

Complete list of all Comment Letters Received Throughout the Project Duration

6/20/2017 -12/26/2017

	Commenter	Date
1	Lorie Hewitt	6/23/17
2	Alan Roddy	6/25/17
3	John Davis	6/25/17
4	Michael Litts	6/25/17
5	Jeff Barette	6/26/17
6	Jim Kaimber	6/26/17
7	Lisa Riner	6/26/17
8	Susan Davenport	6/26/17
9	Anna Robinson	6/27/17
10	Bron Lindgren	6/27/17
11	Chase Patton	6/27/17
12	Jeanne Miller	6/27/17
13	Michael G. Jackson	6/27/17
14	Ryan O'Conner	6/27/17
15	Shelby Magnuson	6/27/17
16	Cameron Wilson	6/28/17
17	Casey Johnson	6/28/17
18	Michelle Blanchard	6/28/17
19	Mikki Swingle	6/28/17
20	Anne Buck	6/29/17
21	Bret Weinstein	6/29/17
22	Carl Schroeder	6/29/17
23	David L. Edwards	6/29/17
24	Elyette Weinstein	6/29/17
25	Frederick Adair	6/29/17
26	Melinda J. Mandell	6/29/17
27	Tom Holz	6/29/17
28	Barry Bullington	6/30/17
29	David Hanig	6/30/17
30	Jay Elder	6/30/17
31	Mary Miller	6/30/17
32	Matt Hendrickx	7/1/17
33	Michael Williams	7/1/17
34	Bill Robinson	7/2/17
35	Donna Wright	7/2/17
36	Bob Jacobs	7/3/17
37	Sherri Boulet	7/3/17
38	Troy Bussey	7/3/17
39	Robert Ahlschwede	7/4/17
40	David & Laurie Anderson	7/5/17
41	Gerald Reilly	7/5/17
42	John Bay	7/5/17
43	John Newman	7/5/17

	Commenter	Date
44	Lisa Riner	7/5/17
45	Helen Thornton	7/6/17
46	Intercity Transit	7/6/17
47	Joyce Mercuri	7/6/17
48	Kathleen Callison	7/6/17
49	R. Polzin	7/6/17
50	Thera Black	7/6/17
51	Allen Miller	7/7/17
52	Anne Holm	7/7/17
53	Nat. Assn. of Olmstead Parks	7/7/17
54	Beth Russell	7/7/17
55	Casey Miller	7/7/17
56	Chuck Murray	7/7/17
57	Holly Gadbow	7/7/17
58	Jeanette Dickison	7/7/17
59	John Cusick	7/7/17
60	Kathy McCormick	7/7/17
61	Mark Volmut	7/7/17
62	NAOP (hard copy letter)	7/7/17
63	Robert Lowry	7/7/17
64	Thera Black	7/7/17
65	Walt Jorgensen	7/7/17
66	Robert Howard	7/8/17
67	Sam Wotipka	7/8/17
68	Vanessa Palensky	7/8/17
69	Diane Tewsley	7/9/17
70	Krista Fracker	7/9/17
71	Jason Taellious	7/10/17
72	Daniel Glenn	7/14/17
73	John Serembe	7/14/17
74	Steve Whalen	7/14/17
75	Harke	7/15/17
76	Joanne Samaniego	7/15/17
77	Neil Lindsey	7/15/17
78	Christine Labeau	7/16/17
79	Jan Pierson	7/16/17
80	Norman Nickle	7/16/17
81	Alice Curtis	7/17/17
82	Donna Roylance	7/17/17
83	John Sermbe	7/17/17
84	Lorree Gardener	7/17/17
85	Kathleen White	7/18/17
86	Larry Hatch	7/18/17

	Commenter	Date
87	Frank Turner	7/19/17
88	David Cammarani	7/20/17
89	Howard Rosenfeld	7/21/17
90	Carl Schroeder	7/23/17
91	David Edwards	7/23/17
92	Elyette Weinstein	7/23/17
93	Rebecca Robinbum	7/23/17
94	James Lengenfelder	7/24/17
95	Little Hollywood	7/23/17
96	Dorothy Gist	7/24/17
97	Robert Jensen	7/25/17
98	The Portico Group	7/27/17
99	Bob Jacobs	8/1/17
100	Judy Fitzgerald	8/1/17
101	R. Polzin	8/1/17
102	Washington Department of Fish and Wildlife	8/2/17
103	Allen Miller; <i>on behalf of former governors, first ladies, Ralph Munro, Jane Hastings Johnson, Michael S. Hamm, Robert Jensen, Gerald Reilly, NOAP, FSOP, Friends of the Waterfront, Behind the Badge Foundation, Black Hills Audubon Society</i>	8/3/17
104	Bill Robinson	8/3/17
105	Davenport Moore	8/3/17
106	F. Jane Canfield	8/3/17
107	Hellen Thornton	8/3/17
108	Jane Hastings	8/3/17
109	Jeffrey J. Jaksich	8/3/17
110	Allen Miller, <i>on behalf of Friends of Seattle's Olmsted Parks (FSOP)</i>	
111	Bob Jacobs providing an editorial from the Olympian	8/9/17
112	Department of Archaeology and Historic Preservation (DAHP)	8/10/17

	Commenter	Date
113	Pris Quinton	8/13/17
114	Joseph LaValle	8/26/17
115	Arlene Johnson	9/15/17
116	Thurston County Economic Development Council	10/2/17
117	John Bay	11/21/17
118	Cameron Wilson	12/4/17
119	Carl Schroeder	12/4/17
120	Chris Hempleman	12/4/17
121	Glen Anderson	12/4/17
122	Barbara Burke	12/5/17
123	Cameron Moore	12/5/17
124	Ryan McGaughy	12/5/17
125	Andrew Suhrbier	12/6/17
126	Carole Wahlers	12/6/17
127	J.J. Hawk	12/6/17
128	Thomas Weissenberger	12/6/17
129	Callie Wilson	12/7/17
130	Desdra Dawning	12/7/17
131	Mary Condon	12/7/17
132	Kristin Voth	12/10/17
133	DAHP	12/11/17
134	Nisqually Tribe	12/11/17
135	Paul Barthel	12/11/17
136	Frederick Adair	12/15/17
137	Bill McCarthy	12/17/17
138	FSOP	12/17/17
139	Allen Miller, <i>on behalf of Dan Evans, Gary Locke, John Spellman, Ralph Munro, Karen Fraser, Jane Hastings, Norm Johnston, Mike Hamm, Bob Jensen, Bob Jacobs, Behind the Badge Foundation, NOAP, FSOP, Friends of the Waterfront and the Black Hills Audubon Society.</i>	12/18/17
140	Department of Ecology	12/18/17
141	Jay Elder	12/18/17
142	Gregory Moe	12/20/17
143	Kevin Stormans	12/20/17

Nicole Floyd

From: bradleyhewittoly@gmail.com
Sent: Friday, June 23, 2017 1:01 PM
To: Nicole Floyd
Subject: Views on Fifth project comments

Dear Nicole:

I am not able to send many comments on this project because I am hiking a long trail in England without either a computer or much wifi access. I would appreciate a longer timeline to submit comments. And I also will not be back in time for the neighborhood meeting. For such a large project with many potential impacts on the city and on transportation to the west side, it seems like taking a bit more time for community input would be beneficial. In addition Olympia has been through controversy about building in this area before. The community was very opposed and the city council elections became a referendum on the project with the winners being candidates opposed to the development. What has changed so that we are now entertaining this development?

My other questions include:

- Has the EIS been completed?
- Has there been a transportation impact assessment ?
- How will the project fare with rising sea levels.
- Also how will it address safety during earthquakes (isn't that area on fill?)?

Please keep me informed on key dates for the reviews of this project, especially if you can allow more time for thoughtful comments. Also please send me the EIS and transportation impact assessment if available.

Thank you,
Lorie Hewitt
401 18th Ave SE

Sent from my iPhone

Nicole Floyd

From: Alan Roddy <a.rodny@comcast.net>
Sent: Sunday, June 25, 2017 6:10 PM
To: Nicole Floyd
Subject: The Eye Sore on the Lake Shore

Hi Nicole,

Saw your name and email in article related to future of this vacant 9 story nightmare. Let me offer anything I repeat ANYTHING will be better than what has existed on this site forever. I am a lifelong resident of the area and am thrilled to see the changes that are finally coming to town. Bring it on!

Do you have some possible drawings that may be in the Idea pile or is there actually a plan for a specific structure that you might be able to send me?

I am excited to think that change may be coming. Maybe you can let me know if it is in Idea mode or actually coming.

Looking forward to hearing from you.

Thanks,
Alan Roddy

Sent from my iPad

Nicole Floyd

From: John Davis <talkeetna23@comcast.net>
Sent: Sunday, June 25, 2017 3:12 PM
To: Nicole Floyd
Subject: Views on 5th proposal

Ms. Floyd,

Your office has asked for public comment regarding the proposal known as “Views on 5th” to redevelop the block including the Capitol Center building, also known as the “Mistake by the Lake.”

As a 22-year resident of the area, I have waited for the day that this 9-story eyesore would come down. It is a hideous obstruction to an otherwise beautiful view of our capital city. Looking from the waterfront up to the Capitol building, it sticks up like a sore thumb on the skyline. Likewise, looking down from the Capitol campus to the waterfront, it ruins a sweeping view of the sound and the port area.

Please do not allow this project to move forward, unless the developer is willing to take down this structure and replace it with something no more than two stories high.

Thank you for your consideration of my opinion.

John Davis
Shelton WA
360-427-7257

Nicole Floyd

From: Michael Litts <mlitts@gmail.com>
Sent: Sunday, June 25, 2017 12:22 PM
To: Nicole Floyd
Subject: Mistake on the Lake comment

I'm all for whatever you're trying to do to fix that monstrosity. I hope you'll prioritize low-income housing so that the people who work downtown can afford to live there.

Keep up the good work!
Mike

Michael Litts
206-681-5260
mlitts@gmail.com

Nicole Floyd

From: Jeff Barrette <jeffbarrette@msn.com>
Sent: Tuesday, June 27, 2017 7:37 AM
To: Nicole Floyd
Subject: Capitol Lake redevelopment project.

I've been an olympia resident for 20 years. I fully support this project! It would greatly improve the downtown area, improve our tax base (it better), and help support our downtown businesses. Too many people want more and more parks. We have plenty downtown already when you consider the lake, the boardwalk and west bay. Let Olympia grow and become a beautiful, growing city.

Thanks,
Jeff Barrette

1956 Harbor View Dr NW

Sent from my dumb phone

Nicole Floyd

From: Jim Kainber <jim@kainber.com>
Sent: Monday, June 26, 2017 9:14 AM
To: Nicole Floyd
Subject: Bravo

Ms. Floyd,

Please add to your comments on the proposed construction of Capitol Center building and block that was covered in today's *Olympian*, that it is a fantastic idea whose time has come to alleviate the blight in that part of town. I am further encouraged that they will save the significant resources in construction by utilizing the existing building, rather than tearing it down.

I love it!

Jim Kainber
5741 Boston Harbor RD NE
Olympia, WA 98506

360 292 8074

Nicole Floyd

From: northbeachcomm@cs.com
Sent: Thursday, June 29, 2017 9:00 AM
To: Nicole Floyd
Subject: "Mistake by the Lake", Capitol Lake building permit; "NO"....

Hello City of Olympia, Planner Nicole Floyd;

I am against the building permit to allow the "Mistake by the Lake " building to be expanded.

The City of Olympia review process for this building include flaws;

1. The building proposal exceeds the 35 foot height limit allowed by current zoning. Olympia residents have fought for years to keep this height restriction in place. Anything higher will destroy the feel of our city, it will restrict our views of Budd Inlet.
2. The Mistake by the Lake, derelict building's height was a City "non-conforming use". Now, after ten years of disuse the exception may have expired. We need this issue addressed.
3. The building is a gross intrusion on the view corridor included in the Wilder and White design for the Capitol. The State Capitol was built so that there was Budd Inlet in the view. This huge proposed building will destroy the original design of the State Capital.
4. Olympia citizens have repeatedly asked that this building be removed. We have been asking this for the last 15 years, letter after letter.
5. The city may be incurring significant future liability if it allows 138 residences to be built in a hazardous earthquake liquefaction zone and an area likely to be impacted by predictable sea level rise. The city should not give a permit for this building. The City is currently working on **its** Sea Level rise study. This study should be completed before a permit for this building is issued. The area of this building will flood. Residents do not want to pay tax money to protect this building from the rising waters of Budd Inlet.
6. The stunning views across the isthmus should belong to all of the people of the state and not be reserved for the few fortunate enough to live there. Budd Inlet is for everyone, not just for the rich that will be able to afford a room in this building.

The proposed for this building violates all that many of us have worked for in this city, for years.

Thanks,

L. Riner

2103 Harrison Ave.

Oly., WA 98502

360-956-0254

Nicole Floyd

From: Davenport Moore <sdavenportmoore@gmail.com>
Sent: Monday, June 26, 2017 9:46 AM
To: Nicole Floyd
Subject: views on 5th

Ms. Floyd,

I own a home on Sherman St. NW with the Harrison arterial on one side and the alt-route 4th street on the other.

This is to give a citizen opinion on the proposed Views on 5th project. I am in favor of infilling, multi-use construction and repurposing the eyesore building that has been an embarrassment for so many years.

I am deeply offended by the lack of attention to the impact on our traffic and mention of the increased population density on all infrastructure between downtown and the Westside. I did not read anywhere that the developers would be asked to remediate some of the already existing issues and their contribution to the problems with increased population density and commercial activity.

We already have an untenable situation with EA-West traffic during peak commuter hours. The bike lanes are marginal for safety on the bridge and zones just before and after. The fountain park during summer is a pedestrian risk zone beyond acceptability with many young children in hazardous situations on 3 sides for the summer quarter May - Sept.

I am glad the low income and affordable apartments have been put in place. I believe we do need housing for young professionals and retired people of means. I would ask they pay through the nose for the services, infrastructure and school support that should be charged to their landlord/developers. It is a privilege for the developers to have the financial gains and residents to enjoy high end housing and they should be taxed accordingly.

Sincerely,

Susan Davenport

Nicole Floyd

From: Anna <walkdownhill@gmail.com>
Sent: Tuesday, June 27, 2017 9:06 AM
To: Nicole Floyd
Subject: Views on 5th

As a resident of the westside on the Harrison hill, I strongly oppose the current proposal for Views on 5th. Though I support the idea of mixed use buildings downtown, in general, I don't believe this is an appropriate use of this space. With only one easy access point to and from our home via downtown, the increased traffic congestion that building there would cause would create a nightmare. It would also increase the probability of cars speeding down our residential street, where many children live and play, which is already a serious concern.

- Anna Robinson

Nicole Floyd

From: Bron Lindgren <bronsautomotive@comcast.net>
Sent: Tuesday, June 27, 2017 1:55 PM
To: Nicole Floyd
Subject: Capitol Towers Comment

Count me in as one of the many (not so outspoken) members of the community that are thrilled to see that this remodel will be going forward. What a great asset to downtown it would be to see this in use and generating much needed revenue for the city. I unfortunately will be out of town for the public comment, but know that there are a lot of folks I talk to that feel as I do. Bron Lindgren

Nicole Floyd

From: Chase Patton <chaserwa1@yahoo.com>
Sent: Tuesday, June 27, 2017 5:49 PM
To: Nicole Floyd
Subject: Re: Views On 5th Avenue - comments

Hello,

I'm writing in support of the proposed development called Views On 5th Avenue located at Capitol Lake. The future for the Puget Sound region is set for an increasing population which calls for increased development of land resources. Urban living trends are moving in the direction of "24 hr" cities where people can live, eat, work, and play; all within a walkable distance. If you don't like the idea of the big city or urbanization then recall the idea of a village where you have many different trades and a population centered around a small geographic area. Please do not promote suburban living or the inefficient use of land. There will be more people living in the region, this is inevitable given favorable economic conditions and a beautiful area, geographically. The higher costs in the Seattle area are already pushing people out of the city into the periphery. Please provide the means for the successful development of the downtown region. Believe me when I say that if Olympia chooses to hold onto its small-town roots, misguidely, the land will be developed elsewhere and the potential for this town will continued to be kicked around as ideas which "never quite get there" as far as developing into fruition. I think of things like voters in the 70s voting "no" for federal support for a light rail system in the Seattle region. Instead of a SPRTA (Seattle Public Rapid Transit Authority) in Seattle, Atlanta received MARTA which is contributing to the economic development of that region now. Please, think of the future for the majority of people living in this region. Affordable and importantly, available, housing will be very important for this area.

Sincerely

Chase Patton
253-348-8514

[Sent from Yahoo Mail on Android](#)

Nicole Floyd

From: Jeanne Miller <jamiller_studio@hotmail.com>
Sent: Tuesday, June 27, 2017 1:37 PM
To: Nicole Floyd
Subject: Views on 5th

Ms. Nicole Floyd
Lead Planner
City of Olympia

Re: "Views on 5th"

Hello, Ms. Floyd,

The "Views on 5th" project is yet another example of short-term financial gain for a few, with no regard to long-term loss. The developer would have us believe that this project will bring needed housing and economic stimulation to downtown Olympia. I vow to you that I will never visit any business that chooses to inhabit these proposed buildings. Why? Because I know that in the long-term, buildings on the isthmus will be effected by rising sea levels and I will not reward foolishness and greedy developers. New construction on the isthmus is foolish. Do NOT expect me, as a taxpayer, to bail out these new businesses and condo owners 20 years from now when they start to complain about flooding and ask for help from the community.

During the past several years, the community has made it VERY CLEAR to the city of Olympia that WE WANT THE MISTAKE ON THE LAKE REMOVED and the lot left as open space. Furthermore, we are willing to buy the building and pay to have it removed. Any city council member who approves this development can expect a strong effort to vote them out of office. Please squash this foolish development plan ASAP.

Thank you.

Sincerely,

Jeanne Miller

1916 Arietta Ave SE
Olympia, WA

Nicole Floyd

From: Michael G Jackson <m1775@aol.com>
Sent: Tuesday, June 27, 2017 7:35 AM
To: Nicole Floyd
Subject: Capitol Center Bldg

Ms Floyd,

I fully support and approve of the plans for this building. Olympia needs an improved tax base as well as market based housing in downtown. Thank you

Sent from my iPhone
Michael G Jackson

Nicole Floyd

From: oakman70@aol.com
Sent: Tuesday, June 27, 2017 9:46 AM
To: Nicole Floyd
Subject: Comments RE: Building Development over Capitol Lake/Views on 5th LLC

Hi,

I would just like to register my dissent against the notion of allowing the Views on 5th LLC construction to continue as planned.

1. These "luxury apartment" complexes drive rent up by offering a higher than average "market rate" rents driven up by dubious "amenities". They do not benefit the local population beyond ruining the already fragile rental market. We have seen this first hand in Seattle. Case in point; my wife and I are employed by the State and TESC. We cannot afford a single one of these "market rate" rentals downtown. Costs are now reaching Seattle prices, yet our wages are 30% less than what we were making when we lived in Seattle. Olympia has no industry moving in; that is plain to see. We are employed by the main industries here. Who is supposed to be moving into these places? The State has a very open and public salary structure for the majority of citizens of Olympia. Why the city would seek to undermine their dollar is beyond me.

2. It's a failure aesthetically. We should be looking to demolish this eyesore.

Ultimately I am severely disappointed Olympia is going the same route as every other city in this country with regards to housing; opening countless "luxury apartments" that no one in the city can afford, hoping that we catch some spillover from Seattle to drive our economy. I doubt Views on 5th LLC has the city's best interest in mind. It frustrates me to no end that STATE employees are being driven from the Capitol city. Do the right thing and mandate a majority of affordable housing for this development.

-Ryan O'Connor
3156 Hawthorne St SE
olympia wa 98501

Nicole Floyd

From: Shelby Magnuson <magnuson.shelby@gmail.com>
Sent: Tuesday, June 27, 2017 2:06 PM
To: Nicole Floyd
Subject: Capitol Center Building

Dear Nicole Floyd,

I do not support the decision to place a mixed-use building where the Capitol Center Building is. As lovely as it would be to see the building be fixed up, I think this proposal would present many problems. Parking is already terrible downtown and adding another residential building would enhance this issue. Also, Olympia is in need of low cost housing, not more expensive housing that few can afford. Please consider these things as you decide to support or deny this possibility in downtown.

Thank you for your time,
Shelby Magnuson

Nicole Floyd

From: Cameron Wilson <cameron@rants-group.com>
Sent: Wednesday, June 28, 2017 8:29 AM
To: Nicole Floyd
Subject: Views on 5th

Hello Nicole:

I read the article concerning this project in the Daily O and wanted to write to express my support.

This proposal, if approved, would turn an unsightly, derelict property into a bustling area for Olympians to live, work, and shop downtown. It would create many jobs right here in our city, spurring sales and property tax growth, and I wholeheartedly support this project.

Thank you for allowing me the opportunity to voice my opinion, I hope you have a wonderful day.

Sincerely,



Cameron Wilson
Commercial Broker / Property Manager

.....
Tel 360-943-8060; Fax 360-943-9368
724 Columbia St NW, Ste 140
Olympia, WA 98501

Nicole Floyd

From: Casey Johnson <cpj098@gmail.com>
Sent: Wednesday, June 28, 2017 10:46 AM
To: Nicole Floyd
Subject: Pro Mixed Use Development Of Viewpoint Tower

Hello Nichole,

Thank you for taking the time to read this email. I am a frequent visitor and patron of the Downtown Olympia area. My wife, young daughter and myself regularly travel from Tumwater via Deschutes Parkway because it is the more scenic route. However, my wife has come up with a novel name for the Viewpoint Tower; "The Eye Soar." We often joke about finding investors to create a members-only dinning club on the top floor of the building an naming it for two reasons. It is an absolute eye-sore from the outside, but the view from the top will make your "eye soar" across the bay and lakeside. Novel right?

Well, coming across a write-up in the Olympian, I am compelled to write you that I think it is 100% wonderful and necessary for the development of the downtown area. As a local Olympia business owner and resident who regularly travels to the excellent Farmers Market, many eclectic shops, bars, restaurants, and coffee houses; this multi-use plan is long overdue. I think that a multi-use facility will positively impact tourist perception, local moral, and give Downtown business owners a sense of pending opportunity. Of the many facilities that have been planned and are currently being built, this, in my mind, is the most important as it is the most visible development.

Sincerely,

--

Casey Johnson
General Manager of Rainier Dodge
"In Beautiful Olympia!"
(360) 754-5550
cjohnson@rainierdodge.com
www.rainierdodge.com
www.facebook.com/rainier.dodge

Nicole Floyd

From: Michelle Blanchard <qorx759@gmail.com>
Sent: Wednesday, June 28, 2017 11:34 AM
To: Nicole Floyd
Subject: Input on Capitol Center

Hello, Nicole,

I would like to submit a few suggestions for the renovation of the Capitol Center building.

While I wish it would be torn down, as it's too tall and interferes with the skyline view, I understand that it's been grandfathered in. That being said, if that building isn't torn down, PLEASE-renovate it so that it looks pretty. Right now it looks as if someone took a bunch of beer cans and made a building out of them. Make it look inviting, make it look pretty. I know, that's an odd word but I am not an architect. What I am is a person who loves Olympia, especially the views that one gets from that spot...the Olympics, the Lake, the inlets, the bridges where you can see harbor seals, sea lions and salmon.

I would like to see the rooftop turned into a green space, where someone can go outside onto the roof and see the splendid view of The Mountain, the Olympics, the inlets, the marina. Can you imagine how it would be? Fabulous. What a sales point! Make a roof for the roof, so to speak, with solar panels, so one can enjoy the view even in the rain.

Again, if that's not do-able, would it be possible to turn the upper floor into a place where the public can come and see the view. I can even imagine a situation something akin to the Space Needle: where people can come to eat at a restaurant that probably will charge far more than I can afford, but people can still go up there to see the view, even without eating. I can envision a 'walk around' the building sort of thing. Imagine a wedding held atop the building. What a waste if it's merely someones

penthouse apartment..Olympia isn't that sort of town, where a millionaire is going to live on the top floor. We're just not that hoitytoity. We don't have that sort of demographic. The millionaires all live in Bellevue, not Oly.

But again. whatever you do, change the appearance of the building. It used to be a jail, I think, and it sure looks like one.

Thank you for your time and attention,

Please do not give my email address or name to anyone else. Thank you.

Michelle Blanchard.

Thank you for your time and attention,

Nicole Floyd

From: Nikki Swingle <NSwingle@msn.com>
Sent: Friday, June 30, 2017 9:02 AM
To: Nicole Floyd
Subject: The mistake on the lake

Hello, Nicole.

In writing to you today, I am reminded of the popular saying, "deja vu, all over again," because I am writing once again to Olympia officials to voice my strong opposition to development on the Olympia isthmus. Still another multi-storey project has been proposed that includes maintaining the existing building.

I fully support the goals of the Olympia Capitol Park Foundation to protect and preserve the isthmus space for public lands and not for private development. We in Olympia and Washington State enjoy unparalleled natural beauty that it is our obligation and duty to protect for future generations.

All of this has been said before, by me and many, many others. In fact, members of a previous Olympia city council were voted out of office for their failure to represent the public's overwhelming desire for this property to be public. All indications are that people have not changed their minds.

I urge the city to not only reject the current proposal but to take steps to acquire the property so we can move on in establishing what the public wants--public land for public use.

Nikki Swingle
Olympia

Nicole Floyd

From: Anne Buck <culinaryexotica@gmail.com>
Sent: Thursday, June 29, 2017 2:29 PM
To: Nicole Floyd
Subject: Capitol Center Building

Right after we moved here in '68 we learned that the Cap Ctr building was new and was not supposed to have been built on that piece of property. Oly was run by four prominent people in those days and they were the ones that built it.

They did all kinds of things that they wanted to do even tho' some were illegal ..therefore for all of these years it has been contro
versial.

Doesn't anyone listen? does anyone care? Anne Buck

Nicole Floyd

From: Bret Weinstein <bret.weinstein@gmail.com>
Sent: Thursday, June 29, 2017 7:33 AM
To: Nicole Floyd
Subject: Capitol Center Building

Dear Ms. Floyd,

I strongly oppose any plan to revitalize the Capitol Center Building. It should never have been constructed in that location in the first place, and revitalizing it is an affront to the many residents of Olympia that encounter it regularly. Housing people in it is also unconscionable given the earthquake/liquefaction danger which was not well understood when the building was initially constructed. I urge you to block the plan, and speed efforts to remove the structure as quickly as can be arranged.

Thank you,

Bret Weinstein

Bret Weinstein, Professor
The Evergreen State College
(360) 507-1009 *sms & voice*

Nicole Floyd

From: Carl Schroeder <carljs27@gmail.com>
Sent: Thursday, June 29, 2017 3:35 PM
To: Nicole Floyd
Subject: The mistake by the lake

Please do not allow any commercial development on the isthmus. The entire isthmus should be a public park - - or at least as much of it as possible.

--

"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

Nicole Floyd

From: David L. Edwards <mjdodcle@comcast.net>
Sent: Thursday, June 29, 2017 4:24 PM
To: Nicole Floyd
Subject: Mistake by the Lake

That eyesore has got to go !! It is a disgrace that our State Capitol should have such an ugly useless building blocking a potentially magnificent setting and view. All Washingtonians have a stake in presenting a ennobling presence to the rest of the Stateand tovisitors from the world. TEAR IT DOWN !!

Nicole Floyd

From: Elyette Weinstein <elyette_w@yahoo.com>
Sent: Thursday, June 29, 2017 10:09 AM
To: Nicole Floyd
Subject: June 2017 application to develop Capitol Center Building

I urge you to reject the June 14, 2017 application (proposal) to use the Capitol Center building as part of a commercial and residential project.

In November of 2015, over 60% of Olympians voted to create the new Metropolitan Park District and taxing capacity, in large part, based on our belief that the new park district would make removal of this building possible.

Yes, it may take time and money to do this, but we want you to keep the implied promise inherent in the Park District's creation.

The development proposal exceeds the 35- foot height limit allowed by current zoning. A few years ago, the public fought to preserve this limit. We even had to elect different City Council members to do so. Please don't make us do this again!

During our last fight to prevent similar isthmus development, experts and average citizens urged the City Council not to authorize buildings on an earthquake liquefaction zone that is also subject to flooding due to sea level rise.

The flooding risk has only heightened since then.

Olympia citizens have repeatedly asked that the Capitol Center building be removed, not enhanced, not heightened, not renovated or redesigned.

Please keep the implicit promise inherent in the development of the Metropolitan Park District.

Citizens have lost so much faith in government already. Please don't add to our despair or distrust. It is your civic duty to keep this promise.

Nicole Floyd

From: Frederick Adair <mjadair34@gmail.com>
Sent: Thursday, June 29, 2017 10:35 PM
To: Nicole Floyd
Subject: Proposed Isthmus Development

Comment was invited on the proposed Isthmus development discussed in a recent OLYMPIAN article.

I oppose it for many reasons - principal of which I cite following:

The "Mistake on the Lake" is an integral part of the development. That building blocks the view from the capitol campus of the majority of Budd Inlet and some of the Olympic Mountains. In like manner, from a majority of the Inlet the building blocks the view of the Legislative Building and the Temple of Justice. That building should come down both to restore the views and its removal would be a major enablement of Isthmus park development. The "Mistake..." is not an attractive nor interesting building.

The development would add significantly to traffic on our lone east and west arteries. At morning and evening rush hours, and for some time before and afterwards, these roads are full now. This issue is more than just more cars. Residents and business personnel would be entering and leaving these arterials; more of a problem than just passing through.

The land contemplated for this development has been earmarked (by many, at least) for inclusion in the proposed Heritage Park. Curtailment of the park development would be a big loss, especially as Olympia, Lacey and Tumwater experience their expected growth. Residents would lose out on something beautiful on the grounds and as viewed from numerous vantage points. Likewise, tourism would be adversely impacted.

While I think rejection of the total project is in the (especially long range) public interest, if the project is to be allowed and effectuated, there is a mitigative measure which is to remove the top three floors of the "Mistake..." to significantly improve views.

Frederick Adair
943 6421
fadair29@gmail.com

Nicole Floyd

From: Melinda J. Mandell <mmandell@uw.edu>
Sent: Thursday, June 29, 2017 7:44 AM
To: Nicole Floyd
Subject: Capitol Center Building Permit Applications

Importance: High

Greetings,

I live in the area around Capitol Lake and own a home. I work for the state and consider Olympia my home. The Capitol Center Building is currently sited on landfill. It has been an eyesore for over a decade on the main roads through the city. The building is basically gutted and frequently vandalized. The owners continually board it up. Most cities would have condemned the building and had it removed years ago.

My biggest concern is that it is non-conforming to the rest of the city architecture and obstructs one of the city's primary natural assets - the lovely views of the Olympic Mountain range and Budd Bay inlet - which are a showcase to visitors at the Capitol, our legislators and the Governor. We should do everything possible to remove the building and convert the land to its highest and best use. In addition, conversion to public space holds the potential to improve aesthetics, provide accessibility for park use and additional parking, and all are desperately needed.

It is understood that during the recession, funds to purchase the building were not available. However, the owner did nothing to maintain the building. Why wasn't it condemned?

Allowing any permits for development on that site would set the city back. There are many policy reasons and likely some legal authority to deny permits. The citizens of this city deserve better. The vision for beautification and economic prosperity for the state's capital city are dwarfed if not impeded by this structure.

I served on a city commission for years in the town of Lake Oswego, Oregon, prior to moving to Olympia five years ago. We worked continuously with the city manager and council to beautify and improve the city. Lake Oswego is a very beautiful town although geographically smaller, it has a similar population to Olympia. Its citizens really care about the community and raising the standard of living for everyone who lives there. They work collectively and collaboratively and its elected officials are very supportive. It has a great school system, if not one of the best in the state, very high safety rate, virtually no homeless population and is very clean. The city is very proud of its accomplishments and should be. It's right outside the largest city in Oregon, Portland.

The vision I have for Olympia is very similar. It is very palpable and certainly within our reach as Olympia is the state capitol and attracts tourists and prominent people and now cruise ships. The state has a vested interest and should be an economic participant.

Please, can't we do better than allow the eyesore that the voters accepted a tax burden to remove, to go forward? Can't we find the way to deny that and at the same time progress toward the best Olympia possible?

I care very much about the city.
Thank you for serving,
Melinda J. Mandell

Nicole Floyd

From: Thomas Holz <tomholz@comcast.net>
Sent: Thursday, June 29, 2017 10:43 AM
To: Nicole Floyd
Subject: Mistake by the Lake

City of Olympia

It is hard for me to understand why the mistake-by-the-lake has not been acquired and destroyed. The people have loudly protested. The polls show strong support. An entire city council was voted out of office because of a proposal to “bust the brand” and allow the isthmus to be developed. A park district was approved in large part to acquire the building and tear it down. What more can the citizens say?

Tear down the “mistake-by-the-lake”.

Tom Holz
360-866-1791

June 30, 2017

Nicole Floyd, Lead Planner

Olympia, WA

RE: Proposed Mixed Use Development
For the Capitol Center Building

Like all new development lately in downtown Olympia this proposal maximizes the three dimensional space for generating income on the view-sensitive isthmus.

Although the concept of having apartments above businesses at street level is a good one too much side by side creates a crowded repetitive boring and ultimately a dangerous area which people avoid at night.

Olympia had a uniform facade of businesses that had a spirit of 1900-1930. This classic style should be continued. The San Francisco style of maximizing income is inappropriate for a beautiful city that Olympia used to be.

Too maximizing apartment use on land that in twenty years will likely be underwater only creates more opposition.

Note Buildings with flat roofs allow accumulation of water and snow which ultimately fall... like the Washington Center of Performing Arts.

There is a current trend to build gardens on flat roofs which provides raised gardens for the occupants and reduces the absorption of energy by the black-faced roofs.

Regarding the "mistake on the job" continues to stick the view that is exceedingly important from the state legal library and the county court house.

I do not understand why this controversy has to be regenerated every 10 years! Surely we have ways of making Olympia an inviting place. Filling every available downtown property with flat 3 story buildings shows a vision for our future.

city which is only more apartments. It will ultimately put hundreds of renters in peril. Sincerely,

Danny O'Blair for ENVIRONMENTAL ENGINEER

700 BLACKLOKE BLVD SW
PORTLAND
OREGON 97202

Nicole Floyd

From: David Hanig <davidhanig@gmail.com>
Sent: Friday, June 30, 2017 9:14 PM
To: Nicole Floyd
Subject: Mistake by the Lake

I am writing to encourage the city to not grant permission to renovate and expand the large building on the isthmus (mistake by the lake). It's an eyesore and granting this permission would entrench this eyesore for another generation or more. Thank you.

David Hanig
Tel: 360-451-1850

6/30/17

Re: The Capitol Center Building

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

Nicole Floyd
Lead Planner
Olympia Planning Department

Dear Nicole,

I am a 40-year resident of Olympia, with 35 of those years in the Bigelow Neighborhood. I have watched the downtown decline since 1980, after the retail and automotive businesses moved to the west side and other outskirts. I've watched homeless take over the streets, especially since 2008, when the City and its citizens hadn't the resources to do anything about it.

I walk through downtown Olympia streets almost daily, and what has saved Olympia through tough times, and continues to offer incentive for future desirable development, is [its beautiful public spaces](#).

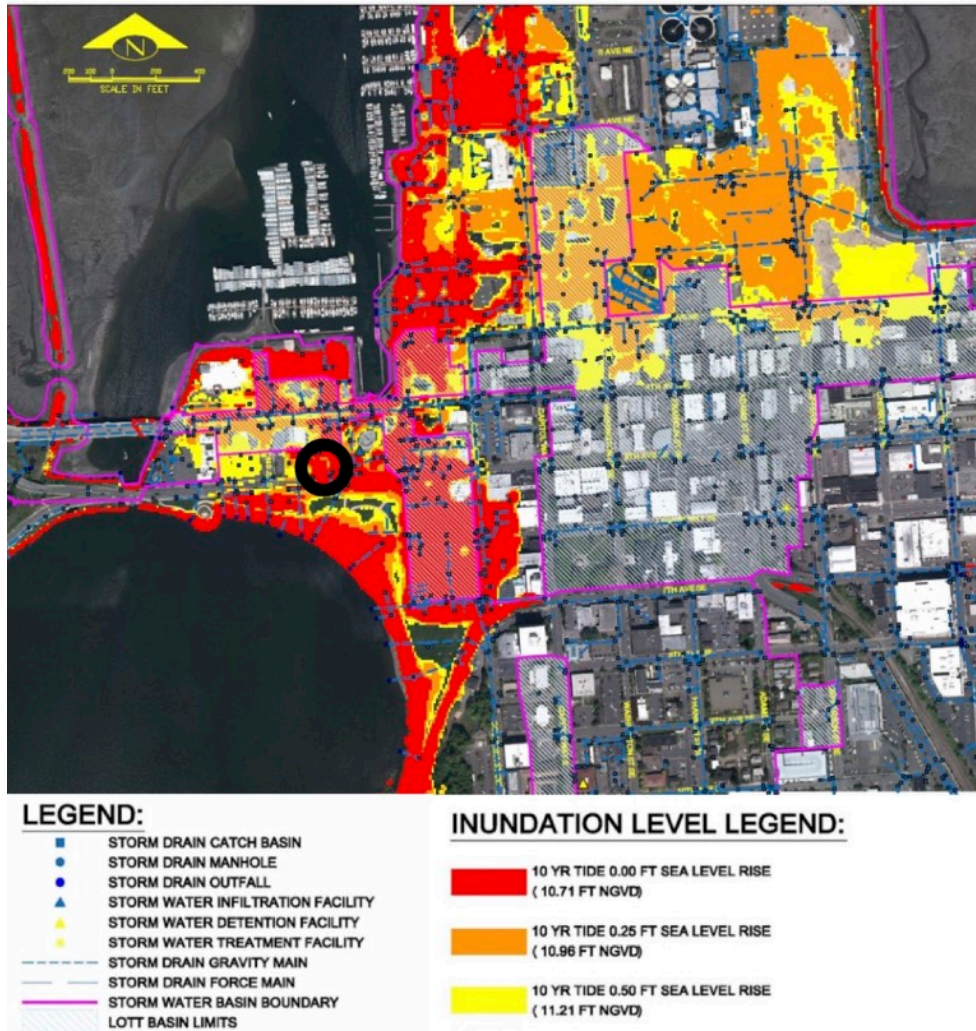
Right now, Olympia is finally experiencing a boom: 321 4th, the new apartments behind 3 Magnets, the coming artist spaces on 5th and Adams, the subsidized housing on State. Over 2000 more living spaces are expected to be built in downtown Olympia in the next two years. The old Les Schwabb building and other large lots near the boardwalk will doubtless become mixed use, having residences with great views of the water and mountains. My point is, [downtown Olympia is in demand, and no longer desperate to give away its best assets for the sake of new development](#).

The majority of Olympia's polled residents want the "Mistake by the Lake" torn down and made into park facilities (aquatic center, tennis courts, amphitheater, etc), allowing the view envisioned by Wilder and White to reopen. Indeed most of the City Council was voted out of office in 2009 because they ignored this public desire. Developers want a refurbished MBTL, but Olympia residents don't. [Olympians want public space and views that they and visitors can enjoy perpetually](#).

