even sought state legislation to silence its own citizens so investors wouldn't meet any local resistance. Similarly, the Selby/Bateman regime has made this ordinance's determination of "Non-Significance" un-appealable." How fearful you must be of your own citizens.

My SW neighborhood has one of the most diverse housing stocks and income levels in Olympia, from HUD and non-profit apartment complexes to duplexes, ADUs, townhouses, luxury apartments and single family homes. The most affordable housing is the existing housing. No private investor does or will match its affordability. The only thing your ordinance will do is raise the price of housing.

That investors don't give a damn about the environment is demonstrated both by all their buildings in the downtown flood zone, as well as their willingness in the midst of global warming to clear cut acres of forest and woodland for single family/two car garage complexes at prices of \$450,000 and above. These prices might seem reasonable to Seattlites fleeing from working class neighborhoods being destroyed by "missing middle" million dollar condos, but they are not affordable for Olympians. In terms of global warming, your clear cuts are simply obscene.

You often state that your work with the voter approved Home Fund justifies the "mix" of high priced apartments downtown. The three precincts that make up my neighborhood voted strongly for the Home Fund. However, few of us would have imagined that Selby/Bateman Council would give \$1.35 million dollars to one individual for a piece of property assessed at \$391,300, even if that property is destined to become a homeless shelter. That type of largess is not what we voted for.

I'm also fairly sure none of us would agree with the Selby/Bateman decision to assign the Home Fund director to manage the Tax Gift program for wealthy owners of the nine tax exempted downtown apartment buildings. Your investor preference has even distorted the Home Fund.

You should withdraw this ordinance and terminate your tax gift program. Prioritize public housing projects like the LIHI project at 2828 Martin Way. You should also ask the LIHI to propose once again their low-income housing project that Mr. Rants took over for his failed million dollar condo fiasco.

Dan Leahy

1415 6<sup>th</sup> Avenue SW

Olympia, Washington 98502

On Wednesday, April 15, 2020, 1:36:55 PM PDT, Nicole Floyd <nfloyd@ci.olympia.wa.us> wrote:

Thank you for taking time to comment. I will add your comments to the record.

**From:** Dan Leahy <danleahy43@yahoo.com>

**Sent:** Wednesday, April 15, 2020 12:29 PM

**To:** Nicole Floyd <nfloyd@ci.olympia.wa.us>

**Cc:** Cheryl Selby <cselby@ci.olympia.wa.us>; Jessica Bateman <jbateman@ci.olympia.wa.us>; Clark Gilman <cgilman@ci.olympia.wa.us>; Lisa Parshley <lparshle@ci.olympia.wa.us>; Jim Cooper <jcooper@ci.olympia.wa.us>; Renata Rollins <rrollins@ci.olympia.wa.us>; Dani Madrone <dmadrone@ci.olympia.wa.us>; Jay Burney <jburney@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>

**Subject:** Public Comment. Housing Options -SEPA Review. Project 20-0994

**External Email Alert!**

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**The Olympia Model**

Keeping track, keeps me thinking  
what the Supply side model means  
is that affordable housing is shrinking.

Housing supply with no thought  
to who builds what for whom  
leads to what the Council has wrought.

Investor housing is their racket

displacing family ownership with tenants

concentrating dollars in the wealthiest bracket.

Dan Leahy

1415 6th Avenue SW

Olympia, Washington 98502



**From:** [Ellen Silverman](#)  
**To:** [Nicole Floyd](#); [Kenneth Haner](#); [CityCouncil](#)  
**Cc:** [Hunt, Sen. Sam](#); [Housing Option Code Amendments](#)  
**Subject:** Housing Options – SEPA Review; Project Number: 20-0994  
**Date:** Sunday, April 19, 2020 11:47:59 AM  
**Attachments:** [2020-04-19-SEPA-Comments.pdf](#)

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Date: April 19, 2020

To: Nicole Floyd, Senior Planner, AICP: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)  
 Ken Haner, Program Assistant: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

cc: [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us); [Sam.Hunt@leg.wa.gov](mailto:Sam.Hunt@leg.wa.gov)  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

From: Ellen Silverman [ellen.silverman@msn.com](mailto:ellen.silverman@msn.com)

Project Name: Housing Options – SEPA Review

Project Number: 20-0994

Description of Proposal: Draft Code Amendments to modify development standards and permitted locations of ADUs, duplexes, triplexes, & courtyard apartments.

The city of Olympia is using the time of the COVID crisis to further its own agenda of unchecked and unwarranted development. The city of Olympia did NOT notify all homeowners or property owners of this review nor did the city provide adequate time for people to respond in light of the COVID crisis. This looks like the work of developers not like stewards of our tax dollars.

This SEPA notification of non-significance flies in the face of logic and science. The development proposed by the city will:

- a. Increase emissions and traffic in the city
- b. Increase run off into Puget Sound and into fragile creeks and streams which will impact salmon restoration and other wildlife
- c. Increase energy consumption
- d. Increase the potential for flooding in our neighborhoods
- e. Increase water into the already overwhelmed sewer system
- f. Reduce the number of trees and green space, thus impacting migrating songbirds, and other species
- g. Increase impacts on emergency services, schools, and health care
- h. Increase taxes making Olympia unaffordable to many

- i. Decrease sunlight by allowing buildings inconsistent with single story housing, casting shadows over neighbor's yards
- j. Ruin the character of Olympia historic neighborhoods.
- k. Increase light and glare at night due to additional street and housing lighting
- l. Destroy single family neighborhoods
- m. Increase taxes due to unmet infrastructure needs.

Ultimately, this development will make Olympia as unlivable and unaffordable as Portland, Oregon and Seattle. This is unchecked, unprecedented growth in an area with a fragile ecosystem where city services and the sewer system are already overburdened. The potential for environmental degradation as well as negatively impacting the livability of neighborhoods exists in these housing proposals as well as having a disproportional impact on lower income Olympians.

**From:** [Helen Wheatley](#)  
**To:** [CityCouncil](#); [Nicole Floyd](#); [Housing Option Code Amendments](#)  
**Subject:** Housing Options and public comment on SEPA review  
**Date:** Sunday, April 19, 2020 11:19:27 PM

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Dear City Council (originator of referral request setting the housing options policy action in motion), Ms Floyd and Ms Phillips (Senior planners),

We are currently under state emergency due to the COVID-19 pandemic.

The Governor has issued a (second) proclamation on the Open Public Meetings Act. It can be found here:

<https://www.governor.wa.gov/sites/default/files/proclamations/20-28%20-%20COVID-19%20Open%20Govt%20Laws%20Waivers%20%28tmp%291.pdf>

The proclamation declares that during the emergency,

“Subject to the conditions for conducting any meeting as required above [meeting remotely], agencies are further prohibited from taking ‘action,’ as defined in RCW 42.30.020, unless those matters are necessary and routine matters or are matters necessary to respond to the COVID-19 outbreak and the current public health emergency, until such time as regular public participation under the Open Public Meetings Act is possible.”

Under the definitions of the OPMA, the city is a public agency. Creating a public comment period for an environment review is an action. Requesting public comment on Housing Options is action, as is the holding of remote meetings or other efforts to move the policy forward in the public sphere.

To comply with the Governor’s proclamation under the emergency, it seems to me that you must withdraw your DNS, cancel the deadline for public comment on the environmental review (SEPA checklist), and stop the planning process around Housing Options until the emergency is over.

Your efforts to move forward with the process have already created irregularities, as you have not been able to hold a public meeting under the current emergency and found it necessary to substitute a video and internet powerpoint presentations which are frankly difficult, in my personal experience, for the public to find and access from the city website. The governor’s proclamation makes it clear that policy making cannot be done with the necessary public involvement at this time.

Please include this as public comment under the deadline for the SEPA checklist/environmental review.

Thank you.

Sincerely,  
Helen Wheatley  
2218 McCormick Ct SE  
Olympia, WA 98501

**From:** [Roxane Waldron](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Olympia Development Changes  
**Date:** Sunday, April 19, 2020 5:19:07 AM

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Dear City Council & Planning Staff,

I'm very concerned about Olympia moving forward with the gentrification of our city. The finding of 'no impact' is astounding—I'm having a hard time understanding how you came to this decision? Please reconsider.

We moved to Olympia 18 years ago and purchased a house that was built in 1904 because we love the our neighborhood and the small-town feel of Olympia. Adding more apartment buildings in residential neighborhoods that are currently zoned R1 & R2 is going to have a negative impact on both the residents and the environment.

I do understand the desire that some property owners have to be able to add another unit to their property when space permits. But a small additional unit that is keeping within the 'look and feel' of a neighborhood is a much lower impact than an apartment building. And changing the zoning may also incentivize those with single family dwellings or duplexes to sell off their property to developers of these larger units, thereby changing the character of the neighborhoods even more rapidly.

Please don't destroy the unique and precious character of our residential neighborhoods by allowing unrestrained multi-unit buildings to be erected by developers.

Thank you,  
Roxane Waldron  
2732 Capitol Blvd. S  
Olympia, WA 98501

**From:** [Barbara Buchan](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Fwd: Missing Middle ordinance  
**Date:** Tuesday, April 21, 2020 6:28:38 AM

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From: **Barbara Buchan** <[bkwbuchan@gmail.com](mailto:bkwbuchan@gmail.com)>

Date: Tue, Apr 21, 2020 at 6:12 AM

Subject: Missing Middle ordinance

Cc: <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>

I'm writing to protest this proposed ordinance for several reasons:

-The top-down nature of this process, without consulting your constituency. This is not the nature of getting cooperation with your voters. And the haste in pushing this measure--What's the Rush? why not take time to evaluate the situation and work with residents? And, show respect for your constituents. Bulling ahead after the Growth Management Commission called out the plan. Why not take time to work out a different approach? We are not in a housing crisis.

-The appalling failure to address the City's housing problems and needs. As proposed, you're promoting housing for middle and upper income earners where studies have shown the need is for those residents who can pay less than \$1200 monthly for housing. According to studies, that's almost 50% of Olympia's population. In spite of repeated proposals to the contrary, "Trickle-down Economics" does not work and neither does "trickle down" housing. Investors coming in to Olympia and building new housing, single family on up to multiplexes, are ratcheting up prices in the area. But there's no housing at the lower end for low income folks which is where the need is, with the shrinking incomes of these people. You have failed to address the needs of many your residents.

-The Missing Middle encourages a trend to higher rents and costlier housing. It's the wrong remedy for our housing problem. It will not stimulate the needed affordable housing.

My position is not anti-density, but so far Olympia has not shown it can do density well. When a box of a 2-story house is squeezed onto a tiny backyard lot, in a neighborhood of modest housing; when the new building is allowed to over-shadow its small neighbors, blocking the solar panels, removing long established trees, new windows staring into the existing house's windows. That doesn't say much for housing permitting.

Duplexes and triplexes are very good use of land, they don't have to be ugly. Semi-detached multistory, brick, designed for optimum privacy and esthetics's can be very nice additions to a neighborhood. Even small condominium developments can be desirable additions. If designed and located esthetically.

And while we're at it, why not encourage home owners to add ADU's. Lower the fees to stimulate this type of in-fill. And while you are encouraging these, do NOT allow separate ownership of ADU's.

All in all, the City is not solving its housing problems with this ordinance. You are encouraging the wrong type of housing. You should be working this out with your constituents and addressing the needs of the community instead of becoming a bedroom community for Seattleites who can afford the new housing, not pushing low income people out to the suburbs.

Please reevaluate this ordinance and revise it to address the problems we have now.  
Thank you

Barbara Buchan  
924 Quince NE  
98506

**From:** [jacobsoly@aol.com](mailto:jacobsoly@aol.com)  
**To:** [Nicole Floyd](#)  
**Cc:** [jacobsoly@aol.com](mailto:jacobsoly@aol.com)  
**Subject:** Comments re SEPA DNS for Housing Options Proposal, 20-0994  
**Date:** Monday, April 20, 2020 8:37:51 PM

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Nicole --

Please accept this email as my official comments on the SEPA DNS for the Housing Options proposal, 20-0994.

My major problem with this DNA is that it hides very significant potential impacts behind its non-project status. Sure, there are no immediate impacts from the plan per se, but there are cumulative impacts it would unleash by allowing "up to 950 additional, primarily market rate, infill development housing units in existing neighborhoods". Furthermore, the reality is that these added units would not be spread evenly across the city's low density housing zone areas. Neighborhoods that will be unaffected or very lightly affected include (1) subdivisions completed over the past 20 or so years, during which time minimum lot sizes have been repeatedly reduced, leaving little space for free-standing ADUs, (2) subdivisions with HOA restrictions that limit construction to single-family detached houses, and (3) areas of high property values that make conversions and replacements prohibitively expensive. That leaves older, lower income areas as targets and specifically properties characterized by large lots with small, inexpensive houses which lend themselves to being torn down and replaced by multiplex structures that would be newly permitted in these areas. These are primarily on the eastside, northeast, and northwest. The bottom line is that impacts will be concentrated in a limited number of neighborhoods, and will therefore be more likely to have significant effects on those neighborhoods and their city services.

This includes the entire range of impacts that this SEPA checklist claims will not be affected in the categories of (1) neighborhood factors like noise, loss of green space, loss of tree cover, and loss of solar energy capacity, (2) environmental factors like increased impervious surface area, groundwater levels and quality, and stormwater runoff, and (3) public service impacts like school capacity, street capacity, parking, sewer and water infrastructure, and stormwater conveyance capacity, some of which are already overburdened.

I especially want to call attention to claims that structures will not be demolished and residents will not be displaced. The checklist says clearly that the intention of these policy changes (9c) is to add primarily market rate infill housing in existing residential areas, a primary effect of which is demolition and displacement.

Another problem with the checklist responses is that they confuse likely actual impacts allowed impacts with . This is apparent in comments regarding view blockage, impacts on plants and marine life, the amount of impervious and hard surfaces, etc. A SEPA checklist is supposed to deal with impacts on the community, not impacts relative to regulatory limits, which is a very different matter.

A similar problem exists relative to items like 16d which states there will be no change in "available utilities", but does not mention impacts on these utilities.

Item D6 is similarly problematic in that it responds to a question about negative impacts on transportation or public services and utilities by saying that existing providers will continue to provide services, but not mentioning the potential impacts on those providers.

Item 6 appears to be erroneous when it states that there would be no impact in parking requirements. The proposed ADU changes definitely include such changes.

Item 15 states that there would be no increased need for public services like fire, police, transit, and schools, when in fact such increases would result from the increased population that would reside in the new "housing options".

A final concern not mentioned in the DNS is the fact that the "housing options" changes would per state law not be appealable under the GMA and SEPA. "Compliance with democratic norms" is not a listed criterion of course, presumably because it is generally understood that in democracies citizens are able to challenge illegal actions by their elected officials. To state that appeals will not be allowed is to take a step away from democracy and toward authoritarianism. This is intolerable. This proposal should not be pursued unless a way can be found to allow normal appeals.

Submitted by:

Bob Jacobs  
360-352-1346  
[jacobsoly@aol.com](mailto:jacobsoly@aol.com)



Public Comment on SEPA Environmental Checklist  
Housing Options Code Amendments  
Prepared by the City of Olympia

Submitted by Helen Wheatley  
2218 McCormick Ct SE  
Olympia WA 98501

**The SEPA Checklist is a tool to develop information. If the tool is used incorrectly, the decision will not be sound.**

**There are too many instances where important questions are evaded or ignored in the Checklist. The date on the document, July 2016, is not even appropriate.**

**The State Department of Ecology should request further information before allowing the City of Olympia to make a threshold determination.**

The SEPA Checklist is a tool to help provide a picture of the changes in physical and geographical reality that will occur as a result of an action.

This is the grounds on which the city makes its finding of environmental “significance” or “non-significance.”

With a non project action, cumulative effect is a very important element. This is the only opportunity to consider the totality of individual projects and actions that might occur under the changed policies, and how, taken as a whole, they might change the city, even if each individual project done in the future is fully compliant with all the rules and regulations. Will that change be big or small one? What will change? How and how much? How will it affect other things we care about — our trees, for example, or access to our schools, or the cost of our utilities?

Implicit in these questions is a measurement of difference. What is the difference to the environment between doing this action, and not doing it?

The Washington State Department of Ecology developed the SEPA checklist to help answer this basic question. If there isn’t much difference between taking the action and not taking the action, then a Determination of Nonsignificance is warranted.

If working through the checklist helps the city to see that there are some areas where there could be a fairly big environmental difference between taking or not taking the action, then a Determination of Significance should be made. After that, the city would be required to involve the public more, and look harder for other possible options and examine the environmental tradeoffs before making a decision.

To make this a useful exercise, the city should assume that all three options are adopted, that population growth reaches the level estimated for 2035, that all of the new housing options are fully utilized and density is maxed out in some areas under the proposed action. The point of the Checklist is to provide the information to help us imagine, as realistically as possible, what that would be like.

