

Kenneth Haner

From: Leonard Bauer
Sent: Thursday, July 16, 2020 4:42 PM
To: Kenneth Haner
Subject: FW: Proposed changes to Olympia's Development Standards

Leonard Bauer, FAICP

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

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From: THOMAS HOLZ <tomholz@comcast.net>
Sent: Wednesday, July 15, 2020 9:27 PM
To: Jessica Bateman <jbateman@ci.olympia.wa.us>; Susan Grisham <sgrisham@ci.olympia.wa.us>; Clark Gilman <cgilman@ci.olympia.wa.us>; Dani Madrone <dmadrone@ci.olympia.wa.us>; Lisa Parshley <lparshle@ci.olympia.wa.us>; Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Proposed changes to Olympia's Development Standards

External Email Alert!

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Clark Gilman, Chair – cgilman@ci.olympia.wa.us

Dani Madrone, Committee Member – dmadrone@ci.olympia.wa.us

Lisa Parshley, Committee Member – lparshle@ci.olympia.wa.us

Leonard Bauer, Community Planning & Development Director

Dear Mr. Bauer

I have reviewed changes proposed to Olympia's development code in a yet un-numbered ordinance. There is much that concerns me, but I will focus on the table on page 10, proposed changes on hard surface limits on land use types.

The changes for every (or nearly every) land use type calls for increases in allowable hard surfaces for that zoning code. Such changes over time will increase stormwater runoff significantly. It is not possible in my opinion to contain runoff on-site for properties with that percentage of hard surface. Runoff not contained on site will be discharged (largely) to creeks in the city, to salt water,

and for some parts of the city to the LOTT treatment plant. These proposed changes could significantly impact, and deteriorate, Olympia's already troubled streams and salt water inlets. Additional discharges to the LOTT treatment plant may cause an increase in over-flows of combined sewage/stormwater into Capitol Lake.

For at least 40 years it has been known that stormwater runoff is the principal cause of pollution and decline in Puget Sound water quality. For 20 years it has been known that even modest amounts of stormwater discharge to streams can cause dramatic drops in water quality and ability of the stream to support salmon and other indicator species.

For these reasons it is my opinion that the changes proposed are unwise. Furthermore if these changes are pursued, it is my opinion that a major environmental impact statement is required covering issues raised above, and others regarding environmental law.

Sincerely
Thomas W. Holz
Civil Engineer

Kenneth Haner

From: Leonard Bauer
Sent: Thursday, July 16, 2020 4:43 PM
To: Kenneth Haner
Subject: FW: Short Term Rentals

Leonard Bauer, FAICP
Community Planning & Development Director City of Olympia PO Box 1967 Olympia, WA 98501
(360) 753-8206
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-----Original Message-----

From: Leonard Bauer
Sent: Thursday, July 16, 2020 9:12 AM
To: Clark Gilman <cgilman@ci.olympia.wa.us>; Jessica Bateman <jbateman@ci.olympia.wa.us>; Dani Madrone <dmadrone@ci.olympia.wa.us>
Cc: Catherine McCoy <cmccoy@ci.olympia.wa.us>; Susan Grisham <sgrisham@ci.olympia.wa.us>
Subject: FW: Short Term Rentals

A comment that appears to be intended for the Land Use and Environment Committee

Leonard Bauer, FAICP
Community Planning & Development Director City of Olympia PO Box 1967 Olympia, WA 98501
(360) 753-8206
www.olympiawa.gov
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-----Original Message-----

From: Leah Melvoin <lmelvoin@gmail.com>
Sent: Wednesday, July 15, 2020 7:52 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Cc: debraylaw@gmail.com
Subject: Short Term Rentals

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Hi, I understand you have a meeting tomorrow where certain zoning decisions will be made.

I'd like to make sure you hear from homeowners in wildwood/Governor Stevens that we oppose any plans that will cause more density or result in broader Airbnb use.

You do not have a mandate and there is substantial buildable land in Olympia that doesn't require destroying our neighborhoods.

Do not move forward on these changes. We do not support you on this.