As we all know, Olympia will continue to have large earthquakes. The Capitol Center Building isn't supported by pilings. As reported by the Olympia historical Society site: <https://olympiahistory.org/capitol-center-building/>, the building

simply sets on a 7-foot thick footing. On fill, this type of foundation may be inadequate in an earthquake (<https://link.springer.com/article/10.1007/s41062-016-0010-2>).

From the City's web page (<http://olympiawa.gov/city-utilities/storm-and-surface-water/sea-level-rise.aspx>), we also expect sea level rise to dramatically affect the isthmus. The black circle shows the position of the Capitol Center Building. Is this really an area we want to commit to high-density housing, when so much of downtown Olympia is un-threatened by sea-level rise?



In summary, I encourage the City to reject the idea of centering retail and housing on the isthmus. Instead, finally do what your public wants: buy the land, tear down the MBTL, and devote the land to less-intensive uses, like park land.

Sincerely,

Nicole Floyd

From: Mary Miller <millermj4u@comcast.net>
Sent: Friday, June 30, 2017 5:26 PM
To: Nicole Floyd
Subject: Capital Vista

tThe issue of what to do with this area has been voted on and passed by 60%. It must be remembered that the state capital belongs to all of the state and not desiccated for the use of a few. Much of the downtown area is run down and unsightly, why would anyone consider a business venture in this most beautiful spot. Be the voice of reason!

Sincerely
Mary Miller, long time Olympia resident
Sent from my iPad

July 3rd, 2017

Dear Ms. Floyd,

Please count myself and my wife among those opposed to the development of the Capitol Center building as part of a recently proposed commercial and residential project, and in favor of removing the “mistake on the lake” to create additional open, civic space. My wife and I align with the Olympia Capitol Park Foundation’s goals to protect and perfect city views and to augment the adjacent land already under the city’s ownership, and we are among the city resident and property owning majority who voted in favor of a Metropolitan Park District and its associated taxing capacity. In short, we’re willing to put our money where our mouth is.

We’re forty-year residents of Olympia, we’re involved in our community as a public school teacher and an RN, and we’re active in various church and community related activities. Over those same forty years, the Capitol Center building hasn’t gotten any better looking. It’s a blight that’s too tall, too great a city liability, and, if developed as proposed, will be too much the type of space that can only be accessed by the few with substantial financial means. It’s also a project, according to the July 2nd edition of *The Olympian*, very vulnerable to anticipated rising sea levels. Ironically, this may be the strongest argument in favor of keeping the existing structure. All people will have to do is move up a story.

In what may seem a contradiction, my wife and I are not opposed to Olympia downtown development. The city is long overdue for some urban renewal, and multiple projects recently completed, or in the process of completion, indicate an interest to invest in the city. The “bad news, good news” is we’re becoming more gentrified, but that’s a political topic outside the scope of this letter. In a nutshell, we’re pro-development, just not on the isthmus. Please save the isthmus for all Olympia residents and visitors to enjoy.

Thank you,
Matt and Terri Herinckx
(360) 943-9752

Nicole Floyd

From: Jeanne Miller <jamiller_studio@hotmail.com>
Sent: Tuesday, June 27, 2017 1:37 PM
To: Nicole Floyd
Subject: Views on 5th

Ms. Nicole Floyd
Lead Planner
City of Olympia

Re: "Views on 5th"

Hello, Ms. Floyd,

The "Views on 5th" project is yet another example of short-term financial gain for a few, with no regard to long-term loss. The developer would have us believe that this project will bring needed housing and economic stimulation to downtown Olympia. I vow to you that I will never visit any business that chooses to inhabit these proposed buildings. Why? Because I know that in the long-term, buildings on the isthmus will be effected by rising sea levels and I will not reward foolishness and greedy developers. New construction on the isthmus is foolish. Do NOT expect me, as a taxpayer, to bail out these new businesses and condo owners 20 years from now when they start to complain about flooding and ask for help from the community.

During the past several years, the community has made it VERY CLEAR to the city of Olympia that WE WANT THE MISTAKE ON THE LAKE REMOVED and the lot left as open space. Furthermore, we are willing to buy the building and pay to have it removed. Any city council member who approves this development can expect a strong effort to vote them out of office. Please squash this foolish development plan ASAP.

Thank you.

Sincerely,

Jeanne Miller

1916 Arietta Ave SE
Olympia, WA

Nicole Floyd

From: b6robinson@aol.com
Sent: Tuesday, July 04, 2017 10:32 AM
To: Nicole Floyd
Subject: views on 5th Ave

City of Olympia,

I read the article in the Olympian about the plan to rebuild the derelict building and develop adjacent property on the downtown Isthmus. I oppose this plan. It is just adding another mistake to the existing "mistake on the lake". The dense development is out of character for the park setting, will add traffic problems, is not zoned for this type of development and goes against the wishes of the majority of people who voted for the parks ballot measure who think the parks measure would remove the ugly building on the Isthmus.

While I support the idea of some type of civic space with a low level building that complements the park setting, the views on 5th development proposal with its dense high rise building is just not right for this important area of our city.

Bill Robinson
1414 37th Ave SE
Olympia, Wa 98501

Nicole Floyd

From: Donna <dwright799@comcast.net>
Sent: Sunday, July 02, 2017 12:00 PM
To: Nicole Floyd
Subject: Plans for development

Someone should stop to consider that downtown Olympia will be dealing with flood water, especially, where the new development is planned. The building has been called the “mistake by the lake”, and now you want to add to it?

Donna Wright

Nicole Floyd

From: JacobsOly@aol.com
Sent: Monday, July 03, 2017 11:28 AM
To: Nicole Floyd
Subject: Comments on Proposed "Views on Fifth" Project

Nicole:

Please accept this email as my official comments on the current "Views on Fifth" proposal for the Capitol Center Building on the Isthmus, a.k.a., Mistake by the Lake.

I am strongly opposed to this proposal. In this I am part of a strong majority of Olympia residents, as shown by repeated public surveys (most recently the Elway poll done as part of the Parks Plan process).

This building is a spectacular example of poor city planning. It violates the view corridor to the Olympics, around which our state capitol campus was designed.

I note that my opposition is not about the appearance of the building. Any building this tall in this location would be unacceptable.

The 2010 and 2016 Parks Plans included replacement of this building with a civic space. This is the right thing to do -- correct the Mistake.

Removal of the building was an important factor in passage of the Metropolitan Park District measure. That measure and the related MOU assures sufficient funding for this project.

It is curious that this building is considered to be "grandfathered" at its current height, when current zoning has a maximum height of 35 feet. It has been vacant for eleven years and has had no serious work done on it, so its "grandfathered" status should have expired.

It is way past time to remove this building and replace it with a public use that is not any higher than current zoning allows. An inclusive public process should determine the use of the space, which could range from green space to a museum. Many acceptable uses have been suggested.

In addition, less-dense uses of this space allow for more flexibility in dealing with sea level rise and liquefaction, and would also facilitate preservation and expansion of the utilities and transportation facilities on the isthmus.

I look forward to participating in the public process for this proposal.

Bob Jacobs
352-1346
720 Governor Stevens Ave., SE, Olympia 98501
JacobsOly@aol.com

Nicole Floyd

From: Sherri Goulet <shardon@comcast.net>
Sent: Monday, July 03, 2017 12:04 PM
To: Nicole Floyd
Subject: opposition to The Views on Fifth

To Whom This May Concern:

I have been following the decision-making about "The Mistake by the Lake" for years. The people have spoken and spoken about the removal of this monstrosity. **PLEASE REPRESENT THE CITIZENS OF OLYMPIA!**

- The building violates the view corridor to the Olympics around which our capitol campus was designed.
- The 2010 and 2016 Parks Plans included replacement of this building with a civic space.
- The building has been vacant for eleven years and does not comply with current zoning, so its "grandfathered" status should expire.
- Removal of the building was an important factor in passage of the Metropolitan Park District measure. That measure and the related MOU assures sufficient funding for this project.
- Polls have repeatedly shown strong public support for removal.

Sincerely,

Olympia Property Owners,
Sherri Goulet & Don Anderson

Nicole Floyd

From: Troy Bussey <bussey.troy@gmail.com>
Sent: Monday, July 03, 2017 9:29 PM
To: Nicole Floyd
Subject: Public Comments for Capitol Center Building

To whom it may concern -

I understand there is a public comment period underway for the Capitol Center Building. I am in favor of redeveloping the Capitol Center Building and the surrounding properties for housing and mixed use because I am in favor of increasing housing in the urban core, increasing density in the urban core, increasing economic vitality in the urban core, increasing opportunities for people to live without cars, decreasing sprawl, and decreasing blight. I am not in favor of a park in that location.

Respectfully,
Troy Bussey
2805 Orange
Olympia, WA

Nicole Floyd

From: Robert Ahlschwede <swedeberger@gmail.com>
Sent: Tuesday, July 04, 2017 8:35 AM
To: Nicole Floyd
Subject: My comments on "The Views on 5th" proposal

Nicole--

I write in opposition to the proposed project known as "The Views on Fifth".

My opposition is based on three things. First, any development on that piece of land that exceeds the 35 foot height limit that the parcel is zoned for obstructs the views from the Washington State Capital Campus, as designed historically. To allow a structure to stand in the middle of the view from the campus north to the Olympic Mountains should not happen.

Second, this community has voted more than a few times to take the high rise that exists there down. The vote in favor of the Metro Park District was sold with the intent of buying and taking the building down. The entire city council was voted out of office by the citizens of Olympia because of a similar proposed development. And, the last poll, taken about this parcel of land, showed overwhelming support for the purchase and demolition of that structure. Are you listening to the community or the development community?

And third, the land known as the isthmus should be a public space, usually understood as a park, but kept in the public domain, presented as a centerpiece of the historic downtown district where people can gather, relax and feel proud of the city they live in.

To allow this building to stand, to give it to development with buildings that severely conflict architecturally with the historic downtown will be a legacy that the planning department will live with going forward.

Rob Ahlschwede
3726 Wesley Loop NW
Olympia, Wa 98502

--

Rob Ahlschwede
3726 Wesley Loop NW
Olympia, Washington 98502
360-866-1935

July 5, 2017

Steve Hall, Olympia City Manager
City of Olympia, Washington
PO Box 1967
Olympia, WA 98507-1967

RE: Capitol Center Building between Capitol Lake and Budd Inlet

Dear Mr. Hall,

Please accept our preliminary public comments on development plans for the property referenced above. As long-time residents of Olympia we have considered this building an eye-sore. We have seen the sketches in the Olympian newspaper of the plans to incorporate this building into a complex of mixed commercial and residential space and are concerned that this will retain an inappropriately placed tall structure for decades to come. The development plan also seems questionable considering liquefaction risk in the event of an earthquake.

We are very proud of our City of Olympia and firmly believe that future quality of life and economic growth depends on careful planning decisions. Those decisions must take into consideration the quality of public space. The obstruction of views of the Sound and Olympic Mountains by the Capitol Center Building, as well as the proposed development, severely diminishes the quality of public space in our city.

Thank you for considering these concerns.

Sincerely,



David W. Anderson
2023 Berry Street N.E.
Olympia, WA 98506



Laurie M. Anderson
2023 Berry Street N.E.
Olympia, WA 98506

Nicole Floyd

From: Gerald Reilly <JerryReilly@msn.com>
Sent: Wednesday, July 05, 2017 2:29 PM
To: Nicole Floyd
Subject: Fw: Threat to Capitol Vista Park Enters Critical Stage

Hi,
Nicole,
It was nice to meet you today. Thank you for helping us better understand the review process. Attached is a copy of the Vista Park News that we distributed to our mail list last week. Please accept this as my initial comment on the Views on Fifth land use application.
Thanks,
Jerry Reilly
360 561 4212

From: Gerald Reilly
Sent: Thursday, June 29, 2017 7:39 AM
To: Bob Jacobs; Bonnie Jacobs; Allen Miller; Bill Robinson; John Cusick; johnnbay@comcast.net; Rob ahlschwede; lee montecucco; Mike Peters; Kathleen Callison; Anthony Hemstad; Marianne Reilly
Cc: Brad Shannon
Subject: Fw: Threat to Capitol Vista Park Enters Critical Stage

FYI

From: Capitol Vista Park <info=capitolvistapark.org@mail129.atl61.mcsv.net> on behalf of Capitol Vista Park <info@capitolvistapark.org>
Sent: Thursday, June 29, 2017 7:10 AM
To: jerryreilly@msn.com
Subject: Threat to Capitol Vista Park Enters Critical Stage

[View this email in your browser](#)



Please consider making a small tax-deductible donation to help us continue our work protecting and perfecting views to and from America's most magnificent Capitol setting.

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Threat to Capitol Vista Park Enters Critical Stage

June 29, 2017

The plan to redevelop the much despised “mistake by the lake” is now at a critical stage. On June 14th an application was submitted to use the long derelict nine stories Capitol Center building as part of a commercial and residential project. Since the building became vacant over ten years ago, the Olympia Capitol Park Foundation has worked to remove it and replace it with a civic space on the isthmus. Our goal is to protect and perfect the views to and from America's most magnificent capitol campus setting and create an attractive gateway to Olympia's revitalizing downtown. The city has already purchased most of the required land and demolished two smaller buildings and will begin initial development of the civic space just west of the Capitol Center block later this year.

Over the past decade we have seen several schemes to redevelop the building. Each has failed, but each has caused another delay in the city's willingness to acquire and remove the building. In November of 2015, Olympians by over 60% voted to create the new Metropolitan Park District and taxing capacity, in large part, based on their belief that the new park district would make removal of this building possible.

Our foundation will be a very active participant in the formal review process that the city has announced and strongly urge and need all citizens to get involved. The project still

requires approval for land use, design review, engineering, and review under the state Environmental Policy Act.

The city is accepting written comment until 5 p.m. Friday July 7. Comments should be sent to Lead Planner Nicole Floyd at nfloyd@ci.olympia.wa.us. She can also be reached at 360-570-3768. The proposal will be the subject of an informational meeting at 5:30 p.m. Wednesday, July 12 in council chambers at City Hall. The city's design review board will hold a public meeting at 6:30 p.m. Thursday, August 10 in room 207 of City Hall. No public comment will be heard at this meeting, but the lead planner will accept written comments during or before the meeting. A public hearing on the entire proposal is required but hasn't been scheduled yet.

Some of the concerns we will raise during the review process include the following. First, the proposal exceeds the 35 foot height limit allowed by current zoning. Second, the derelict building's height was a non-conforming use, but after ten years of disuse the exception may have expired. Third, the building is a gross intrusion on the view corridor included in the Wilder and White design for the Capitol. Fourth, Olympia citizens have repeatedly asked that it be removed. Fifth, the city may be incurring significant future liability if it allows 138 residences to be built in a hazardous earthquake liquefaction zone and an area likely to be impacted by predictable sea level rise. Sixth, the stunning views across the isthmus should belong to all of the people of the state and not be reserved for the few fortunate enough to live there.

Many of you will remember, and were involved in, the events of 2008 and 2009 when we faced another proposal to intensely develop the isthmus for the benefit of a few. Through public pressure it was stopped and replaced by a vision for a great civic space for the benefit of all. Our effort saw the complete turnover of the city council that had approved the development scheme. We need your help once more. Please get involved and let your voice be heard.

Best Regards,

Jerry Reilly, Chair

jerryreilly@msn.com

360 561 4212



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You've been added to our email list because you've either attended one of our events, requested to be added to the list, or signed up yourself via our website. We only use this list to tell you about the latest happenings regarding the Capitol Vista Park on downtown Olympia's Isthmus.

Our mailing address is:

Capitol Vista Park
PO Box 1964
Olympia, WA 98507

[Add us to your address book](#)

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#)

MailChimp

Nicole Floyd

From: John Bay New <johnnbay@comcast.net>
Sent: Wednesday, July 05, 2017 3:12 PM
To: Nicole Floyd
Cc: John Bay New
Subject: Mistake by the Lake

Dear Nicole

The proposal to develop the Capital Center building should be rejected for numerous reasons, including

The building will exceed the 35 foot height limit, The existing permits were not for this plan or anything remotely like it and have expired. This plan would never be allowed as a new use, It violates the shoreline management act, The City's climate change hazards assessment for downtown identify the isthmus as a major problem area for flooding and as a weak link in the transportation system. This plan will only compound these problems and shift massive expenditures to the public, This plan would greatly increase traffic congestion, The investors bought this building with full awareness of the challenges and issues. There can be no investment backed expectations, just a gamble.

Last but not least, the citizens of Olympia have been strongly opposed to this building for years.

Thank you for your consideration of these comments.

John Bay

John Bay
1002 Olympia Ave NE
Olympia WA 98506
360-561-9744

Nicole Floyd

From: nwsurveyqc@cs.com
Sent: Wednesday, July 05, 2017 8:31 AM
To: Nicole Floyd
Subject: Mistake by the Lake should not be rebuilt

Hello;

The 9 story building should not be rebuilt or remodeled. It is at sea level and it should be removed.

Thanks you;

30 year resident.

John Newman

Olympia, WA

Nicole Floyd

From: northbeachcomm@cs.com
Sent: Wednesday, July 05, 2017 8:42 AM
To: Nicole Floyd
Cc: CityCouncil
Subject: : "Mistake by the Lake", Capitol Lake building permit; "NO"....

Hi Nicole Floyd, City of Olympia;

My concern regarding the building permit for the "Mistake by the Lake" is that the building permit is for a parcel within the City of Olympia, " flood zone". This flood zone is on your map, for the "Sea Level Rise " study that is on-going for the City.

The expansion of the building should not be allowed in a flood zone. The tax payers of the City of Olympia could be sued if the City allows this building permit to go forward. The tax payers do not want to pay to "defend" this building from sea level rise.

Currently the City "Sea Level Rise" study will not be completed until next year. No building permits located within the flood zone, should go forward until then. The study must be completed.
Thank you Nicole!

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

From: Nicole Floyd <nfloyd@ci.olympia.wa.us>
To: northbeachcomm <northbeachcomm@cs.com>
Sent: Thu, Jun 29, 2017 11:21 am
Subject: RE: "Mistake by the Lake", Capitol Lake building permit; "NO"....

Thank you for taking the time to comment on this project. I will add you as a party of record and will send you all applicable notices regarding this project. The project is currently being reviewed for compliance with local codes and ordinances, including those that relate to sea level rise, zoning, building (earthquake safety) etc. In terms of your question about the nonconforming status of the tower, it remain a legally established nonconformity per OMC 18.37. This code section allows for remodel and alteration of nonconforming structures provided the nonconformity is not increased. In this case, the building does not conform to the height limit (35'). This means that the tower cannot be increased in height, but may remain at its current height. All new structures will be limited to the 35' height limit.

Please let me know if you have any questions or would like to review the project plans. I am happy to provide you any information I have available.

Nicole Floyd, AICP

Senior Planner|City of Olympia
601 4th Ave E.|Olympia, WA 98501
Ph: 360.570.3768|Fax: 360.753.8087

From: northbeachcomm@cs.com [<mailto:northbeachcomm@cs.com>]

Sent: Thursday, June 29, 2017 9:00 AM

To: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Subject: "Mistake by the Lake", Capitol Lake building permit; "NO"....

Hello City of Olympia, Planner Nicole Floyd;

I am against the building permit to allow the "Mistake by the Lake " building to be expanded.

The City of Olympia review process for this building include flaws;

1. The building proposal exceeds the 35 foot height limit allowed by current zoning. Olympia residents have fought for years to keep this height restriction in place. Anything higher will destroy the feel of our city, it will restrict our views of Budd Inlet.
2. The Mistake by the Lake, derelict building's height was a City "non-conforming use". Now, after ten years of disuse the exception may have expired. We need this issue addressed.
3. The building is a gross intrusion on the view corridor included in the Wilder and White design for the Capitol. The State Capitol was built so that there was Budd Inlet in the view. This huge proposed building will destroy the original design of the State Capital.
4. Olympia citizens have repeatedly asked that this building be removed. We have been asking this for the last 15 years, letter after letter.
5. The city may be incurring significant future liability if it allows 138 residences to be built in a hazardous earthquake liquefaction zone and an area likely to be impacted by predictable sea level rise. The city should not give a permit for this building. The City is currently working on **its** Sea Level rise study. This study should be completed before a permit for this building is issued. The area of this building will flood. Residents do not want to pay tax money to protect this building from the rising waters of Budd Inlet.
6. The stunning views across the isthmus should belong to all of the people of the state and not be reserved for the few fortunate enough to live there. Budd Inlet is for everyone, not just for the rich that will be able to afford a room in this building.

The proposed for this building violates all that many of us have worked for in this city, for years.

Thanks,

L. Riner

2103 Harrison Ave.

Oly., WA 98502

360-956-0254

Nicole Floyd

From: Helen Thornton <helen@thorntonbrownproductions.com>
Sent: Thursday, July 06, 2017 10:12 PM
To: Nicole Floyd
Subject: support for Capitol Center redevelopment

Dear Ms. Floyd-

I am writing in support of the Capitol Center redevelopment.

Olympia needs increased density & housing and this is finally a step in the right direction. I have lived in Olympia since 1977 and live on the west side. I support increased height for bldgs in down town, that accommodates retail, office and housing units.

Thanks for your time,
Helen Thornton

Nicole Floyd

From: SSwan@intercitytransit.com
Sent: Thursday, July 06, 2017 4:46 PM
To: Nicole Floyd
Subject: Views on 5th, Master file #17-2528
Attachments: 0798.JPG; 0267.JPG

City of Olympia, Community Planning & Development:

Intercity Transit staff has reviewed the request for master file #17-2528, Views On 5th. We have previously sent in comments concerning a proposed re-development of the building on 5th Ave. Given the new proposal to redevelop most of the block we wanted to reconvey comments about current bus stops that may be affected by the proposed development and impacts to the stops and service should the project go forward toward development and Land Use application.

We would like to point out to the City and applicant that Intercity Transit has bus stops adjacent to the property, on both sides of the block on 4th and 5th Ave. This includes:

4th Ave: eastbound bus stop, far side Simmons St intersection (see attached jpg, 0798), currently served by 5 Routes: 41, 45, 47, 48/49.

This street is a high frequency service corridor that has service 7 days a week, from 6:15 am - 11:55 pm weekdays and 8 am - 11:55 pm weekends. Weekday peak service is every 5-15 minutes in either direction along 4th Ave. Also, during Evergreen College's regular academic year there is "late night" service that operates until 3:15 am on Friday/Saturday mornings and until midnight on Sundays. The eastbound stop on 4th/Simmons averages 45 people a day. The westbound stop, by Bayview Market, averages 79 people a day.

5th Ave: westbound bus stop, located near the front entrance to the current building (adjacent to property, mid-block, see attached jpg, 0267) and served by Routes 43 and 44. This street is a high frequency corridor with 15 minute service on weekdays from 6:15 a.m. - 7:45 pm and then 30 min frequency to 10:30 pm. On Saturdays, 15 minute frequency from 8:30 am - 7:15 pm and 30 min frequency to 10:30 pm. On Sundays, only Route 44 operates, and runs every 60 minutes from 8:30 am - 8:30 pm. Current boardings/alightings average 11 people a day.

Both bus stops on 4th & 5th Ave meet ADA standards for accessibility (8 ft sidewalk depth at the stop) but neither have shelters. We would note that the stop on 5th Ave, especially during inclement weather, customers are known to wait for buses using the building entrance area/canopy to stay out of the weather. Given the development proposal to significantly increase residential and retail/commercial elements to the project maintaining ADA accessibility at these stops is essential. We would also suggest an area for transit customers to wait away from building entrances, possibly incorporating a transit shelter on the sidewalk. Consideration of a building facade incorporating shelter/inclement weather features as part of the design might also be worth looking at. There are a number of examples of this around this area. We would also note that bus shelters can be purchased directly from Intercity Transit at cost. They can be installed by our Facilities crew at no additional cost. We also note plans for a

number of trees to be planted along the sidewalk in the vicinity of these transit stops. We request that trees are planted not to restrict pedestrian access to these two stops.

We would be happy to discuss with the developer the design and location of either a shelter or shelter design element that might more closely meet the look of the proposed development. If there are any questions or comments please feel free to contact either me or our Planning Manager Dennis Bloom at 360-705-5832.

Thank you for your consideration and interest in maintaining transit service and stops along these two major downtown Olympia street corridors.



Steve Swan

Senior Planner

INTERcity
TRANSIT

526 Pattison SE

Olympia WA 98501-2076

Ph: 360-705-5834

Fax: 360-357-6184

sswan@intercitytransit.com

Nicole Floyd

From: chela2@Q.com
Sent: Thursday, July 06, 2017 10:17 PM
To: Nicole Floyd
Subject: RE: Views on 5th - NOA - COMMENTS

Hello:

These comments are on the Notice of Application for the Views on 5th project.

- 1) Please do not allow ANY loss of any street parking. We are losing parking in downtown Olympia and it is getting so difficult to park downtown!
- 2) Provide parking spots for every residence.
- 3) Require some lower income housing units.
- 4) Require at least one of the street level buildings to be set back a bit from the sidewalk to allow for outdoor seating/dining.
- 5) Provide a scenic pedestrian and possibly biking route between the fountain and the new isthmus parks – perhaps in the alley between the buildings.
- 6) Require some street benches and street landscaping improvements.
- 7) How is this building going to be retrofitted for earthquakes? Is it even possible? This seems like the make-or-break element to this project.
- 8) How will the building accommodate sea level rise? That must be taken into consideration and explained explicitly in the SEPA and other development documents.
- 9) Ideally, figure out some way to beautify the tall glass building! It is not attractive.
- 10) I do not support tearing down the tall building (if it is found to be earthquake safe) and creating a park on this land. The city of Olympia needs to spend its parks money on other places that people can actually use and enjoy, not in between two busy streets.
- 11) Please improve your public notice process for this project. It is going to be getting a lot of scrutiny. The public comment on the SEPA determination should be extended beyond 2 weeks if possible. At a minimum, notify the public about the availability of the SEPA determination and the opportunity to comment on it, in enough time for the word to get out and people to learn about the project. Provide information about it on the city's web site. Especially given the history of this site, the price of not doing so could be increased public cynicism, distrust of the City, and ugly public discourse
- 12) Please provide me with a notice of the Decision when it is available.

Thanks for the opportunity to comment!

Joyce Mercuri
804 Milas Avenue NE
Olympia, WA 98506
Chela2@Q.com

Nicole Floyd

From: Kathleen Callison <callison@callisonlaw.com>
Sent: Thursday, July 06, 2017 10:07 PM
To: Nicole Floyd
Subject: Capitol Center proposal

Dear Ms. Floyd,

I am writing to express my strong opposition to the proposed plan to develop the Capitol Center Building. I live in Tumwater, but I am speaking as a long-time resident of the region and citizen of the state. The public has expressed on many occasions, including in a poll conducted by the Trust for Public Lands, a strong preference to remove the building. The building has been allowed to stand derelict in the middle of the city for too long, based on the developer's justifications, which were completely inadequate to support extension and maintenance of its building permit.

The building should never have been built at that location - earning it the name, Mistake by the Lake - and its redevelopment is even less justifiable now. Given the opportunity to include the property in a regional parks system that includes Deschutes River watershed trails and parks along the west side of Budd Inlet, this property should be public space around which a dense community can develop. Given increasing high flows in the Deschutes River and higher sea levels anticipated as a result of climate change, the land should remain minimally developed to absorb those events. Finally, the view from the Capitol to Puget Sound and the Olympic Mountains is a treasure that should be revealed by removal of the building.

A century ago, when Seattle was a much smaller city and summer homes were located on Lake Washington, the leaders of that city had the foresight to set aside a series of connected parks for the recreation and refreshment of city residents. I urge Olympia leaders to create a similar legacy, for the citizens of the region and the state at large, by taking the long view, rejecting the redevelopment proposal, buying the land, and creating a green public space at the heart of the city.

Thank you for consideration of my comments.

Kathleen Callison
802 Irving Street SW
Tumwater WA 98512
360-705-3087

Nicole Floyd

From: rpolzin <rpolzin@scattercreek.com>
Sent: Thursday, July 06, 2017 10:32 AM
To: Nicole Floyd
Subject: Views on fifth

This is to express my opposition to anything that will facilitate continued processing of development of the mistake by the lake.

This project has taken an incredible amount of public time and resources while returning nothing to benefit the citizens of Olympia and the surrounding area. Continuation of it fails to recognize the impact of sea level rise; the transportation impact of the growth of the west side of Olympia, the bottleneck at the 4th and 5th ave bridges as well as the visual obstruction created by the existing run down structure.

We should not wish this mistake to continue to impact our children. We need to cut our losses and stop trying to solve developers mistakes.

Nicole Floyd

From: Thera Black <thera.black@comcast.net>
Sent: Friday, July 07, 2017 7:51 AM
To: Nicole Floyd
Subject: Support for Views on 5th

Nicole, please add my voice to those in support of the proposed project. It is the type of development Olympia calls for in its plans in the exact location where people can actually live a car-lite lifestyle - 15 minute transit corridors on both 4th and 5th, connecting to major employment sites and a full array of city services; full service grocery store immediately across the street; massive public park and open space across the other street; an increasing array of urban facilities and amenities within walking distance.

Assertions to the contrary, a park and grand vista on this site was NEVER part of the Wilder and White "vision" for Olympia - happy to share with you the historical research on this completed by the WA State Historical Commission back in 1990. Nor was a park here EVER a part of the 50 Year Plan for Olympia - I have a copy of that, too, if it would be helpful in proving to yourself what that plan contained. You will hear that both of those called for this to be a park. That is patently false and not at all difficult to demonstrate.

If Olympia is serious about creating more walkable, transit-supportive, low-impact live/work lifestyle opportunities, this is an ideal location.

However - I strongly encourage you to push the reset button on this public process. This is the single most contested development site in the entire region. It is absolutely essential that the development review / public engagement process be squeaky clean and in compliance with every single one of Olympia's procedures. This process was not notified in the way that it should have been - especially given the significance of this site. If you are not familiar with its previous history you're about to be. Mistakes on this end of the process provide the ammunition people will need at the back end to appeal whatever decision comes out of this. You absolutely do not want to get off on the wrong foot with this process. Please consider a reboot while it's still early in the process and get this into compliance with the letter of Olympia law and the spirit of it. You're going to have your hands full, under the best of circumstances.

Good luck with this - you're going to need it.

Best regards,

Thera Black
1905 Conger Ave NW, 98502

Nicole Floyd

From: Allen T. Miller <allen@atmlawoffice.com>
Sent: Friday, July 07, 2017 12:25 PM
To: Nicole Floyd
Cc: jerryreilly@msn.com; 'Bob Jacobs'; 'Bill Robinson'; 'Eliza Davidson';
ljanehastings@gmail.com; 'Kit Ford'; 'Michael Hamm'; ralphmunro@comcast.net;
rvmijensen@comcast.net; smerrill@zhonka.net
Subject: Views on 5th Initial Comments

Nicole:

Thank you for our recent meeting and this initial opportunity to comment on the proposal. Please consider these comments on my behalf and on the behalf of the former Governors, First Ladies, Secretary of State Ralph Munro, Jane Hastings Johnston (widow of Capitol Campus architectural historian Norman J. Johnston) , Michael S. Hamm (Principal Landscape Architect and designer of the North Capitol Campus Heritage Park), Robert V. Jensen (former chair of the State Shorelines Hearings Board), the Capitol Olympic Vista Park Association and its chair, Gerald Reilly, the National Association of Olmsted Parks, the Friends of Seattle's Olmsted Parks, Friends of the Waterfront and its chair Bob Jacobs, the Behind the Badge Foundation, and the Black Hills Audubon Society. The link to the former Governors video and proclamation is here: <https://www.youtube.com/watch?v=CHqiC5jbuPA>
The video and proclamation visually sum up the reasons why this application to remodel the Capitol Center Building must be rejected.

In 1911-12, the Wilder and White Plan for the State Capitol Campus was chosen and has been implemented over the subsequent 106 years as a joint effort of the State, County, City, and private philanthropy. The design was revolutionary and included four elements:

1. The Capitol Group of buildings on the bluff
2. Capitol Lake to reflect the buildings
3. A promenade down the bluff along Capitol Lake to Budd Inlet and downtown.
4. A view corridor from the Temple of Justice and the promenade, to connect to the borrowed landscapes of Capitol Lake, Budd Inlet and the Olympics.

In 1928, the Olmsted Brothers were chosen to plan the landscaping for the Campus consistent with the City Beautiful Movement Wilder and White plan. Two books explain the revolutionary nature of the City Beautiful Movement design of the State Capitol Campus, "Washington's Audacious State Capitol and Its Builders", by Norm Johnston, and "Temples of Democracy", by Henry-Russell Hitchcock. These books influenced the Olympia Planning Commission of which I, Bob Jacobs, Jerry Reilly, and others were members to persuade the State, County, City, and private philanthropy to build what is now known as the North Capitol Campus Heritage Park.

The SEPA checklist completely ignores the architectural history of the State Capitol Campus and the fact that the Capitol Center Building is across the street from the Campus and is in the view corridor from the Temple of Justice, Washington State Law Enforcement Memorial, and the North Campus trail. The Campus is a National Historic Landmark and District and protected under the National Historic Preservation Act. The SEPA checklist also ignores the State Shorelines Hearings Board case of Sato v. Olympia, SHB 81-41, which held that the Capitol Center Building violated the State Shoreline Management Act because of its adverse impact to the view corridor. The Sato case was applied by the City Hearing Examiner in the case of Evans v. Olympia, 10-0140 which prevented the conversion of the building into a hotel. The SEPA checklist also ignores the history of planning for the property to be a civic area dating back to the 1956 Fifty Year Plan for Olympia and the Capitol by Governor Langlie and Mayor Amanda Smith, to the 2009 Isthmus Park

Feasibility Study, and the 2010 and 2016 Olympia Parks plans. Uses of the property for a carousel, Squaxin Island Tribal Longhouse Museum, and an artesian well as an extension of the North Campus have been proposed for years.

The City should reject the SEPA checklist and should issue a Determination of Significance requiring the applicant to complete an EIS analyzing the adverse impacts of the building on the Capitol Campus view corridor and the City Parks plans.

In addition to SEPA and the SMA, there are many legal issues to raise regarding the non-conforming nature of the building to the 35 foot height limitation, the public trust doctrine, the Comprehensive Plan, and the OMC. Because this is just the first opportunity to comment, we will close with a quote from the Hearing Examiner in the Evans case: "For the reasons discussed above, the Capitol Center Building damages and is contrary to the design elements and overall concept of the Wilder and White and Olmsted plans for the state Capitol Campus. It is inconsistent with the Olympia Comprehensive Plan ... The Comprehensive Plan and the design elements of the Wilder and White and Olmsted plans would be well served by removal of the building."

Rejection of this proposal is required by application of the facts and law. Thank you for this initial opportunity to comment.

Allen T. Miller
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Nicole Floyd

From: abholm@q.com
Sent: Friday, July 07, 2017 4:54 PM
To: Nicole Floyd
Subject: Mistake by the lake

Thank you for taking public comments about the latest plan for the mistake by the lake and its surroundings. Absolutely nothing should be done to this building except city purchase and demolition, followed by a park. What has been described sounds almost like another Larida Passage, and we all know the consequences of that. We now have park funds...let's use them!

Anne Holm
1616 Water St. SW
Olympia, WA 98501

360-943-7603

The National Association for Olmsted Parks (NAOP) is writing to express its deep concern about the proposed *Views on 5th* project now under review by the City of Olympia. For many years, citizens, agencies and numerous nation-wide organizations have advised the completion and protection of the Capitol Olympic Vista Park, to carry out the full intent of the original Olmsted Brothers' historic design. To create a large multi-use development with the long vacant, non-conforming Capitol Center Building tower as the centerpiece would not only thwart this significant goal to complete such an iconic plan, but would irrevocably destroy the scenically unique Puget Sound vista which the Olmsted firm sought to highlight.

Established in 1980, the National Association for Olmsted Parks advances Olmsted principles and the legacy of irreplaceable parks and landscapes that revitalize communities and enrich people's lives. It is the only national organization solely dedicated to preserving the Olmsted legacy by providing the advocacy, research and outreach needed to protect, restore and maintain these exemplary parks and landscapes, particularly in urban areas.

In the past, NAOP advocated for the park and related removal of the Capitol Center Building, also known as "the Mistake by the Lake," in both writing and testimony before the City and State Legislature. NAOP seeks fulfillment of the Olmsted Brothers' powerful vision for the Washington State Capitol grounds and its extension across Capitol Lake and Olympia's downtown isthmus to Budd Inlet on Puget Sound. This one building's intrusion degrades the panoramic vista from the Capitol view terrace and impedes the continuous flow of public open space along the view corridor intended by the Olmsted Brothers plan.

One hundred years ago, the Olmsted Brothers worked with architects Wilder and White to create a master plan for the Washington State Capitol Campus. A key aspect from the beginning was to integrate the Capitol grounds with the City of Olympia and the scenic power of the surrounding natural landscape. The ultimate Capitol Campus design includes strong organizing axes, sweeping lawns, framing forest, a reflecting lake, and panoramic views north to downtown Olympia, Puget Sound, and the Olympic Mountains. In 1912, and again in 1928, Olmsted Brothers' plans featured north-south landscape vistas along with strong physical connections to the city.

The Washington State Capitol campus is a quintessential example of "borrowed scenery" that characterizes the Olmsted firm's landscape design work in the Pacific Northwest. Legislators selected the site for its outstanding natural assets and iconic view potential. The Washington plan created by the Olmsted Brothers is widely considered their premier state capitol campus, echoing the principles set forth by the firm's founder Frederick Law Olmsted, Sr., when he designed the U.S. Capitol grounds, beginning in 1872.

The John C. Olmsted 1912 plan for the Washington State Capitol grounds specifically proposed an isthmus-spanning park linking Budd Inlet, a "Salt Water Pond" (now

Capitol Lake) and the Capitol grounds. The isthmus was planned as a public civic area dating back to 1956 following the completion of Capitol Lake in 1951. Public acquisition of parcels of Isthmus property, demolition of existing buildings and incipient park construction will finally enable completion of Olmsted's enduring vision for the citizens of Washington. Creation of Capitol Olympic Vista Park will secure seamless views and continuous public access between Puget Sound and the Capitol grounds. The proposed *Views on 5th* project represents a generational opportunity lost.

State lawmakers, citizens, and local residents have steadfastly advocated for, and invested in, the extension of the Capitol Campus to the isthmus. Consistent with historic intent that shaped the Olmsted's preeminent state capitol plan, NAOP supports this objective without reservation. We oppose the current *Views on 5th* proposal because it retains the derelict, ill-sited Capitol Center Building. If this project proceeds it will unilaterally prevent fulfillment of the compelling public vision that spans more than a century. We believe that development can and should go anywhere else than in this singular view corridor.