Here is an example. Checklist Question 9a asks, “Approximately how many units would be provided, if any.” There is at least an attempt at an answer: the cumulative effect of the action would be one key difference would be the construction of “fewer than” 950 residential units over “20 years.” (The 20 years seems a bit problematic, since the population estimates referenced only go out 15 years [2035].) It would have been more helpful if the evaluation had provided a more proper estimate, but at least a sense is provided in a roundabout way that the very rough ballpark figure seems to be somewhere in the neighborhood of 474-946 units.

With that answer, based on a source that is usefully cited and can thus be judged for appropriateness and reliability, the Checklist helps Olympians and council members to understand something concrete about the change that the proposed action would introduce. It provides soft but perhaps adequate data to help evaluate a level of significance/non-significance.

This is helpful. What is not at all helpful, however, is that the second part of the question, “Indicate whether high, middle or low income housing,” is not answered at all. This is obviously a very important question when the proposed action is about housing.

### **The Checklist ignores, or only partially answers, several questions.**

To be fair, the city is allowed to point to local ordinances, regulations plans and so forth and say that they provide adequate coverage of the question. For a non-project action, it can even exclude Environmental Elements questions it deems to be not meaningful to the analysis of the proposal. But it cannot “ignore or delete a question on the checklist.” (WAC 197-11-315). A partial answer to a question, or an “answer” that is not directed to the question but speaks instead to other matters, arguably counts as ignoring the question.

Far too frequently, the Checklist deviates so far from answering the questions thoughtfully developed by the Department of Ecology, that it fails to serve as a useful tool. It does not provide enough information to allow for an informed determination of environmental significance.

Even worse, the answers often explicitly refuse the task of considering cumulative impacts. It is a cop out and an act of bad faith — toward the State, the Department of Ecology, the public and the city council — to pretend that this non project action is just words, while the impacts only happen with projects carried out under those words.

The instructions for the checklist remind agencies that the checklist applies to all parts of the proposal “even if you plan to do them over a period of time or on different parcels of land.” I interpret this to be a reminder that consideration of cumulative effects is expected, not optional.

On example is 8 (Earth) F: Could erosion occur as a result of clearing, construction or use? If so, generally describe.” The answer states “This is a non-project action. There is no filling, excavation, or grading proposed related to the adoption of the code amendments.” This is absurd. The proposed changes will lead to construction of more units, and larger units. It is well worth considering the question in terms of real world outcomes. The answer could be “Possibly,” “likely” or even “unknown.” But the possibility of some impact from an action allowing more and larger units, should be acknowledged.

Similarly egregious is the answer to 8 g: “About what percent of the site will be covered with impervious surfaces after the project construction (for example, asphalt or buildings?)”. The answer given is “not applicable — there will be no change in the amount of impervious surfaces as there is no construction proposed. Additionally, these amendments do not include revisions of the maximum amount of building coverage, hard surfaces coverage, or impervious surface coverage allowed in the underlying zoning districts.” The checklist instruction explicitly states that the word “proposal” should substitute for “project,” so obviously the question is about whether introducing new types of buildings and new rules about ADUs will lead to more impervious surfaces than if there were no ordinance change. And while it is fair to note that the action does not change the rules on these things, the question is about likely real world outcomes within the parameters of those rules. The question is whether the change in housing types and sizes and numbers will result in *actual* change to the percentage of land covered.

Despite the city’s answer, the common sense answer starts with the fact that the three elements of ADUs, duplexes and triplex/courtyard are all about buildings. Of course construction “is proposed” — *construction is precisely what this proposed action is about*. It concerns what types of construction will happen in certain kinds of neighborhoods. Therefore, this is a question that goes directly to potential environmental impact. It is very worthwhile to the public for the city to engage in the effort of answering the question (what percent?). This is especially the case because in Olympia the percentage of impervious surface has a direct impact on stream health.

To continue on this theme of considering all parts of the proposal over time and on different parcels: Consider 8 (land use) i: “Approximately how many people would reside or work in the completed project?” This could be an opportunity to actually provide the expected population in 20 (or 15 if based on 2035) years. Providing that figure would answer the question at a minimal level. Even better, the city could estimate the anticipated population of those parts of the city specifically affected by the proposed ordinances. That, in turn, would provide a useful context for evaluating the significance

or non-significance of adding 475 to 950 more units to those neighborhoods to what would be built without the proposed action.

Instead of providing this useful information, the answer given is “No change as a result of these code amendments.” In the first place, this doesn’t answer the question, and in the second place, it contradicts the prediction that hundreds more units will be added with the proposed action.

There are several such missed opportunities to create a solid basis for a threshold determination.

Unanswered (ignored) questions that probably should have been answered include:  
2 a: Emissions (more people and more buildings lead to more emissions); 3 (water) (a)(5) 100 year floodplain, note location on the site plan (climate disruption is causing an increase to the area and frequency of 100 year floods, so it should be mapped).

Particular attention should be drawn to 3(c) Stormwater runoff. The answer given, again, is not only a possibly (probably) incorrect “none,” but with the added refusal of the principle of considering cumulative effects. “These text amendments will not result in any runoff.” Again, it seems highly likely that the changes would lead to real world effects of more density in some areas, more buildings, and different kinds of buildings, as well as likely conversion of more woodland and loss of large trees. These outcomes are a notable source of public concern. The city should make some effort to actually research and answer the question. The trees and woodland question could also be addressed under 4(b): what kind and about of vegetation will be removed or altered.

The solar energy question discusses only single family homes and ADUs, not duplexes and triplexes. Noise creation should possibly be considered, but in particular, the assertion that “adoption of development regulations will not create noise” is another example of refusing to consider the physical world effects of “adoption of ... regulations.”

8 (land and shoreline use) b asks for an estimate of possible loss of farmland due to the proposed action; this question is simply ignored.

On question 10. Aesthetics (b) “What views in the immediate vicinity would be altered or obstructed?”: This is dodged with the statement “No specific construction is proposed, as this is a non-project action.” This is another area where there is a lot of clearly expressed public concern about the impacts of allowing triplexes, more buildings on parcels, and changing height restrictions on ADUs. The answer given, most certainly counts as a simple refusal to answer this important question.

The Checklist question on Public Services (15) asks: “Would the project result in an increased need for public services (for example: Fire protection...) If so, generally describe.”

Instead, the answer given is “No.” This is hard to believe when the Comprehensive Plan EIS expected impacts on traffic and stormwater runoff from adding “a few hundred” more homes. How is it possible that the City could come to such different conclusions between the 2014 EIS and the 2020 Checklist for such similar scenarios?

The Checklist answer continues, “The City is already planning to serve the existing community and our projected growth of 20,000 new residents within the existing city limits and urban growth area. . .” In other words, there *will* be an increased need for public services due to population growth. But the answer never got framed according to the proposed action. How might the proposed action cause a different pattern of population growth, and how might that impact public service infrastructure? How might the presence of more tall buildings, and bigger buildings, impact some of these infrastructure support needs for that population? Too often, the answers are framed in terms of other regulations, rather than the three elements of the proposed action itself.

It is important to note the odd fact that, while the City Council asked for a proposal that is “compliant with” ESHB 1923, the sole express purpose of which is to increase residential density, it is nonetheless claimed that the proposed options are not intended to increase density but rather just to change the mix of housing types. (The rationale is not explained. It is presumably not affordable housing, as the Checklist anticipates it to be market rate).

This strange denial of relevance of the one and only reason for passage of ESHB 1923 — increasing density — again reveals a confusion between the need to evaluate anticipated *real outcomes* (the projects that will be done because of the proposed action) versus *comparing policies* (how much growth/density is theoretically allowed now versus under the proposed action).

It is also important to note that when the referral was made, part of the “issue” listed was the fact that a previous action was struck down due to an inadequately prepared SEPA checklist.

### **The SEPA Checklist Fails to Utilize a Proper Balance of Natural and Social Sciences against policy considerations.**

According to SEPA guidelines for state agencies and local governments (RCW 43.21C.030 Guidelines for state agencies, local governments — Statements — Reports — Advice — Information, paragraph (a) ), governments should utilize an “interdisciplinary approach which will insure integrated use of the natural and social sciences and the environmental design arts in planning and decisions making which may have an impact on the environment.”

There is very little evidence of this approach in the environmental checklist that provides the basis for the Determination of Non-Significance.

On the social science aspect, the Checklist responds to question 8 (j) on land use, “Approximately how many people would the completed project displace?” with the answer “No people will be displaced by the adoption of revised development regulations.”

This question has been a central feature of the “Missing Middle” debate in the City of Olympia, with many citizens making a very credible assertion that these policies will lead to gentrification. There is an abundance of social scientific literature on this question. Recent legislation relevant to the the proposed action, ESHB 1923 and S SB 2343, devotes considerable policy space to addressing this concern. The proposed non-project action is in fact based on ESHB 1923, as specifically cited in the Olympia City Council request that initiated it. It is simply mind-boggling that none of the available social scientific literature, with ample sources devoted to the Pacific Northwest, is referenced in answering this question. At the very least, the controversy, and existence of a wealth of very current social scientific literature, should be acknowledged.

Another example: there is no consideration of Olympia’s very rich supply of mature trees and tree groves in neighborhoods zoned for single family housing. This is an essential part of the character of the city’s neighborhoods. It is also an essential element of stormwater management and climate mitigation. Olympia is a member of Tree City USA. The goal of the proposed action is to maximize infill and to add an additional 950 housing units over what would currently be buildable. Tree loss is a common and controversial issue in the city and impacts should be addressed utilizing expertise on urban forestry.

If this SEPA checklist were done with sufficient balance between natural and social science, the impact on city trees would have been addressed in Environmental Elements No. 4 (Plants.) There is a specific question: “What kind and amount of vegetation will be removed or altered?” and the answer given is an astonishing “None.” Exactly how did the city come up with this answer?

The question on migration routes deserves a more complete answer based on local scientific knowledge. The answer addresses the Pacific Flyway but does not consider regional or local migration (e.g., wildlife corridors, or fish migration). This is already one of the more problematic parts of the comprehensive plan, which punted to a significant degree on the whole question of how to protect the wildlife that travels through and around the city. With climate disruption, the issue of migration routes is becoming even more crucial. Olympia, like many cities, lies in the transition zone between Puget Sound and Puget forests, and the environmental importance of this connecting zone is gaining considerable recognition at the state policy level. Changing single family neighborhoods and increasing their population, density, building structure, etc., could indeed impact traveling wildlife.

For the entire Environmental Elements section of over 80 questions, identified research consists of unidentified documentation from the following sources: Consultation of the

US Department of Agriculture Natural Resources Conservation Service Soil Maps (presumably the easily accessible web sold survey maps); consultation of an unidentified source available on the Washington Geologic Information Portal from the DNR website; a review of maps of the Thurston County Noxious Seeds and Lakes Management website; and a review of the Washington State Department of Fish and Wildlife Priority Habitat and Species Maps (maps used not specifically identified). Besides the 2014 Comprehensive Plan documents, the only other external (social) scientific source cited in the entire document is a very general UN Emissions Gap Report on urbanization, with no effort to apply its broad findings to the specific Puget Lowland shoreline geography of Olympia, or why a general UN report would be utilized to frame answer to questions about local urbanization and emissions when there is now a vast universe of localized research available.

I requested documentation concerning any studies, emails, etc. utilized in the writing of this checklist document and received none, not even more specific references to those listed above. It could therefore be assumed that no social scientists, natural scientists or “environmental design arts” specialists were consulted in either framing or researching answers for this checklist regarding the specific elements of the proposed action. I was given the 1994 EIS for the comprehensive plan (now a quarter-century old), and the draft and supplemental EIS from 2012/13.)

If time permitted, I would explain how the limited elements of those documents that actually apply to this action are not adequate substitutes for current available science, especially in light of climate disruption, an impending profound change (if we are lucky) in how cities utilize energy, and urgent new questions about the risks and downsides of density for human health.

For an action affecting an entire city in an ecologically sensitive and significant area of South Puget Sound, this is simply not an acceptable level of research. It should not be accepted by the State Department of Ecology as being sufficient to issue a credible determination of significance.

**From:** [tibetii@aol.com](mailto:tibetii@aol.com)  
**To:** [Nicole Floyd](#)  
**Date:** Monday, April 20, 2020 8:52:01 PM

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**External Email Alert!**

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Please accept my comments though I know I'm not very good at this. The "Missing Middle" concept is deeply flawed. And note, new state laws are optional, not required. The new MM would have very significant negative impacts on my old, small houses neighborhood. Too many to list but the ADUs provisions are particularly odious. They could be bigger than my 925 SQ FT house, allowed two stories blocking my neighbors view. Ridiculous lack of parking means we will have to fight for parking in front of our own houses, like they do on the East Coast. Cramming large multifamily units among our small houses would destroy the character of my neighborhood and would squeeze too much into too little space for a whole list of reasons. Please stop this nonsense. Work cooperatively with neighborhood associations to get rules that would allow some progress toward your goals without destroying our neighborhoods.

Thank you for listening, Jon Gilstrom



**From:** [CityCouncil](#)  
**To:** [Parallel University Radio Show](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: "Housing Options SEPA Review, project #20-0994. comments are specific to address item #9, Please submit comments for the SEPA DNS record.  
**Date:** Monday, April 20, 2020 8:15:01 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 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.**

**From:** Parallel University Radio Show <parralleluniversity@yahoo.com>  
**Sent:** Sunday, April 19, 2020 1:57 PM  
**To:** Cari Hornbein <chornbei@ci.olympia.wa.us>; Tim Smith <tsmith@ci.olympia.wa.us>; CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** "Housing Options SEPA Review, project #20-0994. comments are specific to address item #9, Please submit comments for the SEPA DNS record.

**External Email Alert!**

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Dear Olympia City Council and Staff. In regards to : ( "Housing Options SEPA Review, project #20-0994. item #9 ,please submit to SEPA DNS Record " )

I write as a 62 year resident of Thurston County , Steering committee member Olympia Fellowship of Reconciliation , 20 year host of a Public Affairs Radio program , Precinct Committee officer Frye Cove 094 and graduate Of Evergreen State College's Sustainable Agriculture program to strongly oppose the " Housing Options new zoning " . No one opposing this current proposed "Housing Options" goal of increasing housing density is saying that it is not needed .We are saying "Follow the Best Available Science" as contained in the SEPA and other State Ecology Environmental protection RCW codes. The "Statement of Insignificance" in the Housing Options regarding the State Environmental Policy Act's 52 point check for Olympia's planning department revue of fore mentioned planning document "Housing Options " was previously struck down by the Washington State Growth Management Boards hearing judges no less than 7 times on appeal by concerned citizens in Olympia .

This happened during the roll out of the flawed Missing Middle planning document in 2019 . This action by the Wa. St. Growth Management Board to rule the

Missing Middle illegal under Washington State SEPA ,EIS and Ecology Stormwater rules in violation of the Cities own comprehensive plan The Ruling should have been taken seriously by Olympia City Planning Department Director ,staff and City Council and Staff .

Instead the City hired a lobbyist and sent a City Council member to the Washington State Legislature to Create legislation (HB 1923 and HB 2343 endorsed and co-sponsored by 22nd District representatives Beth Doglio and Laurie Dolan ) to make it illegal to sue Wa City Planners and City governments for environmental damages to existing residents properties adjacent to new building density permitted by "Housing Options " aka other wise known as HB 1923 based zoning legislation zoning density changes. This action ensconced by HB 1923 / "Olympia Housing Options " and passed by the City Council /Planners and State legislature shows a lack of ability in this case to adjust the Zoning laws to meet the best available scientific environmental science in the SEPA rules instead listening only the Master Builders /Speculators /Real Estate Industry input on "Housing Options " creating a maximum profit opportunity . There are other First Amendment Rights that are violated as well .

Taking away citizens rights to address grievances as HB 1923 ,4323 and Housing Options legislation does is a violation of Constitutional rights " In the **United States** the **right to petition** is guaranteed by the [First Amendment](#) to the [United States Constitution](#), which specifically prohibits [Congress](#) from abridging "the right of the people...to petition the Government for a redress of [grievances](#)".

There are many other issues which Housing Options fails to address . There are no 20 % mandatory low income affordable housing build outs required in the legislation , these are specifically "Market Rate" buildings which means not affordable for 40 % of Olympia residents who can not pay rents more than \$1100 per month .

Here are some other problems : As mentioned on the "Supply-Side Causes of Unaffordable Housing", putting large profit-creating buildings in single-family neighborhoods increases rents and prices. Newly-constructed buildings are more expensive. They command higher rents and can produce higher profits. Nearby properties now also have this potential, so their property values, taxes and rents go up. Original residents can't afford these new taxes and rents, and so have to move somewhere else (displacement). Meanwhile, the assets of the neighborhood, green space, light, space, non-transient residents and knowing neighbors become less and less likely. Forever.

No attempt has been made to inventory which neighborhoods' streets, parking, sidewalks, sewer, and storm water treatment could actually support a large increase in density. No consideration of individual neighborhoods' existing density, income profile and diversity was made.