Leah Melvoin and Ted DeBray

Sent from my iPhone

Kenneth Haner

From: Leonard Bauer
Sent: Thursday, July 16, 2020 4:44 PM
To: Kenneth Haner
Subject: FW: Short Term Rentals

Leonard Bauer, FAICP

Community Planning & Development Director
City of Olympia
PO Box 1967
Olympia, WA 98501
(360) 753-8206
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From: Leonard Bauer
Sent: Thursday, July 16, 2020 9:10 AM
To: Clark Gilman <cgilman@ci.olympia.wa.us>; Jessica Bateman <jbateman@ci.olympia.wa.us>; Dani Madrone <dmadrone@ci.olympia.wa.us>
Cc: Catherine McCoy <cmccoy@ci.olympia.wa.us>; Susan Grisham <sgrisham@ci.olympia.wa.us>
Subject: FW: Short Term Rentals

Committee members,

This appears to be a comment intended to be addressed to the Land Use and Environment Committee.

Leonard Bauer, FAICP

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

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From: JAN ORDOS <ordosjm@comcast.net>
Sent: Wednesday, July 15, 2020 6:16 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Short Term Rentals

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Short-term vacation rentals? Throughout the City of Olympia? On any block within the City Limits? Well I guess, if all the guests are well-behaved,

there shouldn't be a problem. If the point of one parking spot is an attempt to limit the number of people who share that short-term vacation rental, well, that might work. But If a short-term vacation rental becomes a problem, you can be sure that the neighbors will invest in security cameras. Maybe you have it all worked out, and you know what you are doing. By the way, are all 3 of you, who are on this Committee, currently living WITHIN the City Limits of Olympia? Just curious.

P.S. Please correct me if I misunderstood the reason for changes to the current code (which I don't see here) concerning Short-Term Vacation Rentals.

Thanks,
Jan O.

Kenneth Haner

From: Leonard Bauer
Sent: Thursday, July 16, 2020 5:33 PM
To: Clark Gilman; Dani Madrone; Jessica Bateman
Cc: Kenneth Haner
Subject: FW: Short Term Rentals and green space reduction

I believe Ms. Krull had signed up for public comment at LUEC meeting, but has sent these comments in writing.

Leonard Bauer, FAICP

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

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From: Valerie Krull <vkrull@hotmail.com>
Sent: Thursday, July 16, 2020 5:27 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Short Term Rentals and green space reduction

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I am submitting my comments regarding 1. STRs, and, 2. reduction of green space on residential lots.

1. I oppose STRs where the owner does not also reside, on the grounds that the houses in our neighbourhoods are not intended, nor should they be, to serve as money makers. In addition, the number of people allowed should not be increased because, as it stands, the numbers of people are not monitored or adhered to, resulting in some neighbourhoods essentially having a permanent party house. I have a party a few times a year, as do my neighbors. None of us want to be subjected to parties of people we don't even know on a weekly basis. Neighbourhoods are not Event Centers. Having said that, for all those reasons, I object strongly to allowing 2 STRs per lot. Neighbourhoods are also not meant to be investment targets.
2. It is environmentally irresponsible to be considering reducing green space in an urban environment. Given all we know about the devastation to our planet, and the desperate need the planet is in regarding all life systems, it is imperative that we return as much green space as we can. We need more pervious surfaces, not less. From a social and emotional point of view this is also a disaster. Humans need more contact with nature, not less.

Sincerely,
Valerie Krull

Kenneth Haner

From: Leonard Bauer
Sent: Thursday, July 16, 2020 4:29 PM
To: Dani Madrone; Jessica Bateman; Clark Gilman
Cc: Catherine McCoy; Nicole Floyd; Kenneth Haner
Subject: FW: Short Term Rentals and new LID proposals
Attachments: Letter to LEUC 71620.pdf

Comment re topics on your agenda this evening.

