

Suki Bell-Sullivan

From: Carl Schroeder <carljs27@gmail.com>
Sent: Sunday, July 23, 2017 2:19 PM
To: Nicole Floyd
Subject: August 10 meeting: Mistake by the Lake

I am opposed to the plan to allow the building known as "the mistake by the lake" to be purchased and remodeled. I would like to see that building demolished and that land incorporated into a public park. I would like to present my opinion at the Design Review Board meeting August 10.

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"Outside of a dog, a book is man's best friend
Inside of a dog, it's too dark to read" - - Groucho Marx

Do not tiptoe carefully through life,
only to arrive safely at your grave.

www.dhamma.org
www.pariyatti.org

US presidents are often trend setters. However, must Olympia allow a developer to turn the “Mistake by the Lake” into our very own “Trumpian Tower”? The proposed tower, also known as “Views on Fifth” will have a slick watery skin, trendy green wall, with a splash of native art as a “nano-wink” to Native Americans. Nonetheless, it will block views of Puget Sound, unless you are rich enough to live there.

The Views on Fifth architect touts a narrow strip of potted plant plugs on the side of the building as “green space.” Unless it is designed to be a public climbing wall, the plant plugs embellishing this gilded tower will not be the kind of green space that the public can utilize.

The public voted for a parks district so that a park can be developed on this site through which people can stroll, run and play. Views on Fifth is “pay to play.”

While a “green wall” may look trendy today, it may not be in vogue ten years from now. Chicagoans built parks on their waterfront back in the nineteenth century because they knew that waterfront parks never go out of style and only contribute to nearby land values over time.

“Trumpian Towers” have recently splattered across the globe. Must Olympia build its own gilded tower in tribute to the rich?

Ellyette Weinstein

7/23/2017

Suki Bell-Sullivan

From: rsrosinbum@comcast.net
Sent: Sunday, July 23, 2017 7:24 PM
To: Nicole Floyd
Subject: Re: Nine Story Structure Eye Sore, Upcoming Design Review Board Aug 10th

Dear Ms. Floyd,

Please do not allow this structure to remain blocking our downtown Capitol and Capitol Lake views....your community does not want this developed to remain in that area....please allow the Capital Vista Park plans to proceed. A much better vision for our downtown area rather than some California investors redeveloping this eye sore when it the area would be so much prettier developed in a larger park for our community. The building simply needs to come down and the whole area made into a bigger park.

I appreciate you presenting our feelings and opinion at your upcoming August 10th Design Review Board meeting. Thank you for listening to your residents and taxpayer's opinions on this matter.

Sincerely, Rebecca and David Rosinbum, 4805 Cushman Rd NE #19, Olympia WA 98506

Suki Bell-Sullivan

From: james lengenfelder <EmilyRayJimLengenfelder@msn.com>
Sent: Monday, July 24, 2017 9:07 AM
To: Nicole Floyd
Cc: Gerald Reilly
Subject: Mistake on the Lake--Views on Fifth

Golly, like a many-headed hydra this project comes back at us--again.

One of the principles I learned when serving on the Olympia Parks and Recreation Advisory Committee was the value of "viewsheds." Viewsheds confer a "premium" on all the properties in the vicinity. In this case, the viewsheds are from up on the east side of Olympia, the west side, from the Capitol grounds, and from Budd Inlet. Thousands of pieces of property gain value by having broad views.

The proposal to not only remodel the tall building but add more buildings and density will diminish the visual landscape.

As it happens, my husband and I moved to Lacey last year. Olympia remains "our" downtown, the place we take guests, the place we keep our boat, and where we visit the Farmers Market several times a week. It is a regional magnet.

Now to some more specifics:

- Traffic--already commented on by many
- The "flood barrier"--without an overall plan for downtown Olympia, this barrier will send flood waters onto other properties
- "Elite" housing--we don't need more places for lobbyists to hang their hats, we need more middle class housing
- The wall-to-sidewalk rendering in the Olympian shows no softening by green space; the project is immense and overwhelming from any perspective

No to Views on Fifth. Please present my concerns to the Design Review Committee.