Missing Middle has no ability to stop people from building in the suburbs if they

can't find single-family housing in town. As mentioned elsewhere, 82% of those wanting to buy housing, and 47% of renters, want single-family homes. Eliminating near-town single family neighborhoods may actually accelerate suburban sprawl.

Thank You for your consideration of these points of concern .

Yours , Kim Dobson

Opinions expressed in this email do not represent the Staff ,Management or Underwriters of KAOS 89.3 fm or the Evergreen State College ,Opinions are those of the Host or Guests.

PARALLEL UNIVERSITY radio show on KAOS 89.3FM Olympia Community Radio <http://www.kaosradio.org> (Air Studio (360) 867-5267) Thursdays 12 to 1pm (pacific time) <mailto:parralleluniversity@yahoo.com> THE TRUTH IS VERY NEAR

**From:** [Laura Farris](#)  
**To:** [Nicole Floyd](#)  
**Subject:** No missing middle  
**Date:** Tuesday, April 21, 2020 3:50:05 PM

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I oppose the high density proposal as written. I would not oppose ADU's that the house owner owned. Laura Farris

**From:** [lynn brown](#)  
**To:** [Nicole Floyd](#)  
**Subject:** New Building Proposals  
**Date:** Tuesday, April 21, 2020 2:20:40 PM

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Ms. Phillips I would like to provide feedback on the ADUs issue. I live in SE Olympia in a beautiful older neighborhood. It is well maintained by it's homeowners and considered a prime location by many looking to buy a home. I just read the employee recommendations and although not yet completely up to speed on the proposals I take issue with several recommendations:

ADUs - There needs to be SOME parking requirements and the maximum sq. ft. not increased

Duplexes - building only in zoned single family and kept at specified minimum per area. There are duplexes in my neighborhood and they work well

Courtyard Apts. and Tri-plex - No to courtyard or tri-plex building. Currently (and in the past) these building options have been built separately or in plans for new neighborhoods like the Tri-Plex buildings in the middle of the housing development on the Boulevard Road and the Courtyard Apts. on Legion. Adding these two building options brings more people per sq. foot to the low-density neighborhoods adding stress to resources and infrastructure.

Managing growth is a challenge. But planning with an eye towards keeping neighborhoods livable is the goal and this proposal takes way too much for granted.

Thank you.

April 21, 2020

City of Olympia Planning Department

**RE: Density/ Housing Options Plan**

Does the City's planning, design, and construction of housing options support a vibrant community, or spawn disgruntled, unhappy residents, higher costs for residents, and greater congestion?

First, the Determination of Non-Significance is somewhat astounding. Developers will cover sewer and storm water mitigation but the rest? Who will pay for increased sewage treatment, better transit, larger schools, increased fire and police protection? It has never been developers in the past. They not only have no vested interest in where they build but no requirements to support additional, needed infrastructure. \* So, residents will see an increase across the board. Seattle DPD said at a SEPA review meeting (something that did not happen here...Covid -19) "Oh, these things will take care of themselves." This is a short-sighted and simple exit strategy from dealing with the reality of costly needed future infrastructure needs for increased density. And we strongly disagree.

\*NOTE: It has been documented that it is even difficult to track them for required affordable housing commitments.

Second, given the proposed new size and height limits for ADU's, as well as the no-owner occupied component, more than one ADU occupant could be accommodated and hence, more than one car. Having been witness to what Seattle's no parking requirements for PODS near transit created: street congestion of the highest order, we feel it is imperative that at least one parking space is required. Further, given the limited transit in residential Olympia, new residents will have to have cars in order to get around. At this point even Henderson Boulevard SE, a major thoroughfare, doesn't have bus service. And, many neighborhoods lack sidewalks to easily reach now non-existent transit. Street and traffic congestion do not support livable neighborhoods. Please do not assume, like Seattle, that biking will suddenly become a viable way of life.

We fear that given a rapacious rental and sales market (do look seriously at the constant ownership/mgt. company turnover in rental properties here and the real cost of trying to rent in Olympia) allowing ADUs to have no on-site owner and be corporately owned will result in the city opening a can of worms. These will not be affordable, we doubt landscape care would even be a consideration, and though Seattle planners said they figured close neighbors "should just work together," this is ripe for problems given human nature.

A year or so ago, the *Seattle Times* editorial stated clearly: Olympia do not repeat Seattle's mistakes, you have a chance to get this right. Up-zoning every neighborhood was a disaster at least from existing residents' viewpoints. Unless you have lost all sunlight and privacy in a single-family home from having three, three story "shoebox" triplexes next door it can be

harder to understand the impact. “Raped in my house” is how one Seattle physician resident described it. If form-based codes restrict single or story and a half construction in existing one-story single-family neighborhoods, that would be acceptable.

We lived in the Ballard neighborhood of Seattle for 25 years and witnessed firsthand the massive changes due to density zoning. The traffic impact, privacy loss, loss of affordable small houses, increase in homelessness as a result, and much more are what specifically drove us away.

I will send detailed comments to Joyce. Seattle developers found every loophole in the code and added exterior stairways and 10’ clerestories on the roofs of triplexes, increasing the height limits. They did not add any aesthetic detail, rooflines or any component designed to integrate into the neighborhoods. Those would all add to the time and cost of construction. As developers have a profit motive, we are concerned about city design review and size limit and height restrictions for the proposed duplexes. There is a duplex on Boulevard SE in Olympia that is the size of a small McMansion. There are some cottage-style duplexes in Lacey – lovely but the exception to the rule.

The timing of this so-called “public process” could not be worse; I venture that three-quarters of virus distracted Olympians know nothing about this, yet the non-significance determination will get them all in the wallet. This needs to be reconsidered and re-opened for review.

Sincerely,

Pandora Touart

Thomas Whitaker

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**From:** [Phyllis "Booth](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Comments on SEPA DNS for Housing Options Proposal 20-0994  
**Date:** Tuesday, April 21, 2020 3:57:15 PM

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April 21, 2020

Dear Nicole:

I am commenting on the Hearings Examiner's Ruling that there is a a Determination of Non-Significance for Housing Options Proposal 20-0994. First of all, why does the Hearings Examiner not see that he is allowing double, if not triple, the population over time to the City of Olympia without providing the needed infrastructure to support that growth.

Furthermore, I would like to know why the Olympia City Council many of which promised to protect neighborhoods has been avoiding a direct two-way conversation with neighborhood groups who have funded thousands of dollars in appeal costs and won SEVEN TIMES with the Growth Management Hearings Board? What kind of representative government does the City of Olympia have? An Olympia City Manager hired employee called a Hearings Examiner gets to decide in one sweep the future growth of an entire area and now with the recently passed House Bill 1923, we citizens who pay ALL THE BILLS, have had our JUDICIAL RIGHTS TO APPEAL taken away. Again, what kind of representative government does the current Olympia City Council have?

I choose to follow the money. The majority of our current Olympia City Council has accepted money from developers and real estate interests. The Olympia City Council hires or can fire the City Manager. The Olympia City Council hires the Hearings Examiner. SEPA rules cost the developers and real estate interest big money and to move those costs onto existing residents is in their financial interests. In this proposal, the public has been CUT OUT and it is the public who will pay and have no say. I find the Hearings Examiner to be in error and not fair at all. And if he ruled in the public's favor, would he still have a job?

As a tax paying citizen of the City of Olympia, I find the decision of the Hearing Examiner for Housing Options Proposal 20-0994 as well as the decision of the Olympia City Council to use their lobbyist to include language in House Bill 1923 to cut off our rights to appeal simply authoritarian and very self serving in every respect.

Moreover, currently we are under a pandemic, and by what authority does the Olympia City Council and their Hearing's Examiner have the right to do this kind of business? Not everyone has access to a computer presently as all libraries are currently closed as well as schools. I believe the Open Public Meetings Act has been violated.

Sincerely,  
 Phyllis Booth  
 Olympia City Resident Over 24 years.

2509 Caitlin Ct SE  
Olympia, WA 98501  
360 763 3590 telephone

**From:** [Valerie Krull](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Determination of SEPA Non-significance for "Housing Options"  
**Date:** Monday, April 20, 2020 9:52:21 PM

**External Email Alert!**

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Dear Nicole,

I am submitting my comment for the record regarding "Housing Options" :

The SEPA Checklist indicates that the City will monitor density in our neighbourhoods, *but the City provides no provisions or plans on how it will monitor density*. The Growth Management Hearings Board's appeal found that density in Olympia's neighbourhoods could more than double with the Missing Middle and that environmental impacts were not adequately assessed.

This recent determination of SEPA Non-significance shows me that Housing Options is not a better plan. The obvious impacts are still: transportation bottlenecks, insufficient parking, lack of school capacity, increased stormwater damaging our streams and Puget sound, loss of very important urban natural buffers and displacement of lower income residents. In addition to all of this, the costs for Infrastructure that is not paid for by development will be paid for by Olympia residents.

In conclusion I quote Esther below for more I think the City needs to address:

**"I frankly am appalled by the notion that actions by the City under HB 1923 cannot be appealed.**

**This is "liberal" Olympia, not an authoritarian regime. I do not understand how this can even be legal. It strips citizens' rights to protest the actions of the government, and may result in lawsuits against the City.**

**The City's plan has been found illegal by the Growth Management Hearings Board. Yet, the City is foisting it upon its citizens without the right to appeal? Where are we living?**

**Besides the undemocratic nature of the process, the substance of the plan itself does not make sense. No one is against density. I want to preserve our land base, our natural resources and our quality of life as much as anyone. Yet, this plan will do far too little to solve the one problem everyone agrees we have - that of affordable housing.**

**It's estimated that this plan, which would adversely affect all the**

**neighbourhood: in the City, would only result in a 2.5-5% increase in housing. *What this plan will do is encourage outside investors with deep pockets to buy up old houses and turn them into market rate duplexes and 4plexes, thereby forcing lower income renters from the houses they now occupy.***"

**Sincerely,  
Valerie Krull  
1627 Dickinson Ave NW  
Olympia**

**From:** [bev@54321.com](mailto:bev@54321.com)  
**To:** [Nicole Floyd](#)  
**Cc:** [CityCouncil](#); [City Clerk - Request](#); [Beverly Bassett](#)  
**Subject:** Official Formal Comment on Housing Options SEPA  
**Date:** Tuesday, April 21, 2020 3:45:29 PM

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The following comment is submitted:

**This official comment on the SEPA DNS “decision” to, if passed, be in lieu of impact statements on projects which it would cover is WRONG and BOGUS. You may say that there are “no impacts” of the housing code change on new development; however, it is perfectly obvious that all of the individual projects WILL AFFECT PARKING, RUN-OFF, DENSITY, DISPLACEMENT, DEMOLITION OF OLD HOUSES, GENTRIFICATION, ETC.!!! To claim there is no impact is a lie. Pure bold-faced lie. Nothing less.**

**In this time of TOTALITARIAN TAKEOVER OF OUR GOVERNMENT AT EVERY LEVEL, IN THIS ‘POST TRUTH’ TIME OF BLATANT BOLD-FACED LIES TOLD WITH STRAIGHT FACES BY COMPLETELY DISHONEST OFFICIALS (BOTH ELECTED AND APPOINTED), I CALL YOU OUT AS DISHONEST AND UNTRUTHFUL IN VIOLATION OF YOUR OATHS OF OFFICE TO UPHOLD THE LAWS AND SERVE THE PEOPLE — NOT THE SPECIAL INTERESTS!!!**

**The City of Olympia has demonstrated that you will use our tax monies against us to fight appeals of wrongful decisions. We have fought these wrongs through legitimate legal means, and we will continue to do so. Eventually, there will be damages due and owing.**

**At what point does legal exposure extend to you elected officials personally? Apparently you are willing to test that question with this illegal bogus patently wrong decision - pushed through at a time when this action has been prohibited by quarantine rules!**

**I know that SEPA is a relatively weak, outdated tool to protect our environment and all that implies for the health of our community; however, to deny that there are “any impacts” is obviously wrong and will not stand. Not only do we have issues related to climate change since this old early-1990s was written, but now we have the coronavirus pandemic which requires less density for people to remain safe while in our homes. This basic level of environmental protection for residents is totally inadequate — even as you lie and falsely deny impacts!! Absurd!**

**We will continue to fight for our community and our environment. And because we are right and fighting a just cause for our community’s well-being and quality of life, we will continue to win. With this point in mind, it is up to those for whom the responsibility (and exposure) to ongoing legal actions are underwritten to consider how this could impact each individual in the future.**

Sincerely,

Beverly Bassett  
1218 Marion St NE  
Olympia, WA 98506  
[bev@bevinoly.com](mailto:bev@bevinoly.com)

\*\*\*PLEASE NOTE: FOR NEARLY 20 YEARS MY EMAIL ADDRESS HAS BEEN bev at [54321.com](mailto:bev@bevinoly.com), BUT MY EMAIL ADDRESS IS CHANGING IMMEDIATELY TO [bev@bevinoly.com](mailto:bev@bevinoly.com). PLEASE CHANGE YOUR RECORDS. YOU MAY ALSO USE MY GMAIL WHICH IS [bbassett54321@gmail.com](mailto:bbassett54321@gmail.com). I appreciate your understanding during this transition.

**From:** [Beverly Taylor](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Housing Options SEPA  
**Date:** Tuesday, April 21, 2020 1:35:28 PM

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Hello

I am currently a proud homeowner residing in Olympia's SW neighborhood. I hope you have received a great flood of emails regarding the potential removal of any SEPA requirements for new building construction during a period of time, a couple of years I believe, if passed by the Housing Options review committee, the City Council, and Mayor.

Seems very logical and important to me, that...."the SEPA review process helps agency decision-makers, applicants, and the public understand how the entire proposal will affect the environment. SEPA can be used to modify or deny a proposal to avoid, reduce or compensate for probable impacts."

What has changed, why is SEPA now unimportant? What has changed?

How will density be monitored?

Will it be by neighborhood, a section of town, or the city as a whole? If it is monitored as city growth as a whole, then densities could greatly exceed limits in some neighborhoods, but the overall density of the city could change very little.

Why aren't ADU's, duplex conversions factored in density.

These new homes won't come with compostable toilets and have gray water discharged to the yard, I believe they won't even have to pay a new building hook up charge since they will be using an existing sewer line on the property.

If new housing construction impacts, such as sewer back ups, flooding or standing water due to poor drainage, loss of tree canopy, parking and street congestion, car pollution and rising noise levels on neighborhood streets aren't facts that SEPA should be considered when issuing permits for infill housing, then nobody is in charge, and it's a give away to those who have the Capitol to spend on housing investments to make a profit from charging high rents. It won't improve Olympia, it will just make Olympia harder to afford and there will be less to love about living in Olympia.

Sincerely,

Beverly Taylor Hastings  
 828 Milroy St SW  
 Olympia

**From:** [Jay Elder](#)  
**To:** [Nicole Floyd](#)  
**Cc:** [CityCouncil](#)  
**Subject:** Housing Options SEPA DNS  
**Date:** Tuesday, April 21, 2020 12:30:29 PM

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**Ms Floyd,**

**I am writing about the SEPA DNS for project 20-0994.**

**How can a generalized SEPA DNS be given for a number of code amendments that will introduce multifamily construction projects into neighborhoods? If this DNS passes, how should any of the individual construction projects that follow be covered by this ridiculous SEPA DNS? They shouldn't.**

**This SEPA asserts**

- **That density will be monitored, but gives no land unit (per acre?, Neighborhood?, side-of-town, the whole city?)**
- **That no fill or excavation will occur**
- **Adding buildings to an unchanged land area won't increase impervious surface**
- **That there therefore will be new no run-off to streams or reduction in vegetation**
- **No structures will be demolished, contradicting the experience of other cities**
- **No one will be displaced or priced out of their apartment (data proves opposite)**

**Not only is this SEPA a sham document, it takes any power out of the hands of the residents affected by these changes. We're are to trust in the Planning Department to make our choices and monitor the code. Excesses in the past make it hard to do this.**

**Junk this SEPA (and the ordinance changes it is supposed to cover), and ask Olympia residents for less-destructive ways to densify our neighborhoods and downtown.**

**Thank You,**

**Jay Elder**



**From:** [Jim Sweeney](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Project number 20-0994  
**Date:** Tuesday, April 21, 2020 4:32:53 PM

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Thank you for the opportunity to review the determination of non-significance for the Housing Options. I found the environmental checklist an improvement over the one issued previously for Missing Middle. Nevertheless, I disagree with the responsible official's threshold determination. The potential environmental impacts of this non-project proposal are significant (City-wide!), they cannot be avoided, they are irreversible, and they include irretrievable commitments of resources should the proposed action be implemented (land).

A phased Environmental Impact Statement is the proper document to analyze the impacts of this proposal, all of which are associated with housing. Section B.9.a. of the Checklist refers to new housing units the staff anticipates. An EIS should answer these questions:

1. Which staff person is responsible for these numbers?
2. Where is this documented?
3. What is the anticipated breakdown of housing units in the high-density neighborhoods, and those in areas designated for moderate density residential land uses?
4. What are the alternatives to the proposed action?
5. What are the secondary and tertiary impacts on, for example, traffic?