Leonard Bauer, FAICP

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

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From: Jay Elder <jayelder@comcast.net>
Sent: Thursday, July 16, 2020 4:05 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Short Term Rentals and new LID proposals

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Jay Elder
 1018 Olympia Avenue NE
 Olympia, WA 98506
jayelder@comcast.net
 360-888-7292

Land Use and Environment Committee

Regarding LID and Short Term Rental Draft Ordinances

At tonight's LEUC meeting, items 6C and 6D have you discussing two draft ordinances, which will affect Olympia housing, so I am writing my comments about them.

First, to help those without homes, the Council appropriately passed the Home Fund, facilitated the outreach center on State and Franklin and bought land on Martin Way in a plan to house homeless people. I applaud your efforts.

The Council's intent to create affordable housing in Olympia for those who are not homeless, and its efforts to densify single-family neighborhoods, is not so admirable. The guiding principle seems to be, the solution to our housing problems will be solved by the private sector, and whatever it suggests, should be obeyed. Don't worry, I won't deal with Missing Middle or the Housing Options plan here.

Draft LID Ordinance

At right are the current Impervious Surface rules. They won't change in the new proposal.

Impervious Surface (no change)

Lot Size or House Type	R-4-8	R-6-12
< .25 acre	45%	55%
≥ .25 acre	40%	40%
Townhouses	60%	60%

Below are the current and proposed Hard Surface rules.

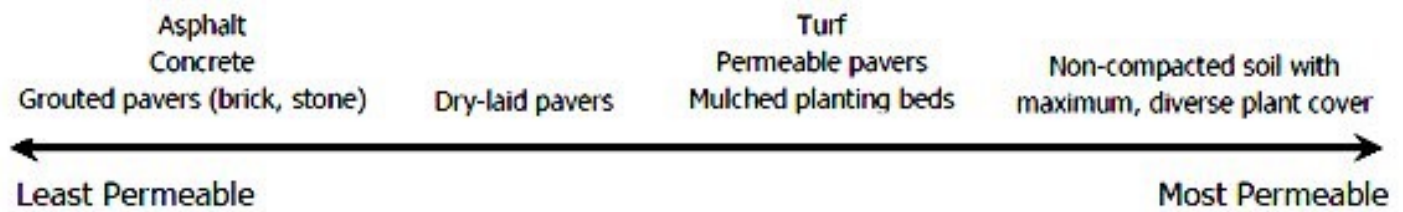
Calculation: Total Lot area - Hard Surface = Green Space

Hard Surface CHANGES

Lot Size or House Type	Current Standards				Proposed Changes					
	R-4-8	Green Space	R-6-12	Green Space	R-4-8	Green Space	% Green Space reduction	R-4-8	Green Space	% Green Space reduction
< .25 acre	55%	45%	65%	35%	65%	35%	22.2%	75%	25%	28.6%
≥ .25 acre	50%	50%	50%	50%	70%	30%	40.0%	70%	30%	40.0%
Townhouses	70%	30%	70%	30%	80%	20%	33.3%	80%	20%	33.3%

By increasing hard surface allowances above, you reduce green space in conventional city lots by about a quarter, in larger lots by almost half, and for townhouses, a third.

You might argue that pervious pavement can absorb storm water in Winter to a certain extent, but more of it will definitely make trees almost unworkable, and will reduce grass and plants, which through transpiration, cool the city in the summer.