Sincerely,

Arleyn Levee
Co-Chair

Lucy Lawliss, FASLA
Co-Chair

Nicole Floyd

From: Beth Russell <eagle495252@gmail.com>
Sent: Friday, July 07, 2017 3:39 PM
To: Nicole Floyd
Subject: Capitol Center Building

Dear Ms Floyd -

I want to add my voice to the appeal to reject the proposed high rise development on the isthmus. Over the years, the isthmus controversy has been the #1 priority in my household in every local election. There are no more unspoken words to inspire people in power to make decisions that will create a legacy for our community. Priest Point Park and our beautifully designed bridge are 2 examples of intelligent, far-sided planning that will serve generations.

Please, at least, consider maintaining the current height limit of 35 feet. Not only would this behemoth building continue to stick out like a sore thumb, the subsequent congestion would, frankly, be a deterrent for many to travel through downtown.

Thank you,
Beth and Jeff Russell

Nicole Floyd

From: Casey Bruce <caseykbruce@gmail.com>
Sent: Friday, July 07, 2017 12:30 PM
To: Nicole Floyd
Subject: Capitol Center Building redevelopment plan

Hi there,

This is Casey Bruce, the co-owner of Danger Room Comics, writing. As a member of the community who lives and earns my livelihood in the downtown Olympia area, I am happy to see something being done with this building and the area around it.

I would like to ask that the city does what is within its power to ensure that the residences and business spaces stay affordable to the type of people and businesses that have historically enriched the downtown community. We do not need another 123 4th, with apartments that end up going to lobbyists and retail space that remains empty but for one restaurant a year and a half in. I want to see businesses that match other family-friendly spaces on that side of downtown such as Grandpa's Ice Cream, Captain Little toy store, and my own store, Danger Room Comics.

I also very strongly urge the city to consider how a space like this will impact and be impacted by the homeless community. I urge the city to place a warming center or community center of some kind in this development, so that we can serve this segment of our population. Over and over I have seen city plans that ignore the fact that we have a significant homeless population, and then that leads to an expensive and complicated debacle like the ongoing quagmire of the Artesian Commons.

Thank you, and best of luck in planning the rest of this project.

-- Casey Bruce, co-owner, Danger Room Comics, and Olympia resident for 16 years

Nicole Floyd

From: Chuck Murray <chuck.murray@gmail.com>
Sent: Friday, July 07, 2017 4:29 PM
To: Nicole Floyd
Subject: Comment: Views on 5th

City of Olympia,

Nicole Floyd, Lead Planner

June 02, 2017, the City of Olympia posted a press release affirming their commitment to addressing climate change. And I quote, "Olympia City Council has formally adopted a goal to reduce our community greenhouse gas emissions by 80 percent by 2050".

One of the most relevant existing regulations in the hands of the City is the state energy code. While insufficient, providing good enforcement of the 2015 Washington State Energy Code will put the City on the right course to addressing local contributions to climate change.

Preliminary energy code review is relevant to the project, Views on 5th proposed by developer Ken Brogan. When a building changes occupancy from commercial to residential, the energy code requires the existing building to meet the current standard. It will be extremely difficult to accomplish this with a highly glazed facade. Prior to granting approval for this project, I would recommend that the developer be required to demonstrate that the proposed project can meet the 2015 Washington State Energy Code. While this is early in the project development, meeting the energy code may require a major change in the proposed facade. This may impact design review and planning considerations.

Chuck Murray

118 Rogers Street NW

Olympia WA 98501

360 259-8604

Nicole Floyd

From: Nicole Floyd
Sent: Friday, July 07, 2017 2:38 PM
To: 'Holly Gadbow'
Subject: RE: comments on Views on 5th

Thank you for taking the time to comment on this project. I will add you as a party of record and will send you all applicable notices regarding this project. We are soliciting public comment as is required by OMC 18.78 and State Law. We will continue to accept public comment up to and through the Public Hearing on this project. There will be an informational meeting held next week on Wednesday, here at City Hall at 5:30pm.

Please let me know if you have any questions or would like to review the project plans. I am happy to provide you any information I have available.

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

From: Holly Gadbow [mailto:hollygadbow@comcast.net]
Sent: Friday, July 07, 2017 2:20 PM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Cc: Leonard Bauer <lbauer@ci.olympia.wa.us>; Keith Stahley <kstahley@ci.olympia.wa.us>
Subject: comments on Views on 5th

Dear Nicole,

I am writing to inquire why at this stage in the permit process is the City soliciting comments. It is unclear on what the public should be commenting. Citizens in this stage of the process should not be asked to comment on what should take place on this parcel and whether or not they approve of the project. Since this appears to be a permit for a nonconforming project than according to OMC 18.37.040, it is the responsibility of the planning director to determine whether or not the project meets the criteria in the code and can proceed.

The first step in the process should be the informational meeting. The informational meeting is where the public can learn about the project and the process and to ask questions. When I was on the City Council, I helped initiate the use of these meetings with the objective of bringing greater understanding of projects and to create a dialogue among the City, the developer and concerned citizens. Our hope was that this addition to the process could make for a better project, lessen controversy, and save time and money for citizens and developers. Further the design review process allows for written comments. The informational meeting and the design review process can inform the public so they can make appropriate comments on the project to the Hearings Examiner.

As a former City Councilmember, land use planner for the Growth Management Division of the Department of Commerce (in its former iterations), and Growth Management Hearings Board member, I am reminded of the promise of the Growth Management Act. That promise was that planning and development parameters should be established during the development and adoption of the comprehensive plan and development regulations. At the permit stage, the determination by the City that needs to be made is whether the project conforms to the plan and development

regulations, including design review guidelines. This is what gives assurance to citizens, developers, and neighborhoods. I am well aware that this project is controversial and do not envy your job in managing this process. I wish you well in managing this in fair and equitable manner within the parameters of the City's code.

Best regards,
Holly Gadbaw
1625 Sylvester Street SW
Olympia, WA 98501
(360)754-9401
hollygadbaw@comcast.net

Nicole Floyd

From: Jeanette Dickison <jeanette5@comcast.net>
Sent: Friday, July 07, 2017 4:39 PM
To: Nicole Floyd
Cc: jeanette5@comcast.net
Subject: Views on 5th - YES!

Dear Nicole Floyd:

Thank you for your notification that you have received a vested application for a hotel use at 410 5th Avenue SW, Olympia.

As an Olympia resident, I have been following, with interest, the various attempts to market the property during the past eleven years and am very heartened that Mr. Brogan has finally identified a viable project for his building.

It's been an incredible journey:

1. After leasing the building for 30 years, the State of Washington abandoned the Capitol Center Building and moved the Department of Corrections Headquarters to Tumwater, Washington. They never asked the lessor to improve the exterior of the building during their lease.
2. Subsequently, plans for a new Heritage Building on the Capitol Campus nixed any further use the State would have had for a remodeled office building in that location.
3. Mr. Potter then hired BCRA Architecture to design a condominium project. Their exterior design was approved by the Design Review Board, but the project was not feasible due to building limitations.
4. He then prepared the interior of the building for renovation, hired Glenn Wells to design a new exterior, which was approved by the DRB and marketed it for office use.
5. He worked with the City of Olympia in preparation for a ballot initiative for purchase of the property which ultimately was rejected by Isthmus Park supporters and then the City Council.
6. By this time, the economy did not support the expansion of office space in the downtown nor were the Isthmus Park supporters able to raise funds for the purchase of the building.
7. Opening the property for bids, he found a hotelier willing to move forward with a new development.

8. Just as Potter was concluding this deal late in 2011, the Olympia City Council suddenly decided to remove hotel use from the re-rezone that had been announced in January of 2010.

Now, another application has been filed which will provide 138 residences in our downtown. There is no other site in the downtown that provides this opportunity for density.

The project's design with 3-story residences surrounding the Capitol Center building will soften its height and provide a continuous pedestrian landscape around the entire block. The traffic studies for the 2008 project, Larida Passage, proved that the 4th and 5th Avenue corridor supports the residences. In fact, residences in the downtown reduce the use of cars.

The argument that the Wilder and White landscape plan or the original Heritage Park plan require the elimination of this building is untrue.

The City has approved the applications of previous projects, and so has the Hearings Examiner. This application should be approved. The building has sat idle for far too long.

The building has been upgraded for earthquakes. The argument that buildings cannot be built on fill is also bogus.

The Capitol Center Building is a historic building that has tremendous potential to be renovated for modern use and to be architecturally attractive. As in many other locations in our city, the old and new co-exist, and are examples of a growing, thoughtful city.

We are so far away from our housing goals for downtown. This project should be welcomed with open arms by our community. We have just begun to get a taste of how new housing can transform our downtown neighborhood. Why stop now?

The City Council has responded to our more suburban neighborhoods' cries to buy parkland to decrease near-by housing projects. The lost opportunities for density must find a place in our downtown. There is nowhere else, unless we want to abandon our environmental goals, satisfied with merely recycling our trash and letting our yards go brown in the summer.

I wish this project well and am excited to see it reimagine both an historic building and our downtown.

Sincerely,

Jeanette Dickison

Olympia, WA

Nicole Floyd

From: John Cusick <john@cnssecure.com>
Sent: Friday, July 07, 2017 12:42 PM
To: Nicole Floyd
Subject: File # 17-2528

Ms. Floyd:

I am writing to express my opposition to the “Views on 5th” proposal to develop a combined commercial high-rise residential complex on the properties at 410 5th Ave SE.

The existing dilapidated 9 story Capitol Center Building only exists because of zoning exception made a half-century ago. It should never have been permitted as it is inconsistent with the original view corridor between Budd Inlet and the State Capitol around which the capitol campus was originally designed.

The building has long been an eyesore and “putting lipstick on a pig” by prettying it up will not make it consistent with current zoning requirements. It has sat vacant for over 10 years and there are no legitimate grounds for “grandfathering” the original zoning exception.

The City’s 2010 and 2016 Parks Plans do not contemplate a combined commercial high-rise residential complex at this location. On the contrary, both plans identify this space as a public civic space accessible and enjoyable by all citizens not just a select few.

The City should deny the developer’s request.

Thank you for the opportunity to comment on this proposal.

John Cusick
4615 Ferndale Ct SE
Olympia, WA 98501

To: Nicole Floyd – Lead Planner – City of Olympia
Re: Support for View on 5th Project
Date: July 7, 2017
From: Kathy and Mike McCormick

We support the proposal for the Views on 5th project as identified in the June 27th article in The Olympian – including the image and the plans for 138 housing units and a mix of other commercial/retail. The following are some of our reasons for support.

Supports long established City Comprehensive Plan, State Growth Management goals, and Sustainable Thurston goals.

The goals of these plans are heavily dependent on the success of focused growth in already developed activity centers. The City should support every opportunity for infill and redevelopment in downtown wherever possible. This project will support the long sought after downtown vitality and mix of higher density housing/commercial in downtown that has been a key goal of the City Comprehensive Plan since 1994 when the updated plan was written to comply with the State Growth Management goals adopted in 1991 and 1992. The Sustainable Thurston Plan completed in 2013 is also dependent on the location of as much housing and commerce as possible in Olympia's downtown in order to:

- 1) Reduce sprawl into county areas,**
- 2) Locate new development in already developed areas where it can be served with public transportation, encourage bike and walk trips, decrease car trips** as much as possible, and offer living opportunities where fewer car trips are needed because of the rich array of services available close by.
- 3) Fill the need for a variety of housing types for a full range of incomes, to meet the needs of both young and old who want to live in an activity center.** A lack of market rate housing – especially in downtown has been a problem for aging seniors who want to leave their single family homes throughout the region but do not have viable alternatives – especially housing opportunities with amenities such as views, close to grocers and other services, where walking is a pleasant and viable option. This phenomenon stymies the housing market – pushing the price of single family homes up due to lack of inventory (currently 1.3 months of supply). Seniors in our area either stay in homes that could be sold to newly forming families or in some cases leave Thurston County entirely taking their expertise and dollars with them. Single professionals are also stymied by the lack of opportunity for new market rate units in downtown. Some rent small houses close to town that could provide housing for lower income families if market rate units with amenities were available to them in downtown.
- 4) Energy conservation (transportation as well as development energy use).** Downtown is currently one of the few places in our region where households could live with one – or no – car. **Reuse of existing buildings saves energy.** Property redevelopment saves the energy embodied in the existing buildings (i.e. energy used to build the Capitol Center building as well as the energy used to produce the materials used in its development). Loss of this building means that all of that energy is lost. It would take many decades to recapture this energy even if it were replaced with the most highly rated green development possible.
- 5) The Capitol Center Building is an example of mid century modern architecture** that can be successfully repurposed - as shown on the plans. Capitol Center building reuse and the surrounding new additions would contribute vitality to the area, add needed housing, improve the streetscape and thus encourage walking between the Westside and downtown.
- 6) The historic Whilder and White plans for the State Capitol always envisioned the isthmus area to be developed** (see the original watercolor and plans). Heritage Park is a result of many years of City action that convinced the State to include the Heritage Park area in the State

Campus and build Heritage Park. Over 20 years the City paid for consultant plans and City staff to support the work of the citizen committee to get Heritage Park built by the State. The City took responsibility for the area now called the “fountain block” after the State determined they would not support any park development beyond the southwest corner of 5th Avenue. Multiple city consultant reports identified the area around Percival Landing and Heritage Park as prime opportunities for the housing development that City Comprehensive Plans sought since the mid 1980's. (See the North Downtown Development Study, Percival Landing Housing Study)

- 7) **The isthmus around the fountain block should be developed and continue to contribute tax base for the city.** Additional park space in this area of downtown is not needed. The City does need additional tax base as evidenced by the proposal for increasing property taxes for public safety and the proposal for increased sales tax to support permanently affordable housing and support services for our most vulnerable residents.

Nicole Floyd

From: Mark Volmut <mvolmut@gmail.com>
Sent: Friday, July 07, 2017 4:02 PM
To: Nicole Floyd
Subject: Capitol Center Building comment

Hi, I am writing in regard to the Capitol Center Building in downtown Olympia. My comment is in regard to the mix of ground floor restaurant and retail spaces, and the outer reflective windows of the units.

Downtown Olympia has a strong local business presence, and I think keeping that presence is one of my strongest concerns in regard to the lower shops and restaurants. I would like to see a strong local presence and ownership in those shops and restaurants, in order to see the current local shops and restaurants continue to thrive if this building is completed. A local presence is key for me.

Also I would like the outer windows to be non reflective (not mirrored) in order to reduce reflections seen view from Puget Sound and to not negatively effect the birds and wildlife.

Thank you,

Mark Volmut
Olympia Washington



NATIONAL
ASSOCIATION for
OLMSTED
PARKS

"...advances Olmsted's principles and legacy of irreplaceable parks and landscapes that revitalize communities and enrich people's lives."

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July 7, 2017

Ms. Nicole Floyd, AICP
Senior Planner
City of Olympia
601 4th Ave E.
Olympia, WA 98501

Dear Ms. Floyd:

The National Association for Olmsted Parks (NAOP) is writing to express its deep concern about the proposed *Views on 5th* project now under review by the City of Olympia. For many years, citizens, agencies and numerous nation-wide organizations have advised the completion and protection of the Capitol Olympic Vista Park, to carry out the full intent of the original Olmsted Brothers' historic design. To create a large multi-use development with the long vacant, non-conforming Capitol Center Building tower as the centerpiece would not only thwart this significant goal to complete such an iconic plan, but would irrevocably destroy the scenically unique Puget Sound vista which the Olmsted firm sought to highlight.

Established in 1980, the National Association for Olmsted Parks advances Olmsted principles and the legacy of irreplaceable parks and landscapes that revitalize communities and enrich people's lives. It is the only national organization solely dedicated to preserving the Olmsted legacy by providing the advocacy, research and outreach needed to protect, restore and maintain these exemplary parks and landscapes, particularly in urban areas.

In the past, NAOP advocated for the park and related removal of the Capitol Center Building, also known as "the Mistake by the Lake," in both writing and testimony before the City and State Legislature.

NAOP seeks fulfillment of the Olmsted Brothers' powerful vision for the Washington State Capitol grounds and its extension across Capitol Lake and Olympia's downtown isthmus to Budd Inlet on Puget Sound.

Advisory Council

Eleanor Ames
Portland, ME

Kathleen Conner
Seattle, WA

Julie Crockford
Boston, MA

Rolf Diamant
Woodstock, VT

Robert Doyle
Oakland, CA

Erin Gallentine
Brookline, MA

Kathleen Galop
Summit, NJ

Betsy Shure Gross
Brookline, MA

John Kara
Ste. Genevieve, MO

Anne Krug
Seattle, WA

Easley Hamilton
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Christine Edstrom O'Hara
San Luis Obispo, CA

Ed Orser
Baltimore, MD

Elizabeth Barlow Rogers
New York, NY

www.olmsted.org
1200 18th Street NW Suite 700 Washington, D.C. 20036
PHONE: 202-223-9113 INFO@NAOP.ORG

This one building's intrusion degrades the panoramic vista from the Capitol view terrace and impedes the continuous flow of public open space along the view corridor intended by the Olmsted Brothers plan.

One hundred years ago, the Olmsted Brothers worked with architects Wilder and White to create a master plan for the Washington State Capitol Campus. A key aspect from the beginning was to integrate the Capitol grounds with the City of Olympia and the scenic power of the surrounding natural landscape. The ultimate Capitol Campus design includes strong organizing axes, sweeping lawns, framing forest, a reflecting lake, and panoramic views north to downtown Olympia, Puget Sound, and the Olympic Mountains. In 1912, and again in 1928, Olmsted Brothers' plans featured north-south landscape vistas along with strong physical connections to the city.

The Washington State Capitol campus is a quintessential example of "borrowed scenery" that characterizes the Olmsted firm's landscape design work in the Pacific Northwest. Legislators selected the site for its outstanding natural assets and iconic view potential. The Washington plan created by the Olmsted Brothers is widely considered their premier state capitol campus, echoing the principles set forth by the firm's founder Frederick Law Olmsted, Sr., when he designed the U.S. Capitol grounds, beginning in 1872.

The John C. Olmsted 1912 plan for the Washington State Capitol grounds specifically proposed an isthmus-spanning park linking Budd Inlet, a "Salt Water Pond" (now Capitol Lake) and the Capitol grounds. The isthmus was planned as a public civic area dating back to 1956 following the completion of Capitol Lake in 1951. Public acquisition of parcels of Isthmus property, demolition of existing buildings and incipient park construction will finally enable completion of Olmsted's enduring vision for the citizens of Washington. Creation of Capitol Olympic Vista Park will secure seamless views and continuous public access between Puget Sound and the Capitol grounds. The proposed *Views on 5th* project represents a generational opportunity lost.

State lawmakers, citizens, and local residents have steadfastly advocated for, and invested in, the extension of the Capitol Campus to the isthmus. Consistent with historic intent that shaped the Olmsteds' preeminent state capitol plan, NAOP supports this objective without reservation.

We oppose the current *Views on 5th* proposal because it retains the derelict, ill-sited Capitol Center Building. If this project proceeds it will unilaterally prevent fulfillment of the compelling public vision that spans more than a century. We believe that development can and should go anywhere else than in this singular view corridor.

Sincerely,



Arleyn Levee, Hon. ASLA
Co-Chair



Lucy Lawliss, FASLA
Co-Chair

cc: Frank Kowsky, Eliza Davidson, Katie Comeau, Patrice Kish, Dan Marriott

Nicole Floyd

From: Robert Lowry <robertlowry03@yahoo.com>
Sent: Friday, July 07, 2017 11:44 AM
To: Nicole Floyd
Subject: Comment on Capitol Vista development proposal

Dear Ms. Floyd,

I'm writing to express my opposition to the proposed commercial development of the Capitol Center building.

Although I now live in Seattle, I spent my childhood in Olympia and consider Olympia my hometown. I know how the Capitol Center building is an eyesore blocking the views of the Olympics. My understanding is that the creation of the Metropolitan Park District in 2015 made funds available to buy this property. I strongly urge you and other planning authorities to ensure that all the people of Olympia--not just a select group of homeowners--get to enjoy this magnificent vista. We may never have another opportunity.

Thank you,
Robert Lowry

Nicole Floyd

From: CityCouncil
Sent: Friday, July 07, 2017 8:08 AM
To: 'Thera Black'
Cc: Councilmembers; Steve Hall; Jay Burney; Kellie Braseth; Connie Cobb; Keith Stahley; Nicole Floyd
Subject: RE: Support for isthmus development - and a process reboot

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

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

Please note all correspondence is subject to public disclosure.

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

From: Thera Black [mailto:thera.black@comcast.net]
Sent: Thursday, July 06, 2017 10:21 PM
To: CityCouncil
Subject: Support for isthmus development - and a process reboot

Dear Council members - the public process for the isthmus development proposal is not getting off on the right foot.

If there was ever a single development process that the city absolutely must carry out in compliance with all of its own engagement procedures, it is this one. I read the op ed piece in the paper and was dumbfounded to learn there is a public comment period on this development proposal underway. Worse, that it closes on Friday. Went back through the myriad of city emails but found nothing about this process. Joyce said she'd tried to find it on the city website but couldn't so called and talked to a planner who told her this is accurate information, and acknowledged it should be up on the website. This cannot be happening in this way. Not anywhere but especially not on this stretch of land, which may be the single most contested piece of under-utilized land anywhere in the region.

If there really is a public comment period that is closing on Friday I want to express my support for re-use of that building and mixed-use, transit-oriented urban development rich with public amenities on the isthmus. There is 15-minute transit service, bike lanes, and sidewalks on both 4th and 5th, there is a full service grocery store across the street, a massive public open space and lake across the other street, and a growing array of stores, services, and opportunities within an easy 5-10 minute walk.

Second, I implore the city to conduct an exemplary and balanced community engagement process. No sloppiness. No grounds for future appeals because the city didn't follow its own procedures. We cannot be naive about the significance of this proposal for our whole community and the raw emotions that the last run at this generated. That is our recent history, not distant history.

Stop the public process. Regroup. Start over.

Thank you -

Thera

Nicole Floyd

From: waltjorgensen@comcast.net
Sent: Friday, July 07, 2017 3:02 PM
To: Nicole Floyd
Subject: Mistake by the Lake, Comments

Dear Ms. Floyd,

These are my official comments on the current "Views on Fifth" proposal for the Capitol Center Building on the Isthmus, a.k.a., Mistake by the Lake.

My primary concern about any built structure proposed for the isthmus is the inappropriate participation of the City as the approving agency. This area is in the highest jeopardy for sea level rise-based flooding and earthquake-induced liquefaction. The City potentially assumes severe liability by not exercising its restrictive permitting authority and thereby enabling development that could lose most or all of its value as the result of predictable natural processes. At the very least, the City should require that any party choosing to invest by developing in this area be able to prove that their improvements are fully covered with private* flood and earthquake insurance. Restricting "development" to parks and other open space would minimize the at-risk property and accommodate the public's preference for passive recreation and historic views.

The public has voiced and written its opinion on this stretch of downtown many, many times. They want the Mistake gone and the land left relatively undeveloped. They appreciate the opportunity at hand, that some other cities are taking advantage of, e.g., New York, reclaiming large areas of the urban core for much needed open, living, green space as an economic as well as environmental benefit.

Historically, our state capitol campus included a designed view corridor between the Capitol building and the water, especially the Olympic mountains. Building here would preclude that.

The City's own Parks Plans from two previous eras talk about replacing this building with civic space. Most recently, the anticipation of its removal help pass the Metropolitan Park District measure. Provision for sufficient funding is written right into it.

The public should be specifically asked what they want to happen. Back just after the turn of the century, many of us rallied with signs asking the City Council to "LET US VOTE!" on the conference center. Ensuing elections changed the make-up of the City Council as a result of that issue and waterfront controversies.

I hope the public process for this proposal is extensive and inclusive and I look forward to participating.

Please acknowledge receipt of my comments. Thank you.

* not relying on FEMA or other public insurers to bail them out

Walter R. Jorgensen
823 North St SE
Tumwater, WA 98501-3526
(Olympia property owner)
waltjorgensen@comcast.net
360-489-0764 (home)
360-819-0678 (cell)

Nicole Floyd

From: Robert™ H <rhoward_iii@hotmail.com>
Sent: Saturday, July 08, 2017 2:37 AM
To: Nicole Floyd
Subject: Regarding the views in 5th project

Hello Nicole. Long time listener, first time e-mailer. Please include this as part of the public comments process for the assessment of the Views on 5th project.

Having grown up in Olympia and with close family and community ties to the city I wanted to take a moment and chime in on this specific project. There is a lot of vitriol being conveyed by parks fans about, "the mistake by the lake". This is laughable on two fronts.

First, the mistake is the lake. Nearly thirty years ago I took boating lessons on the lake and even then it was regularly closed to the public for health reasons. It is a pretty thing for gathering around. It's lovely for watching reflecting fireworks, or strolling around, or eating elephant ears and donkey dogs next to once a year. But no amount of dredging or cleanup effort has made it a body of water to safely swim in or comfortably fish from.

Many right-minded people in our fair city scoff at Louisiana's levy and canal works and subsequent destruction of wetlands. The lake is just a smaller version of the same thing. However none of the park advocates seem eager to let the area return to its natural state of equilibrium. Even if many of us think the swampland political jokes would be worth it.

My second observation is about how this building destroys pristine views. Views from where? The Bayview grocery parking lot? The outside seating at Anthony's?

Maybe demolishing the building might improve some partial views from the boardwalk, but at pedestrian height the sightlines are already a problem with other single story buildings in the surrounding area. So why stop there? If the goal of the city is to provide unfettered views from as many angles as possible then ALL buildings within a three block radius of the lake should be leveled. That would everyone has a nice view as they sit in their car driving up Harrison.

Olympia is a fabulous little town. But I would much rather have a revitalized downtown then enjoy an unfettered view of the dome when I walk to my car with my arms full of groceries.

Too many people experience downtown as a hassle or a place to avoid due to fear of crime (founded or not). Weekends at the market and a few specific street fair events aside, people drive to get *through* downtown instead of driving *to go* downtown.

The city and its citizens deserve a vital, engaging, evolving downtown community that encourages new mixed-use development. The city should feel obligated to create opportunities for local small businesses by building an addressable economically diverse resident population in the core of the city. The proposed project does exactly these things.

The alternative where the city spends tens of millions of dollars to acquire and demolish the subject property is untenable. Not only is it on its own a wasteful use of money with non-measurable outcomes, the opportunity cost would represent a shameful loss of addressing more critical issues. Those same tens of millions (assuming they even exist) spent in the same general downtown core could provide better police service downtown so people feel safer and are more inclined to dwell downtown in the evenings. I'm not suggesting we go all Giuliani, but there are real issues to address. By the same measure some of that same money is better used to build stronger social outreach for those who fall through the cracks and need help. Both of those

should be higher priority to the city at large than letting me gaze at the dome while downing my \$10 beer at Budd Bay cafe.

Here is a rare moment with a win-win outcome: make the current eyesore beautiful, encourage more people living downtown, and spend precious city resources on social and civic services that further strengthen the core of the city.

I strongly encourage the board to approve the plan and approach this effort with a growth mindset. Do not let the strident, anti-growth, closed-minded, reactionary, faux-environmentalist arguments dissuade you from securing a balanced, positive economic and social investment for the city.

Thanks for the opportunity to voice my perspective. I hope the public meetings go well.

Nicole Floyd

From: Sam Wotipka <swotipka@gmail.com>
Sent: Sunday, July 09, 2017 8:01 AM
To: Nicole Floyd
Subject: Public Comment on Views on 5th

I hope this comment will still be accepted and considered even though it is two days past the deadline. A two week comment period for a project of this scale and impact is not adequate, especially given the very minimal publicity. It gives the impression that public comment is a mere formality. Hopefully there will be additional opportunities to provide public comment if this project advances past the current stage.

While I recognize the city's power to affect development of this privately-owned parcel may be limited, I believe the City of Olympia should do everything possible to prevent this project from moving forward as-proposed.

The "Mistake by the Lake" monicker is well-earned by this atrocious building. It should never have been constructed in the first place and it would be a tragedy to perpetuate this mistake for another 50+ years. It is totally out-of-scale for its setting. While I'm sure the views for affluent residents and patrons would be grand (let's not pretend living/eating here will be affordable for anyone but the ultra-wealthy), the building ruins this area and view for everyone else. One simply needs to go stand at the law enforcement memorial on the Capitol Campus and look north to see how tragic this "mistake" really is.

Beyond aesthetics and viewshed restoration, which I recognize are subjective and difficult to challenge from a regulatory standpoint, there are other concerns about this project that I'm sure other comments will touch on and that I hope city officials will be looking closely at:

- Parking/traffic: This area is already becoming gridlocked on a daily basis during peak commute times, not to mention during special events at the lake (e.g. Lakefair). Adding hundreds of vehicles turning in and out of this inadequately-sized parking lot will make this problem significantly worse. When this critical east-west route is gridlocked, it is a significant public safety hazard. This project seems likely to make this a much more frequent occurrence.

- Climate change/sea-level rise: Doesn't seem like the best spot to be putting residential towers. Just saying.

- Community benefits: In the information released about this project to-date, I have not seen any substantial community benefits included in the proposal. A development of this scale and impact should require a substantial community benefits package (think transit and public spaces). It is the city government's job to advocate for these types of improvements on behalf of its citizens, and I hope they will not fail to do so here.

In a perfect world, this parcel would become a public space and this horrendous building would be demolished. In lieu of that, I hope the City of Olympia will send this ill-advised proposal back to the drawing board. I am not against development at this site. However, development should be scaled to fit its setting, and this is simply not the place for a massive tower. It never was.

Sam Wotipka
SE Olympia

Nicole Floyd

From: Vanessa Palensky <vpalensky@gmail.com>
Sent: Saturday, July 08, 2017 4:38 PM
To: Nicole Floyd
Subject: Mistake by the lake

Anything would be better than the mess that's there now. I'm all for green spaces but at some point the city needs to embrace some development to change the waning downtown vibe. I have lived in Olympia for twenty years and frankly, I'm tired of being outnumbered by transients. If the space is converted to a park, I see it turning into nothing more than another "adult daycare" like the Artesian well park, adding yet more reasons for the tax payers to avoid spending time downtown. So many Olympia residents are retreating to the strip malls for their shopping and eating because of the environment in the city. Bringing in more people who have money to spend is the only thing that might have a chance to change things. Nothing else had proved to work. Just do it!

Sincerely,

Olympia townie ready for a change.

Nicole Floyd

From: Diane Tewsley <dtewsley@icloud.com>
Sent: Sunday, July 09, 2017 8:52 AM
To: Nicole Floyd
Subject: Comment on Views on Fifth

Yes on development (housing and retail), no on ANY building over 3 stories (including the current "mistake on the lake" building). Just because a poorly designed, poorly placed building is already there, doesn't mean it needs to be retained as a part of the project.

Thanks,
Diane Tewsley
Olympia, WA

Sent from my iPad

Nicole Floyd

From: krista fracker <yellow.krista@gmail.com>
Sent: Sunday, July 09, 2017 8:27 PM
To: Nicole Floyd
Subject: Views on 5th, project number 17-2528

Good evening,

I would love to see this space converted into affordable housing with a retail space below. Our city needs more downtown housing and we need to convert this eyesore into something worthy of Olympia. We have such a great city, I am proud to call it home, however every time I pass this location I cringe. What a waste of space. Please convert this into something that can be useful to our community and something we are proud to look at.

Thank you,
Krista

Nicole Floyd

From: Susan Grisham
Sent: Monday, July 10, 2017 10:16 AM
To: Nicole Floyd
Subject: FW: In support of thoughtful Olympia growth & investment in our core

From: CityCouncil
Sent: Monday, July 10, 2017 10:15 AM
To: 'Jason Taellious'
Cc: Councilmembers; Steve Hall; Jay Burney; Kellie Braseth; Connie Cobb; Keith Stahley
Subject: RE: In support of thoughtful Olympia growth & investment in our core

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

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

Please note all correspondence is subject to public disclosure.

From: Jason Taellious [<mailto:jason.taellious@gmail.com>]
Sent: Monday, July 10, 2017 12:28 AM
To: CityCouncil
Subject: In support of thoughtful Olympia growth & investment in our core

Hello Councilor.

I write in support of Views on 5th, or a like development.

I particularly support negotiating thoughtful design for a thriving urban core.

We live in a beautiful and desirable place in the world. And we ought to applaud development with that in mind.

Wilder & White had a [vision for Olympia](#). Neither they nor the Olmsted brothers predicted what you and I take for granted today. If they had, we would have an energy efficient, easier to maintain, and far more natural light loving set of buildings. We would have a landscape with way less grass. They designed for their times and what they thought would lay ahead.

It is now 2017, or 106 years after the State Capitol Commission got together and chose Wilder & White to design a neoclassical campus.

It is time for Olympia of 2017 to design with what we know of today in mind. We too should express our hopes for the future, instead of fears.

Will current sea levels rise? Seems really likely, barring a black swan event.

Does that mean we shouldn't develop areas that may be threatened?

I think we ought to invest ourselves in them. With investment comes tenacity and problem solving.

C'mon Olympia, let's put some skin in the game.

Thank you all for your time and effort for Olympia.

I hope this finds you well,

- Jason Taellious

Suki Bell-Sullivan

From: Daniel Glenn <GLENNATSOP@msn.com>
Sent: Friday, July 14, 2017 11:11 PM
To: Nicole Floyd
Subject: Capitol Center Building

Ms. Floyd,

As background, I have lived in the Olympia area for over 50 years. It has been very saddening to me both to see the existing building left there deteriorating and to read about these folks who talk about the "Mistake on the Lake." It would be great if the project goes forward. It was not a mistake when it was built, it was not a mistake when much of the building was occupied by the State Patrol, and it is not a mistake now. It is a building located in a good location which merits positive improvements and use for both residential and business purposes.

The proposal, as shown in The Olympian's article, would make good use of the site, provide benefits to the area's residents, and unlike the parking lots which have been created on the sites where the other buildings adjacent to the site have been torn down, provide tax revenue for the City.

In short, may the project be approved and succeed.

Thank you for your consideration of my comments.

Dan Glenn

7/17/2017

I realize that many of my comments below may out of turn - and do not address specific codes and ordinances in effect today. Had I the time, I would love to follow all meetings and hearings in a timely and appropriate manner. This is big picture armchair philosophizing. I leave it to those closer to the action to take or leave what I say here.

I came to Olympia in 2012, from Pasadena, CA. Yes, one of those Californian runaways. In my defense, I had relatives up here, so I was joining them. In any case, downtown Olympia reminded me very much of Pasadena in the early 80s. Old Town Pasadena was a bit rugged. There were homeless, students on the streets, a few dive bars, a coffee house, thrift stores, a few ever-changing restaurants that never seemed to get enough business.

Then someone decided to bring streetcars. John P. Wilson came up with a plan to run a one mile loop in the heart of Old Town, of "red cars" the fabled Los Angeles street cars of the 40s. Except it never happened. But somehow the interest it generated brought investors and soon, Old Town Pasadena was a thriving town generating amazing revenue for the city. Granted there are a lot of chain establishments - they didn't do everything right.

But people love a story. They love to bring people in and show them a town that has a tale to tell.

What is Olympia's downtown story? Where is the "there," there? There are a lot of great things downtown. Great coffee houses, a cool arthouse theatre (with small crowds), 222 Market. The Bread Peddler. The Brotherhood, the Reef, the Clipper, Dillingers, beer at the Eastside, the Harlequin (which is struggling). Salon Refu (which is now gone). All of these are/were fantastic, but daytime parking fees, homelessness, drugs, have many people reluctant (or even scared) to go downtown. This is the current story we are telling. Plans to deal with homelessness and drug use are in the works (fingers crossed). Downtown should be a mecca from State to Legion (and beyond) and 4th and 5th Avenue should be a walkers paradise from Cherry, all the way to Yashiro St. on the isthmus. With shops below, housing above, cleverly placed parking lots (90min. free parking, please) and all within the height requirements and design that adhere to the cities long range design plans

In the city plans, and I see pages of suggestions for lighting changes, tree plantings, and public art. Granted, these things are great, (and a lot of good things have been done already) - but a much bigger vision is needed. Oly needs a "there", there. It needs a center. A focal point, that is not the bars, the homeless or Lakefair

The isthmus could be part of that "there". Who would NOT want experience themselves or bring someone in from out of town to see a park-like isthmus walk lined with shops, art galleries and restaurants, a view of the Capital dome, Capital Lake (or please, the estuary that replaces it), AND the Puget Sound, with the Olympics in the background? A centerpiece of centerpieces. A rare spot of beauty in the Pacific Northwest.

From the City: "Implement design standards that promote an attractive, pedestrian-oriented environment; balance existing historic features with new development."

"Identify landmark views (from public observation points) to protect and preserve"

"Continue to provide extraordinary parks and community programs that contribute to our high-quality of life and attract tourism and private investment"

NONE of these published city goals should include a huge multi-story building in the middle of the isthmus. A building, that in essence declares it's presence like a sad Eiffel Tower dedicated to greed and the inability of a city to find an appropriate soul. A compromise that cannot be ignored. A "glazed" elephant that is and will be just that.

And while we are at it, we need to subsidize public art galleries, and theatre. Bringing people in to experience culture, heart, beauty, and SPEND MONEY, to eat fine food and attend the best damn theatre in the south sound. This should be much more of a priority than streetlight replacement.

John Serembe

7/17/2017

JSerembe: Visual Art for Business

E: jserembe@gmail.com

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Skype: jserembe

[paypal.me/Jserembe](https://www.paypal.me/Jserembe)

Nicole Floyd

From: CityCouncil
Sent: Friday, July 14, 2017 7:59 AM
To: 'Steve'
Cc: Councilmembers; Steve Hall; Jay Burney; Kellie Braseth; Connie Cobb; Keith Stahley; Nicole Floyd
Subject: RE: Mistake by the Lake

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

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

Please note all correspondence is subject to public disclosure.

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

From: Steve [mailto:steve98512@gmail.com]
Sent: Friday, July 14, 2017 7:53 AM
To: CityCouncil
Subject: Mistake by the Lake

Dear Olympia City Council,

I wish to express my opposition to the "Mistake by the Lake" project.

If we let this happen, it will ruin the esthetics of the isthmus forever. There must be a better place to put this monstrosity, rather than at the jewel of the South Sound. I am not against progress, but really folks, the only reason they choose this location is pure greed

- they know this, and we do too!

Thank you for listening,
Steven Whalen
Local resident for over 30 years

Suki Bell-Sullivan

From: mr.sudeepnepal@gmail.com on behalf of Harke <harkegharja@gmail.com>
Sent: Saturday, July 15, 2017 1:17 PM
To: Nicole Floyd
Subject: Oppose - Views on 5th

Hi Nicole,

I read the article on Olympian about the Views-On-Fifth project and I strongly oppose the idea. I along with majority of Olympia residents (poll after poll) want this “Mistake by the Lake” torned down.

Thanks,
Harke
Olympia, WA

Suki Bell-Sullivan

From: Joanne <jjsc2@yahoo.com>
Sent: Saturday, July 15, 2017 7:22 AM
To: Nicole Floyd
Subject: Mistake on the lake

Ms. Floyd:

Olympia is missing a great opportunity to make the Capitol lake area beautiful. The Capitol Center building should be torn down. Improvements/ investments in Olympia should be made with a goal of maximizing the beauty of nature so that all can enjoy. Seattle and Tacoma are undergoing changes that are enhancing the local views, not keeping an obstructing eyesore in place. Olympia should follow their example.

