

9112
16-9116 HARRISON AVENUE MIXED USE BINDING SITE PLAN

NEIGHBORHOOD MEETING SUMMARY

AUGUST 22, 2019, 6:00 – 8:30

OLYMPIA CITY HALL, COUNCIL CHAMBERS

ATTENDANCE

City of Olympia Staff

Paula Smith, Associate Planner (Provided a project overview and city review process details)

Leonard Bauer, Deputy Director

Tim Smith, Planning and Engineering Manager

Fran Eide, City Engineer

Jeff Fant, Engineering Plans Examiner

Dave Smith, Project Engineer II

Steve Thompson, Project Engineer II

Authorized Representative for the applicant Rexius LLC

Chris Crammer, Patrick Harron & Associates

Generally, 50 -60 members' of the public including members of the Grasslake home owner association, that either live, work or own property in the neighborhood of the proposed project.

Many comments, concerns, issues and ideas were brought up, some discussed that were captured at the meeting and are as follows:

Tom Hansen study:

Proposed mitigation.

Measures = "paper mitigation".

Significant safety and welfare risk to community.

Unrealistic 3rd Ave connection.

May decrease property value.

“Unsafe/unsound” to have traffic on 3rd Ave and Craftsman.

Process and communication regarding community’s concerns.

Late notice at meeting with chance to speak.

8/14 letter from Mr. Eglick:

1. Notice of revised BSP didn’t include mention for need for deviations.
2. Extensions – didn’t meet July 15 deadline.
3. Current revised plan “worse than the first” for traffic.

Harrison access – remove island allow access both ways. Potential 4-way stop.

Mr. Hansen has other traffic mitigation suggestions.

Will there be an EIS?

Where is drainage from new hard surfaces?

“Louise Lake”/Grass Lake paperwork for creation of lake from previous property owners (Parks Dept?)

Tree removal and 3rd Ave truck traffic in 2018 from business

Trees along 3rd Ave going away?

Accidents at intersection on Harrison accessing Grass Lake Village.

Multi-story building viewing into existing backyards.

Lack of access across Harrison with island was based on residential zoning not notice of zone change.

Concerned – lower property values (3rd Ave.)

3rd Ave road widening? Current 20’ street with 48’ Row

People living in house existing along Harrison tapped into power lines.

Why not access to apartment off Harrison? New with existing traffic = 596 trip/day.

Access for delivery trucks? Fire Department?

Can comp plan policy connecting streets be changed or deviated from?

Alicia

Previous comment on earlier B.S.P. – 20 questions

Why does connection policy apply if no longer residential?

Construction process – trucks should not come through residential streets. Don’t want divider in Harrison.

Construction workers trash must be picked up by HOA (increased costs)

Can limit to safety vehicles and pedestrians/bikes to connect to neighborhood?

Traffic light already wait through 2 lights in P.M. traffic. How can handle more traffic?

Parking blocks hydrants – can have parking enforcement in Grass Lake Village?

Will be commercial parking in the neighborhood?

Ensure enough parking on commercial and apartment properties.

Not opposed to development but oppose access through neighborhood.

Difficulty reaching 5th/Yauger for emergency vehicles.

Stormwater has to be infiltrated on site-ensure it works swales insufficient.

Parking – ensure enough for several cars for each apartment.

West Olympia seems “after thought” not looking for congestion or high-density development.

Streets narrow – can’t handle lots of traffic.

Stormwater measures like pervious pavement hard to maintain. How will ensure? (Also infiltration)

Is parking on lot 2 overlapping onto lot 1 – concerns.

Access from Harrison now or future?

Porous material tends to wear out quickly with heavy use.

Drainage report limited on downstream analysis and overflow (into streets?), needs more detail on downstream analysis.

Further connections in future to North and then to 4th and 5th?

Why is earlier detention pond not shown on revised BSP application? Means more buildings and pavement? And traffic?

Documented benefits?

Can connected streets change because zoning changed? (I.e. residential to commercial connection is concern.)

Play area for children in new development?

Also, school buses stop on Harrison except smaller buses, will they come into new development?

Roundabout on Harrison to access property?

Ground is extremely hard – drainage possible?

Harrison arterial – what’s spacing criteria for distance from Yauger intersection?

When construction of access – before buildings?

Would need access for all modes of transportation to 3rd Ave, or just buke/pedestrian or emergency vehicles?

Will consider Mr. Hansen's analysis?

Tent in back of lot.

All parts of past actions on this property not enforced. Not acting in good faith.

Mistakes and inconsistencies on SEPA checklist.

Telecommunication cable on ground behind residence on Harrison – unauthorized connection?

Concertina wire around property.

Craftsman too narrow to handle wider vehicles.

Concern lower property values, impacts on character.

Was fined for removing trees?

Back yards and porches facing multi-story buildings where previous trees.

Trees on lot 5 are very important and would be big impact if removed. Please consider keeping.

Stormwater calculations? Including soils?

Concern regarding drainage plan – concern regarding storm design issue on designer's previous work. Steamboat Island Rd.

Bus lines that serve area?