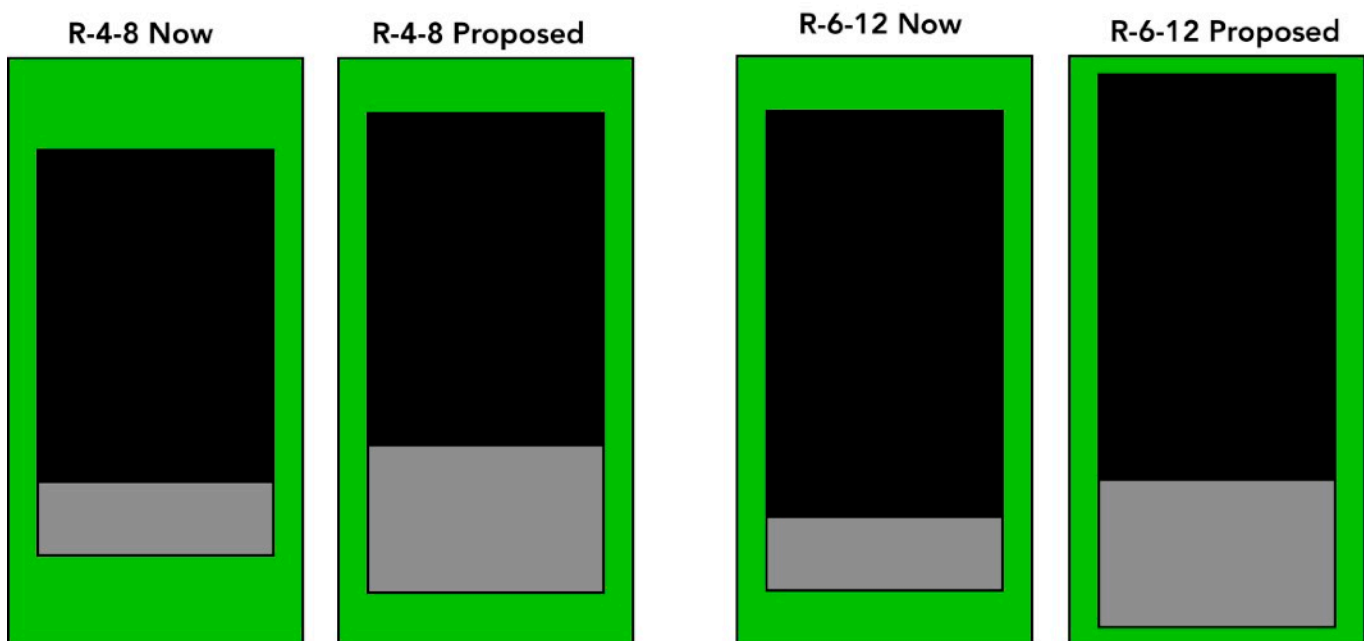
<https://www.udel.edu/canr/cooperative-extension/fact-sheets/permeable-impermeable-surfaces/>

This is an irreversible mistake, which we'll regret frequently in the future as more intense storms and heat waves increase with global warming.

This doesn't even address the effect it will have on the livability of residential neighborhoods. To give you a more intuitive feel for how little green space will remain, I've drawn before and after diagrams to scale (from the tables above), assuming all hard surface allowed will be used.



It



seems to me that the only reason to make these changes is to make possible the multifamily buildings on single-family lots, prescribed by MM and the Housing Options plan, possible. This will benefit the profit margin of builders and investors, but will take away from the quality of life for new and existing residents, including renters.

Draft Short-Term Rentals Ordinance

I have no problem with Homestay short-term rentals. But the short-term Vacation rental guidelines seem a big advantage to those who want to profit from our neighborhoods, but not live in them. Those of us who spend their lives actually living in these neighborhoods will definitely suffer. Ask yourself how anyone committed to living in a neighborhood benefits from these rules:

- Two vacation STRs would be allowed per residential lot,
- **T**wo adults per bedroom to a maximum of 10 people per house.
- Permitted everywhere in all types of housing
- Only 1 parking space per house required

I have a few friends who live next to vacation STRs and often they are used not by families, but by unrelated adults who can use the property as a party house, accompanied by their numerous cars.

The proliferation of houses being converting to profitable STRs removes permanent housing from Olympia's inventory and increases home prices and rents. Just as permitting for-profit multifamily buildings in neighborhoods will increase prices and eliminate cheaper housing, this permissive vacation STR proposal is another was to make our housing affordability problem worse. It can only benefit absentee investors.

Certainly, using the profit motive to attract developers and investors to neighborhoods, along with more-permissive standards, will speed up the densification rate. In the process, you will turn Olympia's neighborhoods into places where fewer and fewer people choose to live.

Don't kill the Golden Goose. Reducing green space and incentivizing for-profit non-permanent housing in the neighborhoods is a dubious short-term method of densification, with long-term negative consequences. These decisions would increase unaffordable housing, increase climate impacts to Olympia, and seriously damage the quality of life keep living in our neighborhoods to enjoy.

jay Elder