Very respectfully,

Joanne Samaniego
417 18th Ave SE
Olympia, WA

Suki Bell-Sullivan

From: Neil Lindsey <nwlindsey@comcast.net>
Sent: Saturday, July 15, 2017 12:38 PM
To: Nicole Floyd
Subject: Design Review Board re: "Views on Fifth" opportunity

Dear Ms. Floyd:

I am **positively in favor** of the plans that building owner and developer Ken Brogan and architect Ron Thomas have proposed for the project they are calling "Views on Fifth." This is absolutely the best utilization of this real estate for the citizens of Olympia and will be a great move towards the revitalization of the downtown area. Here are a few thoughts:

1. This use of the property will provide our City with additional and badly needed tax revenue.
2. Residential and retail use of this block will be a tremendous boost to the retail economy and desirable livability of the downtown area.
3. There is already adequate (and somewhat underutilized) "park" land in the immediate vicinity, and more land available for park land use which has been recently cleared of older buildings on the peninsula. Parks designed for the land that has been recently cleared need to be more than just another large swath of lawn/grass that needs to be maintained by the city at additional expense.
4. In order to have "parks" be meaningful to a community, you have to have people nearby that will use and enjoy them.
5. The "Views on Fifth" will provide for more people living downtown in the immediate vicinity of existing parks, existing space that can be parks, and a revitalized lake.

Thanks for your efforts in behalf of the citizens of Olympia who want to see movement towards a revitalized and vibrant City.

Neil W. Lindsey

1405 Westview Place NW
Olympia, WA 98502
360-584-9635
nwlindsey@comcast.net

Suki Bell-Sullivan

From: christine labeau <chris_labeau@yahoo.com>
Sent: Sunday, July 16, 2017 2:26 PM
To: Nicole Floyd; Cheryl Selby; CityCouncil
Subject: mistake by the lake

Hello. I am writing in regards to the proposed development on the isthmus between east and west Olympia also known as the mistake by the lake.

I have written all of you many, many times and have never gotten the courtesy of an email or phone call or any kind of response. I am one of the city's citizens and perhaps the nation's citizens who believe that politicians do not listen to our voices. So in writing this, I must admit to a great sense of futility and powerlessness to effect any change. I am saddened because I believe this is what far too many people in our country feel. We do not feel listened to, responded to or that anything will come of us contacting our elected officials.

I am a resident of Olympia for 40 years. I am a senior but am still working an active mental health private practice. I am a responsible citizen and would not characterize myself as a political extremist in any direction. I am very, very supportive of downtown development particularly of housing for all categories of income to revitalize our downtown which badly needs it. I am concerned about the deterioration of downtown and the fact that many people do not feel that they can visit the downtown any longer due to vagrancy and the problems of drugs or alcohol.

I have been highly supportive of the current housing and loft development downtown. However, the isthmus is not the right place. That piece of land is unique. It is a spectacular corridor from the capitol to the sound. People not only from Washington but from throughout the U.S. and the world visit our capitol....the only one on the magnificent Puget Sound. Shouldn't this beautiful, unique piece of land be held in perpetuity for all people and generations to come? Again, I repeat. We are the only state capitol on Puget Sound. This is a unique opportunity to build a beautiful park area for all people. Please do not let it only be in the hands of people who can afford an expensive condo in a high rise development. And the addition of other multi-storied buildings around this "mistake by the lake makes it even worse." This area should be free and open for all citizens to enjoy and walk through.

There are so many other places in Olympia that would be good for development downtown. There are blocks and blocks of old warehouses and empty lots that are used for places for drinking and drugging on the eastside stretching from about Franklin Street up to Plum Street. While this might not be as "prime" real estate or as sought after by wealthy condo owners, these areas could be developed into beautiful mixed use commercial and housing areas as well as open spaces.

Believe me, I am not a socialist or extremist. But it seems that only dollars speak. The one unique area of our city is being sold off to the highest bidder....a few hundred people will be able to enjoy and benefit from an area and a view that thousands of people should have the right to experience and enjoy.

THERE ARE OTHER AREAS OF THE CITY BETTER TO DEVELOP WHILE RETAINING THE ISTHMUS FOR THE GENERAL PUBLIC.

WHY NOT HOLD A PUBLIC VOTE ON WHETHER OR NOT TO TEAR THE BUILDING DOWN AND REPLACE IT WITH AN OPEN SPACE VS. DEVELOPMENT????? WHY HAVE YOU RESISTED THIS? IS THAT NOT THE DEMOCRATIC PROCESS AND WAY?

If you move forward to letting only the most wealthy and privileged people of our society experience the capitol to sound corridor, I think you will live to regret it. Certainly your children and grandchildren will be the poorer. Please think of the long term and what legacy you want to leave to the people of the South Sound.

Suki Bell-Sullivan

From: clamityjan@aol.com
Sent: Sunday, July 16, 2017 11:22 AM
To: Nicole Floyd
Subject: Mistake Plan

The new plan and revenue boost will only worsen our mistake by the lake. Olympia struggles once again to create a city with Identity. A friend from another country said to me, "Olympia is the city without a face." The beautiful smile is compromised when people attempt to surround the Bucktooth with more artificial implants. Let sacrifice a little here. Let's remove this mistake and create a magnificent place, a park on a lake. Help us give us our beautiful city of face and a smile that welcomes.

Jan Pierson

Sent from my iPhone

Suki Bell-Sullivan

From: norman nickle <norm_nickle@yahoo.com>
Sent: Sunday, July 16, 2017 6:27 PM
To: Nicole Floyd
Cc: Cheryl Selby
Subject: Development on the Isthmus

Dear City Planners and Ms Mayor

I am a retired forty year resident of Olympia, a political moderate who, I believe, represents the feelings of many many people of my age group living in town.

I am writing to express my great dissatisfaction that the derelict and ugly building that somehow has remained standing on the isthmus is still slated for development pending the city's approval.

We need development, condos, high rises, good restaurants and a correction to the homeless problem the drug problem and the general unwelcomeness of downtown. More housing for all classes is desperately needed, but not on the isthmus.

That place needs to become what Silvester Park had been to old Olympia.

That space should be cleared for park area not built up further.

New housing can and should be developed in the warehouse districts of downtown in walking distance of the landing, downtown and the lake.

I strongly object to what appears to be a very shortsighted giveaway to developers with little thought for esthetics or the unique nature of our downtown.

Please say NO to development on the isthmus and yes to development in the areas off State and Fourth Thank you
Norman S. Nickle

Sent from my iPhone

Suki Bell-Sullivan

From: Alice Curtis <olyalice@gmail.com>
Sent: Monday, July 17, 2017 10:25 AM
To: Nicole Floyd
Subject: Views on Fifth comment

Dear Ms. Floyd,

I am among the many citizens of Olympia who support the razing of the Capital Center Building and the development of the isthmus as park land. It seemed that we were actually close to making this happen, but instead, that rusty old building and the derelict structures adjacent to it have remained in place for an embarrassingly long time.

If the city is determined to allow the "Views on Fifth" proposal to proceed, there are two things that could help to mitigate the harm:

1. A highly reflective glass exterior could help the structure to "disappear" into the landscape, so it would seem less obstructive in the view from the Capitol Campus and from other viewpoints.
2. A restaurant or public space at the top of the structure would allow the rest of us to share access to the views that might otherwise be restricted to a few wealthy residents.

Others have pointed out the likely impact of increased traffic through the narrow corridor to the westside of Olympia. As a Westsider I share this concern, and trust that it will be adequately addressed before any construction is allowed to proceed.

Thank-you,
Alice Curtis

Suki Bell-Sullivan

From: Donna Roylance <123bdr@comcast.net>
Sent: Monday, July 17, 2017 8:49 PM
To: Nicole Floyd
Subject: we are DELIGHTED by "Views on Fifth"-----

This is a breath of fresh air at last~! Every concept here is what we had hope would happen! It will be an asset in every way and a tax producing complex to help the city~!At last~! A “win, win” for all~!

Thank you to the developer and architect~!

Donna Roylance

Olympia

Suki Bell-Sullivan

From: JSerembe <jserembe@gmail.com>
Sent: Monday, July 17, 2017 9:58 AM
To: Nicole Floyd
Subject: Views on Fifth

The plans are great, but the tower must go. Replace it with similar-sized buildings. “Glazing” the elephant will NOT make it any more palatable or in-line with the rest of Olympia. It has to go.

John Serembe
2306 Capital Way S
Olympia

JSerembe: Visual Art for Business

E: jserembe@gmail.com

T: 323.775.6900

W: www.jserembe.com

Skype: jserembe

[paypal.me/Jserembe](https://www.paypal.me/Jserembe)

Suki Bell-Sullivan

From: Lorree Gardener <lorreeg@gmail.com>
Sent: Monday, July 17, 2017 1:44 PM
To: Nicole Floyd
Subject: mistake

I am a Thurston Co. resident. However, Olympia is "my town" and even though I don't have the privilege to vote on city issues, I would like to add my comments about the latest options/plans for the isthmus.

It would be a big mistake to keep the ugliest and most misplaced building in downtown Olympia. No matter how remodeled, that area should be big building free! Not to mention traffic, flooding, earthquake, inevitable and eventual changes to the dam/lake/estuary.... just to name a few.

More, not less, OPEN space for viewing the local beauty should be of concern!

Tear it down! Expand the recreational zone around the good start with Heritage park, the squirting fountain and the boardwalk. Complete the circle for a "fun" downtown destination and open it up! There are better places, even downtown sites, that are more appropriate for building commercial and residential density... and with the increasing density, comes a bigger need for intercity park space!!

Thank you for considering my comments!

Sincerely,
Lorree Gardener Milne

Suki Bell-Sullivan

From: Kathleen White <kathleentwhite@comcast.net>
Sent: Tuesday, July 18, 2017 8:12 AM
To: Nicole Floyd
Subject: Capital Center bldg development

For Downtown Olympia to thrive, it needs resident-owned housing in the mid to upper income ranges to serve the communities who comprise the majority of area homeowners.

Many boomers are retiring and would like to sell their homes and reinvest in a home in downtown, but there are none to be had. Please, no more subsidized rentals - and non-subsidized rentals - downtown. We need resident-owned apartments and condos for downtown to thrive.

Please encourage attractive resident-owned housing in the high, upper-middle and middle income ranges. Housing should have many windows and also small balconies so owners can grow a few flowers and herbs and be outdoors..

I appreciate it if you will pass this on to the City Council and to those making housing recommendations to the Council.

Thank you very much.

Kathleen White
951-8007
Kathleentwhite@comcast.net
Evergreen Park Lane SW
Olympia 98502

Sent from my iPad

Suki Bell-Sullivan

From: Hatch <campingout@comcast.net>
Sent: Tuesday, July 18, 2017 9:07 AM
To: Nicole Floyd
Subject: Capital Center Bldg

Importance: High

Good Morning,

I feel the need to submit comments. I think it's the dumbest idea to tear down the existing Capital Center Building for any reason. I worked for the Dept. of Corrections and had an office on the eight floor with a fantastic view. I was in my office when the earth quake struck. The top of the bldg was swaying two feet; you could see Capital Lake and then not - same thing on the Pacific side. Book cases falling over, ceiling light fixtures falling, etc. This is a testament to how well constructed the bldg is and especially the foundation.

The top few floors could be divided into fourths and developed into fantastic living spaces for those who could afford it (the view alone would sell the space). The other plans spelled out in the Olympian for development would certainly enhance the downtown area.

Larry Hatch

Suki Bell-Sullivan

From: Frank Turner <turnerfandp@gmail.com>
Sent: Wednesday, July 19, 2017 4:00 PM
To: Nicole Floyd
Subject: thoughts about project

Nicole,

The following are some thoughts about the project:

1. While living in Eugene, Ore. we faced some of the same problems down town Olympia faces; homelessness, street kids, residents afraid to frequent downtown. The city decided to build more housing, more parking garages and encourage businesses to remain. Not much changed. It created more traffic and congestion and residents were still wary of the area.
- 2 The "mistake" is an eyesore. I do not think it can be hidden by more buildings.
3. There is a real community feeling around the lake-people outside running, walking, attending fairs and even enjoying the sprinklers just adjacent to the downtown.
4. Of course, all the above will become irrelevant if, as we expect, there is to be a rise in sea level. I wonder if our time and resources would be better spent planning for a more suitable downtown location, finding ways to reimburse store owners when they must "close shop", reimbursing owners of buildings for the lose of their real estate, residents having to move and the homeless....

Pam Turner

Suki Bell-Sullivan

From: Sharon C <smcgoofy@msn.com>
Sent: Thursday, July 20, 2017 6:24 PM
To: Nicole Floyd
Subject: Capital Center Bldg

To: Nicole Floyd,

Re: Cap. Center Bldg

My names is David Cammarano, I was born in Olympia (1940) and am a donor to the OLympia Park Dept. We are life long property owners in Olympia and presently have a property overlooking the Cap. Center Bldg. We support the plans to renovate the bldg rather than replace it with MORE park land.

Reasons:

1. The presently park around the lake is underutilized most of the time mostly because their is little to do there. The only area that has consistent use is the fountain. As a person who walks around the lake everyday I suggest someone look at the Greenway in Boston on how to involve the public in the existing park.
2. Presently Olympia has little downtown growth and energy compared to other West Coast cities. One of the reasons is the lack of downtown condos & apts. etc. We tried for a number of years to find a downtown condo and finally had to settle for one on West Bay Drive. We also have a property in San Diego an marvel at the energy and excitement brought by influx of downtown living.

In closing we have no connection with this project, the developers of the project or own any property that would benefit from the project.

Regards,

David A. Cammarano [360-943-8645](tel:360-943-8645).

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: 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.

--

"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

Suki Bell-Sullivan

From: David L. Edwards <mjdodcle@comcast.net>
Sent: Sunday, July 23, 2017 6:02 PM
To: Nicole Floyd
Subject: Mistake on the Lake

That building is an eyesore blocking an otherwise fantastically beautiful view of the Sound and beyond as seen from the Capitol . As the Capitol of the State the scene is a source of pride and beauty not only for us in Olympia but also for the residents of the entire State of Washington and the innumerable visitors to our beautiful State,

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 

Suki Bell-Sullivan

From: Dorothy Gist <dorothygist@comcast.net>
Sent: Tuesday, July 25, 2017 12:31 PM
To: Nicole Floyd
Subject: Mistake by the lake

You can't fix a mistake by adding to it. The isthmus should be a park. The view from the Capitol should allow us to see the water and the Olympics - as in the original plan. Please reject this request to add to and keep the mistake by the lake.

Dorothy Gist
1720 Hays Ave NW
Olympia

Suki Bell-Sullivan

From: Robert Jensen <rv mijensen@hotmail.com>
Sent: Tuesday, July 25, 2017 8:07 PM
To: Nicole Floyd
Cc: jerryreilly@msn.com; Charlie Roe
Subject: Capitol Center Building

Dear Nicole,

The private proposal to restore and change the use of the Capitol Center Building, would not render its reputation in the community as a "mistake."

The building is incompatible with the State Shoreline Management Act. It would impair significantly, public and private views of Budd Inlet, a shoreline of statewide significance, destroy community plans to turn the Isthmus into a public park; and would impair the restoration of important shorelines, for the sake of restoring Capitol Lake, with its endemic poor water quality; to the detriment of the public's navigable rights, and the indigenous peoples' treaty fishing rights to the Deschutes River Estuary.

Blessings,
Bob Jensen



July 28, 2017

Re: Letter regarding Capitol Vista Park

Ms. Nicole Floyd, AICP
Senior Planner
City of Olympia
601 4th Ave. East
Olympia, WA. 98501

Dear Ms. Floyd

It has come to my attention that there is a new proposal for adaptive reuse of the Capitol Center Building tower to create a large multi-use development in the isthmus between 4th and 5th Avenue north of Capitol Lake and Heritage Park. As the lead planner for the Department of Enterprise Services (*former Department of General Administration*) for the North Capitol Campus Predesign Study and lead designer of the 27-acre Heritage Park and City Fountain Park, I am compelled to share my concerns regarding the proposed development.

The City has been a close partner with the State of Washington since 1986 for the planning, design and implementation of Heritage Park including the newly named Capitol Vista Park as a key component to the park vision. This is not the time to change course.

As a campus planner and urban designer, I feel strongly that the proposed multi-use redevelopment will both limit and create an impenetrable physical and visual barrier that “walls off” the connection north from the Capitol Group north to Budd Inlet and the Puget Sound and from 5th Avenue looking south that will obscure the Capitol Group.

The vision for the design of the North Capital Campus has been part of the state of Washington and city of Olympia plans since 1911, when Wilder and White won a national design competition. Their design captured the imagination of the selection committee with their unique approach – a group of symmetrically arranged buildings in a forest, atop a bluff overlooking Percival Landing, Budd Inlet, Puget Sound and the city of Olympia. An integral part of the planners’ vision was that the Capitol buildings would be connected to the city by an elegant open space that would enhance the overall aesthetic character of the City and the Capitol.

Their vision remained alive for over one hundred and six years and many features of the plan have been implemented:

- In 1951, Capitol Lake was constructed as a water body to feature and celebrate the majestic beauty of the historic State Capitol Campus buildings and as an amenity for the city of Olympia.



- In 1986, the Mayor of Olympia rekindled the vision of the Wilder and White plan, leading to a groundswell of support from both local and statewide constituents.
- In 1992, the State hired The Portico Group to prepare a Predesign Study to develop the vision, goals and master plan for the expansion of the North Capitol Campus. At the same time, the North Capitol Campus Heritage Park Committee was formed. It included prominent citizens and politicians from Olympia, Seattle and the State of Washington to support the project.
- Key project goals from the Predesign study included the following criteria for enhancing views to the Capitol, City, Budd Inlet and Puget Sound:
 1. Enhance the 1911 Wilder and White and 1928 Olmsted Brothers campus plan's historic axis (straight line) by establishing and reinforcing views from the bluff and Temple of Justice to the City and Puget Sound.
 2. Introduce the contemporary form the "Arc of Statehood," located adjacent to Capitol Lake to strengthen the visual connections from the Capitol Group to the lake, city of Olympia, Puget Sound and the Olympic Mountains and provide a physical connection to Heritage Park and the City.
 3. Create a view corridor across Capitol Lake along the "Washington Passage" that connects to the Eastern Washington Butte, Budd Inlet and beyond.
 4. To extend the park and view corridor to include the isthmus parcel between 4th and 5th Avenue and demolition of the Capitol Center Building,

Between these corridors is the panoramic view over Capitol Lake, the Isthmus, Budd Inlet, Puget Sound and the Olympic Mountains.

With the support from the State of Washington House of Representatives, Senate and Office of Financial Management monies were appropriated over several biennium's to design and construct Heritage Park. As a key partner to the vision, the city of Olympia developed the City Park including an interactive fountain (funded by public and private partnership) to create the visual and physical link to Budd Inlet. The State and City also joined together to develop the Water Street improvements including infrastructure to support the annual Capitol Lakefair celebration that is held at Heritage Park. Truly the citizen's of Washington and the city of Olympia have benefited from this strong relationship. In 2006 the Washington State Law Enforcement Memorial (*that pays tribute fallen officers*) was built at the top of the west campus bluff as a key anchor to Heritage Park and provides a commanding vista over Capitol Lake, the Isthmus, Percival Landing, Budd Inlet and the Olympic Mountains.

If the proposed development occurs in the isthmus between 4th and 5th Avenue, the visual impact will irreparably harm the visual resource that the citizens of Olympia and the State have



supported by providing public and private funds to make Heritage Park a reality. The citizen's of Washington have entrusted the State and Local public officials to be stewards of the land and preserve the standards to which the design of Heritage Park is based. The public vista is a state treasure that was envisioned to preserve the panoramic views to the north from the Capitol bluff to Budd Inlet, South Puget Sound, and the Olympic mountains; and views south from the isthmus to the North Capitol Campus. For these reasons, I fully support that city of Olympia act to preserve the majestic scenic visual resource as an asset for current and future generation's enjoyment and to deny the proposed multi-use development so that the Vista Park planning, design and development will be preserved.

For these reasons, I oppose the current *Views on 5th* proposal and fully support that city of Olympia to act and preserve the majestic scenic visual resource and to support the Vista Park planning, design and construction for current and future generation's enjoyment.

Thank you for your time and consideration.

Sincerely
The Portico Group,

Michael S. Hamm, FASLA
Retired President and CEO

THE
PORTICO
GROUP



Nicole Floyd

From: jacobsoy@aol.com
Sent: Tuesday, August 01, 2017 7:12 PM
To: Nicole Floyd
Cc: covp-board@yahoogroups.com
Subject: DRB Comments re Views on Fifth Application

Nicole --

Because public testimony is no longer accepted at DRB meetings, I am submitting written comments herewith.

=====

DRB Members:

These written comments are submitted in lieu of oral comments at your meeting of August 10 re the Views on Fifth application.

It is most appropriate that the Design Review Board is considering this application, because the decades-long controversy over the Capitol Center Building has been primarily about design.

Not the design of the building, however, but the design of our beautiful state capitol buildings.

Our state capitol buildings were designed around a northward axis that took advantage of one of the great views anywhere -- the view of the Olympic Mountains across the waters of Puget Sound, with steeply sloped, wooded hills on both sides. If you haven't looked at this view recently, I urge you to visit the Law Enforcement Memorial and imagine how the designers envisioned this view by (1) closing one eye, and (2) holding your arm out with your hand upward to cover the Capitol Center Building. Magnificent!

The Capitol Center Building is known locally as the "Mistake on the Lake" because it so obviously doesn't belong in this location. It seriously detracts from the capitol design and public enjoyment of Olympia.

Note that the design of the building is not the main problem. If this building had been placed a few blocks to the east, it would not have received nearly the opposition that it has. Another building on the lake that rises to approximately the same elevation -- the Evergreen Plaza building -- has never been objected to because it does not obstruct the northward view.

Strong public opposition to the Capitol Center Building has been documented repeatedly over the years, most recently by an Elway poll conducted as part of the parks planning process just a couple of years ago.

I believe it is within your purview to consider the larger setting of proposed projects, and I urge you to reject this proposal.

This site should be used for public facilities of some sort that are not more than three stories high. There are many possibilities, including a museum, Native American heritage center, library, park, and many more.

Other considerations:

1. Sea Level Rise.
2. Earthquake-induced liquefaction.
3. The need for space to accommodate expanded transportation and utility facilities. Note that this project would be in the middle of the only corridor within Olympia that connects the west side with downtown.

Submitted by:

Bob Jacobs
720 Governor Stevens Ave. SE, Olympia 98501
360-352-1346
jacobsoly@aol.com

Nicole Floyd

From: Judy <judyfitzgerald9@gmail.com>
Sent: Tuesday, August 01, 2017 7:57 PM
To: Nicole Floyd
Cc: jerryreilly@msn.com
Subject: Capitol Vista Park

Dear Ms. Floyd,

I am a long-time resident of Downtown Olympia. The Capitol Vista Park would be an historic development — one that demonstrates the beauty of Olympia and the civic pride that is characteristic of Olympia.

I am hopeful that the City will, one day soon, make the commitment to its future as a proud city, a gorgeous state capital, and a model for other cities for building a community and those civic spaces that enhance everyone's life and experience.

Removing the "mistake by the lake" and embracing the geography and history of Olympia would truly make Olympia a notable city that would be even more attractive to residents, businesses, and tourists.

As you know, other developers have failed in their attempts at renovating that building. It is simply cost prohibitive for a successful project. Having been involved in the development of the 1500 Jefferson building, I know a little bit about construction—I am not an expert but, those whom I know are completely puzzled as to why anyone would try to renovate that building.

Please recommend that the redevelopment of the building not be allowed and that we move toward its ultimate removal and beautification of the site.

Thank you for your work on this very important issue.

Judy Fitzgerald

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.

Nicole Floyd

From: Nation, Theresa K (DFW) <Theresa.Nation@dfw.wa.gov>
Sent: Wednesday, August 02, 2017 4:24 PM
To: Nicole Floyd
Subject: Views on Fifth comments

Hi Nicole,

I have reviewed the Views on Fifth redevelopment proposal and environmental review report. WDFW does not have any fish or wildlife concerns for this project. There are no species or habitats of special interest on the site, since it has been developed for several decades. I think that a Habitat Management Plan is not necessary as there is nothing to manage for on the site or the immediate surroundings.

Let me know if you have any questions.

Regards,

Theresa Nation

Area Habitat Biologist
Washington Department of Fish and Wildlife
600 Capitol Way N.
Olympia, WA 98501
(360) 902-2562 office
(360) 688-4745 cell

Nicole Floyd

From: Allen T. Miller <allen@atmlawoffice.com>
Sent: Friday, July 07, 2017 12:25 PM
To: Nicole Floyd
Cc: jerryreilly@msn.com; 'Bob Jacobs'; 'Bill Robinson'; 'Eliza Davidson';
ljanehastings@gmail.com; 'Kit Ford'; 'Michael Hamm'; ralphmunro@comcast.net;
rvmijensen@comcast.net; smerrill@zhonka.net
Subject: Views on 5th Initial Comments

Nicole:

Thank you for our recent meeting and this initial opportunity to comment on the proposal. Please consider these comments on my behalf and on the behalf of the former Governors, First Ladies, Secretary of State Ralph Munro, Jane Hastings Johnston (widow of Capitol Campus architectural historian Norman J. Johnston) , Michael S. Hamm (Principal Landscape Architect and designer of the North Capitol Campus Heritage Park), Robert V. Jensen (former chair of the State Shorelines Hearings Board), the Capitol Olympic Vista Park Association and its chair, Gerald Reilly, the National Association of Olmsted Parks, the Friends of Seattle's Olmsted Parks, Friends of the Waterfront and its chair Bob Jacobs, the Behind the Badge Foundation, and the Black Hills Audubon Society. The link to the former Governors video and proclamation is here: <https://www.youtube.com/watch?v=CHqiC5jbuPA>
The video and proclamation visually sum up the reasons why this application to remodel the Capitol Center Building must be rejected.

In 1911-12, the Wilder and White Plan for the State Capitol Campus was chosen and has been implemented over the subsequent 106 years as a joint effort of the State, County, City, and private philanthropy. The design was revolutionary and included four elements:

1. The Capitol Group of buildings on the bluff
2. Capitol Lake to reflect the buildings
3. A promenade down the bluff along Capitol Lake to Budd Inlet and downtown.
4. A view corridor from the Temple of Justice and the promenade, to connect to the borrowed landscapes of Capitol Lake, Budd Inlet and the Olympics.

In 1928, the Olmsted Brothers were chosen to plan the landscaping for the Campus consistent with the City Beautiful Movement Wilder and White plan. Two books explain the revolutionary nature of the City Beautiful Movement design of the State Capitol Campus, "Washington's Audacious State Capitol and Its Builders", by Norm Johnston, and "Temples of Democracy", by Henry-Russell Hitchcock. These books influenced the Olympia Planning Commission of which I, Bob Jacobs, Jerry Reilly, and others were members to persuade the State, County, City, and private philanthropy to build what is now known as the North Capitol Campus Heritage Park.

The SEPA checklist completely ignores the architectural history of the State Capitol Campus and the fact that the Capitol Center Building is across the street from the Campus and is in the view corridor from the Temple of Justice, Washington State Law Enforcement Memorial, and the North Campus trail. The Campus is a National Historic Landmark and District and protected under the National Historic Preservation Act. The SEPA checklist also ignores the State Shorelines Hearings Board case of Sato v. Olympia, SHB 81-41, which held that the Capitol Center Building violated the State Shoreline Management Act because of its adverse impact to the view corridor. The Sato case was applied by the City Hearing Examiner in the case of Evans v. Olympia, 10-0140 which prevented the conversion of the building into a hotel. The SEPA checklist also ignores the history of planning for the property to be a civic area dating back to the 1956 Fifty Year Plan for Olympia and the Capitol by Governor Langlie and Mayor Amanda Smith, to the 2009 Isthmus Park

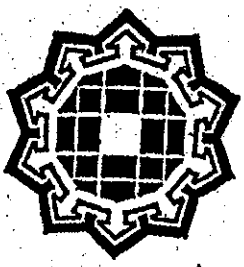
Feasibility Study, and the 2010 and 2016 Olympia Parks plans. Uses of the property for a carousel, Squaxin Island Tribal Longhouse Museum, and an artesian well as an extension of the North Campus have been proposed for years.

The City should reject the SEPA checklist and should issue a Determination of Significance requiring the applicant to complete an EIS analyzing the adverse impacts of the building on the Capitol Campus view corridor and the City Parks plans.

In addition to SEPA and the SMA, there are many legal issues to raise regarding the non-conforming nature of the building to the 35 foot height limitation, the public trust doctrine, the Comprehensive Plan, and the OMC. Because this is just the first opportunity to comment, we will close with a quote from the Hearing Examiner in the Evans case: "For the reasons discussed above, the Capitol Center Building damages and is contrary to the design elements and overall concept of the Wilder and White and Olmsted plans for the state Capitol Campus. It is inconsistent with the Olympia Comprehensive Plan ... The Comprehensive Plan and the design elements of the Wilder and White and Olmsted plans would be well served by removal of the building."

Rejection of this proposal is required by application of the facts and law. Thank you for this initial opportunity to comment.

Allen T. Miller
Law Offices of ATM, PLLC
1801 West Bay Dr. NW
Suite 205
Olympia, WA 98502
allen@atmlawoffice.com
www.atmlawoffice.com
Office: (360)754-9156
Fax: (360)754-9472
Cell: (360)402-3376



NORMAN J. JOHNSTON, F.A.I.A.
900 University Street #AU, Seattle, WA 98101
206/382 3296 FAX 206/382 3780
njj@u.washington.edu

August 18, 2008

The Honorable Doug Mah
City Hall
P.O. Box 1967
Olympia, WA 98504-1967

Dear Mr. Mayor and City Council:

Washington State and the City of Olympia can be proud that the State had the vision and wits in 1912 to enlist the talents and reputation of the Olmsted Brothers for their advice in site planning for our state capital. Doing so, the state received the professional benefits of the nation's foremost landscape architectural firm, in addition to the architects Wilder and White, who won the 1911 competition for the project. The Olmsted initial advice came at a time when the site was still dominated by the open foundations of an earlier construction effort, subsequently abandoned, to develop a new state capitol. Immediately evident, however, was the priority the firm's thinking gave at this early date to the drama of the site as its axial vista sweeps northward across a foreground lake, an expanded platted isthmus, Puget Sound, and the distant Olympics. Subsequent site planning by the architects would bring some changes to that original Olmsted scheme, but none would seriously challenge the site's north/south axis and its visual splendors. Thus, Wilder and White in their 1912 site plan adjusted the Olmsted's plan to accommodate the capitol group's much grander multi-building ensemble by preserving and enhancing the north/south axis eastward.

They visually reinforced it with a triumphal arch, a realigned landscape shoreline, a new location for the railroad station (its presence as shown in an accompanying aerial perspective with a campanile as an axis accent), and a two-block deep platted isthmus, all of which its buildings are shown developed with only one- to four-story heights. All these devices at their disposal reaffirms the Olmsted/Wilder and White shared commitment to the ensemble's north/south axis and the ways in which both horizontally and vertically, their designs taking full advantage of the north/south view corridor across the isthmus. Thus all the environmental partners in this urban drama: the group site, the landscape, the height-controlled urban context, the Sound, the Olympics--and all two- and three-dimensionally partners in this Olympian drama that is the treasure of this city, this state, this country.

It's no exaggeration to note that with our state capital ensemble--the capitol campus, its axis link toward isthmus and beyond--puts the City of Olympia in its own distinctive way in the league of bigger players, all under the umbrella of the early 20th Century American City Beautiful Movement: the 1901-2 McMillan Plan for Washington, DC, New York's Pennsylvania Station or that city's Columbia University's

Low Library, or its lordly 5th Avenue mansions or those of Newport--all of them evoking the grandeur of the ancient world, and though a fleeting episode in America's design history. Like Olympia it has given us monuments of splendor that demand and deserve our care and nurture.

This City Beautiful plan by Olmsted/Wilder and White has slowly come to completion over the years with the development of Capitol Lake and Heritage Park. Both of these elements have increased the importance of the north/south axis and the view corridor across the isthmus and the degree to which the latter demands the same level of design discipline that its partners have received. Toward that end, both the Capitol Campus Design Advisory Committee and the State Capitol Committee have implemented the north/south axis view corridors in their updates to the Capitol Campus Master Plan in 1991 and 2006,

That's the challenge that the Olympia City Council faces in considering the future of the Olmsted/Wilder and White plan, especially as it pertains to isthmus height controls and the degree you can reinforce or destroy this City Beautiful ensemble that you are privileged to have inherited. Already it has been violated (Capitol Center Building); don't allow it to be irreparable.

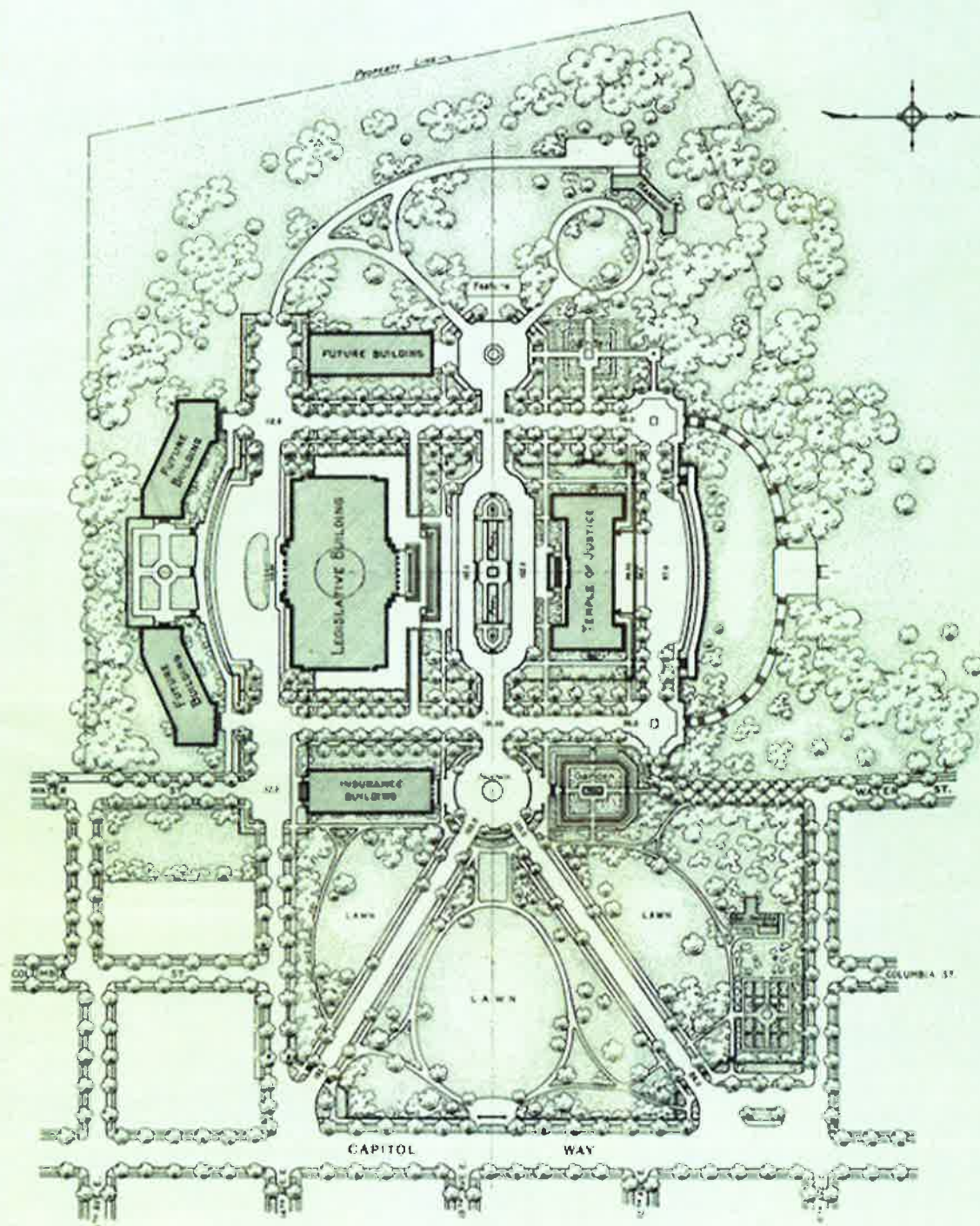
Yours sincerely,

A handwritten signature in black ink, appearing to read "Norman Johnston". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Norman J. Johnston, FAIA

Professor Emeritus of Architecture, Landscape Architecture,
and Urban Design & Planning

cc: Steve Hall, City Manager
Mike Oakland, Editor of the Olympian



WASHINGTON STATE CAPITOL GROUNDS
OLYMPIA, WASHINGTON
GENERAL PLAN

SCALE OF FEET
0 10 20 30 40 50 60 70 80 90 100

OLMSTED BROTHERS LANDSCAPE ARCHITECTS
WILDER AND WHITE ARCHITECTS
WASHINGTON STATE CAPITOL COMMITTEE
GOVERNOR ADLAND H. HARTLEY - CHAIRMAN
C.W. CLAUDEN - STATE AUDITOR
C.V. SANDOZ - COMMISSIONER OF PUBLIC LANDS - SECRETARY

MAY 1928

E. S. Selig, Jr.

Nicole Floyd

From: b6robinson@aol.com
Sent: Thursday, August 03, 2017 3:25 PM
To: Nicole Floyd
Subject: Comments for the Design Review Board

My Comments for the Design Review Board August 10, 2017 meeting.

- Tower for the Views on 5th Avenue is too large and monolithic for the site. The large glass siding lacks variable angles and texture that only exaggerates the out-of- scale size of the building.
- The tower does not blend well with the two new buildings in style and form and scale.
- The tower blocks the views of Capitol Lake and the Capitol campus from the pedestrian sidewalk on 4th Ave.
- The vehicle parking entrance conflicts with pedestrian traffic flow on the frontage streets and in the woonerf.

In short, this project reminds us all of the need and reasons for the 35 foot height restriction on Olympia's water front/isthmus area. Development on this site should enhance the livable and pleasing setting of this iconic waterfront downtown setting. The tower portion of this project is not consistent with that goal.

Bill Robinson
1414 37th AVE SE
Olympia, WA 98501

Nicole Floyd

From: Davenport Moore <sdavenportmoore@gmail.com>
Sent: Thursday, August 03, 2017 1:00 PM
To: Nicole Floyd
Subject: 5th ave Mistake on the Lake

Ms. Floyd,

I am moved by the articulate comments by other citizens to state more adamantly my opposition to building a multi-story, exclusive housing project in the Mistake by the Lake footprint.

My points of agreement are:

- a park being of more long lasting to the city, tri-city area and county as an attraction and place of public appreciation for the south sound.
- allowing the multi-story building is part of the original 'mistake' and should not be allowed into perpetuity.
- that 'gilding' the building with a 'green wall' is a superficial nod to our community value of green space.