The only way to answer the questions this proposal generates is on a neighborhood or subarea basis.

Jim Sweeney

## Comments on the Housing Options Code Amendment SEPA Checklist

### Project # 20-0994

**Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain**

The City states it will monitor density annually in Low-Density Neighborhoods (those zoned 4-8 or 6-12 units in an acre) to see if the **overall** density is below or above the density targeted in the Comprehensive Plan of 12 units per acre.

- Overall is vague, what does this mean? Is it citywide, by neighborhood, by block, or per acre? If the City is looking at density overall and not per acre this type of assessment could result in some blocks or neighborhoods being disproportionately dense, while other neighborhoods have fewer housing units.
- How will the City monitor density? There is no mechanism or plan described only a vague statement that density will be monitored.
- OSD&LN in its appeal to the Growth Management Hearings Board won on density the Board found that the City could double the density of Low-Density Neighborhoods with the Missing Middle Plan. The Housing Ordinance has many similarities to the Missing Middle ordinance.

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

The City mentions that a Draft Supplemental Environmental Impact Statement (DSEIS) and Final Supplemental Environmental Impact Statement (FSEIS) were completed for the Olympia Comprehensive Plan and that the Housing Options code amendments help implement the Comprehensive Plan.

- The Draft Supplemental Environmental Impact Statement (DSEIS) done for the 2014 Comprehensive plan never mentions the addition of duplexes or triplexes to Low-Density Neighborhoods. Adding these type of units could greatly increase density.
- At the time the DSEIS was written ADUs, had to be proportional to the size of the house, could only be one-story, parking was required and the owner had to live onsite. Now ADUs can be 1000 sf, two-stories, with no additional parking and no owner onsite. ADUs are no longer accessory units they are similar to the size of a small house. The DSEIS did not account for these new ADU provisions. Adding ADUs in neighborhoods can greatly increase density, yet these units would not be counted in the Low-Density Neighborhoods adding unaccounted for density to these neighborhoods. This would cause strains to infrastructure such as stormwater, traffic, roads, parking, schools, and cause increase need for emergency and police services.
- The 2014 DSEIS promised that additional environmental review would be forthcoming as the City later moved forward with implementation of the 2014 plan update. However, this environmental review has not been done. The specific language of the DSEIS states:  
*"Because this Plan is at a "high level" and specific impacts cannot be predicted, most analysis is in a qualitative rather than quantitative form. Further environmental review would be conducted when implementing measures, such as regulations, more detailed*

*plans, or specific construction activities are proposed. The level of detail of subsequent review will vary based upon the specific provisions of those later proposals. “*

**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.)**

The City states there is a policy direction to increase infill in the city’s lower density residential zones. However, this statement is not born out by the DSEIS. Section 29 in the DSEIS addresses the addition of cottages and town houses to Low-Density Neighborhood. *“In all residential areas, allow small cottages and townhouses, and one accessory housing unit per home—all subject to siting, design and parking requirements that ensure neighborhood character is maintained.”* This policy and the DSEIS do not address the addition of duplexes or triplexes to Low-Density Neighborhoods.

A statement is made that: *“Responses to questions in Section B recognize that this proposal is the action of reviewing potential impacts of adopting these code amendments – not of potential future development projects themselves. Many responses will be general in nature because the action of adopting development regulations does not have specific impacts. (for example, no housing units or parking spaces will be created or eliminated; no runoff will be generated) on a specific piece of property.”*

The City through most of the SEPA Checklist fails to address specific environmental impacts, even though such impacts could be projected. To do a competent job on the SEPA checklist, cumulative environmental impacts should be addressed. The City totally fails to do this. For example, even though one housing unit might not generate stormwater runoff, the addition of many units in Low-Density Neighborhoods significantly raise the chances that there will be stormwater impacts.

### **Earth 1.**

**f ) Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

The City fails to answer this question treating the question as a single project. Yet it is likely that the clearing of a large number of lots could have a substantial effect on land erosion.

**g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings).**

The City states there will be no change in the amount of impervious surfaces and that there are no revisions to the maximum amount of building coverage, hard surfaces coverage, or impervious surface coverage allowed in the underlying zoning districts. But it is obvious that as the number of building units increase in Low-Density Neighborhoods there will be more impervious surfaces associated with construction of these units even if the building limits are not changed. For example, allowing ADUs to increase in size to 1000 sf instead of being proportional to the size of the house on a lot will cumulatively allow a substantial increase in impervious surfaces.

### **3. Water**

**a. Surface Water:**

**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.**

Housing unit construction might well occur adjacent to (within 200 feet) of lakes, streams and wetlands. Streams flow into Puget Sound that is already an impaired water body.

**Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

Increased runoff (described in the succeeding section on water runoff) and likely sewage overflows from the Housing Options proposed intensity of development will degrade already impaired streams and Puget Sound, in respect to both immediate and cumulative impacts on water quality, fish, and endangered species.

**c. Water runoff (including stormwater):**

The addition of duplexes, triplexes, courtyard apartments and 1000 sf ADUs will increase density in Low-Density Neighborhoods with the likelihood that density limits will be exceeded in many areas. This will have an impact on stormwater runoff. As density increases, there will be a corresponding loss of green space. Green space provides a vital function for stormwater in the water cycle. There will be less land available for stormwater to infiltrate into the ground as land is cleared and developed. Trees and shrubs intercept water in their branches so that rainfall never reaches the ground and is released by evapotranspiration. The capacity for the land to handle stormwater naturally will be diminished, due to development, and redevelopment.

A number of sections of the City are on the combined stormwater sewer system. These areas include Downtown, South Capitol Neighborhood, parts of SE Olympia near the Governor Stevens and Wildwood neighborhoods, and parts of NE and East Olympia. A 2015 technical report prepared for LOTT on an evaluation of peak flow reduction options, showed that some of the highest amounts of infiltration and inflow (I&I) occur in Downtown, South Capitol Neighborhood, East and NE Olympia and Ken Lake. The Housing Options Ordinance will allow denser development throughout areas on the combined stormwater-sewer system and in areas with high amounts of I&I. Additionally, the report estimated the cost-benefit of replacing sewers and separating the combined system and found it not to be cost effective. Examining the report's estimates that factor in the costs and savings it appears the costs outweigh the savings by close to a hundred million dollars. The report was completed before the MM changes to land use. At that time, the report estimated that discharges to Fiddlehead outfall were possible. However, the report acknowledged that climate change and sea level rise would affect the amount of I&I and that modeling estimates might not be accurate. The report finds that I&I flow into the combined system would likely increase with sea level rise, especially in Downtown. The report points out, that in the 10 previous years, the region had experienced one 100-year storm event and several events had exceeded the 10-year storm frequency magnitude. The report

further stated that with more frequent storm events related to climate change there might be an increased risk of combined system and sanitary system overflows at the Budd Inlet Treatment Plant.<sup>i</sup>

In 2018 Eric Christensen gave a presentation on “Climate Change and Stormwater Drainage Systems”. His presentation covered a number of points. The Climate Impacts Group (CIG) at the University of Washington has generated climate models and is expected to have a model soon for Thurston County. The CIG model could be used for further hydrologic modeling to help understand the risks of future precipitation projections. Although total rainfall is not expected to increase with Climate Change, intensities of rainfall events are projected to increase in the fall, winter and spring. By 2080, intensities are expected to increase by 22%. Most of Olympia’s rain comes as a drizzle. The City’s stormwater infrastructure is built to handle slow steady rainfall volumes. When storm intensities increase, most pipes will not have the capacity to convey runoff and it is anticipated that there will be *at least* isolated flooding. The City is waiting for the new data from the CIG to test their datasets and better understand the risks of climate change on the stormwater infrastructure.

Given the uncertainty of climate change, sea level rise, and the known risks of the City’s combined stormwater sewer system, it seems unwise to proceed with additional development in Low-Density Neighborhoods, especially those areas on the combined system without further environmental review of stormwater and flooding.

#### **4. Plants**

##### **b. What kind and amount of vegetation will be removed or altered?**

Clearing land will remove vegetation and trees. Unless an onsite review is done by an arborist or someone familiar with endangered species or native plants, these type of plants could well be destroyed in the development process.

#### **5. Animals**

##### **Proposed measures to preserve or enhance wildlife, if any:**

The City proposes no measures to preserve or enhance wildlife, yet construction of multifamily housing units and 1000 sf ADUs in Low-Density Neighborhoods will take away habitat from birds (hawks, herons, eagles, songbirds). Greenspace in Low-Density Neighborhoods provide needed habitat for a variety of birds, bats and other species. Climate change is already having extensive negative impacts on birds and their survival. The loss of habitat further threatens the existence of existing bird species. Increased stormwater runoff (described above under water runoff) will impact the water quality in streams and Puget Sound where salmon: Steelhead, Fall Chinook, Fall Chum, Coho are already endangered. These salmon populations are needed to provide food to our resident Orcas and other animals.

#### **6. Energy and Natural Resources**

**b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The increase in allowable building height for ADUs from 16 to 24 feet (two stories) will block sunlight and solar access for one-story buildings. Minimum lot size (4000 sf) and lot width 45 sf are small and narrow for a duplex. These will likely force these housing units to 35 ft. also blocking sunlight and solar access. The addition of duplexes and triplexes which are likely to be built to two or three stories will further block sunlight and solar access for neighboring one and two-story buildings. Many people have already installed solar panels on their houses. These people will lose of their investment in solar energy. Decreased sunlight from taller buildings will decrease the ability for people to grow food. The Comprehensive Plan has policies to promote solar access and urban agriculture increasing building heights is in conflict with these policies.

**GL2 Buildings, commercial and industrial processes, and site designs use energy efficiently.**

PL2.2 Promote public education and provide energy conservation and solar and other renewable energy information in cooperation with local utilities and others.

PL2.4 Encourage and sometimes require buildings and site designs that result in energy efficiency and use of solar and other renewable energy.

PL2.5 Support efforts to protect solar access in existing structures and to incorporate solar access provisions into new development projects.

**GL 25 Local Thurston County food production is encouraged and supported to increase self-sufficiency, reduce environmental impact, promote health, and the humane treatment of animals, and support the local economy.**

PL25.2 Encourage home gardens as an alternative to maintaining a lawn.

PL25.3 Collaborate with community partners to ensure that everyone within Olympia is within biking or walking distance of a place to grow food.

PL25.4 Encourage for-profit gardening and farming in the community.

PL25.5 Purchase locally grown food when possible.

PL25.6 Allow food-producing gardens on rooftops, and offer incentives to include greenhouses for year-round food production.

PL25.7 Recognize the value of open space and other green spaces as areas of potential food production.

PL25.8 Work with community organizations to develop strategies, measure, and set goals for increasing local food production.

Judy Bardin  
1517 Dickinson Ave NW  
Olympia, WA 98502  
360-352-9564

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**From:** [Larry H.](#)  
**To:** [Nicole Floyd](#)  
**Date:** Tuesday, April 21, 2020 3:55:25 PM

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**External Email Alert!**

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We think the proposed developments will add to the already serious traffic issues. From the informational letter the City sent out, it is unclear how traffic and parking issues will be addressed. It appears that a turn lane will be implemented but the preliminary plat map was too small to actually see the complete plan.

The number and density of homes proposed is much too high. In addition, it is worrisome that our current property taxes continue to rise at an alarming rate to pay for schools and infrastructure issues, but the city is determined to encourage a larger number people to live within the area adding even more pressure to schools and the existing infrastructure.

There is also the issue of how many trees and forests are being destroyed within our city to provide more and more developments. Many people move to Olympia because of its natural beauty but small wooded areas are disappearing all over this city in the name of progress.

For the above reasons we are opposed to the current preliminary plat map for the development. This congestion requires more infrastructure, will produce more pollution in the area and will result in higher property taxes within the district. Zoning needs to be well thought out and a long term plan developed that represents the majority of the residents before further development occurs.

We appreciated that we were mailed the notice of land use application and would like to be further appraised of plans and the final Decision. Thank you.

Sincerely,

Larry Hadley and Judy Brunson-Hadley  
2244 Nut Tree Loop SE  
Olympia, WA 98502



**From:** [CityCouncil](#)  
**To:** [Mimi](#)  
**Cc:** [Nicole Floyd](#); [Connie Cobb](#); [Councilmembers](#); [Jay Burney](#); [Joyce Phillips](#); [Keith Stahley](#); [Kellie Braseth](#); [Leonard Bauer](#)  
**Subject:** RE: Housing  
**Date:** Tuesday, April 21, 2020 8:11:13 AM

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

Susan Grisham, Executive Assistant & Legislative Liaison  
 City of Olympia | P.O. Box 1967 | Olympia WA 98507  
 360-753-8244    [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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

From: Mimi <[m.arnett@comcast.net](mailto:m.arnett@comcast.net)>  
 Sent: Monday, April 20, 2020 8:14 PM  
 To: CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
 Subject: Housing

External Email Alert!

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I am writing this as a teacher in the Olympia school district and proud grateful owner of a house in a great neighborhood that supports all. I am very concerned about the lack of vision and integrity in the Missing Middle. Currently we are all walking the city streets. We do not have many paved sidewalks so I see children walking in the street. Imagine the safety of this when we triple neighborhoods as the Missing Middle would allow. Our schools will be overcrowded and underfunded and children's safety will be in danger without adequate sidewalks, roundabouts, stop lights and other safety measures. We also do not have adequate sewer systems to handle the rapid development that will follow if the MM is passed. And then there is the tax break? Forgive me, but aren't you underfunded as a city now? The schools? Transportation? Have you all just been sleeping in the dark. Developers from outside of the city, county, state and country are poised, ready to jump in and devour Olympia. Those citizens with properties that can add multiple ADUs to will do so and the price for rent will be MARKET VALUE.

Please keep this in mind when you vote to save this great city or destroy it. If you have children, please consider their schooling and safety. Vote with a conscience and do not allow indiscriminate development.

I appreciate your consideration of the above. Do your homework for the people you supposedly represent. Keep Olympia a proud place to live, not a place where some of you and outsiders line their pockets!

Sincerely,  
 Margaret Arnett

Sent from my iPad

**From:** [Melinda Spencer](#)  
**To:** [Nicole Floyd](#)  
**Subject:** House Options SEPA  
**Date:** Tuesday, April 21, 2020 1:55:03 PM

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**External Email Alert!**

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Hello,

We appreciate this opportunity to weigh in about the city's newest push to increase density within the urban growth area.

We are concerned that the city is trying to formalize density increases by ignoring long-established procedures to protect the natural environment. By pushing forward with these changes when most civic activities are suspended and people are not paying attention, city staff and councilmembers are signaling that they know these actions are unethical and would not stand up to scrutiny. What a despicable way to do business.

If the city really wanted homeowners like us, who live on a double lot on a bus line within walking distance of schools and stores, to share our yard with another residence or two - and keep the rent low - you would streamline the design and permitting process. Instead, the city spends tax money to fight its own citizens who are concerned about what life here will be like when environmental concerns are ignored. Clearly, the city is more interested in setting the table for wealthy real estate developers to profit off the need for additional housing.

The city's agenda to allow real estate developers to grow rich at the expense of environmental protection is indistinguishable from how Trump is favoring his corporate cronies by eviscerating the U.S. Environmental Protection Agency. Shame on you.

Melinda and Keith Spencer

**From:** [Melissa Allen](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Comment on Draft Code Amendments  
**Date:** Tuesday, April 21, 2020 6:12:10 PM

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**External Email Alert!**

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I'd like to add my comments on the Council's Draft Code Amendments which seek to modify development standards and permitted locations of ADUs, duplexes, triplexes, & courtyard apartments.

I know the majority of the Council is anxious to enact these amendments so was not surprised by the SEPA Determination of Non-Significance (DNS) announced recently. I once more have to reiterate that I am not against increased housing density but the City must address what its response would be if there is a future impact on our neighborhood environment.

Two simple examples: What would be done if more cars parked on streets (a certain result of the code changes), particularly those without sidewalks, creates safety issues for walkers and bikers: What will be done if the stormwater and sewer systems in the oldest Olympia neighborhoods cannot handle increased population?

This doesn't mean the City has to do anything at the moment but please, at least give us assurance that it takes this responsibility seriously and will not push future costs to residents as it has done for sidewalk liability and repairs.

Considering environmental impacts does not mean lack of progress in creating needed housing resources but it does mean our leadership should not just gloss over potentials impacts.

Thank you for the opportunity to comment.

Melissa S. Allen  
1702 Prospect Ave NE  
Olympia, WA 98506

**From:** [Shanti Mai](#)  
**To:** [Nicole Floyd](#)  
**Subject:** SEPA  
**Date:** Tuesday, April 21, 2020 12:14:02 PM

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

To: [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)

I am shocked at the overriding of the public's right to comment and to point out unethical, environmentally unsafe, and illegal actions done by - as well as condoned by - the Olympia City Council.