Can Harrison access be built first and all construction equipment use that? Don't open roads into neighborhood.

Can we get name of Code Enforcement Officer on this case?

Appeal deadline notified to everyone?

Please ensure no impacts to neighborhood.

The following is the presentation provided by City staff at the neighborhood meeting:



NEIGHBORHOOD MEETING

PROJECT 16-9112
HARRISON AVENUE MIXED USE
BINDING SITE PLAN

AUGUST 22, 2019

6:00 PM

AGENDA

Neighborhood Meeting Harrison Avenue Mixed Use

5-10 Minutes	Sign-In	Process	CPD Staff
5-Minutes	Welcome	<ul style="list-style-type: none">• Housekeeping• Meeting Objectives• Ground Rules	CPD Staff
15 Minutes	Project Context/Overview	<ul style="list-style-type: none">• Project Proposal• Project Background• Timeline	CPD Staff
60 Minutes	Community Questions and Comments	<ul style="list-style-type: none">• Questions• Comments• Issues• Solutions	Members of the Public CPD Staff
	Closing	<ul style="list-style-type: none">• Respond to Questions• Next Steps	CPD Staff

MEETING GROUND RULES

- Meeting starts and ends on time.
- One speaker at a time – no interruptions. No side or one-on-one conversations please.
- All questions and remarks are valid.
- Speak and listen with courtesy and respect.
- Keep all cell phone, messaging, and texting use outside the meeting room.
- Speak to an issue, not a person.
- Problems are okay...solutions always welcome.
- Please keep remarks concise and succinct – helping to keep the meeting on time.
- Everyone plays a role in a successful meeting.

INTRODUCTIONS

City Staff

Leonard Bauer- Deputy Director

Tim Smith- Planning Manager

Jeff Fant- Engineering Plans Examiner

Fran Eide- City Engineer

David Smith- Project Engineer II- Transportation

Steve Thompson- Project Engineer II- Storm Water

Applicant's Authorized Representative

Chris Cramer, Patrick Harron & Associates

PRELIMINARY BINDING SITE PLAN APPLICATION

- A Binding Site Plan is a form of subdivision of commercial property.
- Allows for ability to add development aspects on the plan, such as building footprints, general parking layout and landscaping areas, stormwater facilities etc.
- Binding Site Plan- 3 process steps
 - 1. Preliminary BSP
 - 2. Conditions of Prelim. Approval have to be met
 - 3. Final BSP Application review by recording
- Each lot will be required to go through a Land Use Review process and meet applicable codes and standards.
- Includes detailed review of building design, landscaping, development coverage, tree density.

BACKGROUND

- Initial Application was received in November 2016.
- Substantive Review Letter issued in April of 2017.
- A few meetings occur between city staff and applicant in order to provide information and clarity on street connection design and management of stormwater for this site.
- Revision submittal received on July 12, 2019.
- Notice of Revised Application was issued on July 24, 2019.
- Expanded Notice boundaries

APPLICABLE CODES & STANDARDS

- Comprehensive Plan
- Title 14 Environmental Protection- SEPA
- Title 18- the Unified Development Code
- Chapter 17.34 - Binding Site Plans
- Engineering Design and Development Standards
- Drainage and Erosion Control Manual

ZONING CODES

HIGH DENSITY CORRIDOR 4

Transitional development standards

HEIGHT- Portions of buildings within 100 feet of the Residential Low Impact district (North) are limited to 35 feet in height. Portions of buildings within 50 feet of Mixed Residential 10-18 district (East) are limited to 45 feet in height.

HEIGHT- Buildings outside these areas could range from 60- 75 feet.

REAR AND SIDE YARD SETBACKS-Increased setbacks when next to residential zones and over 2 stories.

WHATS' NEXT

- City staff is currently reviewing the revised application and the materials.
- Public comments can still be made.
- No decision has been made.
- One of 2 things could happen:
 - City identifies that further revisions are needed and issues another substantive review letter.
 - or
 - City identifies that the project meets applicable codes and can move towards issuing a decision to approve or approve with conditions.

All decisions made by the Community Planning & Development Director can be appealed. Appeals of such go before the Olympia Hearing Examiner for decision.