Developers have to be given boundaries respecting quality of life and my original comment was about the negative traffic impacts. I believe the best solution would be to encourage developers to work with the areas already designated for water views with limited story development.

I continue to agree with in-filling, multi-use development and socio-economic access to housing downtown. I am not in favor of accepting this developers proposal. I am not in favor of a re-hab of the 'mistake on the lake'. I agree that it should be demolished and a public access park zone be established.

Sincerely,

Susan Davenport
360-970-6302
115 Sherman St. NW
Olympia, WA
Freeholder

Nicole Floyd

From: ejjj@comcast.net
Sent: Wednesday, August 02, 2017 8:36 PM
To: Nicole Floyd
Subject: Design proposed for renovation of the Old Capitol Center Building.- Please present my opinion to the Design Review Board

Nicole Floyd
City of Olympia Lead Planner

Dear Ms. Floyd:

Please present the following to the Design Review Board regarding the design proposed for renovation of the "Mistake on the Lake."

I am very disappointed to learn that instead of removing the Old Capitol Center Building, the City of Olympia is now considering a proposal to renovate the eyesore. Funds available from the Metropolitan Park District apparently are not being used to remove the building. Many local citizens believed those funds would be used to purchase and remove a building that for too long has marred the beautiful historical view from the Temple of Justice.

In addition to blocking what would be a spectacular view, many other compelling reasons exist to oppose renovating this building. Two major concerns are the building stands on a hazardous earthquake liquefaction zone and on low land likely to be impacted by sea level rise. Please do not discount these safety, liability, and future financial issues.

Again, please carefully consider the long-held wishes of citizens to be rid of this imposing blight on a beautiful historical view which will be cherished by locals and visitors enjoying our wonderful Capital City.

Thank you for your time.

F. Jane Canfield

Nicole Floyd

From: Suki Bell-Sullivan
Sent: Monday, August 07, 2017 9:40 AM
To: Nicole Floyd
Subject: FW: City of Olympia - Design Review Board - 17-2528 Views on 5th

From: Helen Thornton [mailto:helen@thorntonbrownproductions.com]
Sent: Thursday, August 3, 2017 5:40 PM
To: Suki Bell-Sullivan <sbell@ci.olympia.wa.us>
Subject: Re: City of Olympia - Design Review Board - 17-2528 Views on 5th

Ms. Bell-Sullivan-

Thanks so much for sending. As an Olympia west side resident, I **strongly support** this density & height housing/retail project on 5th!

Sincerely,
Helen Thornton

On Aug 3, 2017, at 9:12 AM, Suki Bell-Sullivan <sbell@ci.olympia.wa.us> wrote:

The City of Olympia has issued the following **Detail Design Review Board Agenda**.

See attached hyperlink for further details: [City of Olympia - Meeting of Design Review Board on 8/10/2017 at 6:30 PM](#)

Please forward questions and comments you may have regarding the above project to the staff contact listed below:

- **Nicole Floyd, Senior Planner, nfloyd@ci.olympia.wa.us, 360.570.3768**

Suki Bell-Sullivan
City of Olympia
PO Box 1967 | 601 4th Avenue | Olympia WA 98507
Phone: (360) 753-8331
Email: sbell@ci.olympia.wa.us

July 31, 2017

Joseph LaValle, Chair
Design Review Board
City of Olympia

Dear Mr. LaValle,

I am Norman J. Johnston's widow, a fellow architect and educator. Travels to and from Olympia have been many over the past fifty years to Norm's home territory. A special trip was during 2001 when I was a member of the Architect Selection Committee for "Millennium Carillon Bell Tower", another project not realized too date.

Touring the tower site one could not help the eye being drawn to the very unfortunate obstacle, the "Mistake by the Lake" destroying this magnificent view from the Capital Campus. Travels with Norm always included visiting every State Capital and College Campus in the area. Not surprising, our State Capital in Olympia, is considered the finest of all fifty states by most of the design community. If we did not have Mt. Rainier, I'm sure our Capital would be the leading contender to indentify the State of Washington.

Washington, D.C. was visited annually which always included a stop at the Building Museum where Norm discovered a little brass bank in the gift shop. Picking the bank up he asked why they had the Washington State Capital in the shop, to which the clerk replied, "no it is the National Capital". "Trust me", Norm said I am correct, it belongs to the other Washington. Thus we purchased the bank and brought it to its' proper home.

The history and all of the logical reasoning is included in Norm's earlier correspondence, copies enclosed, of how important it is to reduce the scale of this eyesore to the neighboring structures, thus following through on the plan of over 100 years ago that protects the view corridor.

Norm's first play ground was the construction site of the Legislative Building, so I felt it only fitting to return a bit of him home to that special place, the building and grounds he admired and loved. Yes, he is there to observe Olympia's further action to protect their crown jewel. Please do not disappoint him.

Yours sincerely,

A handwritten signature in cursive script that reads "L. Jane Hastings". The signature is written in dark ink and is positioned above the printed name.

L. Jane Hastings, FAIA

Nicole Floyd

From: Nicole Floyd
Sent: Thursday, August 03, 2017 8:34 AM
To: 'Jeffrey J. Jaksich'
Subject: RE: DRB Comments for 10th of August Views on Fifth proposal, application, etc.

Thank you for taking the time to comment on this project. I will add you as a party of record and will send you all applicable notices regarding this project. I will forward your comment on to the Design Review Board as you have requested, but I want to make sure you know that their review authority does not extend beyond the design criteria within the code. I will also send your comments on to the Hearings Examiner who will review the project for compliance with all applicable codes and will make the final decision on this project.

Nicole Floyd, AICP

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From: Jeffrey J. Jaksich [mailto:eastbay4@comcast.net]
Sent: Wednesday, August 02, 2017 11:49 PM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: DRB Comments for 10th of August Views on Fifth proposal, application, etc.
Importance: High

Design Review Board (DRB) members, et. al.,

These comments are submitted to the DRB members, as prior commitments may have me being out of town on August 10 regarding public comments on the proposed Views on Fifth application, etc..

- It is important for the Design Review Board's consideration of the of the proposed Views on Fifth application, etc. A key factor is the overall geographic context of the proposed location given the decades of controversy over the Capitol Center Building built in 1965, especially since it has been empty since 2003 with an assessed value in the interim around 3 million and no revenue coming in other than the unexpired lease for a while. The proposed location and building have been looked at for a few redevelopment effort, none of which penciled out, because the site is in a known flood plain with not only hydrologic problems, numerous geologic as well as public infrastructure limitations and/or problems. These known and some unknown limitations and/or problems are not adequately addressed by the proposed Views on Fifth application, design, etc. The proposed enhancements to the old Capital Center Building site and structures are likely not going to be sustainable given sea-level rise for long, the cost of operation, etc. The bottom line is that the required project will likely add additional visual blight based on the current and likely future Olympia market for the foreseeable future. The proposed location was actively studied by City Planning staff, consultants, etc. and largely made sense as an east west transitional corridor area with park enhancements, people activities, like Native American long House and Museum, some parking and continued special space in support of the Olympia largely publicly owned urban saltwater shoreline and big "W" urban shoreline trail and auxiliary shoreline and upland recreation, retail, and related activities for 40,000 Capitol City visitors, retirees, and the public and their guests that enjoy our current Capitol City near Waterfront size and scale as visualized in RUDAT 1979, RUDAT 1990, and the U of W Landscape Architectural Conceptualizations for our Downtown and Olympia urban waterfront and uplands, Olympia Waterfront Plan,

and numerous other Olympia waterfront plans and upland studies, such as those for West Bay Drive, Percival Landing, Joint City of Olympia and Port of Olympia Comprehensive Plan in the 90's, etc.

- This east west corridor called the Isthmus was extensively studied in the late 80's, 90's and through 2007. The results were put together by Olympia Planning Commissions, City of Olympia short and long range planners and consultants, and numerous public involvement and planning processes, like RUDAT 1979, which lead to Percival Landing, and many other progressive improvement's leading to Olympia being named the number one small city in the United States in Money Magazine and other national and State publications, etc. This also included numerous national and state awards for planning, etc.
- The Olympia Isthmus, as we know it today, just did not happen it was planned with a lot of support from the voters and tax payers from Olympia, decisions made by the Shoreline Hearings Board, etc.. It was also shaped by natural disasters, like the floods on Water Street, etc. in the late 70's, the Nisqually Earthquake damage in the early 90's, and the underwriting facts of this location in a flood plain, geologically sensitive area, etc. so that development and redevelopment in the Olympia Isthmus area is not financially feasible, as Tri Vo proved in 2008. What is so different about today? Nothing, financial and economic clouds are on the USD and State economic and financial horizon .
- The fact that the proposed site is on a mapped flood plain by FEMA, no private insurance will provide insurance for many aspects of the proposed project, City or public funds cannot be used given the FEMA floodplain mapping for this site, as well as other political, economic, and regulatory hassles, etc.
- This site is not appropriate for this level of intense redevelopment. The economics of this project do not pencil out, nor does the current proposal conform to the long-term vision for these prior tidelands and now filled Olympia Isthmus. This has been seen by the community first and foremost as a way to connect West and East Olympia for transportation reasons, etc. In the 80's it was seen as enhanced public space, extension of Heritage Park, and a special people place, not unlike the National Mall in Washington D.C. These and other enhancements were envisioned in 1986 by the Olympia Planning Commission (OPC) on which I served 1984 to 1992, and on numerous other neighborhood and civic bodies through today that have envisioned, planned and created numerous parks, etc. The OPC even envisioned the Design Review Board with input from design professionals, builders, real estate, and most of all active citizens working toward a higher quality of life for Olympia residents.
- The Olympia Isthmus has had quite a history including its proximity to "Little Hollywood", rail yards, etc. The critical location of this Isthmus area has been key to several long-term quality of life enhancements to the City of Olympia going back to the Wilder and White's design plan for the Washington State Capitol Campus in 1911. This was followed up by the world famous Olmsted Brothers landscape designs that were intended to make Washington State's Capitol Campus the most beautiful one in our country. The citizens of Olympia have worked very hard toward making this enhanced public space and mall a special place, just like the Mall in Washington D.C.
- Slowly, but surely the pieces for the enhanced Heritage Park with the State and City of Olympia working together to create a truly special place worthy of the citizens of Washington State and the residents of Olympia. One of the best examples of this progress is the coming together with the fountain donation and an 80's City State Citizen partnership that was supposed to be a model for numerous other City of Olympia Parks, green spaces, and open spaces designed to create a much higher quality of life than those prescribed in the performance standards for Olympia's parks, green and public open spaces that often get short changed in the City of Olympia Operating and Capital Budgets, etc. These efforts and the progress made is a function of the partnerships with the public, private donors, and fantastic citizen involvement that is fundamental to Olympia's past successes, etc.
- The area between 4th and 5th avenues and Water Street and the bridges has been transitioning into the great public space as envisioned by the Olmsted Brothers, OPC in the 80's and 90's, etc. as part of an enhanced Heritage Park discussions in 1986 and thereafter. This is demonstrated by the \$14 plus million costs of the initial phases of Heritage Park with tremendous Voluntary efforts on the part of Olympia residents and other from around the State. The current and future plans for these area include more than just park, it includes a Native American Long House and Museum consistent with current Olympia zoning for the Isthmus, and other people activities, etc. in a special public and private partnership to create a special place on the Isthmus and other

places around the big “W” shoreline trail and commercial and civic area, not unlike the corporate structure governing the “Pike Street Market” in Seattle, etc. given the consequences of sea level rise, etc.

- We the citizens and residents of Olympia had a better set of visions for the Isthmus that was partially captured in the Isthmus Feasibility Study and passage of the Metropolitan Park District and other prior funding measures for the City of Olympia, such as Utility Tax hikes, etc. These measures were passed by the public with the voting public supporting Wilder and White’s 1911 vision for the Capitol Campus and views; the Olmsted Brother’s vision and ideas for park landscaping and special views, special views like those funded and built into the Washington State Law Enforcement Memorial view, etc. over the Olympia Isthmus toward South Sound and the Olympics and vice versa.

The proposed in the Views on Fifth application, etc.. includes building enhancements that are not appropriately sited on the Isthmus with its FEMA Flood Plain designation, liquification problems, other geologic and hydrology problems, failing infrastructure that cannot withstand Sea -level rise, etc. The Views on Fifth application, etc. are inconsistent with our Olympia community’s long-term vision of views from our Washington State Capitol Campus, Washington State Law Enforcement Memorial, etc. The Views on Fifth application, etc. is really unsustainable given Global Warming, limitation of this this filled in tideland, failing 4th and 5th Ave. road beds, failing storm water system, likely floodplain floods causing numerous hydrologic problems, etc., and geo-technical problems for current supportive surrounding Isthmus infrastructure, etc.

The DRB needs to consider the overall context and they will determine that this proposal is unsustainable based on all the facts relative to the proposed location. The DRB needs to require a full life cycle costing of the proposals relative to this site an all likely future City liabilities on a known flood plain, etc.

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Nicole Floyd

From: Allen T. Miller <allen@atmlawoffice.com>
Sent: Sunday, August 06, 2017 11:17 PM
To: Nicole Floyd
Cc: Keith Stahley; 'Gerald Reilly'; 'Mary-Margaret O'Connell'; lisa@atmlawoffice.com
Subject: RE: City of Olympia - Design Review Board - 17-2528 Views on 5th
Attachments: 2017 Olympia Design Review Board Letter.docxBehindthe Badge Foundation.pdf; ReportofGroupPlanWilderWhiteAugust1911.pdf; Wilder and White 1915 article in American Architect.pdf; ProfessorHitchcockCityBeautiful.pdf

Nicole:

As you know we represent the Behind the Badge Foundation which maintains the Washington State Law Enforcement Memorial built at the vista point designed by the Olmsted Brothers in 1928. The Foundation's letter is attached asking the Design Review Board to deny the design of the Views on 5th because of its negative effect on the design of the Memorial.

In addition to the Foundation letter the Design Review Board needs to review the attached Report of Group Plan from Wilder and White dated August 29, 1911, an article from The American Architect dated November 24, 1915 written by Wilder and White, and an excerpt from Professor Hitchcock's seminal book, Temples of Democracy, pages 257 and 259. All attachments describe the nationally protected view corridor designed into the State Capitol Campus.

The design of the proposed Views on 5th must be denied because of its negative effect on the view corridor.

We look forward to the Design Review Board's denial of this proposal just as the Board denied the Larida Passage proposal on 1/28/10.

Please contact us with any questions.

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August 2, 2017

Olympia Design Review Board
Nicole Floyd, Senior Planner

RE: Capital Vista Park Views on 5th Initial Comments

Olympia Design Review Board Members:

It is our understanding that the City of Olympia Design Review Board is considering a proposal that would allow for further development of the area located between Capitol Lake and Budd Inlet. The Behind the Badge Foundation, who maintains the Washington State Law Enforcement Memorial which commemorates the lives and dedication of officers who have died in service our state, wishes to dissuade you from making any decision that would change the landscape of that area.

Located adjacent to the Temple of Justice, The Washington State Law Enforcement Memorial was dedicated in May of 2006 to the citizens of the State of Washington. Honoring the more than 310 federal, state, county, municipal and tribal law enforcement officers who have died in the line of duty, the Memorial serves as a place of solitude for the countless survivors who have been affected by the loss of their loved ones. It also serves as a historical reference dating back to 1854, detailing the stories of law enforcement and their efforts to keep the citizens of this state safe.

During the 10 year fundraising and building phase of this project, it was always a priority to design the Memorial to reflect the best assets that this state has to offer. The successful outcome incorporates stunning vistas of some of the most beautiful scenery in the region. Today as you stand at the Memorial you will gaze across Heritage Park and Capitol Lake to the deep blue waters of Puget Sound and the majestic Olympic Mountains.

In the 11 years since its dedication, the Memorial has transpired this little noticed nook into one of the most visited destinations of the Capitol Campus; from civic tours to daily visitors, there is much activity through the Memorial. And of course, our "Survivors" who, on dates of great importance, take the time to travel to the Memorial to honor their lost loved ones, regularly comment to us on the beauty and solemnity that the Memorial imparts. In short, in addition to the concrete, granite and mortar, we count the entire scope of the setting, the scenery, the mountains and the water, as part and parcel of the Washington State Law Enforcement Memorial.

On behalf of the Board of Directors of Behind the Badge Foundation, and the current 310 "lost members" of this State who cannot speak for themselves, I wish to register our strongest objection to the development of the isthmus between Capitol Lake and Budd Inlet by City of Olympia, local developer Ken Brogan or any other persons or organizations who in the future might consider development of this property.

Respectfully,

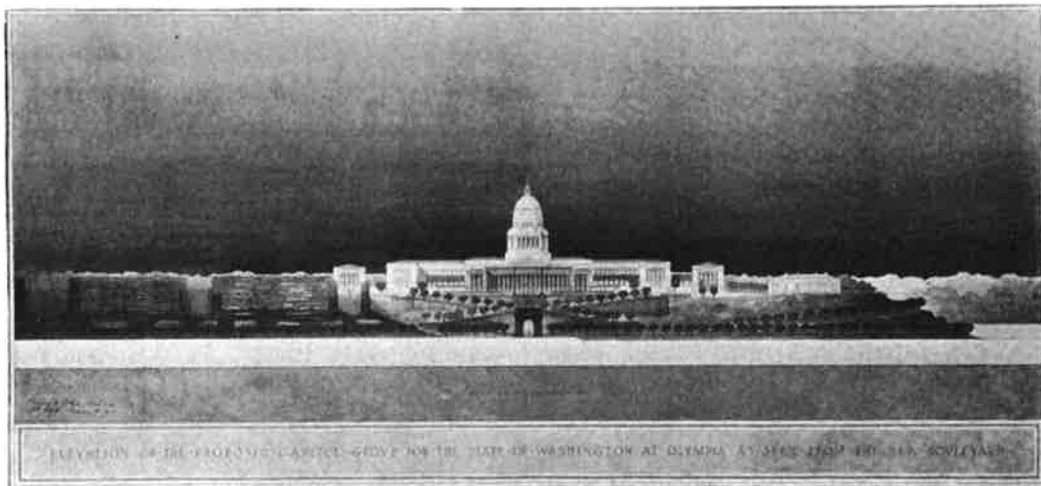
Vicky M. Stormo, Interim Executive Director
Behind the Badge Foundation

THE AMERICAN ARCHITECT

VOL. CVIII

WEDNESDAY, NOVEMBER 24, 1915

NUMBER 2088



ELEVATION, STATE CAPITOL BUILDING, OLYMPIA, WASHINGTON

CAPITOL GROUP AT OLYMPIA FOR STATE OF WASHINGTON

MESSRS. WILDER & WHITE, *Architects*

MORE fortunate than her sister states in the East, Washington has been independent of direct taxation in providing funds for the suitable accommodation of her administrative officers. Under her original charter, certain government lands lying within the state were set aside for specific purposes and among them were those to be devoted to the purpose of erecting public buildings at the state capital. These lands, most of which are covered with fine timber, have each year through the development of roads and railways become more accessible, while the exhaustion of private timber tracts has constantly enhanced the value of the timber belonging to the state. This had proceeded so far that in 1913 a conservative survey fixed

the value of the lands and timber at nearly six million dollars, sufficient without the certain yearly increment, to provide not only for the erection of her capitol buildings and the proper development of the grounds, but also for their maintenance.

Husbanding these resources, the state authorities contented themselves with quarters in a temporary capitol building formed by additions to the county court house at Olympia, but by 1909 these quarters became so congested that relief in some form was imperative. The Legislature in that year accordingly appointed a State Capitol Commission, whose function was to be the care of the Capitol Building Lands. They were empowered to sell these lands at their discretion and to use the funds so ac-

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THE AMERICAN ARCHITECT



TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON
MESSRS. WILDER & WHITE, ARCHITECTS

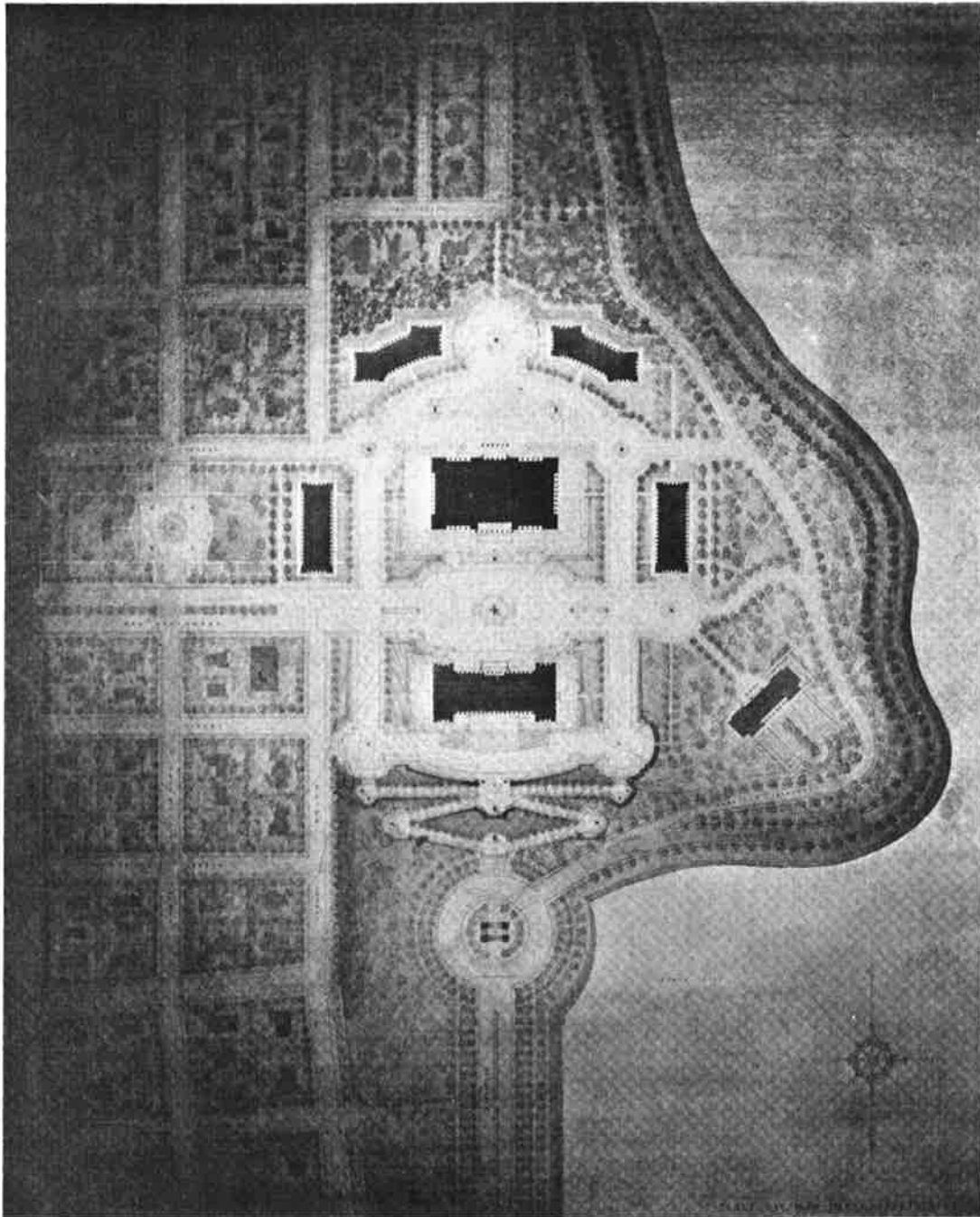
quired in the erection of a Capitol Building upon the foundations constructed some twenty years earlier, when the first steps toward providing a Capitol Building were taken.

The Capitol Commission, upon mature consideration, reached the conclusion that the erection of a single capitol building was not an economical proceeding. Judging from the experience of other States it was impossible to foresee either the extent or character of the accommodations that in the future might be required for the proper and convenient transaction of the affairs of state. In practically all of the older States, additions to the original buildings, necessarily, more or less incongruous, were being made and the only alternative was the erection or use of other buildings which it was manifestly impossible to group as a dignified or convenient whole. This development was in some cases so rapid that in at least one of the newer States the requirements of administration outgrew the accommodations provided almost before the new capitol building was completed and to endeavor to anticipate such growth would involve the immediate erection of a structure out of all proportion to present requirements. The erection of such a building for the State of Washington would have been peculiarly unfortunate, for the temporary capitol building afforded adequate quarters, provided the Judicial Department could be housed elsewhere, and the forced sale of the state lands in sufficient

quantity to provide the necessary funds for a building large enough for all time would have involved a great sacrifice with no commensurate return.

The Capitol Commission reported their conclusions to the succeeding Legislature of 1911 and in consequence an Act was passed authorizing the Capitol Commission to take the necessary steps toward securing a comprehensive Group Plan, providing for the erection upon the capitol site at Olympia of not less than four separate buildings. These were to consist, first, of a central or Legislative Building, which should be of a suitable monumental character and provide adequate accommodations for the two Legislative Chambers and for the Governor and the chief executive officers; second, a building of similar character for the Supreme Court, containing suitable court rooms, the state law library and proper offices for the judges, the attorney general, the librarian, the court clerk and other officials connected with judicial department; and third, at least two buildings of a more simple character to house the various Commissions and other departments whose functions are of an administrative character. In addition there was to be an executive mansion, but this was not an integral part of the group. By providing for a Capitol Group in contrast to a Capitol Building, the Legislature avoided the difficulties of expansion to meet future growth, as the functions of the legislative, executive and judicial departments remain practically

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GENERAL GROUP PLAN, AS ADOPTED

STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON

MESSRS. WILDER & WHITE, ARCHITECTS

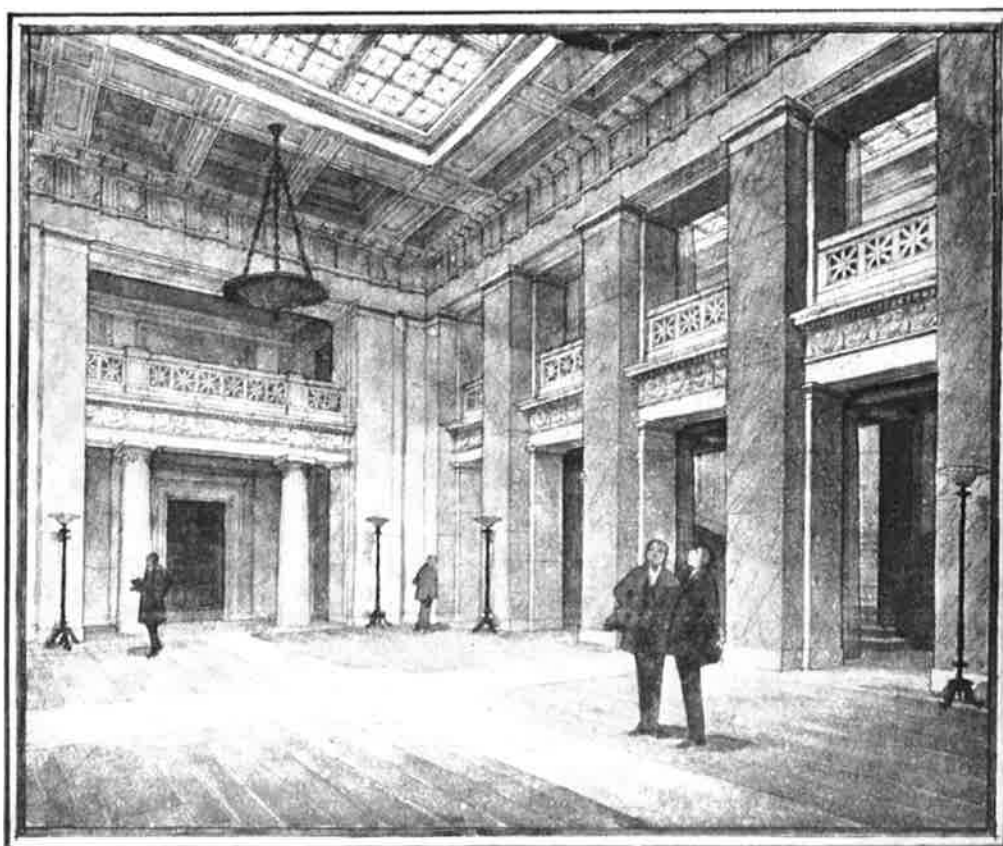
THE AMERICAN ARCHITECT

constant, and the increase in the requirements of the administrative departments could be met by the erection of additional buildings as the need developed. The question of initial expense was solved at the same time by authorizing the Capitol Commission to proceed with the immediate erection of one of the units of the group, namely, the building for the Supreme Court, or, as it is called, the Temple of Justice. Thus, for an expenditure not involving any possible sacrifice of the Capitol Lands, the congestion at the temporary Capitol would be relieved and the first step taken toward the final Capitol Group, to be carried further as funds permitted or needs required.

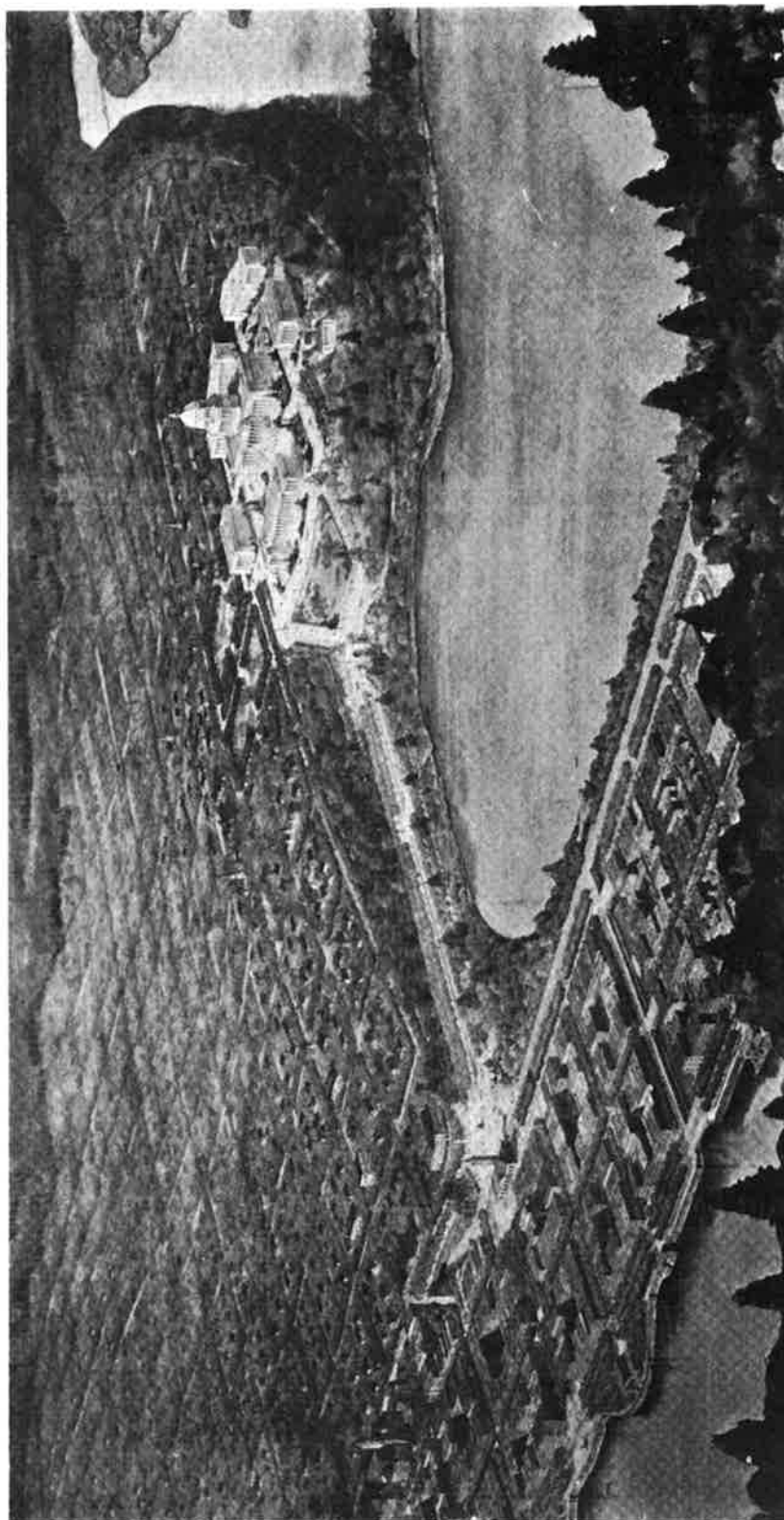
Following the passage of this Act, the Washington Chapter of the American Institute of Architects urged the Capitol Commission that, in view of the importance of the work to the citizens of Washington for all time, the selection of the architect be deter-

mined by competition, and further, that such competition be not limited to the architects of Washington alone, but that it be open to the architects throughout the country. This suggestion and its subsequent adoption by the Capitol Commission is noteworthy as having inaugurated the first competition ever held for a State Capitol under the auspices of the American Institute of Architects, a precedent still more firmly established by the similar action of the authorities of the State of Missouri a year later.

In accordance with the above, the Capitol Commission appointed Mr. Charles H. Bebb, F. A. I. A., of Seattle, as its professional advisor and with his assistance a program for the competition was duly drawn up and issued. In reality there were to be two separate competitions, one for the selection of a Group Plan to govern in the design and location of future buildings and the other for the selection of a design for the Temple of



MAIN ENTRANCE HALL



BIRD'S-EYE VIEW

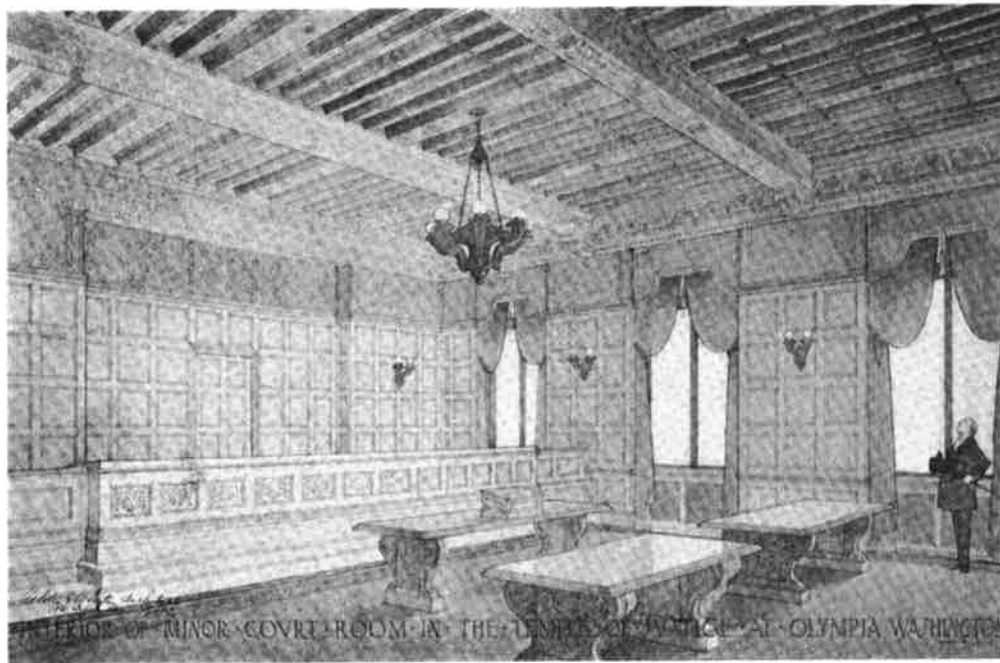
STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON
MESSRS. WILDER & WHITE, ARCHITECTS.

THE AMERICAN ARCHITECT

Justice. In both of these competitions the designs of Messrs. Wilder & White were placed first and they were accordingly appointed the architects for the Temple of Justice, while their Group Plan, with such modifications as a detailed study of the site suggested, was formally approved and adopted by the Capitol Commission.

Their Group Plan, illustrated on another page, is somewhat reminiscent of the Acropolis at Athens, and indeed the natural conditions surrounding the capitol site at Olympia are in many ways quite similar to those

mountains to the north. Even in the architecture there is a similarity in the combinations of small units, no one of which has either size or importance sufficient to completely dominate the others, while the City of Olympia, lying as it does on three parallel ridges, affords distant views of the Capitol Group from every direction just as does Athens of the Acropolis. One might even compare the purposes of the two, one a sacred place set apart from immediate contact with the city, yet a place of frequent resort by the city's inhabitants; the other a seat of

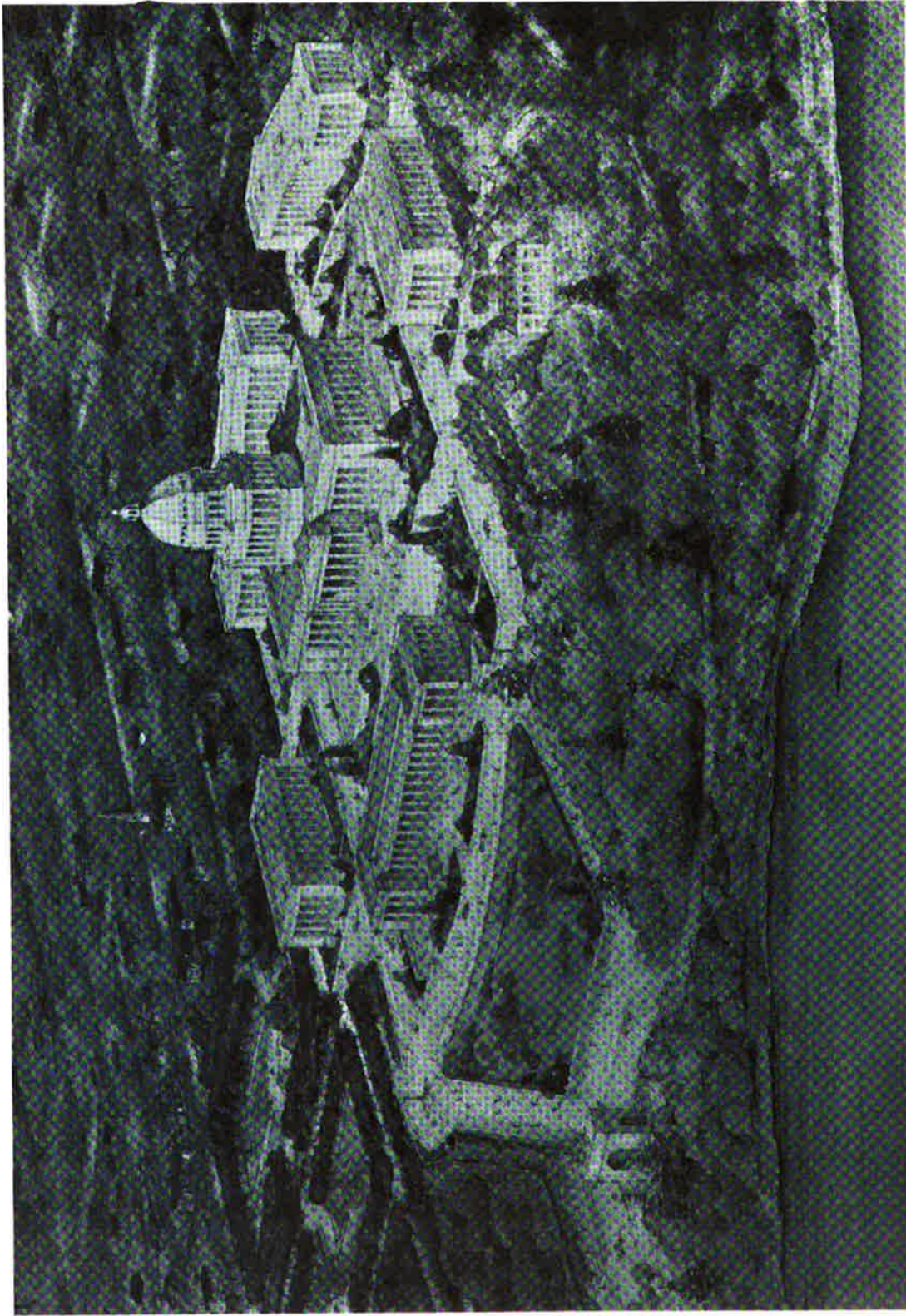


MINOR COURT ROOM

of the Acropolis. The capitol grounds consist of a promontory projecting into the upper end of Puget Sound, and while accessible to the east at a level grade from the adjoining streets, on all other sides rises abruptly from the water as does the Acropolis from the surrounding plain. Just as at Athens the eye sweeps over distant views in all directions, but is most firmly held by the expanse of water and mountains to the west, so at Olympia a wide range of beauty, including Mt. Rainier to the east, fails to hold the attention long, from the panorama of Puget Sound and the magnificent Olympic

government for the State, properly isolated to some degree from the city in which it is placed, yet easy of access therefrom.