We already have storm water issues now. Over a year ago, I had 3" of water in my daylight basement. I testified to all of you about this last year, and a record of my testimony was given also in print, and included my mitigation costs. How dare you say that a few houses up the slight hill from me adding huge ADUs in their backyards won't impact my flooding issues in the coming years? That there will be no environmental impact. Huh. Makes zero sense.

How could there be no impact on LOTT? on the schools? on the fire department, hospitals, police, power, etc.? I know that we need to move strongly in a direction of more sustainability, but blocking the sun from existing solar panels is not being considered as an impact. Many of us are growing food in our yards this Spring (I always have), but having a tall duplex built on a narrow lot next door could destroy our ability to do so. No impact. *Huh.*

Tearing down existing, older homes, such as those my home is surrounded by, to make room for more people? More upper-middle class and wealthy people, perhaps. The price of new construction is high, and without a clear, strong plan for new units at BELOW market value, the price of living in a unit in a new duplex will cost more than the original old house (or triplex) replaced. Otherwise, hello gentrification! No impact? No thanks, I'll take the little houses needing paint jobs and the renters who can't afford more. I don't WANT well-heeled neighbors at the expense of the neighbors I already have. You know and I know that they'd need to move south to find something affordable once your goals are met. *Thanks.* No impact. Huh.

It's not about affordability. I never bought that line (though many concerned about houselessness have). I saw all the new housing in Seattle when I lived there. And the costs for housing just went up, and up... And we should not be encouraging those living in the Seattle/Tacoma area to commute from Olympia in the first place. And that's what would happen. *It's not like we, in Olympia,*

*have lots of new jobs (?) that are waiting to be filled - right? Right. Huh.*

*I am also horrified that the city is moving forward with new determinations in violation of Gov. Inslee's order that no new decisions are made during the COVID 19 crisis. Nothing but normal, routine business or COVID-related decisions are to be made. Huh.*

I now want to encourage you to re-read the letters sent by Esther Kronenberg, Helen Wheatley, Kim Dobson and Judy Bartlett. I could not have said it better, and stand behind their words 100%. Read them again and sign my name at the end of each.

I feel, with the city's history with MM and its handling of the rash of state ideas such as 1923, that I am living through Groundhog Day - but **without the learning**. And WHO would want to watch THAT film??

I don't want to, but I live in it. Thanks. :~ \

Can you tell that I'm angry? Good. You **are** aware of something. You actually listened. Now do it again, and reread those letters, starting with Esther's.

Shanti Mai  
921 Wilson St. SE  
Olympia, WA 98501

## Housing Option - SEPA DNS - Walt Jorgensen.odt

## 8-Land and Shoreline Use

j-Approximately how many people would the completed project displace?

The development is much more likely to go into older, less affluent parts of town such as northeast, northwest, and southwest Olympia. These areas have smaller, modest homes on standard or larger lots with less home value. Tear down and displacement of people, especially renters, is much more likely to occur in these areas and under these circumstances. The rest of the City, which tends to be more affluent, is often protected by homeowner association covenants and/or the fact that they are relatively new construction and too expensive for anyone to tear down profitably. Older, less affluent neighborhoods tend to have the larger proportion of renters and these would be the first to be displaced. This is an environmental justice issue when impacts fall disproportionately on minority of lower income residents. New construction is inherently more expensive than existing structures. With prices and rents all going up, current residents will be economically as well as physically displaced.

k-Obviously with lower income residents at risk, the City should monitor economic and physical displacement by neighborhood. We have already seen displacement occur recently in the downtown area with the construction of high-end apartments.

## 9-Housing

a-Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Staff anticipates fewer than 900 residential units over 20 years based on the TRPC projection that was done for the Missing Middle. However, there are gaps in these projections. The TRPC analysis did not include ADUs. ADUs are very popular. Given that many houses will be able to fit an ADU onto their property, these are likely to be constructed. ADUs are not even counted in the unit density; the impact to infrastructure their proliferation will cause will not be accounted for.

c-Proposed measures to control or reduce housing impacts, if any:

The City states that the projected housing units that will be built "... are generally assumed to be market-rate unit..." This proposal admits that the likely housing to be built will be market-rate housing which is totally counter to the way the City originally described it and promoted it to the public. There are no provisions to accommodate over 40% of our population who can only afford a monthly rent of \$1050 or less. We're building these fancy, new units and not giving the people we're displacing anyplace to go.

## 10-Aesthetics

c-Proposed measures to reduce or control aesthetic impacts, if any:

*Duplexes, triplexes, and accessory dwelling units require design review. Courtyard apartments are considered to be a type of multifamily project, which also requires design review. The City's Infill and Other Residential Design Review (Chapter 18.175, OMC) standards address:*

- *Neighborhood Scale and Character*
- *Building Orientation and Entries*
- *Building Modulation and Articulation*
- *Windows*
- *Garage Design*
- *Materials and Colors*

Much of the design review planned for structures permitted under these new Housing Options will be conducted by the Planning Staff which is much more deferential to developer preferences than ordinary citizens. In addition, even those projects directed to the Design Review Board, will receive only minimal oversight in that the purview of this citizen group has been severely reduced in a practical sense which is to say that the assumptions by a recent Chairperson were much less than the official description of their latitude.

Smaller lot sizes and other provisions of these new Housing Options will encourage and in some cases require that structures take maximum advantage of height allowances.

#### 11-Light & Glare

Increased building heights will invite light intrusion into adjacent buildings, especially lower ones.

#### 13-Historic & Cultural Preservation:

A review done at the request of Olympians for Smart Development & Livable Neighborhoods by the Department of Archaeology and Historic Preservation in 2018 by Gregory Griffin, Deputy State Historic Preservation Officer suggested additional comments that he would enhance or clarify the responses in 13b – 13d.

1) We would recommend that 13 (d) include discussion or clarification about how the proposal would affect “inventoried” historic properties (generally those over 50 years in age) that are not afforded the protection of designated properties and historic districts. We would also recommend information that outlines how/when tribes, DAHP, and other interested parties are notified when applications are received that involve ground disturbance and/or demolition of an inventoried property.

2) We also recommend that it would be useful to discuss in 13 (d) or 8 (d) how the “Missing Middle” proposal might affect land values, property values, and market forces that could influence the preservation of, or demolition of both designated as well as inventoried properties. While this discussion would be speculative and beyond the requirements of completing the checklist, it would be interesting to know if there has been any research on this question and/or case studies of similar proposals in other cities. While the checklist does cite research conducted by the Thurston Regional Planning Council on past demolition trends and numbers in the county’s urban core, it is not clear if the research tabulated demolished properties that were 50 years of age and older or had any historic designation status or inventory record.

3) Finally, we note that while accurate at face value, the statements in b. through d: “Any future development would be subject to city, state, and federal regulations regarding protection of cultural, historic and archaeological resources...” may give the impression to a general audience that these resources are afforded “ironclad” protection as a result of government regulations. In reality, beyond the protections afforded by OMC 18.12, state and federal cultural resource regulations and review processes have limited applicability and authority that are dependent upon project variables such as location, funding source, program, and the cultural resource/historic property type that could be affected.

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. [\[help\]](#)

*All future development will be subject to city, state and federal regulations regarding protection of cultural, historic and archaeological resources, which are not changed by this proposal.*

For future development at the project level, considerations for the the cumulative impact on a neighborhood can be easily overlooked. The first permitted project may not cause unacceptable interference with the historic/cultural aspects of a neighborhood. The addition of the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, or 5<sup>th</sup> may ultimately cause severe impact that, at that point, cannot be reversed.

#### 14-Transportation

We're likely to have uneven distribution of density (incidentally frustrated by not counting ADUs) in certain neighborhoods, especially NE, NW, & SW, where modest homes are likely to be developed. This will cause transportation bottlenecks, especially during peak hours. This has not been assessed. Impact fees only cover a portion of transportation infrastructure costs. Unplanned-for needs at the time of ordinance development shifts the burden of costs onto existing residents.

The City states that no parking spaces will be eliminated. This is a technically-stated obfuscation consistent with ADUs not being counted as adding to neighborhood density. Now, with no additional parking space being required to accompany an additional ADU, they're not being counted as adding to parking needs either. Not requiring an additional parking space for an additional ADU is akin to eliminating a parking space relative to need.

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? [\[help\]](#)

*None. The number of average daily trips likely to occur from future development of the housing types being considered at this time are 9.44 for a single family residence; 7.32 for duplex, triplex, and courtyard apartment units, and 3.70 for Accessory Dwelling Units. The number of units and overall population growth planned for in the Comprehensive Plan has not changed and remains the same. This type of infill growth was anticipated in the Comprehensive Plan.*

f-The City states that the average daily vehicle trips likely to occur from future development prescribed in this ordinance was anticipated in the Comprehensive Plan (Comp Plan). However, this is inaccurate.



Duplexes were not allowed throughout low-density neighborhoods in the Comp Plan. Triplexes were not allowed throughout R 6-12, only in certain zones near high-density corridors. Courtyard apartments were not assessed in the Comp Plan at all. Therefore these vehicle trips and transportation impacts have not been accounted for.

#### 15-Public Services

The City estimates that at a minimum there will be 950 additional units. This does not include the ghost ADUs that don't seem to impact anything. Impact fees only cover a portion of schools, transportation, and parks. (Fire hasn't been implemented in recent years.) That doesn't include other emergency and standard municipal services such as libraries, police, city hall, etc. The costs of these unaccounted for needs will become the responsibility of the general taxpayer.

#### 16-Utilities

It is unclear from the City's statement in this area that at the time of development onsite septic systems will be required to be converted to sewer. Many areas in the City are on a combined stormwater/sanitary sewer system. The City has not addressed how stormwater will be handled in these areas to prevent flooding or the overloading of the LOTT facility. Low Impact Development (LID) standards selected by the developer may not be sufficient to address excess stormwater in these areas and in areas with high rates of infiltration and inflow.

A review done by Tom Holz, a stormwater expert, which is previously on file with the Missing Middle ordinance, found that increased runoff and likely sewage overflows from the Missing Middle proposed intensity of development will degrade already impaired streams and Puget Sound in respect to both immediate and cumulative impacts of water quality, fish, and endangered species. The city has not been able to show that it will be able to comply with its NPDES permit.

**From:** [Anne Hundley](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Comment about Housing Option SEPA  
**Date:** Thursday, April 23, 2020 9:55:31 AM

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**External Email Alert!**

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Dear City Administrator,

Thank you for ongoing work to meet the needs of our community. Please accept my comments below about the Housing Options SEPA.

I'm concerned that it can & needs to be done in a better way, which addresses these current shortfalls:

First, it needs to acknowledge that development does include excavation or fill, will change the amount of impervious surface, will cause additional run-off, will require any removal of vegetation, will have an effect on shading or solar energy, will demolish at least some structures, and will displace some people.

This SEPA should not replace SEPAS needed for individual projects, as it one SEPA does not address real details about the very probable impacts of construction projects.

Please provide a unit of land which will be used to track density.

I want to see real affordable housing options for struggling people, including families. My biggest concern is traffic and transportation options. Thank you for making Intercity Transit no cost for riders!

Thank you,

Anne Hundley  
(206) 794-3808

Sent from my iPhone

**From:** [Cassandra Garcia](#)  
**To:** [Nicole Floyd](#)  
**Subject:** Notice of SEPA DNS - 20-0994 Housing Options - SEPA Review --Comments  
**Date:** Wednesday, April 22, 2020 8:25:16 PM

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Hello Ms. Floyd,

I am writing to say that I share Lorie Hewitt's concerns regarding building setbacks to protect solar panels. We recently made a significant investment in solar panels in order to help do our part in protecting all of us from climate change. Our contribution to increasing clean energy use would be for nothing if our neighbor were allowed to build a large building blocking the sun. Every day we notice more and more solar panels in our neighborhood, which is significant progress in the right direction and progress that should be supported and protected. Please consider supporting the community's efforts to increase green energy in Olympia by requiring set backs for ADUs next to existing solar panels.

Thank you,  
Cassandra Garcia  
1811 Adams St, SE  
Olympia, WA 98501

**RCW 36.70A.600****Cities planning under RCW 36.70A.040—Increasing residential building capacity—Housing action plan authorized—Grant assistance.**

(1) A city planning pursuant to RCW 36.70A.040 is encouraged to take the following actions in order to increase its residential building capacity:

(a) Authorize development in one or more areas of not fewer than five hundred acres that include at least one train station served by commuter rail or light rail with an average of at least fifty residential units per acre that require no more than an average of one on-site parking space per two bedrooms in the portions of multifamily zones that are located within the areas;

(b) Authorize development in one or more areas of not fewer than five hundred acres in cities with a population greater than forty thousand or not fewer than two hundred fifty acres in cities with a population less than forty thousand that include at least one bus stop served by scheduled bus service of at least four times per hour for twelve or more hours per day with an average of at least twenty-five residential units per acre that require no more than an average of one on-site parking space per two bedrooms in portions of the multifamily zones that are located within the areas;

(c) Authorize at least one duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel;

(d) Authorize cluster zoning or lot size averaging in all zoning districts that permit single-family residences;

(e) Authorize attached accessory dwelling units on all parcels containing single-family homes where the lot is at least three thousand two hundred square feet in size, and permit both attached and detached accessory dwelling units on all parcels containing single-family homes, provided lots are at least four thousand three hundred fifty-six square feet in size. Qualifying city ordinances or regulations may not provide for on-site parking requirements, owner occupancy requirements, or square footage limitations below one thousand square feet for the accessory dwelling unit, and must not prohibit the separate rental or sale of accessory dwelling units and the primary residence. Cities must set applicable impact fees at no more than the projected impact of the accessory dwelling unit. To allow local flexibility, other than these factors, accessory dwelling units may be subject to such regulations, conditions, procedures, and limitations as determined by the local legislative authority, and must follow all applicable state and federal laws and local ordinances;

(f) Adopt a subarea plan pursuant to RCW 43.21C.420;

(g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii), except that an environmental impact statement pursuant to RCW 43.21C.030 is not required for such an action;

(h) Adopt increases in categorical exemptions pursuant to RCW 43.21C.229 for residential or mixed-use development;

(i) Adopt a form-based code in one or more zoning districts that permit residential uses. "Form-based code" means a land development regulation that uses physical form, rather than separation of use, as the organizing principle for the code;

(j) Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;

(k) Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW; and

(l) Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city.

(2) A city planning pursuant to RCW 36.70A.040 may adopt a housing action plan as described in this subsection. The goal of any such housing plan must be to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market. A

housing action plan may utilize data compiled pursuant to RCW **36.70A.610**. The housing action plan should: ATTACHMENT 5

(a) Quantify existing and projected housing needs for all income levels, including extremely low-income households, with documentation of housing and household characteristics, and cost-burdened households;

(b) Develop strategies to increase the supply of housing, and variety of housing types, needed to serve the housing needs identified in (a) of this subsection;

(c) Analyze population and employment trends, with documentation of projections;

(d) Consider strategies to minimize displacement of low-income residents resulting from redevelopment;

(e) Review and evaluate the current housing element adopted pursuant to RCW **36.70A.070**, including an evaluation of success in attaining planned housing types and units, achievement of goals and policies, and implementation of the schedule of programs and actions;

(f) Provide for participation and input from community members, community groups, local builders, local realtors, nonprofit housing advocates, and local religious groups; and

(g) Include a schedule of programs and actions to implement the recommendations of the housing action plan.

(3) If adopted by April 1, 2021, ordinances, amendments to development regulations, and other nonproject actions taken by a city to implement the actions specified in subsection (1) of this section, with the exception of the action specified in subsection (1)(f) of this section, are not subject to administrative or judicial appeal under chapter **43.21C** RCW.

(4) Any action taken by a city prior to April 1, 2021, to amend their comprehensive plan, or adopt or amend ordinances or development regulations, solely to enact provisions under subsection (1) of this section is not subject to legal challenge under this chapter.

(5) In taking action under subsection (1) of this section, cities are encouraged to utilize strategies that increase residential building capacity in areas with frequent transit service and with the transportation and utility infrastructure that supports the additional residential building capacity.

(6) A city with a population over twenty thousand that is planning to take at least two actions under subsection (1) of this section, and that action will occur between July 28, 2019, and April 1, 2021, is eligible to apply to the department for planning grant assistance of up to one hundred thousand dollars, subject to the availability of funds appropriated for that purpose. The department shall develop grant criteria to ensure that grant funds awarded are proportionate to the level of effort proposed by a city, and the potential increase in housing supply or regulatory streamlining that could be achieved. Funding may be provided in advance of, and to support, adoption of policies or ordinances consistent with this section. A city can request, and the department may award, more than one hundred thousand dollars for applications that demonstrate extraordinary potential to increase housing supply or regulatory streamlining.

(7) A city seeking to develop a housing action plan under subsection (2) of this section is eligible to apply to the department for up to one hundred thousand dollars.