Sincerely,

Emily Ray
3938 Holladay Park Loop SE
Lacey, WA 98503

Sent from [Outlook](#)

Sent from [Outlook](#)

FRIDAY, JULY 14, 2017

Mistake on the Lake Redevelopment Plans Underway



Above: Built in 1965 and vacant for about eleven years, the blighted nine story building in downtown Olympia, known as the Mistake on the Lake, is not so visible from the Washington State Law Enforcement Memorial on Thursday as Capital Lakefair wrapped up for the evening. The building is intensely disliked by many community members. Many have worked for years toward the building's demolition to restore the scenic view north to Budd Inlet and the Olympic Mountains.

By Janine Gates

Little Hollywood

<https://janineslittlehollywood.blogspot.com>

The nine story building in downtown Olympia is not going away. It's going to be redeveloped and it's going to be great.

That was the message by local developer Ken Brogan and his architect, Ron Thomas, who presented their land use plans and architectural drawings at a city organized community meeting held on Wednesday evening at Olympia City Hall.

The project at 410 5th Avenue is bounded by 4th Avenue West, 5th Avenue SW, Simmons Street SW, just south of Bayview Market, and Sylvester Street NW, which is next to the Heritage Park Fountain.

It is planned to provide 138 new residences and a mix of ground floor restaurant and retail spaces. A vacant single story structure will be demolished and two new mixed use buildings will be built with onsite parking.

City staff kept a tight lid on the evening, allowing plenty of time for questions and answers, but also making it clear that the meeting was not a visioning process or a conversation about whether or not the city should buy the building from Mr. Brogan.

About 75 people were in attendance, many of whom seemed to be supportive of Brogan's plan, but certainly not all.

"When will you be taking reservations?" a man enthusiastically asked Brogan. After considerable laughter, Brogan responded that he hopes to break ground by the end of the year, and have construction complete by the end of 2018.

The project will be subject to a State Environmental Policy Act review, a multi-permit process, and decided by a hearings examiner, which can be appealed.



Above: Plans for the proposed Views on 5th by architect Ron Thomas were shown at a community meeting Wednesday evening.

Brogan's architect, Ron Thomas, did most of the speaking, showing conceptual drawings, and answering questions. He quickly preempted known community

concerns about sea level rise and risks of liquefaction in the event of an earthquake by highlighting the building's features to address those issues up front.

City staff made the point of stating at the outset of the meeting that the project was not within the city's shoreline jurisdiction. The area is zoned Waterfront Urban – Housing.

The project will have to plan to accommodate a 16 foot sea level rise, the city's new standard for new construction for projects that are in a flood zone. The elevation in that area is 14.85 feet, said Thomas. The area is currently known to flood during minor storm surges.

Thomas said that in the event of flooding, a rapidly deployed barrier called a Flex Wall that rises up out of the ground 24 to 36 inches will be installed to protect the building.

Steel pilings up to 70-80 feet deep will be needed to support the new buildings, and the tower building is currently undergoing seismic upgrading, said Thomas.

For nearly an hour, Thomas presented his drawings, pointing out the obvious for any new construction, such as access for refuse and fire trucks, and public transit opportunities that already exist in the area, and all the “very Olympia things to do,” such as long term bicycle storage and colored pavers to delineate pedestrian walkways, without acknowledging the most obvious: that the nine story tower building is staying.

In response to that observation, he assured the audience that the “psychology of the building” will change with the application of a special glazing that will appear to reduce the size of the tower. A drawing on one side of the tower showed Native inspired salmon artwork that he said he hoped could be designed in collaboration with local tribes.

He also said that Brogan is committed to creating a vertical green wall and seek a LEED Silver certification, making the building highly energy efficient.

“I'm sitting here trying not to scream at the fact that we're not even talking about the elephant in the room, which is that people in Olympia have been working for years to make this area a park. A green wall does not compensate, and enclosing the tower does not hide what's there,” said Ann Holm, a member of Friends of the Waterfront.