In its mass it is apparent the Group Plan responds primarily to the necessity of so arranging a collection of small units that they may combine to give the effect of a single structure when viewed from a distance and from all directions. Hence, the Legislative Building, slightly larger than the others and surmounted by a lofty dome, occupies the center of the group. The Temple of Justice is directly north across the Court of Honor and the four Commis-



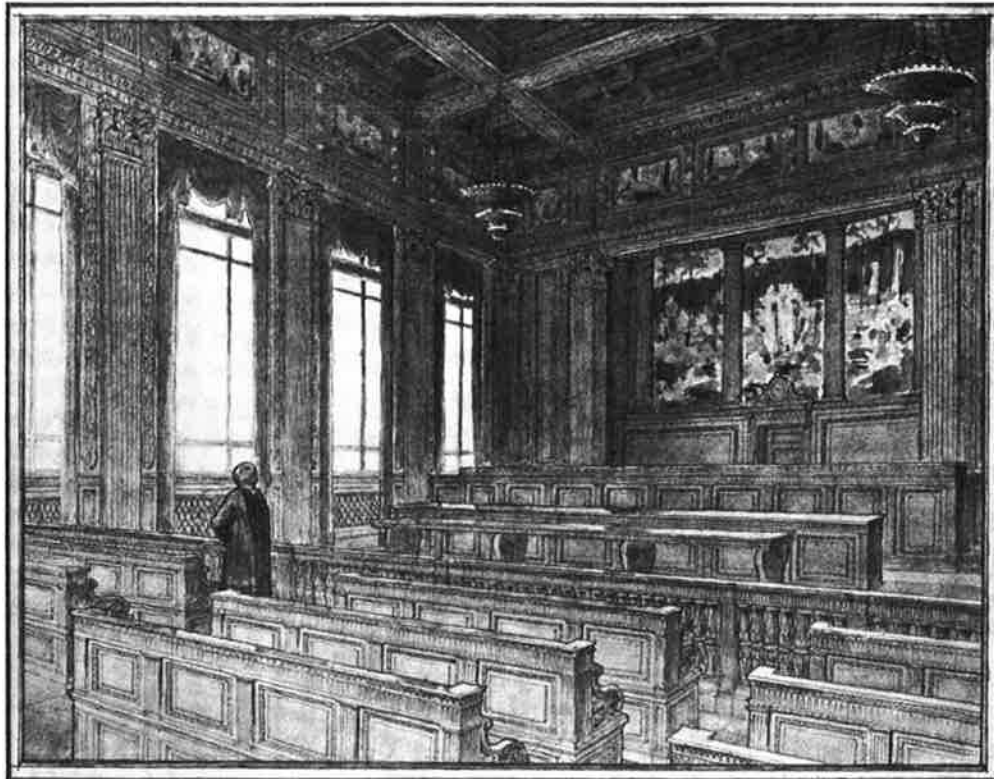
BIRD'S-EYE VIEW

STATE CAPITOL BUILDINGS, OLYMPIA, WASHINGTON
MESSRS. WILDER & WHITE, ARCHITECTS

THE AMERICAN ARCHITECT

sion Buildings are grouped on either side and to the south. The simple colonnaded treatment of these surrounding buildings will from a distance tend to make them appear as a single broad base to the central dome, while the location of the different units adequately expresses the relative importance of the departments they accommodate. Architectural terraces increase the apparent size of the two main buildings and emphasize their importance, while ample

evidently been considered by the architects. To the east lies one of the principal residence streets, and the level approach on this side has been treated with a formal parkway. By masking this approach somewhat in the planting the risk of making the Capitol appear a mere civic center has been obviated with no interference with convenience of access, while the greater natural interest of the north axis has been accepted as marking the direction on which to develop the main

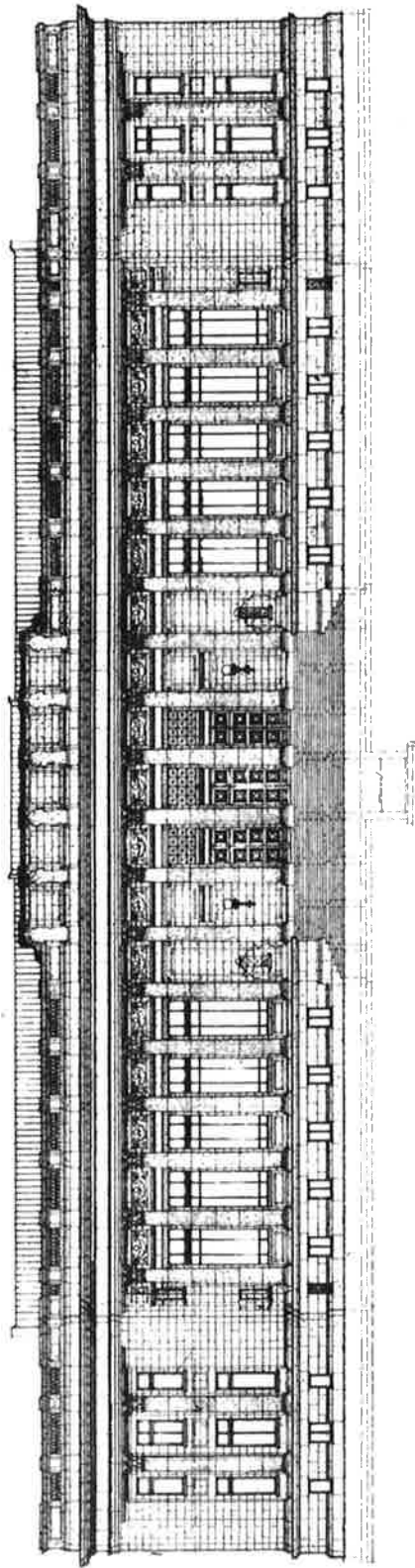


SUPREME COURT ROOM

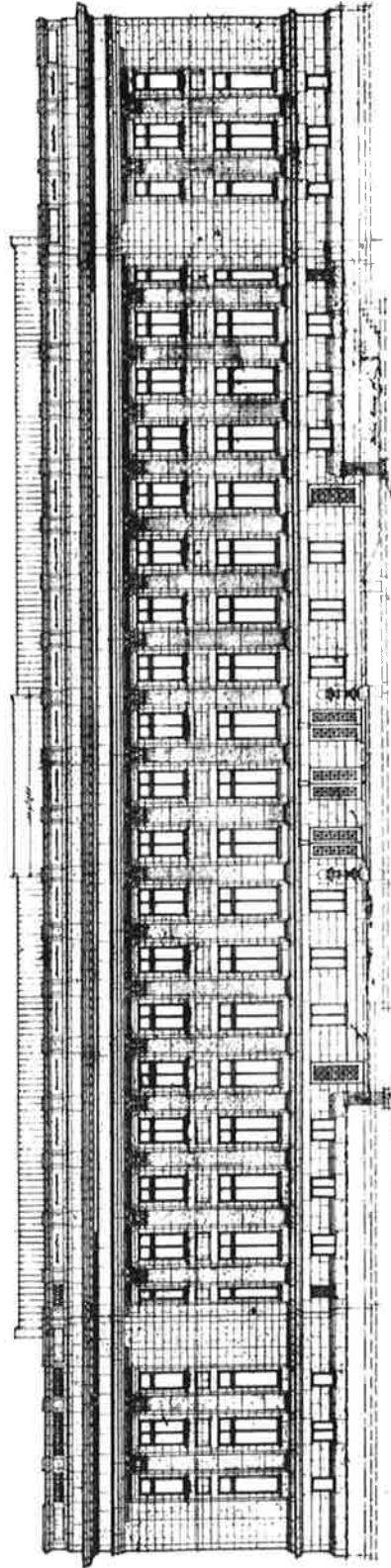
roadways connecting the Court of Honor with the smaller court at the south and the esplanade at the north afford easy means of communication between the separate units. In addition, underground passages will provide access to each building from the others and possibly from the plaza at the lower level.

In the development of the approaches to the site both the isolation as a part of the State and the necessity for direct access have

approach. The importance of the architectural units has been preserved by treating this approach with simple broad ramps leading to the esplanade north of the Temple of Justice from a plaza at the base of the slope. This plaza affords an appropriate setting for an arch or other monumental feature, and from it is planned a formal boulevard leading north to the new railroad station and the heart of the business section of the city.

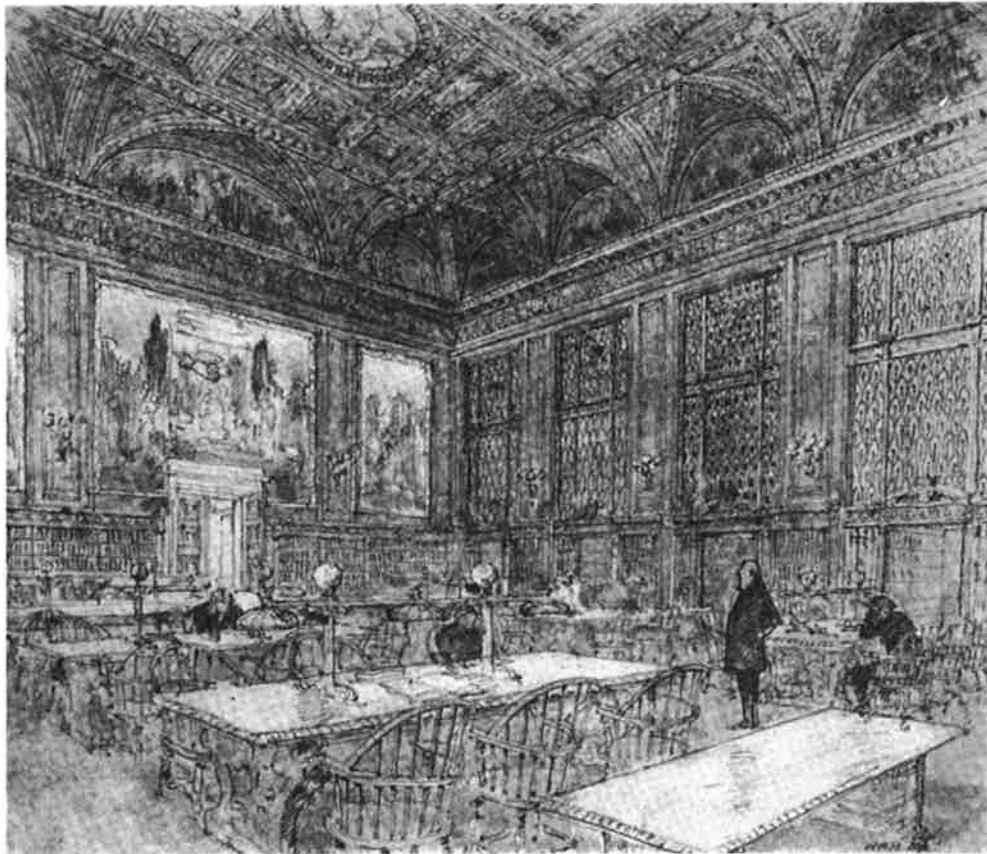


FRONT-ELEVATION



ELEVATIONS: TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON
MESSRS. WILDER & WHITE, ARCHITECTS

THE AMERICAN ARCHITECT



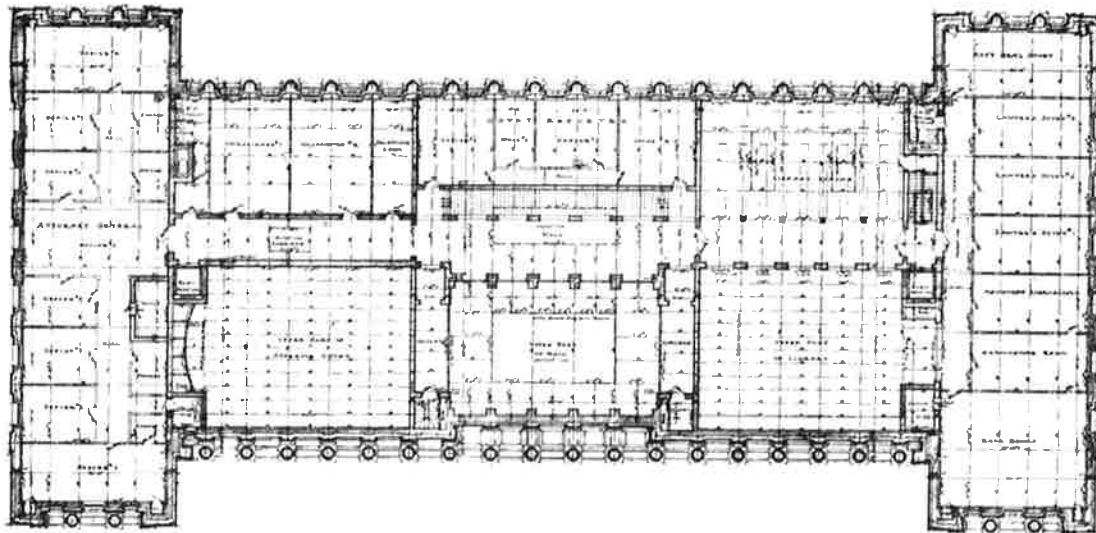
LIBRARY

To the south of the boulevard skirts the edge of a proposed fresh water lake secured by tide locks across the head of the Sound and will be a great addition to the city park system. From this boulevard a driveway winding up the hill affords access for vehicles to the Court of Honor on the higher level and similar access is provided from the business section by means of Water street on the axis of one of the Commission buildings.

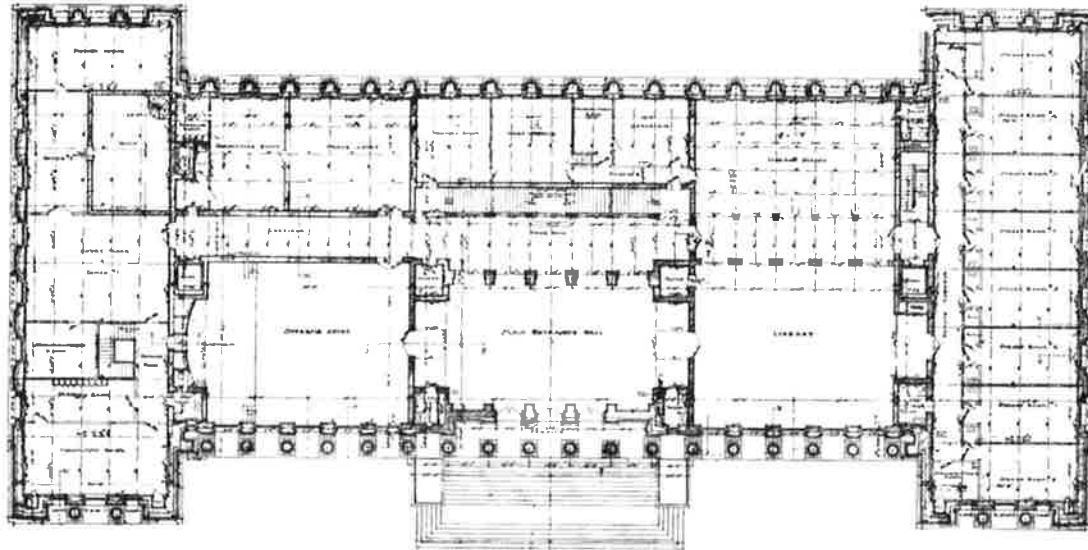
In the treatment as a whole, the relative importance of the two main approaches has been carefully expressed by the architects, the one from the east being the approach to the Capitol from the City of Olympia, that from the north the approach from the State of Washington.

The first of the buildings of the Capitol Group to be erected is the Temple of Justice, providing quarters for the Supreme Court, the judges and other officers in that

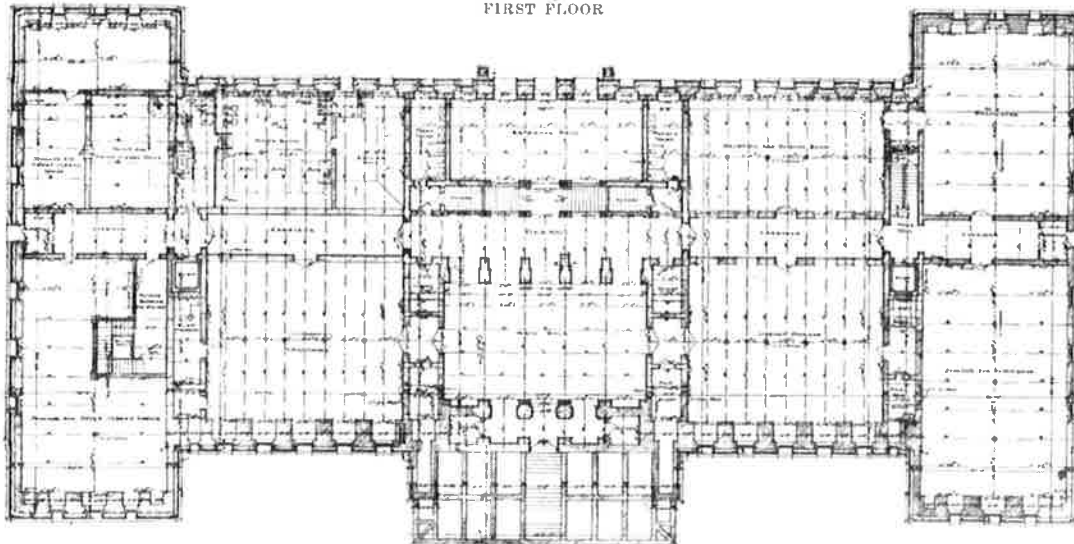
department of the State Government. As shown by the accompanying illustrations, this building is simple in outline and mass in order that it may form a part of the broad base for the dome of the Legislative Building when seen from a distance. At the same time its relative importance to the Commission buildings has been recognized by giving a greater variety to its form by projecting wings and the long unbroken colonnade across its north façade adds suitable dignity. Its character as a State edifice has been emphasized by the employment of the Corinthian order as expressing grandeur, and this order will presumably be followed in the other buildings. The main entrance is indicated by a broad flight of steps with sculptured groups on massive plinths at either side. The attic above the entablature is also raised at this point and embellished with six sculptured figures, while the wall back of the
(Continued on page 350)



SECOND FLOOR



FIRST FLOOR



BASEMENT

FLOOR PLANS, TEMPLE OF JUSTICE, OLYMPIA, WASHINGTON
MESSRS. WILDER & WHITE, ARCHITECTS

THE AMERICAN ARCHITECT

Capitol Group at Olympia

(Continued from page 346)

colonnade is recessed to form a shallow portico.

On the north façade the treatment is similar to that on the south, but the columns here are not free standing, while at the ends the more simple pilasters are used. Secondary entrances at the basement level are provided at the rear and each end, while a broad terrace, level with the Court of Honor at the

front, but some eight feet high at the north, will give the building a suitable setting.

On the interior the interest centers on the Entrance Hall, the State Law Library to the right and the Supreme Court room to the left, all of which are shown in the accompanying illustrations. Across the Main Corridor is the Minor Court room, treated in a simple manner, the balance of the building being devoted to offices for the Supreme Court Judges, the Court Clerk and other officials of this department of the government.

CURRENT NEWS AND COMMENT

New York State Board of Examiners Organization and Measures to Provide for Issuance of Certificates

The Board of Examiners for Registration of Architects held its first meeting, in Albany, October 22, 1915. Dr. John H. Finley, commissioner of education, called the members together during the annual convocation of the University of the State of New York, and after a conference with President Finley and Dr. A. S. Downing, assistant commissioner for higher education, the board of examiners effected a temporary organization and took measures to inaugurate the work of issuing certificates to all persons qualified to practice under the title of architect.

The New York state registration law, which went into effect on April 28, 1915, places in the hands of the board of regents, who perform the same office for the medical profession, the fixing of standards of education for architects, the conduct of examinations of those who desire to practice and the issuance of certificates admitting to practice all entitled to assume the name of architect. The law does not interfere with the right of engineers, contractors or others who make drawings and engage in building work, but requires everyone who wishes to practice as "architect" to obtain the regents'

certificate. The conditions under which such certificates can be obtained are as follows:

First.—Possession of a diploma or satisfactory certificate from a recognized architectural school or college together with at least three years' practical experience in the office of a reputable architect or architects.

Second.—Registration as an architect in another state or country where the standard of qualifications is not lower than that required in New York state.

Third.—Practice exclusively as an architect for two years previous to April 28, 1915.

Fourth.—Practice exclusively as an architect for one year previous to April 28, 1915, providing application for certificate be made before April 28, 1916.

Every person applying for examination or certificate of registration shall pay a fee of \$25.00 to the board of regents. No annual fee is required.

The board of examiners, within a few weeks, will mail application blanks to all architects whose names appear in directories of architects. All others who desire to secure certificates by examination or otherwise should write with request for application blanks to

Board of Examiners for Registration of Architects, State Department of Education, Albany, N. Y.

REPORT OF GROUP PLAN.

To the State Capitol Commission,
Olympia, Washington.

Gentlemen:-

In accordance with your request, we have studied the existing conditions as carefully as was possible in the limited time at our disposal, in order to render an intelligent report upon the questions involved in the Group Plan, particularly with reference to the existing foundations and the north and south axis.

In the consideration of any State Capitol, there is more at issue than is at once obvious and the important points may be briefly summarized as follows:;

First. Was the original selection of the Capitol City of sufficient wisdom to warrant its being considered permanent and thus to justify present plans for large future expenditure?

Second. Has the state any special character demanding consideration, and does the city offer opportunities for its expression?

Third. Can the growth of the city be so directed as to enhance the importance of the state, thus avoiding the conditions existing in most of the older capital cities where the state represented by the capitol buildings is often a more or less insignificant feature, and does not the selection of a city as the capital place it under obligations to the state to make the necessary sacrifices to that end, and will not such sacrifices promote the ultimate prosperity of the city?

Taking these general considerations in their order our present acquaintance with Washington is, unfortunately, too limited to enable us to base our opinion of the selection of Olympia as the capital upon more than general considerations. On such basis,

however, the choice seems admirable, in that in a coast state, an inland capital would be an anomaly, and its inability by its location to compete with the neighboring cities in commerce will tend to relieve it from petty jealousies, and leave it free to assume its proper dignity as the political center of the state.

It is more in the possibilities that it contains for expressing the character of the state, that the city in general as well as the site for the capitol is remarkable, and we believe careful development of these possibilities, will result in an effect unequalled by any capitol in the world. The natural beauties in their combination of water, land and mountains is nothing short of superb, and the growth of the city up to the present time has been so scattered, and of such character that no problems of excessive cost are to be confronted.

It is obvious that the site itself, bounded on three sides by water is too small to ever permit of great magnificence of itself, and it is only by taking advantage of its height above the water, and by so directing the growth of the city that everything shall enhance the importance of the capitol that the fullest results can be obtained.

The alternative to the axis laid down in the programme is one running east and west, making the principal approach from Main Street. Not only has the latter nothing but an accidental importance, starting nowhere and ending indefinitely, but an approach to the capitol only two short blocks long would be insignificant and its prolongation east of Main Street would have no reasonable justification. Moreover, a group facing east would turn its back upon one of the most beautiful sections of the city, present its side to all distant views from the Sound, and from all other points have a sense of detachment from the city itself, which is diametrically opposed to any larger scheme of improvement. A more serious objection is that from the Main Street approach no view

whatever would be obtained of the water, and with the level grade the effect would be little better than could be obtained in any inland state. From the site itself the natural beauties would be apparent, but without an intimate connection between the capitol and the water, the present ugly development of the waterfront would be continued until the foreground became the eyesore usually found in waterfronts in most cities.

The result to the city would be a growth in the section possessing the fewest natural beauties to the exclusion of those which make the city what it is, and especially of the waterfront which gives the dominant character.

The north and south axis on the other hand while lacking in apparent cohesion at the moment, presents infinite possibilities and in a general way the outline of development to be followed would include, first of all, a fine boulevard approximately on the line of Fourth Street connecting the three distinct ridges contained in the city limits, and giving access to the coast towns. On the axis of the capitol a fine approach from this boulevard to the foot of the steps would be made with a carriage approach on either side, and a boulevard to Tumwater along the water's edge there connecting with the proposed Pacific Highway. The steep bank at the lower end of Water Street could be regraded and the whole of this section made like a park, furnishing a fine setting for all city and other public buildings. A tide lock at the Boulevard would form a lake and the whole effect would be visible from most parts of the city as well as from the Sound.

Capital cities are more and more becoming desirable for permanent residence and any sacrifice made by the property owners in the city for the sake of its beauty, will be well repaid in the class of new residents such beauty will attract. New buildings such as the post office can be so located as to do their part, and the city assume an importance unequalled by that of mere commercial activity. Other boulevards should be laid out to develop the out-

lying sections and bring them all into harmony with the scheme, and an enlightened public opinion throughout the state will greatly aid in enforcing restrictions as well as furnishing the necessary funds.

The sacrifice on the part of the city would, in our opinion, be trifling compared to the advantages that would accrue from them, while the developments outlined would facilitate the natural travel through the city and direct it past the most beautiful portions. The present park, a naturally charming spot, should be brought into close relation with the scheme, and from it would be obtained one of the most magnificent views of the capitol itself.

In light of these considerations we are of the opinion that in respect to the north and south axis, the restrictions of the program were well made. The use of the existing foundations involves two questions:- First, will the axis definitely fixed by them permit of proper development upon the lines described; and second, will they serve for the foundations of a building that will take its proper place in the group.

We appreciate the expense the state has incurred in their erection but the amount is insignificant compared to the ultimate expenditure, and to let the final result be marred by parsimony at this time would be most unfortunate. A proper answer to these questions can only be made after a detail study, and, in our opinion, there is urgent need of a carefully prepared plan showing the whole of the city, which can be constantly referred to, and form a guide in the design and placing of all public or important private edifices. The location of the Temple of Justice will naturally be dependent upon such a plan, while the filling in along the waterfront and the location of the new post office building are both matters of vital interest in connection with any proper development and should not be allowed to proceed without proper study.

The jury of architects in their report suggested the advisa-

bility of employing Messrs. Eldested Bros. to consult with us in the development of the site, and we understand that your commission has this under consideration. An effective grouping is perhaps of more importance to the state than excellence in the individual buildings, and we will take great pleasure in doing all we can to further an immediate as well as satisfactory solution.

Awaiting the further instructions of your commission, we remain

Very respectfully yours,

WILDER & WHITE

Olympia, Aug. 29, 1911.



Historic American Buildings Survey

Maine Statehouse, by Charles Bulfinch, 1828-31, as rebuilt
by Henri Desmond, 1909-12

Through the so-called initiative the electorate could propose legislation, and in some states the referendum permitted the voters to reject the acts of legislature. There was new social legislation, especially in states west of the Mississippi; but after reform became law, the law was often not enforced. The demand for broader democracy was answered only nominally in the age of perfection.

New state building programs reflected the increase in governmental services. Artists from New York now traveled more than ever before to provide murals and statues for new annexes, separate legislative libraries, and even new wings on existing capitols. In the surrounding landscaped grounds, those most recurrent expressions of the City Beautiful, ever more statuary accumulated.

It was at Olympia, Washington, that the American Renaissance in state capitol building reached its climax. The reorganized Capitol Commission needed no expert testimony to tell them that the bare foundation of Ernest Flagg's project would provide for a Capitol altogether too small for the state's twentieth-century needs. Flagg, by now a highly successful architect in New York, was invited to return to Olympia in 1911 to discuss the problem with the commission. The archi-

rect reached a novel conclusion on the site. After studying the foundation and the Colonial Revival Governor's Mansion, built in 1907, he made a new proposal, based on a last-minute legislative amendment requiring the use of the old foundation: "My idea," he wrote, "is to provide for a group of buildings, the principal one would be placed upon the existing foundations. This building would afford accommodations for the legislature and the principal executive officers. . . . The other buildings of the group could be added from time to time as they were needed." He roughly sketched a large court faced by various buildings that were to be connected by "a covered way or cloister through the ground floor," enclosing the whole area with its colonnades.⁶⁰

Flagg went back to New York, assured that his first contract was still in effect, while the commissioners and the Governor reconsidered the situation. There was no money problem. All the land of the old Federal capitol grant had now been opened up by roads; wise commissioners back in the 1890's had only thinned the timber. Now the increased value of the property, with its timber, had swelled the capitol fund to some \$6,000,000.

Space was the main concern of the legislature, crowded into the old Richardsonian county courthouse for over a decade. The commission now made a formal proposal for a group plan which "permits of a much more magnificent, picturesque and artistic treatment than could be had by the erection of any single building. . . . The wonderful effects which can be obtained by groups of buildings harmoniously planned and artistically arranged has been abundantly demonstrated in recent years at our great expositions, notably those held at Chicago, Buffalo, and at Seattle."⁶¹

Such a collection of Classical buildings on a plateau surmounting a green hill 117 feet above sea level proved an irresistible vision. It would be a spectacular monument, with Mount Rainier in one direction, the Olympic Range in another, and lush forest between them, all mirrored in the blue water below. The City Beautiful, a concept of perfection evolved for dense urban scenes, seemed destined now to achieve its finest expression in the natural landscape of the Pacific Northwest. No architect or dreamer could have asked for a more splendid setting.

However, the Seattle members of the Washington State chapter of the A.I.A. soon began to protest Flagg's contract, and before long various professional and political pressures effected cancellation of the contract in favor of a new competition. What was more, the A.I.A. was allowed to make the rules: The labors of Cass Gilbert and his colleagues had at last come to fruition in a state capitol. Among the many restrictions and controls was one which specified that the entrants must be "of good professional standing, experienced in and capable of carrying into execution large works regardless of the question of design."⁶² The competition was, for all practical purposes, confined to the big firms, and free of the danger that some clever upstart might win with an original design. Most participants were members of the A.I.A., which, although now tenfold larger than ever before, by no means included the entire body of practitioners in the United States.

From the Northwest woods numerous carpenters inquired innocently as to their chances under such rules. Their scribbled notes on cheap paper sharply contrasted to the more typical

Nicole Floyd

From: Allen T. Miller <allen@atmlawoffice.com>
Sent: Monday, August 07, 2017 11:08 PM
To: Nicole Floyd
Cc: elizadmail@gmail.com; andym@bergerpartnership.com; 'Gerald Reilly'; jenniferott10@gmail.com; 'Open Space'; 'Jeta75'; mmoc@atmlawoffice.com; lisa@atmlawoffice.com
Subject: FW: Olympia - Capitol Vista Park
Attachments: FSOP Olympia Design Review Board letter - Final.pdf

Nicole:

We represent the Friends of Seattle's Olmsted Parks and attached is a letter for the Design Review Board on its behalf. Please submit this letter along with the other materials we have submitted on behalf of our clients.

The Design Review Board should be able to see the national, state-wide, regional, and local interest in perfecting the historic Olmsted design of the State Capitol Campus, and deny the proposed design of the Views on 5th.

Please contact us with any questions. Thanks.

Allen T. Miller
Law Offices of ATM, PLLC
1801 West Bay Dr. NW
Suite 205
Olympia, WA 98502
allen@atmlawoffice.com
www.atmlawoffice.com
Office: (360)754-9156
Fax: (360)754-9472
Cell: (360)402-3376

From: Jeta75 [<mailto:jeta75@aol.com>]
Sent: Tuesday, August 1, 2017 2:13 PM
To: allen@atmlawoffice.com
Cc: andym@bergerpartnership.com; jenniferott10@gmail.com; kathysfsopthings@gmail.com; elizadmail@gmail.com
Subject: Olympia - Capitol Vista Park

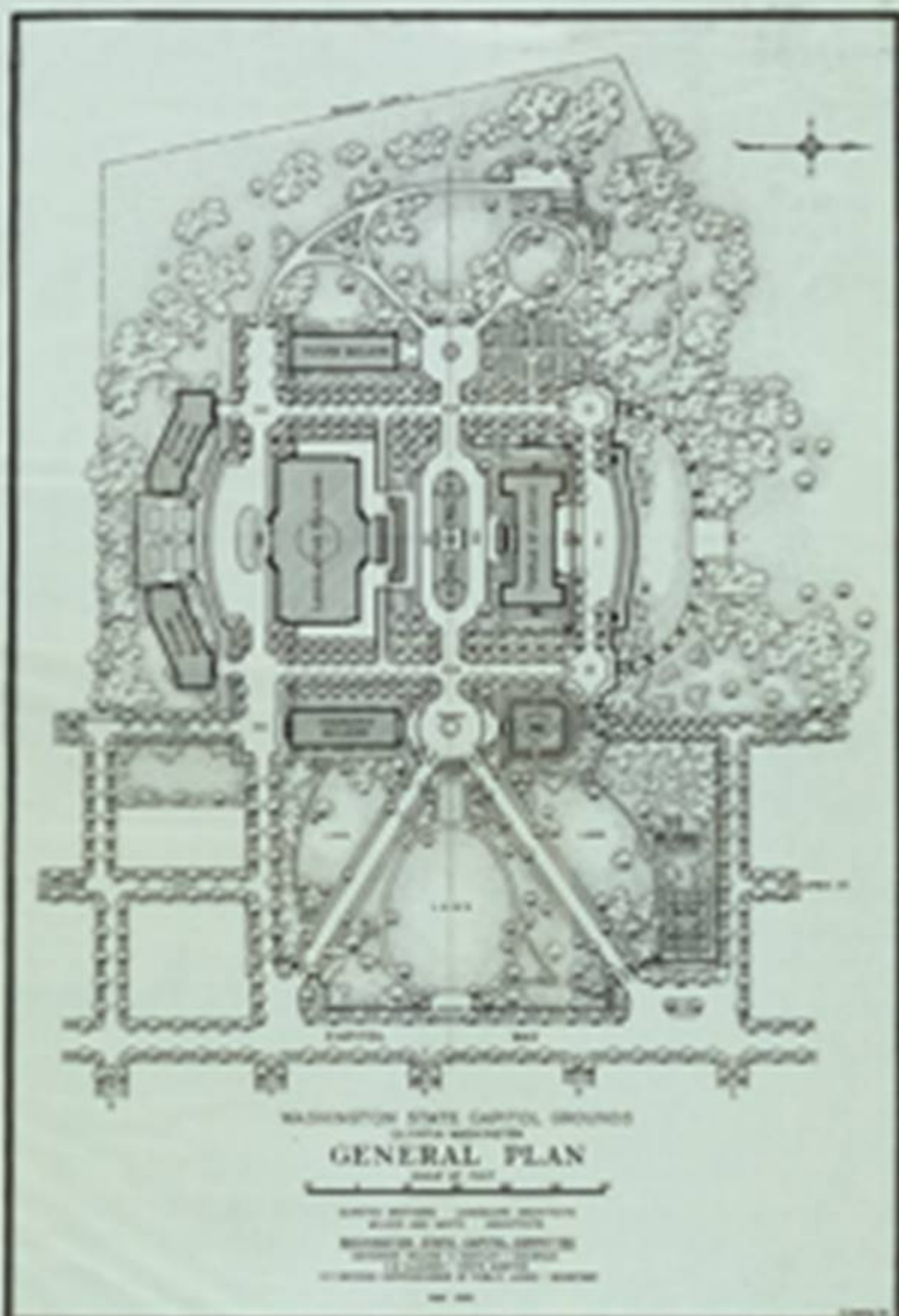
Allen:

I thought if you haven't seen it already, you might also find Olmsted Plan 16 from 1912 useful as well.
<http://olmstedonline.org/Plan/Details/2396>. This reflects John Charles Olmsted's thinking.

It does show the intention of park land across the isthmus.



M Eliza
Davidson



[206 323 7669](tel:2063237669)
elizadmail@gmail.com

Olmsted
Friends of Seattle's Olmsted Parks
P.O. BOX 9884, SEATTLE, WASHINGTON 98109-0884
SEATTLEOLMSTED.ORG FRIENDS@SEATTLEOLMSTED.ORG

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Larry Sinnott

Virginia Wilcox

August 6, 2017

Dear Olympia Design Review Board:

I am writing to express the Friends of Seattle's Olmsted Parks' concern about the proposed Capitol Center Building project.

FSOP has for several years advocated for Olmsted Brothers-designed landscapes in the Pacific Northwest, including the historic Washington State Capitol Campus, designed by the Olmsted Brothers landscape architecture firm between 1912 and 1930. This landscape is one of the firm's most significant, both in our region and nationally among capitol campuses designed by the firm.

FSOP has previously called for protection of the campus landscape's most powerful urban design feature: visual and physical connectivity with its immediate natural surroundings and its larger context of downtown Olympia's waterfront, Puget Sound, and the Olympic Mountains. John Charles Olmsted promoted this idea, the state began investing in its further realization in the 1930's, and citizen commitment to its fulfillment has continued unabated for a hundred years.

FSOP applauds the persistent local, state, and national voices that have brought a Capitol Olympic Vista Park close to reality. We urge the Design Review Board to consider the progress that has been made toward that vision in your evaluation of the proposed Capitol Center Building project. Approving the redevelopment of that site, particularly at the scale the property owner and investors envision, will make the restoration of the Olmsted view corridor unlikely for at least the next half century.

We believe that it is in the best interests of the Olympia community to restore the Olmsted view corridor. While the proposed project may bring temporary and localized benefits, the reclamation of the entire isthmus for a park will serve the capitol campus and the larger community, while also enhancing and supporting the rejuvenation that is happening in downtown Olympia. Please do not approve the proposed changes to the Capitol Center Building.