(8) The department shall establish grant award amounts under subsections (6) and (7) of this section based on the expected number of cities that will seek grant assistance, to ensure that all cities can receive some level of grant support. If funding capacity allows, the department may consider accepting and funding applications from cities with a population of less than twenty thousand if the actions proposed in the application will create a significant amount of housing capacity or regulatory streamlining and are consistent with the actions in this section.

(9) In implementing chapter 348, Laws of 2019, cities are encouraged to prioritize the creation of affordable, inclusive neighborhoods and to consider the risk of residential displacement, particularly in neighborhoods with communities at high risk of displacement.

[ **2019 c 348 § 1.**]

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE HOUSE BILL 2343**

Chapter 173, Laws of 2020

66th Legislature  
2020 Regular Session

URBAN HOUSING SUPPLY--VARIOUS PROVISIONS

EFFECTIVE DATE: June 11, 2020

Passed by the House March 7, 2020  
Yeas 92 Nays 5

LAURIE JINKINS

**Speaker of the House of  
Representatives**

Passed by the Senate March 3, 2020  
Yeas 36 Nays 11

CYRUS HABIB

**President of the Senate**

Approved March 27, 2020 2:15 PM

JAY INSLEE

**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 2343** as passed by the House of Representatives and the Senate on the dates hereon set forth.

BERNARD DEAN

**Chief Clerk**

FILED

March 27, 2020

**Secretary of State  
State of Washington**

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**SUBSTITUTE HOUSE BILL 2343**

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AS AMENDED BY THE SENATE

Passed Legislature - 2020 Regular Session

**State of Washington                      66th Legislature                      2020 Regular Session****By** House Environment & Energy (originally sponsored by Representatives Fitzgibbon, Frame, Macri, Doglio, Tharinger, and Pollet)

READ FIRST TIME 01/30/20.

1        AN ACT Relating to urban housing supply; amending RCW 36.70A.600,  
2        43.21C.495, 36.70A.620, and 36.70A.610; reenacting and amending RCW  
3        36.70A.030; and creating a new section.

4        BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5        **Sec. 1.** RCW 36.70A.600 and 2019 c 348 s 1 are each amended to  
6        read as follows:

7        (1) A city planning pursuant to RCW 36.70A.040 is encouraged to  
8        take the following actions in order to increase its residential  
9        building capacity:

10        (a) Authorize development in one or more areas of not fewer than  
11        five hundred acres that include at least one train station served by  
12        commuter rail or light rail with an average of at least fifty  
13        residential units per acre that require no more than an average of  
14        one on-site parking space per two bedrooms in the portions of  
15        multifamily zones that are located within the areas;

16        (b) Authorize development in one or more areas of not fewer than  
17        ~~((five))~~ two hundred acres in cities with a population greater than  
18        forty thousand or not fewer than ~~((two))~~ one hundred ~~((fifty))~~ acres  
19        in cities with a population less than forty thousand that include at  
20        least one bus stop served by scheduled bus service of at least four  
21        times per hour for twelve or more hours per day with an average of at

1 least twenty-five residential units per acre that require no more  
 2 than an average of one on-site parking space per two bedrooms in  
 3 portions of the multifamily zones that are located within the areas;

4 (c) Authorize at least one duplex, triplex, quadplex, sixplex,  
 5 stacked flat, townhouse, or courtyard apartment on each parcel in one  
 6 or more zoning districts that permit single-family residences unless  
 7 a city documents a specific infrastructure of physical constraint  
 8 that would make this requirement unfeasible for a particular parcel;

9 (d) Authorize a duplex, triplex, quadplex, sixplex, stacked flat,  
 10 townhouse, or courtyard apartment on one or more parcels for which  
 11 they are not currently authorized;

12 (e) Authorize cluster zoning or lot size averaging in all zoning  
 13 districts that permit single-family residences;

14 ~~((e) Authorize attached accessory dwelling units on all parcels~~  
 15 ~~containing single-family homes where the lot is at least three~~  
 16 ~~thousand two hundred square feet in size, and permit both attached~~  
 17 ~~and detached accessory dwelling units on all parcels containing~~  
 18 ~~single-family homes, provided lots are at least four thousand three~~  
 19 ~~hundred fifty-six square feet in size. Qualifying city ordinances or~~  
 20 ~~regulations may not provide for on-site parking requirements, owner~~  
 21 ~~occupancy requirements, or square footage limitations below one~~  
 22 ~~thousand square feet for the accessory dwelling unit, and must not~~  
 23 ~~prohibit the separate rental or sale of accessory dwelling units and~~  
 24 ~~the primary residence. Cities must set applicable impact fees at no~~  
 25 ~~more than the projected impact of the accessory dwelling unit. To~~  
 26 ~~allow local flexibility, other than these factors, accessory dwelling~~  
 27 ~~units may be subject to such regulations, conditions, procedures, and~~  
 28 ~~limitations as determined by the local legislative authority, and~~  
 29 ~~must follow all applicable state and federal laws and local~~  
 30 ~~ordinances;))~~

31 (f) Adopt a subarea plan pursuant to RCW 43.21C.420;

32 (g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii),  
 33 except that an environmental impact statement pursuant to RCW  
 34 43.21C.030 is not required for such an action;

35 (h) Adopt increases in categorical exemptions pursuant to RCW  
 36 43.21C.229 for residential or mixed-use development;

37 (i) Adopt a form-based code in one or more zoning districts that  
 38 permit residential uses. "Form-based code" means a land development  
 39 regulation that uses physical form, rather than separation of use, as  
 40 the organizing principle for the code;



(j) Authorize a duplex on each corner lot within all zoning districts that permit single-family residences;

(k) Allow for the division or redivision of land into the maximum number of lots through the short subdivision process provided in chapter 58.17 RCW; ~~((and))~~

(l) Authorize a minimum net density of six dwelling units per acre in all residential zones, where the residential development capacity will increase within the city. For purposes of this subsection, the calculation of net density does not include the square footage of areas that are otherwise prohibited from development, such as critical areas, the area of buffers around critical areas, and the area of roads and similar features;

(m) Create one or more zoning districts of medium density in which individual lots may be no larger than three thousand five hundred square feet and single-family residences may be no larger than one thousand two hundred square feet;

(n) Authorize accessory dwelling units in one or more zoning districts in which they are currently prohibited;

(o) Remove minimum residential parking requirements related to accessory dwelling units;

(p) Remove owner occupancy requirements related to accessory dwelling units;

(q) Adopt new square footage requirements related to accessory dwelling units that are less restrictive than existing square footage requirements related to accessory dwelling units;

(r) Adopt maximum allowable exemption levels in WAC 197-11-800(1) as it existed on the effective date of this section, or such subsequent date as may be provided by the department of ecology by rule, consistent with the purposes of this section;

(s) Adopt standards for administrative approval of final plats pursuant to RCW 58.17.100;

(t) Adopt ordinances authorizing administrative review of preliminary plats pursuant to RCW 58.17.095;

(u) Adopt other permit process improvements where it is demonstrated that the code, development regulation, or ordinance changes will result in a more efficient permit process for customers;

(v) Update use matrices and allowable use tables that eliminate conditional use permits and administrative conditional use permits for all housing types, including single-family homes, townhomes,

1 multifamily housing, low-income housing, and senior housing, but  
2 excluding essential public facilities;

3 (w) Allow off-street parking to compensate for lack of on-street  
4 parking when private roads are utilized or a parking demand study  
5 shows that less parking is required for the project;

6 (x) Develop a local program that offers homeowners a combination  
7 of financing, design, permitting, or construction support to build  
8 accessory dwelling units. A city may condition this program on a  
9 requirement to provide the unit for affordable home ownership or rent  
10 the accessory dwelling unit for a defined period of time to either  
11 tenants in a housing subsidy program as defined in RCW 43.31.605(14)  
12 or to tenants whose income is less than eighty percent of the city or  
13 county median family income. If the city includes an affordability  
14 requirement under the program, it must provide additional incentives,  
15 such as:

16 (i) Density bonuses;

17 (ii) Height and bulk bonuses;

18 (iii) Fee waivers or exemptions;

19 (iv) Parking reductions; or

20 (v) Expedited permitting; and

21 (y) Develop a local program that offers homeowners a combination  
22 of financing, design, permitting, or construction support to convert  
23 a single-family home into a duplex, triplex, or quadplex where those  
24 housing types are authorized. A local government may condition this  
25 program on a requirement to provide a certain number of units for  
26 affordable home ownership or to rent a certain number of the newly  
27 created units for a defined period of time to either tenants in a  
28 housing subsidy program as defined in RCW 43.31.605(14) or to tenants  
29 whose income is less than eighty percent of the city or county median  
30 family income. If the city includes an affordability requirement, it  
31 must provide additional incentives, such as:

32 (i) Density bonuses;

33 (ii) Height and bulk bonuses;

34 (iii) Fee waivers or exemptions;

35 (iv) Parking reductions; or

36 (v) Expedited permitting.

37 (2) A city planning pursuant to RCW 36.70A.040 may adopt a  
38 housing action plan as described in this subsection. The goal of any  
39 such housing plan must be to encourage construction of additional  
40 affordable and market rate housing in a greater variety of housing

1 types and at prices that are accessible to a greater variety of  
2 incomes, including strategies aimed at the for-profit single-family  
3 home market. A housing action plan may utilize data compiled pursuant  
4 to RCW 36.70A.610. The housing action plan should:

5 (a) Quantify existing and projected housing needs for all income  
6 levels, including extremely low-income households, with documentation  
7 of housing and household characteristics, and cost-burdened  
8 households;

9 (b) Develop strategies to increase the supply of housing, and  
10 variety of housing types, needed to serve the housing needs  
11 identified in (a) of this subsection;

12 (c) Analyze population and employment trends, with documentation  
13 of projections;

14 (d) Consider strategies to minimize displacement of low-income  
15 residents resulting from redevelopment;

16 (e) Review and evaluate the current housing element adopted  
17 pursuant to RCW 36.70A.070, including an evaluation of success in  
18 attaining planned housing types and units, achievement of goals and  
19 policies, and implementation of the schedule of programs and actions;

20 (f) Provide for participation and input from community members,  
21 community groups, local builders, local realtors, nonprofit housing  
22 advocates, and local religious groups; and

23 (g) Include a schedule of programs and actions to implement the  
24 recommendations of the housing action plan.

25 (3) If adopted by April 1, ((2021)) 2023, ordinances, amendments  
26 to development regulations, and other nonproject actions taken by a  
27 city to implement the actions specified in subsection (1) of this  
28 section, with the exception of the action specified in subsection  
29 (1)(f) of this section, are not subject to administrative or judicial  
30 appeal under chapter 43.21C RCW.

31 (4) Any action taken by a city prior to April 1, ((2021)) 2023,  
32 to amend their comprehensive plan, or adopt or amend ordinances or  
33 development regulations, solely to enact provisions under subsection  
34 (1) of this section is not subject to legal challenge under this  
35 chapter.

36 (5) In taking action under subsection (1) of this section, cities  
37 are encouraged to utilize strategies that increase residential  
38 building capacity in areas with frequent transit service and with the  
39 transportation and utility infrastructure that supports the  
40 additional residential building capacity.

1       (6) A city (~~with a population over twenty thousand~~) that is  
2 planning to take at least two actions under subsection (1) of this  
3 section, and that action will occur between July 28, 2019, and April  
4 1, 2021, is eligible to apply to the department for planning grant  
5 assistance of up to one hundred thousand dollars, subject to the  
6 availability of funds appropriated for that purpose. The department  
7 shall develop grant criteria to ensure that grant funds awarded are  
8 proportionate to the level of effort proposed by a city, and the  
9 potential increase in housing supply or regulatory streamlining that  
10 could be achieved. Funding may be provided in advance of, and to  
11 support, adoption of policies or ordinances consistent with this  
12 section. A city can request, and the department may award, more than  
13 one hundred thousand dollars for applications that demonstrate  
14 extraordinary potential to increase housing supply or regulatory  
15 streamlining.

16       (7) A city seeking to develop a housing action plan under  
17 subsection (2) of this section is eligible to apply to the department  
18 for up to one hundred thousand dollars.

19       (8) The department shall establish grant award amounts under  
20 subsections (6) and (7) of this section based on the expected number  
21 of cities that will seek grant assistance, to ensure that all cities  
22 can receive some level of grant support. If funding capacity allows,  
23 the department may consider accepting and funding applications from  
24 cities with a population of less than twenty thousand if the actions  
25 proposed in the application will create a significant amount of  
26 housing capacity or regulatory streamlining and are consistent with  
27 the actions in this section.

28       (9) In implementing chapter 348, Laws of 2019, cities are  
29 encouraged to prioritize the creation of affordable, inclusive  
30 neighborhoods and to consider the risk of residential displacement,  
31 particularly in neighborhoods with communities at high risk of  
32 displacement.

33       **Sec. 2.** RCW 43.21C.495 and 2019 c 348 s 4 are each amended to  
34 read as follows:

35       If adopted by April 1, (~~2021~~) 2023, amendments to development  
36 regulations and other nonproject actions taken by a city to implement  
37 RCW 36.70A.600 (1) or (4), with the exception of the action specified  
38 in RCW 36.70A.600(1)(f), are not subject to administrative or  
39 judicial appeals under this chapter.

1       **Sec. 3.** RCW 36.70A.620 and 2019 c 348 s 5 are each amended to  
2 read as follows:

3       In counties and cities planning under RCW 36.70A.040, minimum  
4 residential parking requirements mandated by municipal zoning  
5 ordinances for housing units constructed after July 1, 2019, are  
6 subject to the following requirements:

7       (1) For housing units that are affordable to very low-income or  
8 extremely low-income individuals and that are located within one-  
9 quarter mile of a transit stop that receives transit service at least  
10 ((four)) two times per hour for twelve or more hours per day, minimum  
11 residential parking requirements may be no greater than one parking  
12 space per bedroom or .75 space per unit. A city may require a  
13 developer to record a covenant that prohibits the rental of a unit  
14 subject to this parking restriction for any purpose other than  
15 providing for housing for very low-income or extremely low-income  
16 individuals. The covenant must address price restrictions and  
17 household income limits and policies if the property is converted to  
18 a use other than for low-income housing. A city may establish a  
19 requirement for the provision of more than one parking space per  
20 bedroom or .75 space per unit if the jurisdiction has determined a  
21 particular housing unit to be in an area with a lack of access to  
22 street parking capacity, physical space impediments, or other reasons  
23 supported by evidence that would make on-street parking infeasible  
24 for the unit.

25       (2) For housing units that are specifically for seniors or people  
26 with disabilities, that are located within one-quarter mile of a  
27 transit stop that receives transit service at least four times per  
28 hour for twelve or more hours per day, a city may not impose minimum  
29 residential parking requirements for the residents of such housing  
30 units, subject to the exceptions provided in this subsection. A city  
31 may establish parking requirements for staff and visitors of such  
32 housing units. A city may establish a requirement for the provision  
33 of one or more parking space per bedroom if the jurisdiction has  
34 determined a particular housing unit to be in an area with a lack of  
35 access to street parking capacity, physical space impediments, or  
36 other reasons supported by evidence that would make on-street parking  
37 infeasible for the unit. A city may require a developer to record a  
38 covenant that prohibits the rental of a unit subject to this parking  
39 restriction for any purpose other than providing for housing for  
40 seniors or people with disabilities.

1       (3) For market rate multifamily housing units that are located  
2 within one-quarter mile of a transit stop that receives transit  
3 service from at least one route that provides service at least four  
4 times per hour for twelve or more hours per day, minimum residential  
5 parking requirements may be no greater than one parking space per  
6 bedroom or .75 space per unit. A city or county may establish a  
7 requirement for the provision of more than one parking space per  
8 bedroom or .75 space per unit if the jurisdiction has determined a  
9 particular housing unit to be in an area with a lack of access to  
10 street parking capacity, physical space impediments, or other reasons  
11 supported by evidence that would make on-street parking infeasible  
12 for the unit.

13       **Sec. 4.** RCW 36.70A.030 and 2019 c 348 s 2 are each reenacted and  
14 amended to read as follows:

15       Unless the context clearly requires otherwise, the definitions in  
16 this section apply throughout this chapter.

17       (1) "Adopt a comprehensive land use plan" means to enact a new  
18 comprehensive land use plan or to update an existing comprehensive  
19 land use plan.

20       (2) "Affordable housing" means, unless the context clearly  
21 indicates otherwise, residential housing whose monthly costs,  
22 including utilities other than telephone, do not exceed thirty  
23 percent of the monthly income of a household whose income is:

24       (a) For rental housing, sixty percent of the median household  
25 income adjusted for household size, for the county where the  
26 household is located, as reported by the United States department of  
27 housing and urban development; or

28       (b) For owner-occupied housing, eighty percent of the median  
29 household income adjusted for household size, for the county where  
30 the household is located, as reported by the United States department  
31 of housing and urban development.