Community questions included how the flood barriers and automated compact parking mechanisms will work in the event of an earthquake or a loss of electricity, whether or not the building will get a multifamily residential tax credit (it will not), whether or not the building can accommodate low income individuals (it will not), the building's impact to stormwater systems, the difference between the use of steel vs. wood pilings, estimated traffic patterns and impacts, the process of assessing impact fees, job creation and overall tax revenue to the city, and the possible regulation and code enforcement of blighted commercial property.



Above: The proposed Views on 5th development in downtown Olympia.

City planner Nicole Floyd said staff has received about 70 comments so far. The first deadline for public comment was July 7, but comments will be taken throughout the land use process, she said.

A city advisory committee, the Design Review Board, will review the plan's designs to determine if it meets the city's design criteria on August 10, 6:30 p.m. at Olympia City Hall. Public comment will not be taken at that meeting.

Little Hollywood wrote a detailed article on October 19, 2016 at <http://janineslittlehollywood.blogspot.com/2016/10/new-plans-for-olympias-mistake-on-lake.html> about Brogan's plans to purchase the building, its history, and his initial plans. Some ideas, such as a swimming pool, have gone by the wayside. The article also features an interview with Jerry Reilly, chair of the Olympia Capitol Park Foundation.

For interior photos and information about the Capitol Center Building, aka the Mistake on the Lake, or Views on 5th, previous hotel plans, the isthmus, scenic views, the Olympia Capitol Park Foundation, the city's Downtown Strategy, king tides and sea level rise, go to Little Hollywood and type key words into the search button.

Project plans and documents provided by the City of Olympia can be viewed online at <http://olympiawa.gov/news-and-faq-s/construction-news/views-on-fifth.aspx> . For more information, contact City planner Nicole Floyd, nfloyd@ci.olympia.wa.us or (360) 570-3768.



Above: The Capitol Center Building has been purchased by developer Ken Brogan, above, who has mixed use and residential plans for the property. He stayed to answer one-on-one questions after the formal presentation on Wednesday evening.

Posted by [Janine Gates](#) at 3:39 AM 

To: Nicole Floyd, Senior Planner

360.570.3768

nfloyd@ci.olympia.wa.us

From: Roger Polzin, Community Member

360.943.8858

Rpolzin@thurston.com

I request that the following considerations be presented to the Design Review Board as it considers the proposal to keep in place the nine story structure locally known as the "Mistake by the Lake."

I will limit my concerns to two large issues:

- 1) The visual impact of the nine story structure upon the views to and from the state Capitol; and
- 2) The impact upon traffic and choke points in the isthmus area.

First, I ask that the reviewer compare the city of Victoria, BC with Olympia, WA. Both have spectacular waterfronts terminating with classic majestic buildings. However, Victoria has restricted tall buildings, with setbacks, to sides of the island waterway. It has thereby preserved its spectacular views resulting in public enjoyment and resulting economic benefit.

In contrast, In the mid 1960's the three member Olympian City Commission (predecessor to the Olympia City Council) allowed a local financial institution to build the current nine story structure. This occurred prior to the time when Olympia created a Planning Department. (I don't know if the City was then contracting with Thurston Regional Planning ((or a predecessor) but the relationship was unsatisfactory which led to the creation of Olympia's current planning department.)

At the present time, this nine story structure is obsolete; both functionally and visually. Functionally, it should not be allowed to morph into something other than what it was intended for with a different set of related problems. Visually, it is a blight upon Olympia as Washington's state capital and does nothing to add value to a visitor's destination experience.

Second, I ask that the reviewer(s) consider the location of this nine story building in relation to traffic management issues. It is located on a relatively small right of way in the "isthmus" area. If traffic in this area is to be managed successfully, a greater right of way will be needed. If the city must obtain additional right of way (from whatever source) it will be very expensive. In my opinion, it makes no sense to promote or even facilitate rebuilding of obsolete facilities when public money will eventually be needed so solve resulting traffic and other infrastructure problems.

Olympia citizens and taxpayers deserve better than perpetuation of a bad precedent. Thank you for your consideration.