Sincerely,



Andy Mitton
Board President

Nicole Floyd

From: jacobsoy@aol.com
Sent: Wednesday, August 09, 2017 5:41 PM
To: Nicole Floyd
Subject: For DRB Tomorrow

Hi Nicole --

The following letter to the editor appeared in the Olympian today.

I would appreciate it if you could provide a copy to the DRB members for tomorrow's meeting.

Thank you,

Bob Jacobs

Letters to the Editor

Views on Fifth only for a few

Emily Ray
Lacey

-
-
-
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August 08, 2017 4:03 PM

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.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

August 10, 2017

Ms. Nicole Floyd
City of Olympia
Olympia Community Planning & Development Department
nfloyd@ci.olympia.wa.us

In future correspondence please refer to:
Project Tracking Code: 2017-07-05018
Property: 410 5th Avenue SE, Olympia
Re: Land Use Application for Views on 5th

Dear Ms. Floyd:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt of the Notice of Land Use Application for the proposed Views on Fifth project at 410 5th Avenue in Olympia. From the notice, we understand that the applicant proposes to remodel the existing building for multiple uses accompanied by construction of low-rise structures for residential and parking purposes. The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of the State Environmental Policy Act (SEPA). Our review is based upon documentation contained in the Notice.

The proposed project occupies a highly sensitive and prominent historic area. The proposal will have effects to view sheds, cultural landscapes and the economy of the historic downtown. All these should be considered. There will also be potential for archaeological resources and a presence/absence analysis of those resources should also be considered.

The Washington State Capitol Campus Historic District is part of a cultural landscape that comprises much of the view shed from the Historic District to Budd Inlet. The Historic District is a local icon listed in the National Register of Historic Places at the *national* level of significance. Once a historic property is considered historic at the *national* level of significance, it can also be nominated and designated as a National Historic Landmark (NHL). Capitol Lake and the surrounding Heritage Park are key elements that fulfill in part the 1912 Wilder & White Plan that created the capitol campus. The historic view shed was central to Wilder and White's vision for the Capital Campus. A study of the impacts to the historic view shed should be conducted.

As our agency administers the Washington Main Street program, there should be a socioeconomic assessment of the proposal's effects to the National Register listed Downtown Olympia Historic District. The agency is regularly engaged with the Olympia Downtown Association to ensure that the area is an economically viable place to live, conduct business and recreate. This type of assessment should examine any beneficial or negative effects of the proposal on the historic downtown as a viable neighborhood.

Along with the socioeconomic and view shed studies above, we are also requesting that the following analyses be completed for archaeological resources:



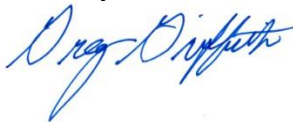
- 1) Prepare an overview for this project area that utilizes archival resources including historical maps.
- 2) Monitor geotechnical borings making sure a professional archaeologist has an opportunity to examine the soils in the bore.
- 3) Use the above data to make an informed recommendation for further archaeological work which may include monitoring by a professional archaeologist or an IDP or both. Recommendations may also include archaeological survey using mechanical trenching to be able to examine soils and stratigraphy for the presence of archaeological resources.

The above comments and recommendations are based on the information available at the time of this review and on behalf of the State Historic Preservation Officer (SHPO). Also, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive about this proposal. Should additional information become available, our assessment may be revised.

Finally, please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed guidelines including requirements for survey reports. You can view or download a copy from our website.

Thank you for the opportunity to review and comment. If you have any questions, please contact me at greg.griffith@dahp.wa.gov or 360-586-3073.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

C: Todd Cutts, ODA, Executive Director
Rhonda Foster, Squaxin Island Tribe, THPO
Marygrace Jennings, Dept. of Enterprise Services
Allen Miller
Troy Nichols
Dan Penn, Chehalis Tribe, Acting THPO
Michele Sadlier, City of Olympia HPO
Jackie Wall, Nisqually Tribe, THPO



Nicole Floyd

From: Pris Quinton <viprissy@gmail.com>
Sent: Sunday, August 13, 2017 2:32 PM
To: Nicole Floyd
Subject: Downtown project

Sounds amazing. Boise Idaho has a flourishing downtown, with outside eating bistros. Many small shops also adorn the streets along with Micro Breweries. They all seem to do well as they are there year to year. I realize our weather is different but screened in dining areas might be a possibility. I'm excited to think someone is willing to make a investment in our town to make it a inviting place to be.

Just some of my thoughts.

Pris Quinton

Nicole Floyd

From: Joseph LaValle
Sent: Saturday, August 26, 2017 9:55 AM
To: Nicole Floyd; jlaclerg@ci.olympia.ci.us
Subject: Views of Fifth DRB Presentation

Ms Floyd:

I attended the August 10 Concept Phase DRB meeting of the presentation of the Views on Fifth as an interested citizen as I had recused myself from my position as a member of the DRB due to a conflict with the project. Subsequent to the meeting, I drove past the site and two issues occurred to me that should be addressed in this project's design.

Perhaps you would forward this email on to the developer and architect.

1. The new Views of Fifth is in a perfect location for a solar energy system. The building is oriented perfectly in relation to the sun for maximum solar benefits. This new building should be representative of the technology available today.
2. The facade on the West facing elevation of the high rise portion of the proposed building should include solar shading treatments due to the setting sun exposure. As I drove east on Fifth in the evening as the sun was setting. I could barely see where I was going as the sunset was reflected by the existing west facade of the building directly into my eyes. The architect is proposing a smooth glass facade on the west end of the building (although they are adding the full height green wall on a portion of it). However the balance of the wall is a full height glass wall that will reflect the western sun into driver's eyes. The Architect needs to investigate ways to mitigate this reflection.

Thank you for your consideration of this request.

Joseph LaValle. AIA, LEED AP
Citizen

Nicole Floyd

From: Arlene Johnson <arlenejb520@gmail.com>
Sent: Friday, September 15, 2017 12:34 PM
To: Nicole Floyd
Subject: tall building by lake, obstructing view

I feel to rebuild the tall building on the isthmus for 138 residences on the hazardous earthquake liquification area and impacted by sea level rise is not a good use of the spot. A park for all is better usage with the building removed. If the current deal does not go through, please clear the land for more park there.

Arlene (Johnson) and Harold Brown



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Dr. Timothy Stokes
South Puget Sound
Community College

Renee Sunde
WA Retail Association
Ex Officio Member

Rachel Young
Councilmember,
City of Lacey

September 29th, 2017

Ms. Nicole Floyd

City of Olympia, Olympia Community Planning Development Department

nfloyd@ci.olympia.wa.us

cc: Heather Burgess, Phillips Burgess Law

RE: Views on 5th, Project, City of Olympia

Ms. Floyd,

Thank you for the opportunity to provide comment and input on this important project. The Thurston Economic Development Council operates with the mission of promoting and increasing the sustainable quality of life throughout Thurston County. The organization is the lead economic development organization for the county as designated by the Washington State Department of Commerce. Our Board of Directors is comprised of both private and public leadership from the region. Our Board has reviewed the proposal and is in support of the above referenced project. This support is based on the analysis outlined below.

Based off of the hard costs provided to the Thurston EDC for this project, we project that there will be a total economic impact of about \$26,740,000.00. In addition to revenues, a total of 203 jobs will be added to our community. These numbers account for the direct, indirect and induced impacts. The direct impact, the hard costs of construction, account for \$18,455,000.00 and will create 138 jobs. The indirect impact, impact on suppliers of goods and services, account for \$3,730,000.00 and will create 29 jobs. The Induced impact, new wages circulating through the economy, account for \$4,555,000 and will create 36 jobs. Construction lends itself to having a significant multiplier effect in comparison to other industries throughout our community. With the influx of the direct construction costs, we will see an additional 69% of economic activity that will circulate throughout our economy.

The above numbers are real numbers that we can expect based off of a modeling tool that captures information for our region. What it does not fully capture is the increase in individuals living in the downtown core that will patronize downtown businesses. Based off of U.S. Census data from the year 2015, there were 910 people who lived in the downtown core. Since 2015, there have been over 200 new housing units constructed, which have been quickly filled by residents. The proposed project will increase this number by over 138 (which is the proposed number of units – however some units will house more than just one individual). This is a significant increase in foot traffic for downtown businesses. The downtown Olympia business community prides itself on having a strong makeup of locally owned and operated businesses. In order for these businesses to remain competitive within a retail economy that has increasingly been dominated by chain retail and ecommerce, they need a higher density of individuals with a disposable income within close proximity to their business in order for them to prosper.

This project is in alignment with the Olympia Downtown Strategy Plan which has a strong focus on increasing housing options in the downtown core. It takes into



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Rachel Young
Councilmember,
City of Lacey

account that a prosperous downtown is one that has a variety of housing options with an appropriate mix of low-income and market rate housing. This project moves these goals forward by providing new housing units in the downtown core.

One of the issues that should be considered when reviewing this project is the impact that redevelopment will have upon the blight of this site – but also the positive impacts it will have upon other pockets of blight of the downtown core of Olympia. The City has undertaken a series of significant efforts to address blight, or rather areas that have historically been neglected by the economy for some reason. This redevelopment of the site, coupled with the infusion of direct investment and the multiplier impacts upon the city's economy, will act to drive new interest and investment into the region. The positive impact upon the blighted areas cannot be understated.

In addition to current retail in the downtown core, the proposed project has retail and live/work components as well. This will provide local businesses the opportunity to expand as the economy continues grow. The new retail space will also attract more individuals to the downtown core as retail options increase and become more diverse, which will benefit the surrounding businesses as well. The live/work spaces will promote new ideas and innovation which will continue to foster the downtown core as a more robust and vibrant place to live, work and recreate.

On behalf of our organization, thank you for your consideration on this important project.

Sincerely,

Michael Cade
Executive Director

Kenneth Haner

From: John Bay New <johnnbay@comcast.net>
Sent: Tuesday, November 21, 2017 12:03 PM
To: Nicole Floyd; Todd Cunningham
Cc: John Bay New; Jerry Reilly; Allan Miller
Subject: Views of 5th -- Sea Level Rise

Ms. Floyd and Mr. Cunningham:

Thank you for the opportunity to comment on the Views on 5th application for land use and building permits.

Sea Level Rise and the attendant flooding is a critical concern for Olympia. Our Downtown is particularly vulnerable due to its low elevation, large tidal variations, and sinking geology. The City has been on the forefront nationally in acknowledging Sea Level impacts and engaging in a planning and implementation process to protect our City. Part of that process has been the enactment of Chapter 16.80 the Sea Level Rise Flood Damage Reduction ordinance. This ordinance requires buildings in the flood prone areas of the City to take certain measures to prevent and reduce flood damage.

The Isthmus is a particularly vulnerable portion of Downtown. It is a critical transportation corridor linking the east and west portions of the City. Flooding of 4th and 5th Avenues would be a serious event and create numerous health and safety hazards for Olympia residents.

The Views on 5th project is a major development in the middle of the critical Isthmus area. It is imperative that the planning and permitting for the project pay careful attention to the impacts of the development on flooding, flood control, and the creation of increased health and safety risks.

The current documents submitted by the developer do not adequately address sea level rise and flooding. This is a critical failure that must be corrected prior to any permit issuance.

It is particularly important that the project be designed and evaluated for its impact on "Critical Facilities", specifically 4th and 5th Avenues. Chapter 16.80 requires that "Access to and from the critical facility should also be protected to the height utilized above" [17 foot flood elevation], and that "Access routes elevated to or above the level of the 16 foot flood elevation shall be provided to all critical facilities to the extent possible." (§16.80.050.C)

Taken together, consistent with the ordinance, 4th and 5th Avenues, as both critical facilities themselves and as access to critical facilities, must be protected to a height of at least 17 feet. Views on 5th, therefore must be designed to be capable of interfacing with 4th and 5th Avenues elevated to 17 feet and not to impede the flood protection of these critical corridors.

Thank you for your consideration.

Sincerely,

John Bay

John Bay
1002 Olympia Ave NE
Olympia WA 98506
360-561-9744

From: Cameron Wilson <cameron@rants-group.com>
Sent: Monday, December 04, 2017 8:46 AM
To: Nicole Floyd
Subject: Views on 5th / SEPA DNS

Good Morning Nicole:

I am writing to express my support for the Views on 5th project, particularly in light of the determination that this development will have no significant impact on the environment. To the contrary, I believe this project will have a significant positive impact to our community, to our citizens, and to our tax base. I wholeheartedly support the advancement of this project, and urge the City of Olympia Hearing Examiner to approve the Land Use Permit. Please pass along my comments in support of this project to the appropriate party(ies).

Thank you,



Cameron Wilson
Commercial Broker / Property Manager

.....
Tel 360-943-8060; Fax 360-943-9368

724 Columbia St NW, Ste 140
Olympia, WA 98501

From: Carl Schroeder <carljs27@gmail.com>
Sent: Monday, December 04, 2017 3:04 PM
To: Nicole Floyd
Subject: 410 5th Ave

I am a resident of Olympia, and I am strongly opposed to this proposal. That area should be devoted to a public park. A space that b beautiful should not become the property only of people wealthy enough to live in this proposed new building. Olympia has a uniquely beautiful capitol campus, and the view from the campus should not be ruined by this proposed project. In addition, it seems likely that area eventually will be flooded by rising sea levels, and in essence this is a proposal to build 140 residences in a flood plain.

Carl Schroeder

2725 Langridge Loop NW

Olympia, WA 98502
360-742-7784

--

"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

From: Chris Hempleman <chempleman@comcast.net>
Sent: Monday, December 04, 2017 5:51 PM
To: Nicole Floyd
Subject: Project #17-2528

Hello Nicole – please send info on Project #17-2528 and add me to the list for future info. Thanks. Chris Hempleman, 1303 8th Ave SW, Oly 98502

From: Glen Anderson <glenanderson@integra.net>
Sent: Monday, December 04, 2017 12:22 PM
To: Nicole Floyd; Nancy Lenzi
Subject: The "Mistake by the Lake" must NOT continue!!! I'm APPALLED that the project is considered not significant.

The public overwhelmingly wants the Isthmus to be an open public space – a park – for everyone to enjoy.

The public hates the “Mistake by the Lake.”

I wish the City of Olympia would listen to the public instead of the extremely rich people who want to abuse us for their own private profit.

I am APPALLED that the City of Olympia thinks Project #17-2528 is NOT significant enough for serious public review. They City issued a “Notice of SEPA Determination of Non-significance.”

The new monstrosity is VERY significant!
SLOW DOWN and HEAR THE PUBLIC – and scientists and other experts – instead of kowtowing to rich developers!

“Our society is so inured to violence that it finds it hard to believe in anything else. And that phrase believe in provides the clue. People trust violence. Violence 'saves.' It is 'redemptive.' But when we make survival the highest goal and death the greatest evil, we hand ourselves over to the gods of the Domination System. We trust violence because we are afraid. And we will not relinquish our fears until we are able to imagine a better alternative.” —[Walter Wink](#)

Glen Anderson (360) 491-
9093 glenanderson@integra.net www.parallaxperspectives.org

From: Barbara Burke <barbarakburke@hotmail.com>
Sent: Tuesday, December 05, 2017 8:45 AM
To: Nicole Floyd
Subject: Views on 5th

I strongly encourage the city to support the vision and development of the isthmus property in the middle of our town. This site has been kept in derelict condition for far too long—seeing it transformed into living spaces filled with people and activities is exciting. Please do not continue to allow a few very loud people to stop an improvement we so sorely need. Fixing this area could be the beginning of fixing our entire city.

Sent from my iPhone

From: Cameron Moore <cameronjacobmoore@gmail.com>
Sent: Monday, December 04, 2017 8:03 PM
To: Nicole Floyd
Subject: "The Mistake by the Lake"

Dear Nichole, I write to you with great concern over the planned proposal regarding the vacant building near Capitol Lake. It is my understanding the city wishes to convert this property into a multi-home complex with restaurants and shopping facilities below. To do this would be a foolish and greedy waste of beautiful land that has potential to become a community park with beautiful scenery of the Olympics and Budd inlet. Some possibilities of this park would be to bring community together in a wholesome manner through a community food garden or perhaps an educational endemic garden for the youth and native people of this land. A renewable energy installation would prove useful for inspiring a more sustainable future for Olympia and supply businesses with energy generated directly in the city. Another idea would be to provide a space for homeless trying to get back on their feet, or another means to address the growing homeless population in a positive sense. I hope you take our concerns into account. Several of us here in Olympia would feel very heartbroken and betrayed if the city decided to go through with the current proposal. Please don't ruin beautiful, progressive Olympia with another money-hungry installment of corporate backwash.

Sincerely,

Olympia's concerned citizen,

Cameron Moore

From: Ryan McGaughy <ryanmcgaughy@comcast.net>
Sent: Tuesday, December 05, 2017 11:09 AM
To: Nicole Floyd
Subject: Views on Fifth

I wanted to express my full support for this project. I am a City of Olympia resident that has seen, over the past two decades, the deterioration of our downtown core. The homeless problem is out of control, the seemingly unsafe environment for families and others alone at night, and the lack of parking options are only some of the issues.

The fix will take time and it cannot be "engineered" by government in my opinion. City officials and planners must play a roll but ultimately it will be in the hands of risk-takers like Ken Brogan, who are willing to make the leap of faith for both himself and the rest of us. Government cannot pick and choose what projects developers are willing to step up with. They can only squash them and maintain the un-savory status quo.

This fix must come from the demand side of the equation. Folks, with discretionary income, that live in our core will create that demand. Housing options first with market rate apartments and later with condominiums are going to be necessary.

The mistake that many are making here is the belief that this all comes down to the simple choice of either a park or a nice building. This is not correct. The choice is a nice building improving our downtown or the ugly "mistake" that exists today. The use of tax dollars to buy the existing structure and tear it down is as ludicrous as it is irresponsible. Yes parks are nice and part of the plan but for now our downtown parks do not seem to be for the benefit of tax payers. Let's fix that.

Ryan McGaughy

Sent from my iPhone

From: Andrew Suhrbier <asuhrbier@hotmail.com>
Sent: Wednesday, December 06, 2017 8:31 AM
To: Nicole Floyd
Subject: Views on 5th

Hello,

I would like to voice my support for the Views on 5th development. It would add more housing to downtown and more retail or office space. The city needs this type of growth to keep up with demand.

Also, I personally don't see the logic redeveloping this area into a park as some have suggested. I haven't heard of a feasible plan on how it would be used, on this narrow strip of land between 2 major roads.

Thank you,

Andy Suhrbier

From: Carole Wahlers <new1616@icloud.com>
Sent: Tuesday, December 05, 2017 7:49 PM
To: Nicole Floyd
Subject: Proposed Views on Fifth property.

Dear Nicole Floyd,

We moved to Olympia nine months ago after nearly 40 years on acreage south of Millersylvania Park.

I feel that I have a voice now in what happens in Olympia. Quite simply, I don't think a big, fat, tall building such as the proposed Views on Fifth is a long-term answer to that downtown space.

Do I know what should be done with the property? No. But not high-rise condos that block and box the area!

Has a request for proposals ever been submitted? Surely there are better ideas that will serve the public.

I was in Chicago in September. Builders are not permitted to block the waterfront. Profit does not rule. The people were out and about along the waterfront in Chicago. Public space creates a vibrant city.

I am not a city planner. I am not even a person with an idea of what to do. I just wish that we would think years ahead and make land use decisions that encourage a sense of community for all.

Thank you for reading my comments.

CAROLE Wahlers
1616 Muirhead AVE NE
Olympia 98502-4284
360.339.3269

Sent from my iPhone

From: jhawk@gglbbs.com
Sent: Wednesday, December 06, 2017 8:28 AM
To: Nicole Floyd; Nicole Floyd
Subject: email list

Hi Nicole....

Could you please add me to the list for direct emails about this project:

'Notice of SEPA Determination of Non-significance and Public Hearing for the Project #17-2528, Views on 5th proposed for the location 410 5th Avenue SW, Olympia.'

Thank you,
JJ

From: Thomas Weissenberger <thomas.j.weissenberger@gmail.com>
Sent: Wednesday, December 06, 2017 8:28 AM
To: Nicole Floyd
Subject: isthmus building proposal

Dear Ms. Floyd,

I respectfully submit that anyone with a plan for that building as detailed and well-thought out as Mr. Brogan's should be accommodated and supported.

Thanks very much for your time.

Tom W.

From: Callie Wilson <hellocallie@comcast.net>
Sent: Thursday, December 07, 2017 11:29 AM
To: Nicole Floyd
Subject: not opposed, idea for Capitol Center Building

Hello!

I'm an Olympia resident, not opposed to developing housing on the isthmus. We need housing in Olympia, and we will have to go "up". However, I think the city should require, of 140 apartments, at least 5 to be wheelchair accessible. And at least 20 to be small with rents that low-income people can afford.

An ideal for me would be a parking garage surveillance job (by video) for a wheel-chair bound person – the equipment installed so that it can be monitored from two apartments, so that two disabled people with low mobility can be contributing to safety and well-being of the property.

For a quadriplegic person, an ideal would be two small care-taker studios attached to a wheelchair friendly suite. This need not be also "low-income" (except for the care-takers.)

You are welcome to pass these ideas on to the developers, with my assurance that including these features will help counter the angst that many people feel about this project.

Callie Wilson
3043 Central ST SE
Olympia WA 98501
hellocallie@comcast.net

From: Desdra Dawning <desdradawning@yahoo.com>
Sent: Thursday, December 07, 2017 12:27 PM
To: Nicole Floyd
Subject: The Mistake on the Lake

To City Senior Planner, Nicole Floyd,

My comments on the proposal by developer Brogan to renovate and develop this property in Olympia:

—Whoever voted to issue a Determination of Non-Significance to this project has voted in error. What happens here is of GREAT SIGNIFICANCE—to the environment in the area of the estuary, and to the citizens of Olympia.

—It is my understanding that this building sits on unstable filled land, as does much of the Olympia shoreline. It is also an area prone to flooding under certain weather and tidal conditions. For these reasons alone, an EIS should be developed.

—Traffic and parking in the downtown area are reaching capacity, and yet 140 new residences, all with their autos, are expected to be absorbed in this area? Do you really think a significant number of those new residents (how many hundreds?) Will be walking and using the transit system to move about our city? Making a turn lane on Simmons St. Falls way short of solving this problem. So the developer can buy his way out of this simply by paying the city a (one time?) \$167,000 Transportation Impact Fee? How will the City be using those funds to lighten the traffic load through the downtown streets?

—Side note—(I find shopping in the downtown area difficult already due to such limited parking, and I find it interesting that downtown business owners have their shoppers penalized with parking fees while those in the mall have all day free parking for their customers. Not very equitable! And certainly not encouraging for downtown business!) This project will make that situation even worse!

Thank you for taking citizen concerns. I truly hope this project is denied!
Desdra Dawning

434 Cushing St. NW

Olympia, WA 98502

928-707-1738

"We're all just walking each other home."

RAM DASS

From: Mary Condon <fionac203@gmail.com>
Sent: Wednesday, December 06, 2017 8:49 PM
To: Nicole Floyd
Subject: Mailing list for Project #17-2528, Views on 5th at 410 5th Avenue SW, Olympia.

Please place me on the mailing list for notifications regarding this project. Thanks.

Mary Condon

Harry Q. Davis
904 E. Bay Dr NE
Olympia, WA 98506

Nicole Floyd
Senior Planner City of Olympia
POBox1967
Olympia WA 98507-1967

10 DEC 2017

Reference: The Views on Fifth Project (the latest isthmus plan).

Greetings Ms Floyd,

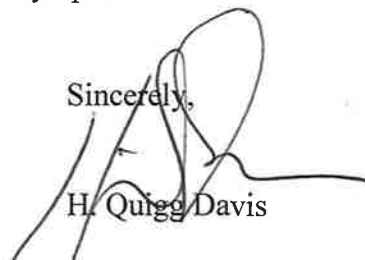
The fate of this building and the isthmus has been ongoing for many, many years. As I see it the primary issue that has delayed development at this site is an effort to preserve (actually to return) a reasonably unobstructed view from Capitol Hill of Budd Bay and the Olympic mountains. The current building is high enough to block the view. The other factor with the current building is an aesthetically unpleasing architectural style, that is markedly dissimilar to the rest of Olympia. This plan does not meet either of these two concerns. The artist rendition of the Views on Fifth from the newspaper speaks for itself and demonstrates how this building stands out, and not in a good way, from the other proposed buildings on that site.

Several years ago a plan was not approved to remove the current structure and build something of similar height with other buildings around it to make a residential/commercial center. It is my understanding that this project was disapproved because of the height issue, but at least it did address the aesthetics issue.

The two leading plans of recent times have been either turn it into park/green space or build on the site with buildings not as tall as the current one that would allow views of the Budd Inlet from the capitol (more in line with the 4 to 5 story structures that currently exist outside the central downtown area on the peninsula).

In closing, I do not recommend that this plan be approved, it does not address the issue of building height that blocks the view and the architectural design that is significantly dissimilar from the rest of Olympia.

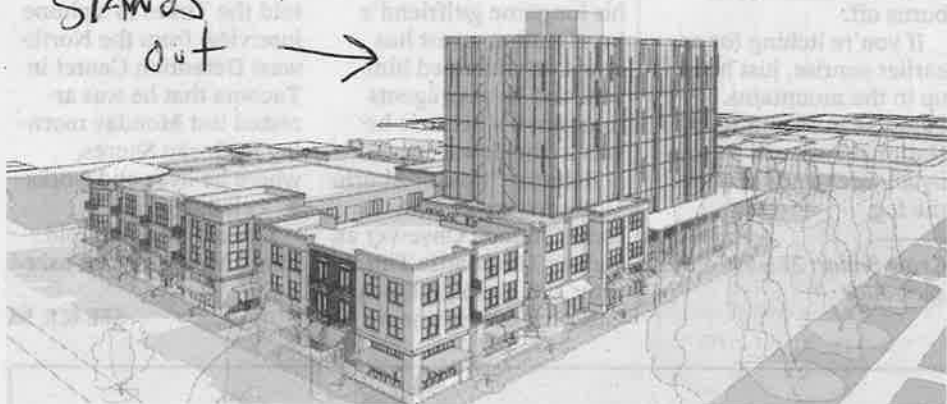
Sincerely,



H. Quigg Davis



stands
out



CITY OF OLYMPIA Courtesy

A rendering of what the Views on Fifth project would look like from the southwest.

and
. H. Quigg Davis III
B East Bay Dr NE
mpia, WA 98506

TACOMA WA 983
OLYMPIA WA
11 DEC 2017 PM 7 1



Senior Planner City of Olympia
ATTN: Nicole Floyd

P.O. Box 1967

Olympia, WA 98507-1967

From: Kristin Voth <kvoth88@gmail.com>
Sent: Sunday, December 10, 2017 10:11 AM
To: Nicole Floyd
Subject: Comments on Capital Lake building project #17-2528

To City Senior Planner, Nicole Floyd,

Comments on proposal #17-2528 by developer Brogan to renovate and develop property in Olympia:

The people who voted to issue a Determination of Non-Significance to this project, in my opinion, were not well informed. What happens on this isthmus property is of great significance to the environment and to the citizens of Olympia.

The existing building sits on unstable land (as evidenced in the earthquake of 2001) and is also an area that can be prone to flooding under certain weather and tidal conditions especially considering rising sea levels. For these reasons alone, an environmental impact study should be implemented.

Traffic and parking in the downtown area are reaching capacity, and yet 140 new residences, with their autos, are expected to be absorbed in this area? Making a turn lane on Simmons St. is not sufficient to solve this problem. It seems the developer may be able to buy his way

into this project simply by paying the city a Transportation Impact Fee.

I respectfully request that an EIS be done and that you consider the impact this project will have on the accessibility and future of downtown Olympia.

Kristin Voth

434 Cushing St NW

Olympia, WA 98502

kvoth88@gmail.com

From: Quigg Davis <quiggdavis@hotmail.com>
Sent: Sunday, December 10, 2017 10:26 AM
To: Nicole Floyd
Cc: cdpinfo@ci.olympia.wa.us; Quigg Davis
Subject: Comments on the View on Fifth project

**Below is copy of letter that was sent to POC
listed in the Olympian news paper article. Thanks for
your time.**

Harry Q. Davis
904 E. Bay Dr NE
Olympia, WA 98506

Nicole Floyd
Senior Planner City of Olympia
POBox1967
Olympia WA 98507-1967

10 DEC 2017

Reference: The Views on Fifth Project (the latest isthmus plan).

Greetings Ms Floyd,

The fate of this building and the isthmus has been ongoing for many, many years. As I see it the primary issue that has delayed development at this site is an effort to preserve (actually to return) a reasonably unobstructed view from Capitol Hill of Budd Bay and the Olympic mountains. The current building is high enough to block the view. The other factor with the current building is an aesthetically unpleasing architectural style, that is markedly dissimilar to the rest of Olympia. This plan does not meet either of these two concerns. The artist rendition of

the Views on Fifth from the newspaper speaks for itself and demonstrates how this building stands out, and not in a good way, from the other proposed buildings on that site.

Several years ago a plan was not approved to remove the current structure and build something of similar height with other buildings around it to make a residential/commercial center. It is my understanding that this project was disapproved because of the height issue, but at least it did address the aesthetics issue.

The two leading plans of recent times have been either turn it into park/green space or build on the site with buildings not as tall as the current one that would allow views of the Budd Inlet from the capitol (more in line with the 4 to 5 story structures that currently exist outside the central downtown area on the peninsula).

In closing, I do not recommend that this plan be approved, it does not address the issue of building height that blocks the view and the architectural design that is significantly dissimilar from the rest of Olympia.

Sincerely,

H. Quigg Davis

Sent from [Outlook](#)

Kenneth Haner

From: Griffith, Greg (DAHP) <Greg.Griffith@DAHP.WA.GOV>
Sent: Wednesday, December 13, 2017 1:02 PM
To: Nicole Floyd
Cc: rfoster@squaxin.us; Dan Penn (dpenn@chehalistrike.org); Brooks, Allyson (DAHP); Todd Cutts (tcutts@downtownolympia.org); allen@atmlawoffice.com; Michelle Sadlier; Vann, Nicholas (DAHP); 'wall.jackie@nisqually-nsn.gov'; Goddu, Marygrace (DES); Sarah Amell (sarah@aquaterracrc.com); tnichols@phillipsburgessgr.com; Griffith, Greg (DAHP)
Subject: Comments on Views on 5th
Attachments: 2017-07-05018_112917 (2).pdf

Hi Nicole, attached please find a pdf of our comment letter to you that follows on from our review of the report prepared in response to our previous comment letter to you about the Views on 5th. Thank you.

Greg Griffith

Deputy State Historic Preservation Officer
Washington State/Department of Archaeology & Historic Preservation

Greg.Griffith@dahp.wa.gov

360-586-3073 (desk)

360-890-2617 (mobile)

POB 48343/Olympia 98504-8343

My regular office hours are Monday through Friday, 8:00 am to 5:00 pm

Get involved! Check out Washington's State Historic Preservation Plan 2014-19: Getting the Future Right at

www.dahp.wa.gov



Please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

December 13, 2017

Ms. Nicole Floyd
City of Olympia
Olympia Community Planning & Development Department
nfloyd@ci.olympia.wa.us

In future correspondence please refer to:
Project Tracking Code: 2017-07-05018
Property: 410 5th Avenue SE, Olympia
Re: Land Use Application for Views on 5th

Dear Ms. Floyd:

The Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) is in receipt of the *Cultural Resource Assessment for the Views on 5th Development Project Olympia, Thurston County, Washington dated September 29th, 2017*. Preparation of the report was based upon questions and recommendations made to you in our letter of August 10, 2017 for investigation into the visual and socio-economic impact of the proposal on the Capitol Campus Historic District and the Downtown Olympia Historic District, (both listed in the National Register of Historic Places) as well as archaeological resources that might be affected by the project. The above referenced report has been reviewed on behalf of the SHPO pursuant to the State Environmental Policy Act (SEPA).

In response and based upon our review, we are concerned that the analysis missed the following:

- 1) We do not see that the report assesses the socioeconomic effects to the Downtown Olympia Historic District.
- 2) The report does not provide a detailed image of the proposed design of the Capitol Center building renovation. Therefore, we recommend that detailed plans and images of the project be provided to DAHP's Historical Architect and the Olympia Heritage Commission for review and comment to the City on the design's affect to the character of the downtown historic district and the existing building's existing design character.



Ms. Nicole Floyd
December 13, 2017
Page Two

Thank you for the opportunity to review and comment. If you have any questions, please contact me at greg.griffith@dahp.wa.gov or 360-586-3073.

Sincerely,



Gregory Griffith
Deputy State Historic Preservation Officer

C: Todd Cutts, ODA, Executive Director
Rhonda Foster, Squaxin Island Tribe, THPO
Marygrace Jennings, Department of Enterprise Services
Allen Miller
Troy Nichols
Dan Penn, Chehalis Tribe, Acting THPO
Michelle Sadlier, City of Olympia HPO
Jackie Wall, Nisqually Tribe, THPO





**Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221**

December 11, 2017

Nicole Floyd
City of Olympia
PO Box 1967
Olympia, WA 98507-1967

Dear Ms. Floyd,

The Nisqually Indian Tribe thanks you for the opportunity to comment on:

Re: Views on 5th #17-2528 DNS

The Nisqually Indian Tribe has reviewed the report you provided for the above-named project. The Nisqually Indian Tribe concurs with the, "Determination of Nonsignificance".

Sincerely,

Jackie Wall
THPO
Nisqually Indian Tribe
(360)456-5221 Ext. 2180
wall.jackie@nisqually-nsn.gov

From: Paul Barthel <pbarthel@ecobondlbp.com>
Sent: Monday, December 11, 2017 6:43 AM
To: info@TASolympia.com
Cc: Nicole Floyd
Subject: RE: Project

Mr. Thomas,

Seal, treat and or render the Lead Paint wastes as non-hazardous for disposal on the old Capital Center Building. Not only on lead paint waste, yet those components painted over with lead. Steel, drywall, trim, fascia, stucco, wood. These substrates can now safely be sealed, treated and disposed of allowing you to save upwards of eight times the cost in hazardous disposal fees. In addition, where lead is left intact on the surface, it can now safely be sealed and treated in addition to suppressing lead paint dust particulates during application protecting workers and or occupants.

ECOBOND®LBP, LEAD DEFENDER® is used as a leave on specialty paint application to seal and treat lead in addition for removal practices both treating and sealing prior to disposal. Used on numerous projects nationwide, ECOBOND®LBP, LEAD DEFENDER® using EPA test methods not only treats and seals lead but is responsible for reducing the bio-availability, leaching, and suppressing the harmful lead dust particulates during RRP by up to 99% (EPA method 1311). In addition, due to the ECOBOND®LBP, LEAD DEFENDER® patented natural phosphate reagent reduces the bio-availability by up to 85% (EPA 9200.1-86 non-fasting pH 2.2). This not only assists in Lead Safe Practice Rules, but RCRA and Air Quality Sample Compliance readings as well, thus potentially saving thousands in hazardous disposal fees.

New in 2017! We have taken lead paint treatment a step further with the addition of Bitrex® Bitterant Technology to our paint. A highly bitter additive if when tasted further prevents oral contact and ingesting further reducing exposure.

Schools, home owners, DOT, municipalities, water towers, health departments, and bridges. Our product in particular works two-fold. If you have found Lead yet it remains intact without severe flaking and or peeling, ECOBOND®LBP, LEAD DEFENDER® applied as a primer or top-coat sealant can be used to soften, penetrate and then seal the hazard as a leave on application. ECOBOND®LBP, LEAD DEFENDER® is also used in demolition and removal practices whereupon once applied and then removed renders lead waste non-hazardous for disposal at the same time keeping the harmful ambient dust particulates down to 99% helping to create a safe working environment when dealing with RCRA and or air quality measurements and compliance. In addition to helping create a safe working environment, saves time and contractors thousands of dollars when dealing with Hazardous Waste tonnage disposal.

Some of our clients:

Nalcor Energy. Newfoundland, CA
Federal Aviation Administration, La Mesa, California
Alabama Department of Natural Resources
Department of National Defense
Colorado Department of Transportation
Nova Scotia, Canada
Federal Highway Administration
United States Marine Corp, Hawaii

National Oceanic and Atmospheric Association California State University Monterey Bay
U.S Army Corp Engineers University of Pennsylvania City of Fort Collins, Colorado
U.S. Fort Army Post Fort Ord, California Christian Science Reading Room, Boston
Mt. Baker-Snoqualmie National Forest, Everett, WA

Paul Barthel
ECOBOND®LBP, LLC
Arvada, CO.
720-463-3077 / 888-520-7132
pbarthel@ecobondlbp.com

From: Frederick Adair <fadair29@gmail.com>
Sent: Friday, December 15, 2017 11:16 PM
To: Nicole Floyd
Subject: Views on Fifth

Dear Ms. Floyd,

A couple of points I did not see significantly treated in the newspaper article:

The views of Budd Inlet from the Capitol grounds northward are largely blocked by the large Isthmus building. Correspondingly, views of the Capitol Campus are increasingly blocked proceeding south from Boston Harbor. Tourists, mainly, miss out on some spectacular views.

Traffic on 4th and 5th Avenues on the Isthmus currently is heavy. The many planned residences as well as some planned business space likely would overload these routes. The only planned mitigation I saw was adding a turn lane on Simmons Street. This issue deserves a much closer look.

Your consideration of these points will be appreciated.

Frederick Adair

943 6421

fadair29@gmail.com

From: Bill McCarthy <bill@answersinc.net>
Sent: Sunday, December 17, 2017 5:04 PM
To: Nicole Floyd
Subject: Capital Center Building

My Rotary Club was just given a presentation on the old Capital Center Building plans, now to be Views on Fifth.

What a wonderful concept, design, and upgrade for downtown Olympia. It will be a shopping and restaurant destination, pedestrian friendly, and has ample "hidden" parking.

The City Council should give this project the final go ahead when the hearing processes are complete.

Thank You.

William McCarthy

Olmsted
Friends of Seattle's Olmsted Parks
P.O. BOX 9884, SEATTLE, WASHINGTON 98109-0884
SEATTLEOLMSTED.ORG FRIENDS@SEATTLEOLMSTED.ORG

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Larry Sinnott

Virginia Wilcox

18 December 2017

Nicole Floyd, Senior Planner
City of Olympia Community Planning and Development Department

Re: Project #17-2528

Dear Ms. Floyd:

As long-time advocates for urban planning and design projects by the Olmsted Brothers firm throughout the Pacific Northwest, we are concerned and dismayed about the recent DNS decision regarding Project #17-2528, also known as "Views on 5th." The proposed project, by replacing Viewpoint Tower with a new tower of similar size, would perpetuate an existing visual obstruction to historic views from the Capitol Campus toward Budd Inlet, Puget Sound and the Olympic Mountains.

The Washington State Capitol Campus was designed by the Olmsted Brothers landscape architecture firm during the period from 1912 to 1930. The siting and organization of the Capitol grounds was developed in response to the location's expansive views across the southern expanse of Puget Sound to the Olympic Mountains beyond, reminders of the capitol's position in this highly scenic, maritime region. John Charles Olmsted promoted this visual connection, the state began investing in its further realization in the 1930's, and citizen commitment to its fulfillment has continued over the past several decades. The covenant of this vision and commitment should be honored by assuring access to these inspiring vistas for the citizens of Washington State and future visitors to the State Capital Campus.