32       (3) "Agricultural land" means land primarily devoted to the  
33 commercial production of horticultural, viticultural, floricultural,  
34 dairy, apiary, vegetable, or animal products or of berries, grain,  
35 hay, straw, turf, seed, Christmas trees not subject to the excise tax  
36 imposed by RCW 84.33.100 through 84.33.140, finfish in upland  
37 hatcheries, or livestock, and that has long-term commercial  
38 significance for agricultural production.

39       (4) "City" means any city or town, including a code city.

1 (5) "Comprehensive land use plan," "comprehensive plan," or  
2 "plan" means a generalized coordinated land use policy statement of  
3 the governing body of a county or city that is adopted pursuant to  
4 this chapter.

5 (6) "Critical areas" include the following areas and ecosystems:

6 (a) Wetlands; (b) areas with a critical recharging effect on aquifers  
7 used for potable water; (c) fish and wildlife habitat conservation  
8 areas; (d) frequently flooded areas; and (e) geologically hazardous  
9 areas. "Fish and wildlife habitat conservation areas" does not  
10 include such artificial features or constructs as irrigation delivery  
11 systems, irrigation infrastructure, irrigation canals, or drainage  
12 ditches that lie within the boundaries of and are maintained by a  
13 port district or an irrigation district or company.

14 (7) "Department" means the department of commerce.

15 (8) "Development regulations" or "regulation" means the controls  
16 placed on development or land use activities by a county or city,  
17 including, but not limited to, zoning ordinances, critical areas  
18 ordinances, shoreline master programs, official controls, planned  
19 unit development ordinances, subdivision ordinances, and binding site  
20 plan ordinances together with any amendments thereto. A development  
21 regulation does not include a decision to approve a project permit  
22 application, as defined in RCW 36.70B.020, even though the decision  
23 may be expressed in a resolution or ordinance of the legislative body  
24 of the county or city.

25 (9) "Extremely low-income household" means a single person,  
26 family, or unrelated persons living together whose adjusted income is  
27 at or below thirty percent of the median household income adjusted  
28 for household size, for the county where the household is located, as  
29 reported by the United States department of housing and urban  
30 development.

31 (10) "Forestland" means land primarily devoted to growing trees  
32 for long-term commercial timber production on land that can be  
33 economically and practically managed for such production, including  
34 Christmas trees subject to the excise tax imposed under RCW 84.33.100  
35 through 84.33.140, and that has long-term commercial significance. In  
36 determining whether forestland is primarily devoted to growing trees  
37 for long-term commercial timber production on land that can be  
38 economically and practically managed for such production, the  
39 following factors shall be considered: (a) The proximity of the land  
40 to urban, suburban, and rural settlements; (b) surrounding parcel

1 size and the compatibility and intensity of adjacent and nearby land  
2 uses; (c) long-term local economic conditions that affect the ability  
3 to manage for timber production; and (d) the availability of public  
4 facilities and services conducive to conversion of forestland to  
5 other uses.

6 (11) "Freight rail dependent uses" means buildings and other  
7 infrastructure that are used in the fabrication, processing, storage,  
8 and transport of goods where the use is dependent on and makes use of  
9 an adjacent short line railroad. Such facilities are both urban and  
10 rural development for purposes of this chapter. "Freight rail  
11 dependent uses" does not include buildings and other infrastructure  
12 that are used in the fabrication, processing, storage, and transport  
13 of coal, liquefied natural gas, or "crude oil" as defined in RCW  
14 90.56.010.

15 (12) "Geologically hazardous areas" means areas that because of  
16 their susceptibility to erosion, sliding, earthquake, or other  
17 geological events, are not suited to the siting of commercial,  
18 residential, or industrial development consistent with public health  
19 or safety concerns.

20 (13) "Long-term commercial significance" includes the growing  
21 capacity, productivity, and soil composition of the land for long-  
22 term commercial production, in consideration with the land's  
23 proximity to population areas, and the possibility of more intense  
24 uses of the land.

25 (14) "Low-income household" means a single person, family, or  
26 unrelated persons living together whose adjusted income is at or  
27 below eighty percent of the median household income adjusted for  
28 household size, for the county where the household is located, as  
29 reported by the United States department of housing and urban  
30 development.

31 (15) "Minerals" include gravel, sand, and valuable metallic  
32 substances.

33 (16) "Permanent supportive housing" is subsidized, leased housing  
34 with no limit on length of stay(~~(, paired with on-site or off-site~~  
35 ~~voluntary services designed to support a person living with a~~  
36 ~~disability to be a successful tenant in a housing arrangement,~~  
37 ~~improve the resident's health status, and connect residents of the~~  
38 ~~housing with community-based health care, treatment, and employment~~  
39 ~~services)) that prioritizes people who need comprehensive support~~  
40 ~~services to retain tenancy and utilizes admissions practices designed~~



1 to use lower barriers to entry than would be typical for other  
2 subsidized or unsubsidized rental housing, especially related to  
3 rental history, criminal history, and personal behaviors. Permanent  
4 supportive housing is paired with on-site or off-site voluntary  
5 services designed to support a person living with a complex and  
6 disabling behavioral health or physical health condition who was  
7 experiencing homelessness or was at imminent risk of homelessness  
8 prior to moving into housing to retain their housing and be a  
9 successful tenant in a housing arrangement, improve the resident's  
10 health status, and connect the resident of the housing with  
11 community-based health care, treatment, or employment services.  
12 Permanent supportive housing is subject to all of the rights and  
13 responsibilities defined in chapter 59.18 RCW.

14 (17) "Public facilities" include streets, roads, highways,  
15 sidewalks, street and road lighting systems, traffic signals,  
16 domestic water systems, storm and sanitary sewer systems, parks and  
17 recreational facilities, and schools.

18 (18) "Public services" include fire protection and suppression,  
19 law enforcement, public health, education, recreation, environmental  
20 protection, and other governmental services.

21 (19) "Recreational land" means land so designated under RCW  
22 36.70A.1701 and that, immediately prior to this designation, was  
23 designated as agricultural land of long-term commercial significance  
24 under RCW 36.70A.170. Recreational land must have playing fields and  
25 supporting facilities existing before July 1, 2004, for sports played  
26 on grass playing fields.

27 (20) "Rural character" refers to the patterns of land use and  
28 development established by a county in the rural element of its  
29 comprehensive plan:

30 (a) In which open space, the natural landscape, and vegetation  
31 predominate over the built environment;

32 (b) That foster traditional rural lifestyles, rural-based  
33 economies, and opportunities to both live and work in rural areas;

34 (c) That provide visual landscapes that are traditionally found  
35 in rural areas and communities;

36 (d) That are compatible with the use of the land by wildlife and  
37 for fish and wildlife habitat;

38 (e) That reduce the inappropriate conversion of undeveloped land  
39 into sprawling, low-density development;

1 (f) That generally do not require the extension of urban  
2 governmental services; and

3 (g) That are consistent with the protection of natural surface  
4 water flows and groundwater and surface water recharge and discharge  
5 areas.

6 (21) "Rural development" refers to development outside the urban  
7 growth area and outside agricultural, forest, and mineral resource  
8 lands designated pursuant to RCW 36.70A.170. Rural development can  
9 consist of a variety of uses and residential densities, including  
10 clustered residential development, at levels that are consistent with  
11 the preservation of rural character and the requirements of the rural  
12 element. Rural development does not refer to agriculture or forestry  
13 activities that may be conducted in rural areas.

14 (22) "Rural governmental services" or "rural services" include  
15 those public services and public facilities historically and  
16 typically delivered at an intensity usually found in rural areas, and  
17 may include domestic water systems, fire and police protection  
18 services, transportation and public transit services, and other  
19 public utilities associated with rural development and normally not  
20 associated with urban areas. Rural services do not include storm or  
21 sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

22 (23) "Short line railroad" means those railroad lines designated  
23 class II or class III by the United States surface transportation  
24 board.

25 (24) "Urban governmental services" or "urban services" include  
26 those public services and public facilities at an intensity  
27 historically and typically provided in cities, specifically including  
28 storm and sanitary sewer systems, domestic water systems, street  
29 cleaning services, fire and police protection services, public  
30 transit services, and other public utilities associated with urban  
31 areas and normally not associated with rural areas.

32 (25) "Urban growth" refers to growth that makes intensive use of  
33 land for the location of buildings, structures, and impermeable  
34 surfaces to such a degree as to be incompatible with the primary use  
35 of land for the production of food, other agricultural products, or  
36 fiber, or the extraction of mineral resources, rural uses, rural  
37 development, and natural resource lands designated pursuant to RCW  
38 36.70A.170. A pattern of more intensive rural development, as  
39 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed  
40 to spread over wide areas, urban growth typically requires urban

governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth.

(26) "Urban growth areas" means those areas designated by a county pursuant to RCW 36.70A.110.

(27) "Very low-income household" means a single person, family, or unrelated persons living together whose adjusted income is at or below fifty percent of the median household income adjusted for household size, for the county where the household is located, as reported by the United States department of housing and urban development.

(28) "Wetland" or "wetlands" means areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

NEW SECTION. **Sec. 5.** The department of ecology shall remove parking as an element of the environment within WAC 197-11-444 and as a component of the environmental checklist within WAC 197-11-960, as those sections existed on the effective date of this section, the next time that the department amends rules implementing chapter 43.21C RCW after the effective date of this section.

**Sec. 6.** RCW 36.70A.610 and 2019 c 348 s 3 are each amended to read as follows:

(1) The Washington center for real estate research at the University of Washington shall produce a ((report every two years)) series of reports as described in this section that compiles housing

supply and affordability metrics for each city planning under RCW 36.70A.040 with a population of ten thousand or more.

(a) The initial report, completed by October 15, 2020, must be a compilation of objective criteria relating to ~~((development regulations, zoning,))~~ income, employment, housing and rental prices, housing affordability ~~((programs))~~ by housing tenure, and other metrics relevant to assessing housing supply and affordability for all income segments, including the percentage of cost-burdened households ~~((,))~~ of each ~~((city subject to the report required by this section))~~ jurisdiction. This report may also include city-specific median income data for those cities implementing the multifamily tax exemption program under chapter 84.14 RCW.

(b) The report completed by October 15, 2021, must include an analysis of the private rental housing market for each area outlining the number of units, vacancy rates, and rents by unit type, where possible. This analysis should separate market rate multifamily rental housing developments and other smaller scale market rate rental housing. This analysis should also incorporate data from the Washington state housing finance commission on subsidized rental housing in the area consistent with the first report under this subsection.

(c) The report completed by October 15, 2022, must also include data relating to actions taken by cities under chapter 348, Laws of 2019 as well as detailed information on development regulations, levies and fees, and zoning related to housing development.

(d) The report completed by October 15, 2024, and every two years thereafter, must also include relevant data relating to buildable lands reports prepared under RCW 36.70A.215, where applicable, and updates to comprehensive plans under this chapter.

(2) The Washington center for real estate research shall collaborate with the Washington housing finance commission and the office of financial management to develop the metrics compiled in the ~~((report))~~ series of reports under this section.

(3) The ~~((report))~~ series of reports under this section must be submitted, consistent with RCW 43.01.036, to the standing committees of the legislature with jurisdiction over housing issues and this chapter.

Passed by the House March 7, 2020.

Passed by the Senate March 3, 2020.

Approved by the Governor March 27, 2020.

Filed in Office of Secretary of State March 27, 2020. ATTACHMENT 6

--- END ---

# Housing Code Amendments

## COVID-19 impacts

Public meetings were postponed during the Stay Home, Stay Healthy order. Rather than holding an in-person Open House as had been planned, we are providing an online opportunity to gather information and provide feedback. The two presentations below are each about 15 minutes in length. The first presentation goes over the three options under consideration. The second presentation reviews the staff recommendations to implement the options. The draft code amendments necessary to implement staff's recommendations are included below.

- [Narrated Presentation #1 – The Options](#)
- [Narrated Presentation #2 – Staff Recommendations](#)

You can comment on these presentations until at least May 15, 2020. Public comments about the proposed code amendments will be accepted until the end of the public hearing, which is not yet scheduled.

Questions and comments can be sent to [housingoptions@ci.olympia.wa.us](mailto:housingoptions@ci.olympia.wa.us). All comments received will be shared with the Planning Commission and City Council and posted to this page.

The next public meeting is scheduled for the Planning Commission on May 18, 2020.



## What's Happening?

The City plans for where and how Olympia will grow and what is needed to serve that growth (parks, open spaces, infrastructure, streets, public services, etc.) under the Washington State Growth Management Act (GMA). The GMA was amended in 2019 to encourage cities to take steps to increase residential building capacity in urban growth areas. The updated GMA ([RCW 36.70A.600](#)) provides a list of twelve options to do so.

After reviewing the options, the City Council identified three options that appear to be appropriate for the Olympia. The Council directed the Planning Commission to draft an ordinance to implement two or three of the identified options. Learn more about each below.



## How to comment

This work is specific to code amendments necessary to implement two or three of the options identified above. You can comment on each of the specific amendments online at Engage Olympia.

Public comments received can also be viewed in the Document Library on our [Engage Olympia page](#).

## SEPA DNS

The City has issued a [SEPA Determination of Non-Significance](#) with a public comment period ending on April 21.

- [View SEPA Checklist](#)
- [View SEPA comments](#)

Note: Comments related to the project are welcome continuously and will be solicited up to and through the project.

 Implementation Options & Staff Recommendations

 Comment at Engage Olympia

 View Frequently Asked Questions

## Stay Informed

- [Subscribe](#) to Planning & Development E-News
- [Email us](#) to be a Party of Record for these zoning amendments
- [Download the complete Public Participation Plan](#)



## Duplexes on corner lots

**Proposal:** Allow duplexes on each corner lot in all zoning districts that permit single family residences.

[Read more...](#)

For Olympia, that would mean a duplex would be allowed on almost all corner lots since almost all zoning districts include single family residences as a permitted use. In order to obtain a building permit the applicant would need to demonstrate compliance with setbacks from property lines, maximum building height and number of stories, maximum lot coverages, low impact development stormwater standards, parking requirements, and design review.

In order to comply with the “on each corner lot” provision of the statute, the minimum lot size would be the same size as the minimum lot size for a single-family residence of the underlying zoning district.

 [Download info sheet](#)



## Accessory Dwelling Units (ADUs)

**Proposal:** Allow ADUs in association with a single-family residence (SFR), with a few specific provisions.

[Read more...](#)

The specific provisions include:

- Allow attached ADUs on all parcels with a SFR where the lot is at least 3,200 square feet in size
- Allow both attached and detached ADUs on all parcels with a SFR, provided the lot is at least 4,356 square feet in size
- No additional on-site parking required
- No owner-occupancy requirement
- Cannot limit the size below one thousand square feet
- Must not prohibit the separate rental or sale of ADU and primary residence
- Impact fees may not be more than the projected impact of the ADU



- City may set other regulations, conditions, procedures, and limitations and must follow all applicable state and federal laws and local ordinances

In Olympia, ADUs are allowed on all lots with a detached single-family home, regardless of the lot size. This may need to be amended to address situations where an attached SFR is located on lots that are at least 3,200 square feet in size. Other amendments that would be needed include:

- Eliminate requirement for an additional on-site parking requirement
- Eliminate requirement for the property owner to live on site
- Modify the size provisions so an ADU can be up to 1,000 square feet

The ADU option includes language that allows cities making use of these ADU provisions to also consider other local provisions. Optional issues the City may want to address include:

- Maximum building height
- Attaching an ADU to an accessory structure (e.g. detached garage)

 [Download info sheet](#)



## Duplexes, triplexes and courtyard apartments

**Proposal:** Allow a duplex, triplex, or courtyard apartment on each parcel in one or more zoning districts that permit single-family residences unless a city documents a specific infrastructure of physical constraint that would make this requirement unfeasible for a particular parcel.

[Read more...](#)

In order to implement this option, Olympia would need to determine which of these housing types would be appropriate in which zoning districts. Again, because of the phrase “on each parcel”, that would mean the proposed development would be allowed as long as the underlying development standards are met, such as setbacks from property lines, maximum building height and number of stories, maximum lot coverages, low impact development stormwater standards, parking requirements, and design review.

Because the statutory language includes the word “or” it seems each city could address these housing types separately. Just as an example, the final decision may be that duplexes are appropriate in the R 4-8 zoning district, whereas triplexes and/or courtyard apartments are not. Or another example might be that duplexes are appropriate in all zoning districts that permit SFRs, triplexes are appropriate in most residential zones, and courtyard apartments are appropriate in a few residential zones.

 Download info sheet

## Questions?

Contact Joyce Phillips, Senior Planner, at 360.570.3722 or [jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)

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The City of Olympia is committed to the non-discriminatory treatment of all persons in employment and the delivery of services and resources.



## Planning Commission

### Revised 2020 - 2021 Planning Commission Work Plan

**Agenda Date:**  
**Agenda Item Number:** 6.B  
**File Number:**20-0385

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

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**Title**

Revised 2020 - 2021 Planning Commission Work Plan

**Recommended Action**

Move to approve the revised 2020 - 2021 Planning Commission Work Plan.

