

To: City of Olympia

From: TTL Partners, LLC

3009 Pacific Ave SE, Olympia, WA 98501

RE: Conditional Use - The Bud and Leaf cannabis store – Proposed location 3015 Pacific Ave SE

Inadequate notice by the Washington State Liquor and Cannabis Board

When a cannabis store wishes to secure a location, they are required to post an 8.5" x 11" notice on the building. This is supposed to notify neighboring property owners? This is ridiculous. The only way we knew the store was coming was because The Bud and Leaf has already installed a sign at the location.

The City of Olympia should provide feedback to the WSLCB regarding the inadequacy of this notification process.

Cannabis Stores Should not be Clustered

There is already a cannabis store across the street; the Green Lady. Apparently the City of Olympia did not consider how limiting the zoning for this use would be. Or the City simply didn't care about the long time established businesses these store would affect. Cannabis stores should be distributed across the city because presently only 5 are allowed. Longtime businesses and property owners should not, simply because there is not school or church nearby, be forced to have multiple cannabis stores located in their neighborhood. **The City of Olympia should consider changes to the zoning ordinance to avoid clustering of this use.**

Traffic Issues and Concerns

Traffic congestion in this section of Pacific Ave is a serious concern of property owners. There are many reasons for this. There is currently a large state office building across the street which generates lots of traffic. The Intercity Transit facility is located on Pattison St which contributes a large amount of bus traffic. There was a large apartment building completed on Pattison recently which has added to traffic.

The food generates lots of traffic all day. This traffic moving through the intersection of Pacific and Lansdale St. The City of Olympia recently upgraded a pedestrian crossing at this location which makes it difficult if not impossible to turn left without immediately entering the westbound traffic lane. Traffic cannot enter the turn lane because it is now blocked by a pedestrian island. This may be safer for pedestrians, but will most likely result in more traffic accidents.

In addition to the congestion, speeding is a constant problem through this area. The speed limit is 30 MPH. Cars routinely travel 35+. Westbound traffic must crest a hill immediately preceding this intersection reducing sight distance. **The speed limit in this section of Pacific should be reduced to 25 MPH if the City is not going to diligently enforce the existing speed limit (which they currently do not). Or, better yet, install a traffic light at the intersection of Pacific and Lansdale St to adequately control both traffic and pedestrians. The applicant should be required to do a traffic study to determine the applicant's impact to traffic in the area and complete any traffic mitigation required as a result.**

Potential for Increased Illegal Activity

With a cannabis store, just as with a tavern, bar, or liquor store, it spawns and/or contributes to illegal activity. There will also be more impaired drivers endangering motorists and pedestrians in this area.

Located Next Door to a Pediatric Clinic

Even though pediatric clinics are not included in the City of Olympia's restrictions on zoning for a cannabis store, children and their parents will be visiting the clinic and exposed to whatever activities may go on at the site.

Storm Water Mitigation.

The lease agreement for the premises calls for additional paving of the area behind the building. This will further exacerbate an existing stormwater issue. Storm water runoff is not currently controlled on site and regularly dumps water, dirt and sediment onto the adjoining properties to the south. The property owners to the south have made repeated request of the property owner to have this situation mitigated, but to no avail. **Adequate storm water mitigation must be a condition for any site and/or building improvements.**

Incompatibility with Adjacent Office Use

The building immediately to the South is an office building with windows located approximately 10 feet from the building and look directly at the entrance to the cannabis store. The proposal is to have a picnic table in this area which will contribute to customers "hanging out" and will be an attraction for homeless people who are already squatting on the neighboring property to the south.

The office occupants should not be required to observe all the people coming and going. A fence might be adequate to prevent this, but the installation of a fence would provide a hiding place and pose an even bigger problem. **To properly mitigate this problem the applicant should be required to move the entrance to the east side of the building and be required to leave the front yard landscaped without the addition of any tables, benches or other furniture that could promote loitering or be an attraction for the homeless.**

Thank you for considering our comments. If there is any additional information you might need for clarification to any of the comments, please contact me.

Sincerely,

TTL Partners
3009 Pacific Ave SE
Olympia, WA 98501
Dean Stohl, Managing Member
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360.402.0116

From: [harish](#)
To: [Nicole Floyd](#)
Subject: Public Hearing
Date: Wednesday, January 30, 2019 4:20:31 PM

Nicole,

RE: STAR COMMERCIAL
File # 18-4817
Address: 3015 Pacific Ave SE

Thank you for the notice regarding the above project that I just received. We believe this project will not be suitable in this area that needs to attract family friendly and fresh welcoming developments. This area has become undesirable with transients camping in vacant parcels with crimes including a gruesome homicide. In addition, an illegal marijuana plant farming was found in the area. If the project should go on the above mentioned activities will only increase making the area even more blighted and will not attract any quality development badly needed in this area of Olympia. We urge the city to consider this concern as this business would be well suited in an area that is well developed and not affect any new growth. We own several undeveloped parcels between Devoe Street and Lansdale Road and cannot find any national franchise companies to approve the area until they see some positive changes and new growth in the area.

Regards,
Harish
SJP LLC