Our hope is that this historic and contextual vista may be more fully restored with the removal of Viewpoint Tower and any new development being proposed.

The Friends of Seattle's Olmsted Parks applauds the persistent local, state and national voices and public investment that have brought a Capitol Olympic Vista Park closer to reality. We urge city planners to consider the progress made toward realizing this vision when evaluating the proposed "Views on 5th" project. Approval of this redevelopment in its current iteration will set back these efforts by decades and further erode the existing vista of the state capitol's stunning natural setting.

We urge the Olympia Planning Department to reconsider the DNS decision for this project.

Sincerely,



Jenifer Rees
FSOP President



Andy Mitton
FSOP Past-President

Kenneth Haner

From: Allen T. Miller <allen@atmlawoffice.com>
Sent: Monday, December 18, 2017 3:26 PM
To: Nicole Floyd
Cc: jerryreilly@msn.com; 'Mary-Margaret O'Connell'; 'Lisa Shannon'
Subject: Comments on SEPA Determination of Non-significance/Views on 5th/17-2528
Attachments: SEPA Decision and HEX Notice.long.pdf

Nicole:

As you know we represent former Governors Evans, Locke, and Spellman, former Secretary of State Ralph Munro, former Senator Karen Fraser, Jane Hastings, the widow of the Capitol Campus Architectural Historian, University of Washington Professor Emeritus, Norm Johnston, Mike Hamm, landscape architect for the North Capitol Campus Heritage Park, Bob Jensen, former Chair of the State Shorelines Hearings Board, Chair of the Capitol Olympic Vista Park Foundation and Association, former Olympia Mayor Bob Jacobs, the Behind the Badge Foundation, the National Association of Olmsted Parks, the Friends of Seattle's Olmsted Parks, Friends of the Waterfront, and the Black Hills Audubon Society.

Please consider all comments that have been submitted to date, by or on the behalf of those individuals and organizations regarding the above-referenced matter, as SEPA comments for purposes of today's deadline. We will also be submitting an appeal of the SEPA determination by the deadline of next Tuesday, 12/26/17.

Thanks.

Allen T. Miller
Law Offices of ATM, PLLC
1801 West Bay Dr. NW
Suite 205
Olympia, WA 98502
allen@atmlawoffice.com
www.atmlawoffice.com
Office: (360)754-9156
Fax: (360)754-9472
Cell: (360)402-3376



**NOTICE OF
SEPA DETERMINATION OF
NON-SIGNIFICANCE
AND
PUBLIC HEARING**

**Community Planning &
Development**
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Project Name/File:	Views on 5th/17-2528
Location / Description of Proposal:	A multi-family and commercial complex intended to provide 140 new residences and a mix of ground floor restaurant and retail spaces. Project will include demolition of the onsite single-story structure, reuse of the existing tower, and construction of two new mixed use buildings.
Representative/Applicant:	Ron Thomas of Thomas Architecture Studio/Ken Brogan of Views on 5 th LLC
Public Hearing:	January 9, 2018, 6:30 p.m. at The Olympia Center, in the multi-purpose room A-B, 222 Columbia Street NW, Olympia, Washington
SEPA Lead Agency:	City of Olympia Community Planning and Development Department
SEPA Official:	Cari Hornbein, Senior Planner
SEPA Issuance:	December 4, 2017
SEPA Comment Deadline:	December 18, 2017
SEPA Appeal Deadline:	December 26, 2017
Staff Contact/Lead Planner:	Nicole Floyd, Senior Planner, 360.570.3768, nfloyd@ci.olympia.wa.us

NOTICE OF PUBLIC HEARING: The City of Olympia Hearing Examiner will hold a public hearing to receive public comments prior to making a decision on the Land Use Approval Permit for the proposed project. Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the lead planner via email or standard mail. The mailing address is: Olympia Community Planning and Development Department, PO Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public hearing.

If you require special accommodations to attend and/or participate in this meeting, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: 360.753.8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1-800-833-6384.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources.

SEPA THRESHOLD DETERMINATION: The lead agency for this proposal has determined that this action probably will not 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, plans, and reports on file with the lead agency. This information is available to the public on request. This DNS is not a permit. The City of Olympia will not act upon, and no permits will be issued for this proposal prior to the appeal deadline.

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. This determination is based on a presumption that this project will include all mitigation measures proposed to be implemented by the applicant and will conform to all applicable standards and regulations. Among other standards, this project is subject to and must conform to the Olympia Municipal Code (OMC), the Engineering Design and Development Standards (EDDS), and the State Environmental Policy Act (SEPA).

Comments regarding this Determination of Non-Significance (DNS) should be directed to the lead planner at the address above. If conditions are added, during or following the 14-day comment period, a revised determination will be issued.

COMMENT DEADLINE: 5:00 p.m., Monday, DECEMBER 18, 2017

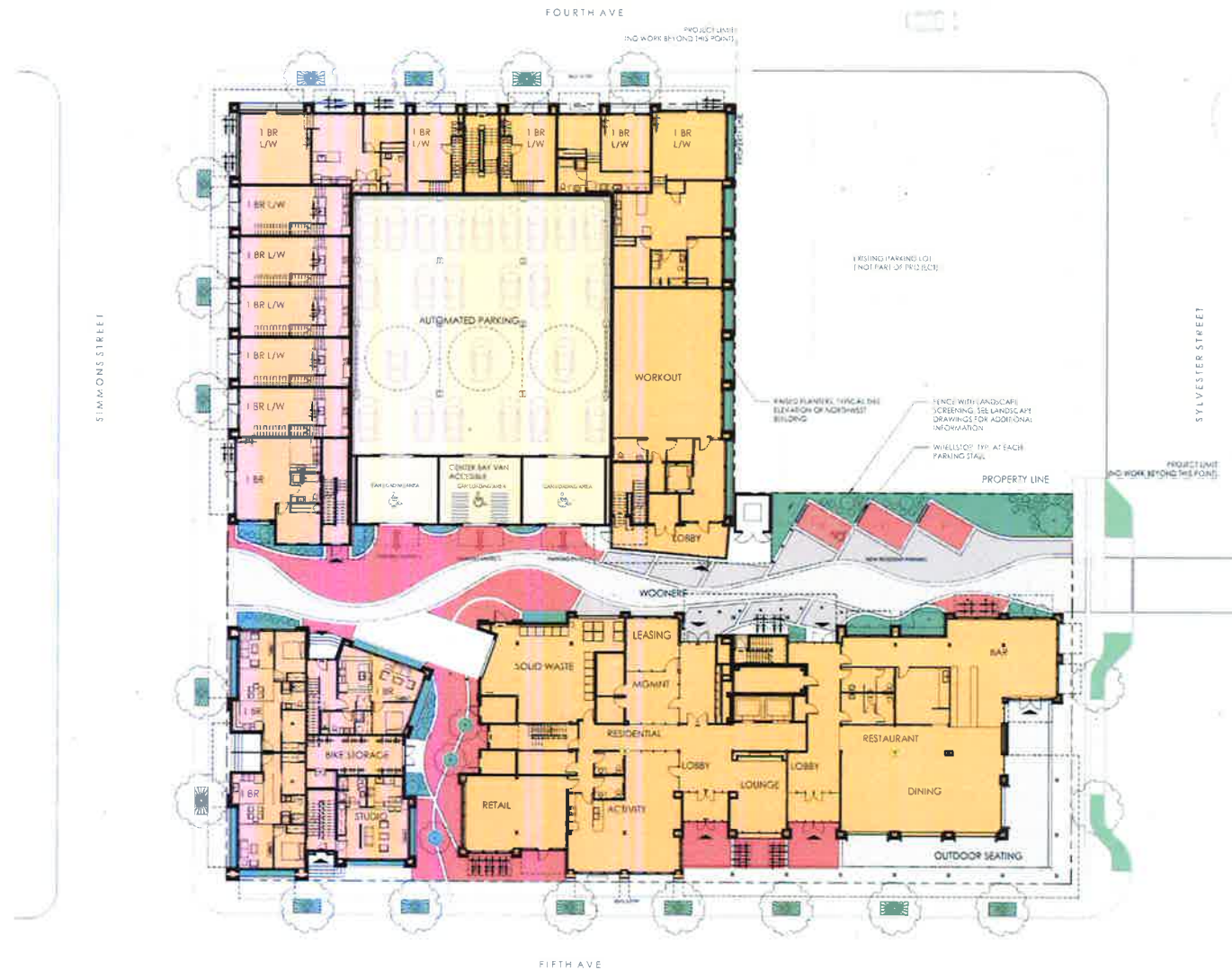
APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Appeal must be accompanied by the appropriate administrative appeal fee.

APPEAL DEADLINE: 5:00 p.m., Tuesday, DECEMBER 26, 2017

Issued by:



CARI HORNBEIN, SEPA OFFICIAL



PARKING SUMMARY

REQUIRED VEHICLE PARKING REQUIREMENTS (ONC 19.38.162)

VEHICLE PARKING PROVIDED	SPACES
SPACE PROVIDED FOR STRUCTURE	13 SPACES
SPACE PROVIDED SURFACE	13 SPACES
TOTAL SPACES PROVIDED ON SITE	26 SPACES

ACCESSIBLE PARKING REQUIRED:
ALL STRUCTURED PARKING IS ACCESSIBLE 1 SURFACE PARKING
STALL IS ACCESSIBLE

MOTOR VEHICLE PARKING REQUIREMENTS (ONC 19.38.162)	SPACES
ADDRESS NW 1/4 1/2 UNIT, COMMERCIAL	10 SPACES
ADDRESS NW 1/4 1/2 UNIT, COMMERCIAL	10 SPACES
ADDRESS NW 1/4 1/2 UNIT, COMMERCIAL	17 SPACES

ADDRESS TOWER (RETAIL 777 SF @ 3.5/1000 SF)	272 SPACES
ADDRESS TOWER (RESTAURANT INDOOR 4,077 SF @ 10/100 SF)	4077 SPACES
ADDRESS TOWER (RESTAURANT OUTDOOR 1,365 SF @ 10/100 SF)	1365 SPACES
ADDRESS TOWER TOTAL	5714 SPACES

TOTAL MOTOR VEHICLE PARKING FOR ALL BUILDINGS

13 SPACES

LONG TERM VEHICLE STORAGE REQUIREMENTS (ONC 19.38.162)	SPACES
ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)	0 SPACES
ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)	42 SPACES
ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)	10 SPACES
ADDRESS TOWER (RETAIL 777 SF @ 3.5/1000 SF / MIN)	0 (261) SPACES
ADDRESS TOWER (RESTAURANT 4,077 SF @ 10/100 SF / MIN)	4077 SPACES
ADDRESS TOWER TOTAL	4129 SPACES

ADDRESS NW 1/4 1/2 STUDIO UNITS @ 1/1 UNIT	0 SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	4 SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	10 SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	0 (41) SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	4 SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	1 SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	0 (571) SPACES
ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT	22 SPACES

ADDRESS SW 1/4 1/2 STUDIO UNITS @ 1/1 UNIT

0 SPACES

ADDRESS SW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

0 SPACES

ADDRESS SW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

0 SPACES

TOTAL LONG TERM FOR ALL BUILDINGS

10 SPACES

SHORT TERM VEHICLE STORAGE REQUIREMENTS (ONC 19.38.162)

ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)

0 SPACES

ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)

42 SPACES

ADDRESS TOWER (22 STUDIO UNITS @ 1/1 UNIT)

10 SPACES

ADDRESS TOWER (RETAIL 777 SF @ 3.5/1000 SF / MIN)

0 (261) SPACES

ADDRESS TOWER (RESTAURANT 4,077 SF @ 10/100 SF / MIN)

4077 SPACES

ADDRESS TOWER TOTAL

4129 SPACES

ADDRESS NW 1/4 1/2 STUDIO UNITS @ 1/1 UNIT

0 SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

4 SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

10 SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

0 (41) SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

4 SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

1 SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

0 (571) SPACES

ADDRESS NW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

22 SPACES

ADDRESS NW TOTAL

10 SPACES

ADDRESS SW 1/4 1/2 STUDIO UNITS @ 1/1 UNIT

0 SPACES

ADDRESS SW 1/4 1/2 BDRM UNITS @ 1/1 UNIT

0 SPACES

ADDRESS SW TOTAL

0 SPACES

TOTAL FOR ALL BUILDINGS

27 SPACES

1 Site Plan - Full SCALE: 1/4" = 1'-0"

SITE PLAN | FULL BLOCK

VIEWS ON 5TH LAND USE REVIEW A101

SEPTEMBER 15, 2017



TORONTO AREA STUDY
100-115-117-119-121-123-125-127-129-131-133-135-137-139-141-143-145-147-149-151-153-155-157-159-161-163-165-167-169-171-173-175-177-179-181-183-185-187-189-191-193-195-197-199-201-203-205-207-209-211-213-215-217-219-221-223-225-227-229-231-233-235-237-239-241-243-245-247-249-251-253-255-257-259-261-263-265-267-269-271-273-275-277-279-281-283-285-287-289-291-293-295-297-299-301-303-305-307-309-311-313-315-317-319-321-323-325-327-329-331-333-335-337-339-341-343-345-347-349-351-353-355-357-359-361-363-365-367-369-371-373-375-377-379-381-383-385-387-389-391-393-395-397-399-401-403-405-407-409-411-413-415-417-419-421-423-425-427-429-431-433-435-437-439-441-443-445-447-449-451-453-455-457-459-461-463-465-467-469-471-473-475-477-479-481-483-485-487-489-491-493-495-497-499-501-503-505-507-509-511-513-515-517-519-521-523-525-527-529-531-533-535-537-539-541-543-545-547-549-551-553-555-557-559-561-563-565-567-569-571-573-575-577-579-581-583-585-587-589-591-593-595-597-599-601-603-605-607-609-611-613-615-617-619-621-623-625-627-629-631-633-635-637-639-641-643-645-647-649-651-653-655-657-659-661-663-665-667-669-671-673-675-677-679-681-683-685-687-689-691-693-695-697-699-701-703-705-707-709-711-713-715-717-719-721-723-725-727-729-731-733-735-737-739-741-743-745-747-749-751-753-755-757-759-761-763-765-767-769-771-773-775-777-779-781-783-785-787-789-791-793-795-797-799-801-803-805-807-809-811-813-815-817-819-821-823-825-827-829-831-833-835-837-839-841-843-845-847-849-851-853-855-857-859-861-863-865-867-869-871-873-875-877-879-881-883-885-887-889-891-893-895-897-899-901-903-905-907-909-911-913-915-917-919-921-923-925-927-929-931-933-935-937-939-941-943-945-947-949-951-953-955-957-959-961-963-965-967-969-971-973-975-977-979-981-983-985-987-989-991-993-995-997-999-1001-1003-1005-1007-1009-1011-1013-1015-1017-1019-1021-1023-1025-1027-1029-1031-1033-1035-1037-1039-1041-1043-1045-1047-1049-1051-1053-1055-1057-1059-1061-1063-1065-1067-1069-1071-1073-1075-1077-1079-1081-1083-1085-1087-1089-1091-1093-1095-1097-1099-1101-1103-1105-1107-1109-1111-1113-1115-1117-1119-1121-1123-1125-1127-1129-1131-1133-1135-1137-1139-1141-1143-1145-1147-1149-1151-1153-1155-1157-1159-1161-1163-1165-1167-1169-1171-1173-1175-1177-1179-1181-1183-1185-1187-1189-1191-1193-1195-1197-1199-1201-1203-1205-1207-1209-1211-1213-1215-1217-1219-1221-1223-1225-1227-1229-1231-1233-1235-1237-1239-1241-1243-1245-1247-1249-1251-1253-1255-1257-1259-1261-1263-1265-1267-1269-1271-1273-1275-1277-1279-1281-1283-1285-1287-1289-1291-1293-1295-1297-1299-1301-1303-1305-1307-1309-1311-1313-1315-1317-1319-1321-1323-1325-1327-1329-1331-1333-1335-1337-1339-1341-1343-1345-1347-1349-1351-1353-1355-1357-1359-1361-1363-1365-1367-1369-1371-1373-1375-1377-1379-1381-1383-1385-1387-1389-1391-1393-1395-1397-1399-1401-1403-1405-1407-1409-1411-1413-1415-1417-1419-1421-1423-1425-1427-1429-1431-1433-1435-1437-1439-1441-1443-1445-1447-1449-1451-1453-1455-1457-1459-1461-1463-1465-1467-1469-1471-1473-1475-1477-1479-1481-1483-1485-1487-1489-1491-1493-1495-1497-1499-1501-1503-1505-1507-1509-1511-1513-1515-1517-1519-1521-1523-1525-1527-1529-1531-1533-1535-1537-1539-1541-1543-1545-1547-1549-1551-1553-1555-1557-1559-1561-1563-1565-1567-1569-1571-1573-1575-1577-1579-1581-1583-1585-1587-1589-1591-1593-1595-1597-1599-1601-1603-1605-1607-1609-1611-1613-1615-1617-1619-1621-1623-1625-1627-1629-1631-1633-1635-1637-1639-1641-1643-1645-1647-1649-1651-1653-1655-1657-1659-1661-1663-1665-1667-1669-1671-1673-1675-1677-1679-1681-1683-1685-1687-1689-1691-1693-1695-1697-1699-1701-1703-1705-1707-1709-1711-1713-1715-1717-1719-1721-1723-1725-1727-1729-1731-1733-1735-1737-1739-1741-1743-1745-1747-1749-1751-1753-1755-1757-1759-1761-1763-1765-1767-1769-1771-1773-1775-1777-1779-1781-1783-1785-1787-1789-1791-1793-1795-1797-1799-1801-1803-1805-1807-1809-1811-1813-1815-1817-1819-1821-1823-1825-1827-1829-1831-1833-1835-1837-1839-1841-1843-1845-1847-1849-1851-1853-1855-1857-1859-1861-1863-1865-1867-1869-1871-1873-1875-1877-1879-1881-1883-1885-1887-1889-1891-1893-1895-1897-1899-1901-1903-1905-1907-1909-1911-1913-1915-1917-1919-1921-1923-1925-1927-1929-1931-1933-1935-1937-1939-1941-1943-1945-1947-1949-1951-1953-1955-1957-1959-1961-1963-1965-1967-1969-1971-1973-1975-1977-1979-1981-1983-1985-1987-1989-1991-1993-1995-1997-1999-2001-2003-2005-2007-2009-2011-2013-2015-2017-2019-2021-2023-2025-2027-2029-2031-2033-2035-2037-2039-2041-2043-2045-2047-2049-2051-2053-2055-2057-2059-2061-2063-2065-2067-2069-2071-2073-2075-2077-2079-2081-2083-2085-2087-2089-2091-2093-2095-2097-2099-2101-2103-2105-2107-2109-2111-2113-2115-2117-2119-2121-2123-2125-2127-2129-2131-2133-2135-2137-2139-2141-2143-2145-2147-2149-2151-2153-2155-2157-2159-2161-2163-2165-2167-2169-2171-2173-2175-2177-2179-2181-2183-2185-2187-2189-2191-2193-2195-2197-2199-2201-2203-2205-2207-2209-2211-2213-2215-2217-2219-2221-2223-2225-2227-2229-2231-2233-2235-2237-2239-2241-2243-2245-2247-2249-2251-2253-2255-2257-2259-2261-2263-2265-2267-2269-2271-2273-2275-2277-2279-2281-2283-2285-2287-2289-2291-2293-2295-2297-2299-2301-2303-2305-2307-2309-2311-2313-2315-2317-2319-2321-2323-2325-2327-2329-2331-2333-2335-2337-2339-2341-2343-2345-2347-2349-2351-2353-2355-2357-2359-2361-2363-2365-2367-2369-2371-2373-2375-2377-2379-2381-2383-2385-2387-2389-2391-2393-2395-2397-2399-2401-2403-2405-2407-2409-2411-2413-2415-2417-2419-2421-2423-2425-2427-2429-2431-2433-2435-2437-2439-2441-2443-2445-2447-2449-2451-2453-2455-2457-2459-2461-2463-2465-2467-2469-2471-2473-2475-2477-2479-2481-2483-2485-2487-2489-2491-2493-2495-2497-2499-2501-2503-2505-2507-2509-2511-2513-2515-2517-2519-2521-2523-2525-2527-2529-2531-2533-2535-2537-2539-2541-2543-2545-2547-2549-2551-2553-2555-2557-2559-2561-2563-2565-2567-2569-2571-2573-2575-2577-2579-2581-2583-2585-2587-2589-2591-2593-2595-2597-2599-2601-2603-2605-2607-2609-2611-2613-2615-2617-2619-2621-2623-2625-2627-2629-2631-2633-2635-2637-2639-2641-2643-2645-2647-2649-2651-2653-2655-2657-2659-2661-2663-2665-2667-2669-2671-2673-2675-2677-2679-2681-2683-2685-2687-2689-2691-2693-2695-2697-2699-2701-2703-2705-2707-2709-2711-2713-2715-2717-2719-2721-2723-2725-2727-2729-2731-2733-2735-2737-2739-2741-2743-2745-2747-2749-2751-2753-2755-2757-2759-2761-2763-2765-2767-2769-2771-2773-2775-2777-2779-2781-2783-2785-2787-2789-2791-2793-2795-2797-2799-2801-2803-2805-2807-2809-2811-2813-2815-2817-2819-2821-2823-2825-2827-2829-2831-2833-2835-2837-2839-2841-2843-2845-2847-2849-2851-2853-2855-2857-2859-2861-2863-2865-2867-2869-2871-2873-2875-2877-2879-2881-2883-2885-2887-2889-2891-2893-2895-2897-2899-2901-2903-2905-2907-2909-2911-2913-2915-2917-2919-2921-2923-2925-2927-2929-2931-2933-2935-2937-2939-2941-2943-2945-2947-2949-2951-2953-2955-2957-2959-2961-2963-2965-2967-2969-2971-2973-2975-2977-2979-2981-2983-2985-2987-2989-2991-2993-2995-2997-2999-3001-3003-3005-3007-3009-3011-3013-3015-3017-3019-3021-3023-3025-3027-3029-3031-3033-3035-3037-3039-3041-3043-3045-3047-3049-3051-3053-3055-3057-3059-3061-3063-3065-3067-3069-3071-3073-3075-3077-3079-3081-3083-3085-3087-3089-3091-3093-3095-3097-3099-3101-3103-3105-3107-3109-3111-3113-3115-3117-3119-3121-3123-3125-3127-3129-3131-3133-3135-3137-3139-3141-3143-3145-3147-3149-3151-3153-3155-3157-3159-3161-3163-3165-3167-3169-3171-3173-3175-3177-3179-3181-3183-3185-3187-3189-3191-3193-3195-3197-3199-3201-3203-3205-3207-3209-3211-3213-3215-3217-3219-3221-3223-3225-3227-3229-3231-3233-3235-3237-3239-3241-3243-3245-3247-3249-3251-3253-3255-3257-3259-3261-3263-3265-3267-3269-3271-3273-3275-3277-3279-3281-3283-3285-3287-3289-3291-3293-3295-3297-3299-3301-3303-3305-3307-3309-3311-3313-3315-3317-3319-3321-3323-3325-3327-3329-3331-3333-3335-3337-3339-3341-3343-3345-3347-3349-3351-3353-3355-3357-3359-3361-3363-3365-3367-3369-3371-3373-3375-3377-3379-3381-3383-3385-3387-3389-3391-3393-3395-3397-3399-3401-3403-3405-3407-3409-3411-3413-3415-3417-3419-3421-3423-3425-3427-3429-3431-3433-3435-3437-3439-3441-3443-3445-3447-3449-3451-3453-3455-3457-3459-3461-3463-3465-3467-3469-3471-3473-3475-3477-3479-3481-3483-3485-3487-3489-3491-3493-3495-3497-3499-3501-3503-3505-3507-3509-3511-3513-3515-3517-3519-3521-3523-3525-3527-3529-3531-3533-3535-3537-3539-3541-3543-3545-3547-3549-3551-3553-3555-3557-3559-3561-3563-356



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47775 • Olympia, Washington 98504-7775 • (360) 407-6300
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

December 18, 2017

Nicole Floyd, Senior Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Ms. Floyd:

Thank you for the opportunity to comment on the determination of nonsignificance for the Views on 5th Project (17-2528) located at 410 - 5th Avenue Southwest as proposed by Ken Brogan, Views on 5th LLC and Ron Thomas, Thomas Architecture Studio. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Tara Davis (360) 407-6275

Universal Waste/ Paint Contracting:

Spent materials and unusable equipment containing hazardous substances (such as paints, lead-acid batteries and mercury containing lamps) that may be stored at the facility will need to be managed according to WAC 173-303. Inventory control of materials stored at the facility will be helpful in ensuring regulations are met. The Hazardous Waste and Toxic Reduction Program's (HWTR) Publications website, which includes *Inventory Control for the Paint Contracting Industry* and the *Universal Waste Rule*, is accessible via <https://www.ecy.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction>. For any questions or assistance with regard to accessing publications and information on the HWTR webpage, please contact Tara Davis in the Southwest Regional Office (SWRO), HWTR at the phone number provided above.

Demolition:

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the “Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes,” available on Ecology’s website: <https://www.ecy.wa.gov/About-us/Get-to-know-us/Our-Programs/Hazardous-Waste-Toxics-Reduction>. The applicant may also contact Rob Rieck of Ecology’s HWTR Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

SHORELANDS & ENVIRONMENTAL ASSISTANCE
FLOODPLAIN MANAGEMENT: Jeffree Stewart (360) 407-6521

As the proposed development is for mixed use which includes residential and commercial elements, and portions are in the mapped Special Flood Hazard Area, it will be important to clearly document elevations of lowest habitable areas as those relate to the Base Flood Elevation. Applicant will need to describe specific flood-proofing measures, if any are proposed. The ability of residents to exit the building without interruption of said measures must also be clearly described.

TOXICS CLEANUP: Mohsen Kourehdar (360) 407-6256

This property is within a quarter mile of several known or suspected contaminated sites. To search and access information concerning these sites see:
<http://www.ecy.wa.gov/fs/> and <https://fortress.wa.gov/ecy/gsp/SiteSearchPage.aspx>.

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by sampling, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator for SWRO at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Mohsen Kourehdar with the SWRO, Toxics Cleanup Program at the phone number provided above.

WASTE 2 RESOURCES: Beth Gill (360) 407-6380

If greater than 250 cubic yards of inert, demolition, and/or wood waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-990). Check with your local jurisdictional health department for any permitting requirements that may be required.

WATER RESOURCES: Vicki Cline (360) 407-0278

The proponent is responsible for inspecting the site to determine the location of all existing wells. Any unused wells must be properly decommissioned and decommission reports submitted to Ecology as described in WAC 173-160-381. This includes resource protection wells and any dewatering wells installed during the construction phase of the project.

WATER QUALITY: Chris Montague-Breakwell (360) 407-6364

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent stormwater runoff from carrying soil and other pollutants into surface water or stormdrains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants.

Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.

The following construction activities require coverage under the Construction Stormwater General Permit:

1. Clearing, grading and/or excavation that results in the disturbance of one or more acres **and** discharges stormwater to surface waters of the State; and
2. Clearing, grading and/or excavation on sites smaller than one acre that are part of a larger common plan of development or sale, if the common plan of development or sale will ultimately disturb one acre or more **and** discharge stormwater to surface waters of the State.
 - a) This includes forest practices (including, but not limited to, class IV conversions) that are part of a construction activity that will result in the disturbance of one or more acres, **and** discharge to surface waters of the State; and
3. Any size construction activity discharging stormwater to waters of the State that Ecology:
 - a) Determines to be a significant contributor of pollutants to waters of the State of Washington.
 - b) Reasonably expects to cause a violation of any water quality standard.

If there are known soil/ground water contaminants present on-site, additional information (including, but not limited to: temporary erosion and sediment control plans; stormwater pollution prevention plan; list of known contaminants with concentrations and depths found; a site map depicting the sample location(s); and additional studies/reports regarding contaminant(s)) will be required to be submitted.

You may apply online or obtain an application from Ecology's website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> - **Application**.

Construction site operators must apply for a permit at least 60 days prior to discharging stormwater from construction activities and must submit it on or before the date of the first public notice.

Nicole Floyd, Senior Planner

December 18, 2017

Page 4

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(MLD:201706307)

cc: Tara Davis, HWTR
Jeffrey Stewart, SEA
Mohsen Kourehdar, TCP
Beth Gill, W2R
Vicki Cline, WR
Chris Montague-Breakwell, WQ
Ken Brogan, Views on 5th LLC (Applicant)

Kenneth Haner

From: Jay Elder <jayelder@comcast.net>
Sent: Monday, December 18, 2017 11:45 AM
To: Nicole Floyd
Subject: The Views
Attachments: MBTL Tally.pdf

Hi Nicole,

I already wrote a letter 6/30/2017 wanting the “Views” building torn down and I still feel the same way. I’d be OK with a mix of recreation-oriented, public and private mix of ≤2-story buildings, like a swimming pool and concessions.

The main point of this letter is:

I just thought I would show you a tally of opinions in all the testimony the City has posted between 6/23/17 to 10/17/17. I didn’t count repeat-testifiers, so these are 108 unique responders. See attached pdf for data:

108 responders:

Tear it Down 72 (66.7%)

Renovate it 26 (24.1%)

No opinion, but suggestions 10 (9.3%)

Jay Elder

The Views Testimony Summary

Date 2017	Last Name	First Name	Tear Down Building?	Park?	New Building?	Comments
6/27	Barrett	Jeff	No			too many parks
6/26	Kaimber	Jim	No			
6/26	Davenport	Susan	No			traffic, need high impact fees
6/27	Lindgren	Bron	No			
6/27	Patton	Chase	No			reduce sprawl
6/27	Miller	Jeanne	No			public opinion
6/27	Jackson	Michael	No			improved tax base
6/28	Wilson	Cameron	No			realtor
6/28	Johnson	Casey	No			multiuse
7/3	Bussey	Troy	No			densify urban core
7/6	Thornton	Helen	No			make way for bus stops
7/6	Mercuri	Joyce	No			earthquake, appearance, transportation
7/7	Black	Thera TRPC	No			reboot hearings process
7/7	Bruce	Casey	No			affordable housing
7/7	Dickison	Jeanette	No			
7/7	Volume	Mark	No			non-reflective windows
7/8	Howard	Robert	No			
7/8	Palensky	Vanessa	No			
7/9	Fracker	Krista	No			affordable housing
7/10	Taelliopus	Jason	No			
7/14	Glenn	Daniel	No			
7/15	Lindsey	Neil	No			
7/17	Roylance	Donna	No			
7/20	Cammarano	David	No			
8/13	Quintion	Priss	No			
9/29	Cade (EDC)	Micheal	No			
6/25	Davis	John	Yes		≤ 2 stories	
6/29	Riner	L.	Yes			sea level, view, earthquake
6/27	Robinson	Anna	Yes			traffic, view
6/27	O'Connor	Ryan	Yes			need affordable housing, ugly
6/27	Magnusen	Shelby	Yes			view, parking, traffic
6/28	Blanchard	Michelle	Yes			public view
6/30	Swingle	Nikki	Yes			
6/29	Buck	Anne	Yes			illegal

Date 2017	Last Name	First Name	Tear Down Building?	Park?	New Building?	Comments
6/29	Weinstein	Bret	Yes			earthquake
6/29	Schroeder	Carl	Yes			park
6/29	Edwards	Duane	Yes			
6/29	Weinstein	Elyette	Yes			unpopularlar, earthquake
6/29	Adair	Fred	Yes			traffic
6/29	Mandrell	Melinda	Yes			
6/29	HJolz	Tim	Yes			public opinion, park
6/30	Bullington	Darryl	Yes			sea level, public opinion
6/30	Hanig	David	Yes			
6/30	Elder	Jay	Yes			earthquake, sea level, view
6/30	Miller	Mary	Yes			public opinion
7/3	Herinckx	Matt/Terry	Yes			public opinion, park
7/4	Robinson	Bill	Yes			
7/2	Wright	Donna	Yes			sea level
7/3	Jacobs	Bob	Yes			Parks bond bait and switch
7/3	Goulet	Sherri	Yes			public opinion, parks bond
7/3	Anderson	Don	Yes			public opinion, parks bond
7/4	Ahlschwede	Robert	Yes			view, public opinion, park
7/5	Anderson	David	Yes			view, eyesore
7/5	Anderson	Laurie	Yes			view, eyesore
7/5	Reilly	Jerry	Yes			
7/5	Bay	John	Yes			traffic, impact
7/5	Newman	John	Yes			
7/5	north beach	comm	Yes			
7/6	Callison	Kathleen	Yes			public opinion, parks bond
7/6	Polzin	Roger	Yes			traffic bottleneck
7/7	Miller	Allen	Yes			Olmstead plan,. views
7/7	Holm	Anne	Yes			park
7/7	Lawliss	Lucy (NAOP)	Yes			Olmstead plan,. views
7/7	Russel	Jeff	Yes			
7/7	Russel	Beth	Yes			
7/7	Cusick	John	Yes			eyesore, views
7/7	Levee	Arlyne (ALSA)	Yes			Olmstead plan,. views
7/7	Lowry	Robert	Yes			eyesore, views
7/7	Jorgenson	Walt	Yes			public opinion, parks bond, view
7/9	Wotipka	Sam	Yes			views, ugly, sea level, traffic

Date 2017	Last Name	First Name	Tear Down Building?	Park?	New Building?	Comments
7/9	Tewsley	Diane	Yes			≤ 3-story building
7/17	Serembe	John	Yes			park
7/14	Whalen	Steve	Yes			
7/15	Suddeep	Harke	Yes			public opinion
7/15	Samaniego	Joanne	Yes			
7/16	Labeau	Christine	Yes			public process, public space
7/16	Pierson	Jane	Yes			park
7/16	Nickle	Norm	Yes			
7/17	Curtis	Alice	Yes			traffic
7/17	Milne	Lorree	Yes			
7/19	Turner	Pat	Yes			sea level
7/23	Rosinblum	David	Yes			
7/23	Rosinblum	Rebecca	Yes			
7/24	Ray	Emily	Yes			traffic, sea level, not affordable housing
7/14	Gates	Janine	Yes			
7/25	Gist	Dorothy	Yes			
7/25	Jensen	Bob	Yes			
7/28	Group	Portico	Yes			
8/1	Fitzgerald	Judy	Yes			
8/18/08	Johnston	Norman	Yes			
8/3	Davenport	DSusan	Yes			park, view
8/2	Canfield	Jane	Yes			public opinion, park
7/31	Hastings (FAIA)	Jane	Yes			
8/3	Jaksich	Jeff	Yes			Olmstead plan,. views
8/2	Stormo (BBF)	Vicky	Yes			White plans
8/6	Mitton	Andy	Yes			
9/15	Brown	Harold	Yes			park, earthquake
9/15	Johnson	Arlene	Yes			park, earthquake
6/23	Hewitt	Lorie				EIS, Transport eval., sea level, siezmic
6/25	Roddy	Alan			Yes	
6/25	Litts	Michael			Yes	low-income housing
7/6	Swan	Steve (IT)				
7/7	Murray	Chuck				energy efficiency and code
7/7	Gadbaw	Holly				reboot hearings process
7/18	White	Kathleen				more housing needed
8/2	Nation (WDFW)	Theresa				No wildlife concerns

Date 2017	Last Name	First Name	Tear Down Building?	Park?	New Building?	Comments
8/7	DHAP					geological, impact, archeological study
8/26	LaValle	Joseph				reflection, solar panels
			#	%		
		Tear it Down	72	66.7		
		Renovate it	26	24.1		
		No Opinion	10	9.3		
		Total	108	100.0		

From: Gregory Moe <moe@windermere.com>
Sent: Wednesday, December 20, 2017 12:39 PM
To: Nicole Floyd
Subject: Views on Fifth

I am in full support of the Views on Fifth project.

Having lived in Thurston County for 35 years, I have seen the City of Olympia travel through periods of growth and periods of inactivity.

Finally, I am seeing the City of Olympia take the necessary steps to improve its quality of life for the citizens, improve the "experience" of living within the City, improve the tax base (more people equals more businesses) and provide market-rate housing for the downtown area.

It appears the Views on Fifth supports the City of Olympia's Comp Plan and coincides with the Downtown Strategy, and I am sure it will be a tremendous driver for economic activity in the City and Thurston County.

Put me down as a definite YES.

Respectfully,

Gregory Moe, Broker - REALTOR

Windermere Real Estate/Olympia

2312 Pacific Ave

Olympia, WA 98501

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Stormans, Inc.

1932 EAST FOURTH AVENUE, OLYMPIA, WASHINGTON 98506 PHONE (360) 754-2203 / FAX (360) 754-2541

December 20, 2017

Nicole Floyd, Senior Planner
Olympia Community Planning and Development Department
PO Box 1967
Olympia, WA 98507-1967

Dear Ms. Floyd:

I am writing you today in strong support of the "Views on Fifth" project proposed for the current Capitol Center Building. Rejuvenation of this site is long overdue, and I'm looking forward to seeing an area of significant blight turned into a robust, market rate housing and retail center, and the economic benefits it will bring.

We are a fourth generation, family-owned business located in Olympia. In 1944, our founder, Ralph Stormans, opened his first store, called Ralph's Food Center, inside the Grand Central Public Market at 6th and Columbia Street in downtown Olympia. For the past 73 years, Stormans Inc. has owned and operated numerous grocery stores and other related businesses in the Olympia area, including Bayview Thriftway, which is located at 516 4th Avenue West, kitty-corner to the Views on Fifth site.

Bayview Thriftway will arguably be the area business most directly impacted by Views on Fifth, and our 62 employees are looking forward to serving the future residents of the development. This project is very complimentary with the products we serve, and will help the city achieve its goal of increasing population density in the downtown area. With 140 new market-rate residences located directly across from our store, we will be able to provide them with grocery services without having to get in their cars, helping to reduce their carbon footprint and impacts on traffic all around the city.

Perhaps most important of all, this project will relieve a significant source of blight, which unfortunately sits on one of the most prominent gateways to our downtown area. This area has been derelict for over a decade, and has been a magnet for vandalism, vagrancy and crime. The completion of Views on Fifth will alleviate all of these concerns, will complement the surrounding parks, and make this area safer for families and pedestrians to congregate.

We have been eager to see this area redeveloped, and have been frustrated by the attempts of a small but vocal group of residents to thwart progress at this location. While previous development proposals for the site have not been perfect, they would have been much preferred over the current situation, and the latest Views on Fifth proposal represents our best chance to revitalize the area and address nearly all of the legitimate concerns most members of the community have about developing this area.

In conclusion, we stand in very strong support of the Views on Fifth development proposal and urge its approval. We believe that the increased density it will bring to downtown will support ongoing and

expanded retail and service businesses, provide additional opportunities to house the local work force, and create vibrant and safer city streets in the downtown core.

Warm Regards,

A handwritten signature in blue ink, appearing to read 'Kevin Stormans', with a long, sweeping horizontal stroke extending to the right.

Kevin Stormans, President
Stormans, Inc.
1932 Fourth Avenue East
Olympia, WA 98506