**Report**

**Issue:**

Discussion of the Work Plan for the remainder of the year based on direction from the General Government Committee, and approval or modification of the attached draft.

**Staff Contact:**

Cari Hornbein, Senior Planner, Community Planning and Development, 360.753.8048

**Presenter(s):**

Cari Hornbein, Senior Planner, Community Planning and Development

**Background and Analysis:**

The Planning Commission recommended approval of the 2020 - 2021 Work Plan on February 10, 2020. Due to the COVID-19 emergency, the work plan has not yet been reviewed by the General Government Committee.

At their April 22, 2020 meeting, the General Government Committee and City staff discussed the status of 2020 work plans for all advisory committees. In light of the COVID-19 emergency, the General Government Committee is asking all advisory committees to use the month of May to revise their work plans using a three-tiered approach:

**Tier 1:** Any new work plan items that relate or seize on opportunities and/or learnings related to the COVID-19 emergency.

**Tier 2:** Any items currently on the work plan that support the City's recovery from the COVID-19 emergency

**Tier 3:** Any items that are critical to advancing City Council priorities, as follows:

- Homeless Response Plan/Implementation
- Regional Climate Mitigation Plan
- Transportation Master Plan
- Parks Plan
- Yelm Highway Master Plan
- SE Annexation
- Housing Options (1923)
- Fire Regionalization
- Economic Development

With input from the Planning Commission Chair and Vice-Chair, staff modified the Planning Commission's work plan to assign tiers. Staff is seeking input on these assignments, as well as suggestions for new work plan items related to the COVID-19 recovery. New work plan items should be within the scope of the Planning Commission's purview - to advise the City Council on the long range growth and development of Olympia, including changes to the City's land use policies and regulations.

Staff also created a new section for informational briefings. With fewer meetings for the remainder of the year and potential limitations on staff time, these briefings will need to be deferred so the Planning Commission can focus on higher priority items.

The revised work plan and an explanatory cover letter (prepared by the Chair following the meeting) will be forwarded to the General Government Committee for consideration at a special meeting to be held on June 10. Advisory committee chairs and staff liaisons will participate in this meeting.

**Neighborhood/Community Interests (if known):**

Much of the work of the Planning Commission is of interest to neighborhoods and community members. There has been a lot of interest in Short Term Rentals and the Housing Options Code Amendments, and staff anticipates a high level of interest in the Shoreline Master Program Update, Capital Facilities Plan, and the Neighborhood Centers Code.

**Options:**

1. Approve the revised 2020-2021 Planning Commission Work Plan
2. Modify and approve the revised 2020-2021 Planning Commission Work Plan

**Financial Impact:**

None. This work is included in the base budget.

**Attachments:**

Revised Draft 2020-2021 Planning Commission Work Plan

REVISED DRAFT

Olympia Planning Commission - 2020 Work Plan  
(April 1, 2020 to March 31, 2021)

The Olympia Planning Commission (OPC) is expected to hold approximately 22 regular meetings plus one optional “retreat” during this period. Special meetings may be held, and subcommittees may be formed if necessary to more efficiently complete the work plan. The staff liaison to the OPC is Cari Hornbein, Senior Planner, CPD ([chornbei@ci.olympia.wa.us](mailto:chornbei@ci.olympia.wa.us); 360.753.8048).

<div> <div>Section 1</div> <div>2019 Policy Issues – Will Include a Recommendation to City Council</div> <div>Commission recommendations on these items would be forwarded to the City Council. Recommendations may be conveyed in writing, directly by the Commission chair or a delegate, or by City staff. Unless otherwise noted, staff estimates there is sufficient professional and administrative staff time to support Section #1 in 2019. In general, these work items are tasks that State law or local rules require the Commission to perform. Approximately 75% of overall commission effort.</div> </div>							
Title and Description	Tier/ Rationale	Estimated Commission Meeting Time	Estimated Staff Commitment to Supporting the Commission	Estimated Start and Completion	Budget Implications	Commission Role	Source of Proposal
<div>1.1 Housing Options Code Amendments – City Council Referral Request</div> <div>Review proposed code language prepared in accordance with ESHB 1923.</div> <div>Deliverable: Public hearing and recommendation to City Council.</div>	<div>3</div> <div>Rationale: Council priority</div>	<div>8 - 10 hours (4-5 meetings)</div>	<div>CP&amp;D staff: 20 - 30 hours</div> <div>Other staff: 10 hours</div>	<div>January – May/June</div>	<div>Included in base budget</div>	<div>Review, public hearing, and recommendation</div>	<div>City Staff</div>
<div>1.2 Review 6-year Capital Facilities Plan (CFP)</div> <div><a href="http://olympiawa.gov/city-government/budget-financial-reports.aspx">http://olympiawa.gov/city-government/budget-financial-reports.aspx</a></div> <div>Review the Preliminary CFP, hold a public hearing and identify whether proposals comply with the adopted Comprehensive Plan.</div> <div>Deliverable: Public hearing and recommendation to City Council.</div>	<div>2</div> <div>Rationale: Annual process</div>	<div>8 - 10 hours (4-5 meetings)</div>	<div>CP&amp;D: 10-20 hours</div> <div>Other staff: 10 hours</div>	<div>August - November</div>	<div>Included in base budget</div>	<div>Review, public hearing, and recommendation</div>	<div>City Staff</div>
<div>1.3 Shoreline Master Program Periodic Update</div> <div>A review of the current Shoreline Master Program, including policies and regulations, to meet the state-mandated periodic update schedule of every eight years.</div> <div>Deliverable: Public hearing and recommendation to City Council.</div>	<div>3</div> <div>Rationale: Supports economic development. Involves two contracts with 2020 deliverable dates. Account for lengthy adoption process in timeline.</div>	<div>8 hours (3-4 meetings); optional sub-committee hours</div>	<div>CP&amp;D: 10-20 hours</div> <div>Other staff: 10 hours</div>	<div>February – September/October</div>	<div>Included in base budget; partially funded with Ecology Grant</div>	<div>Review, public hearing, and recommendation</div>	<div>City Staff</div>
<div>1.4 Short Term Rentals</div> <div>Amendment of development code consistent with Comprehensive Plan – may include refinement or revision of zoning code and evaluation of issues related to short term housing rentals in residential zones.</div> <div>Deliverable: Public hearing and recommendation to City Council.</div>	<div>2</div> <div>Rationale: Supports small, home-based business.</div>	<div>6 hours (2-3 meetings)</div>	<div>CP&amp;D staff: 10 - 15 hours</div>	<div>February – June/July</div>	<div>Included in base budget</div>	<div>Review, public hearing, and recommendation</div>	<div>City Staff</div>

<b>1.5 Zoning Map and Development Code Text Amendments</b>  Review of any privately proposed, staff-initiated, or Council-initiated amendments to the City's development regulations. Staff estimates that two to four will be considered in 2020 including updates to: <ul style="list-style-type: none"> <li>• Wireless code updates</li> <li>• RV/mobile home code updates</li> <li>• Restructure land use permit types</li> <li>• Housing affordability outcomes from LUEC, e.g., SEPA thresholds, parking standards</li> <li>• Housekeeping amendments</li> </ul> <b>Deliverables:</b> Public hearing and recommendation to City Council.	2  <b>Rationale:</b> Supports small business and housing affordability	2-4 hours per proposal	CP&D staff: 8 - 10 hours per proposal	RV Ordinance: March – June/July  Other Items: dependent on timing of proposals	Included in base budget; private applicants pay a \$3,200 fee.	Review, public hearing, and recommendation	City Staff or Private Party
<b>1.6 Neighborhood Centers Code</b>  A review of current development code, including collaboration with stakeholders such as Coalition of Neighborhood Associations, business & development community.  <b>Deliverable:</b> Proposed development code update for consideration by the City in 2020.	2  <b>Rationale:</b> Supports small businesses and encourages neighborhood resilience	8 hours (3-4 meetings); optional work group hours	CP&D: 20 – 30 hours Other staff: 10 hours	June – December May carry over into 2021	Included in base budget	Review, public hearing, and recommendation	Planning Commission -- continued item begun in 2014
<b>1.7 Zoning Code Updates – Downtown</b> <a href="http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx">http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx</a>  Development code amendments for implementation of the downtown strategy.  <b>Deliverable:</b> Public hearing and recommendation to City Council.	3  <b>Rationale:</b> Supports economic development	6 hours (2-3 meetings)	CP&D staff: 10 - 20 hours	To Be Determined	Included in base budget	Review, public hearing, and recommendation	City Staff
<b>1.8 Joint Plan Recommendations</b>  Review Thurston County Joint Plan for consistency with the City of Olympia's Comprehensive Plan.  <b>Deliverable:</b> Public hearing (joint) and recommendation to City Council/Thurston County.	2  <b>Rationale:</b> Fundament to role of OPC; timing based on County staffing and work priorities.	4-6 hours (2-3 meetings)	CP&D staff: 10 - 20 hours	To Be Determined	Included in base budget	General review and recommendation	City/County Staff



<div>SECTION 2</div> <div>2019 Optional Program Implementation and/or Input to Council or Staff</div> <div>As programs are developed and implemented and code amendment proposals and administrative procedures refined, staff often consults with the Commission for their input and perspective. This work is secondary to the primary committee purpose of policy recommendations and advice to the City Council. Depending on scope, there may not be sufficient staff time/resource available in 2019 to accomplish or advance these items. These items comprise approximately 15% percent of the overall commission work plan.</div>							
Title and Description	Tier/ Rationale	Estimated Commission Meeting Time	Estimated Staff Commitment (Direct support for Commission role)	Schedule (Estimated start and completion)	Budget Implications	Commission Role	Source of Proposal
<div>2.1 Subarea/Neighborhood Plan</div> <div>Review of draft Subarea Plan</div> <div><b>Deliverable:</b> Comments to staff and neighborhood work group; optional recommendation to Council.</div>	<div>2</div> <div><b>Rationale:</b> Supports small businesses and encourages neighborhood resilience.</div>	2 hours	CP&D staff: 4 hours	Dependent on requests from neighborhood associations.	Included in base budget	Optional advisor to staff, citizens and Council	City staff

<div>SECTION 3</div> <div>2020 Administrative Activities</div> <div>In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 5% percent of overall commission work effort.</div>							
Title and Description	Tier/ Rationale	Estimated Commission Meeting Time	Estimated Staff Commitment <i>(Direct support for Commission role)</i>	Schedule <i>(Estimated Completion)</i>	Budget Implications	Commission Role	Source of Proposal
<div>3.1 Organizational Retreat</div> <div>Annual event focused on improving Commissioner relationships and procedures, and information-sharing and discussion on walkability and reducing the use of automobiles</div>	<div>1</div> <div><b>Rationale:</b> May be an opportunity to brainstorm new work plan items that relate to COVID-19 emergency.</div>	<div>10 hours (including retreat)</div>	<div>8 to 10 hours Other staff: Variable</div>	<div>To Be Determined</div>	<div>Included in base budget</div>	<div>Led by Planning Commission</div>	<div>Customary practice</div>
<div>3.2 Preparation of 2021 Work Plan</div> <div>Time allotted for proposing and discussing work items for following year</div> <div><b>Deliverable:</b> Recommendation to Council</div>	<div>1</div> <div><b>Rationale:</b> May be an opportunity to add new work plan items that relate to COVID-19 emergency</div>	<div>2 - 4 hours (1 – 2 meeting</div>	<div>CP&amp;D: 6 hours</div>	<div>December - January</div>	<div>Included in base budget</div>	<div>Led by Planning Commission</div>	<div>Customary practice</div>



<b>SECTION 4</b> <b>2020 Informational Briefings</b> In addition to their role in providing input on policy and program implementation, the Commission seeks to be a well-informed and effective advisory body. The activities below are intended to improve how the commission accomplishes their work plan each year and ensure they have information and knowledge necessary to fulfill their role. These items comprise approximately 10% percent of overall commission work effort. It is not atypical to not complete the informational briefings listed below, as they are the first items to be displaced when staff and commission time is needed for higher priority work items.  <b>ALL BRIEFING ITEMS IN THIS SECTION TO BE DEFERRED</b>						
<b>Title and Description</b>	<b>Estimated Commission Meeting Time</b>	<b>Estimated Staff Commitment</b> <i>(Direct support for Commission role)</i>	<b>Schedule</b> <i>(Estimated Completion)</i>	<b>Budget Implications</b>	<b>Commission Role</b>	<b>Source of Proposal</b>
<b>4.1 Thurston Climate Mitigation Plan –</b> <a href="http://olympiawa.gov/community/climate-change-response.aspx">http://olympiawa.gov/community/climate-change-response.aspx</a>  Briefing regarding the development of the Thurston Climate Mitigation Plan, including best available science and consistency with count and state goals.	2 hours	CP&D: 1 hour Other staff: 4 hours	To Be Determined	Included in base budget	Informational Briefing	City Staff
<b>4.2 Thurston Regional Planning Council</b>  Briefing by TRPC staff regarding their role in developing plans, providing data, and administering funds to CPD. Also of interest is how OPC could interact with TRPC, when appropriate, and participate in projects relevant to Olympia’s Comprehensive Plan or regional planning projects.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.3 Economic Development Briefing</b>  Briefing on economic development opportunities and actions in the city.	1 hour	CP&D: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.4 Park Projects</b>  Briefing on major park projects, including information regarding the development of park master plans and use of the Greenprint tool.	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.5 Transportation Master Plan (TMP)</b> <a href="http://olympiawa.gov/city-services/transportation-services/plans-studies-and-data/Transportation%20Master%20Plan.aspx">http://olympiawa.gov/city-services/transportation-services/plans-studies-and-data/Transportation%20Master%20Plan.aspx</a>  Briefing on progress of the TMP.	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.6 I-5 Corridor Study</b> <a href="https://www.wsdot.wa.gov/planning/studies/i5/tumwater-mounts-road/home">https://www.wsdot.wa.gov/planning/studies/i5/tumwater-mounts-road/home</a>  Briefing on the I-5 Tumwater to Mounts Road Corridor Study	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.7 Growth and Development</b>  Briefing on population growth and annual development activity within the City and Urban Growth Area.	1 hour	CP&D: 4 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.8 Coalition of Neighborhood Associations</b>  Joint meeting between the Planning Commission and the Coalition of Neighborhood Associations (CNA).	2 hours	CP&D: 4 hours	To Be Determined	Included in base budget	Led by Planning Commission	Planning Commission

<b>4.9 Martin Way Corridor Study</b>  Briefing on study regarding land use and transportation planning along the Martin Way Corridor; joint effort between Intercity Transit, Lacey, and Thurston County.	2 hours	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget; partial funding from the Federal Surface Transportation Block Grant Program	Informational Briefing	City Staff
<b>4.10 Affordable Housing</b>  Briefing regarding strategies to increase Olympia’s affordable housing units, including existing and possible tools and incentives.	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.11 Homelessness Response Plan Briefing</b> <a href="http://olympiawa.gov/community/homelessness/Response-Plan.aspx">http://olympiawa.gov/community/homelessness/Response-Plan.aspx</a>  Briefing on the City’s strategies to respond to homelessness	1 hour	CP&D: 1 hour Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.12 Legislative Briefing</b>  Briefing on the 2019 Legislative session, with an emphasis on the City’s legislative agenda and outcomes with impacts on local government and priority issues for the City.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.13 Downtown Strategy Briefing</b> <a href="http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx">http://olympiawa.gov/community/downtown-olympia/downtown-strategy.aspx</a>  Briefing on implementation of the Downtown Strategy and an update on the Port of Olympia Vision 2050 planning process.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget	Informational Briefing	Planning Commission
<b>4.14 Housing Action Plan</b>  Briefing on the development of the City’s Housing Action Plan.	1 hour	CP&D: 2 hours Other staff: 2 hours	To Be Determined	Included in base budget; partially grant funded	Informational Briefing	City Staff
<b>4.15 Greenprint</b>  Tool for natural resource/open space conservation.	To Be Determined	To Be Determined	To Be Determined	To Be Determined	Led by Planning Commission?	Planning Commission
<b>4.16 Development Patterns</b>  Explore development patterns and their impact on walkability and density.	To Be Determined	To Be Determined	To Be Determined	To Be Determined	Led by Planning Commission?	Planning Commission
<b>4.17 Solar Access</b>  Develop solar access regulations for inclusion in the zoning code.	To Be Determined	To Be Determined	To Be Determined	To Be Determined	To Be Determined	Planning Commission
<b>4.18 Priorities, Performance, and Investment (PPI) Cycle</b> <a href="http://olympiawa.gov/city-government/codes-plans-and-standards/action-plan.aspx">http://olympiawa.gov/city-government/codes-plans-and-standards/action-plan.aspx</a>  Briefing on the Community Indicator Dashboard and Action Plan, and provide input on the Commission’s role in the annual Priorities, Performance, and Investment (PPI) cycle for implementing the Comprehensive Plan.	2 hours	5-7 hours	To Be Determined	Included in base budget	Advisor to staff and Council	Comprehensive Plan