COMPREHENSIVE PLAN

TRANSPORTATION- CONNECTIVITY

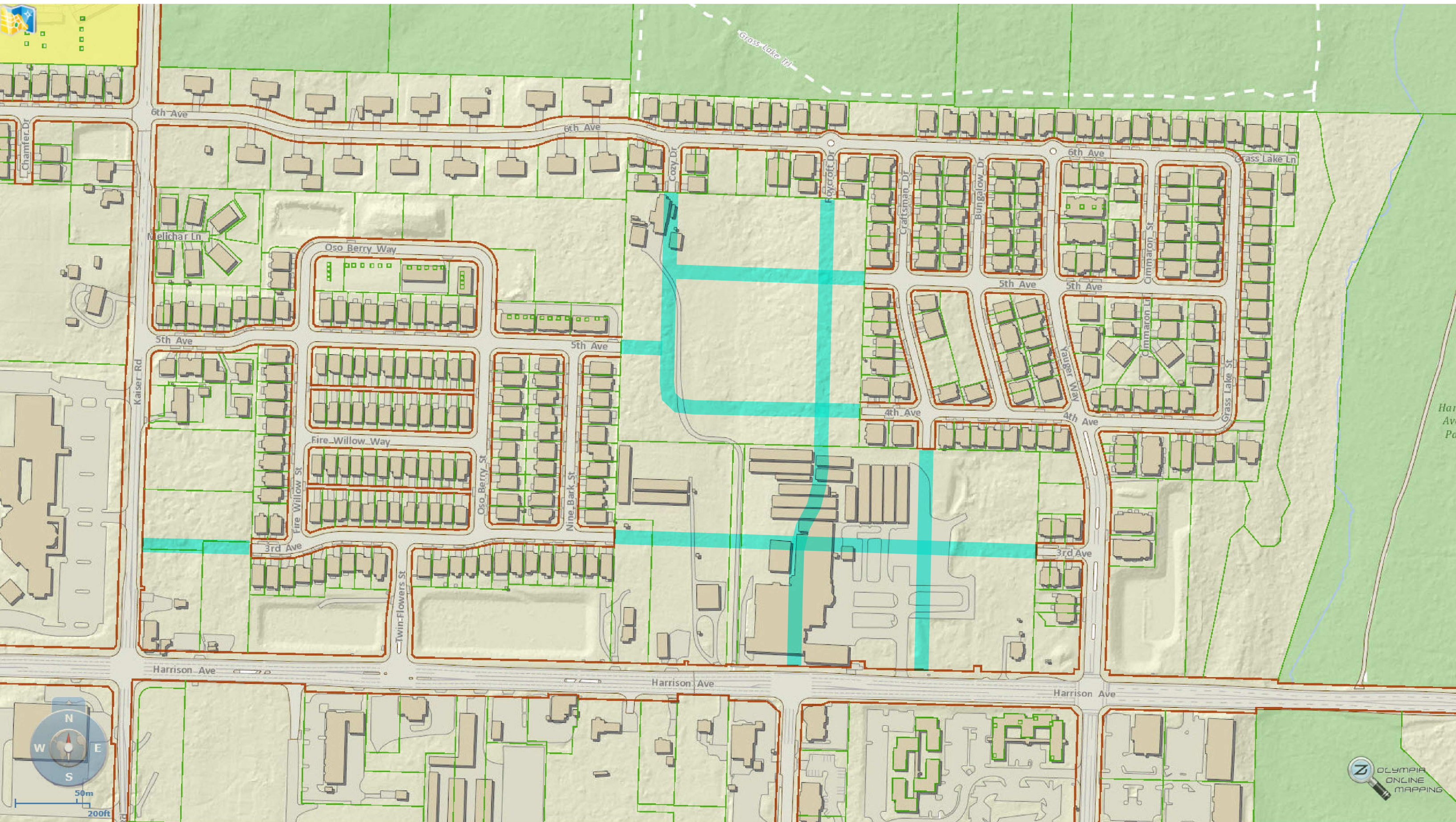
- A city with a well connected network of smaller streets helps create a better city for walking, biking, riding the bus and driving. Routes are shorter, more transit stops and provide efficient access for service and emergency vehicles.
- The Comprehensive Plan also acknowledges that there can be challenges with making street connections which have the potential of affecting neighborhood character and impact some residents.
- Getting input from the neighborhood is crucial in the decision making process.

Thank You

For taking the time to participate in this
neighborhood meeting

Jul 10, 2019 11:14:19AM - User Dan

The following is the map Jeff Fant, Engineering Plans Examiner referred to at the meeting that demonstrates how street connectivity could be achieved or was anticipated in this general area, which includes the proposed project site.



The following documents and photos were provided by members of the public at the neighborhood meeting:

12/4

23

GRASSLAKE VILLAGE PETITION

STOP REXIUS LAND USE PROJECT

Please consider signing this petition to stop this land use project from opening 3rd Street and Craftsman Drive as well. This would be a detriment to our community and cause increased traffic that we don't have room for, jeopardized our safety and impact property values.

Name	Address
VICKI PORTER Vicki Porter	508 Craftsman Dr
Bunda Egan Brenda Egan	3206 - 10th Ave Dr.
Stacy Noble	509 Craftsman Dr
Gene Lynden	502 Craftsman Dr NW.
Scott Held	503 CRAFTSMAN DR W9
SARAH BERGMAN Samson	517 CRAFTSMAN DR NW
Elizabeth Burton	517 Craftsman Dr NW
William F. Trax	533 Yeager Way NW
Kathleen Trax	533 Yeager Way NW
Catherine Russell	516 Craftsman Dr
Odell Clymer	524 Craftsman
Nancy E. Schremp	529 Craftsman
Mary A. Morris	528 Craftsman Dr NW
Janet Burt	525 Craftsman Dr. NW

Tom CAROLIA	3117 6 th Ave NW
Jim Brink	512 CRAFTSMAN DR. NW
GOLDIE PAQUET	431 CRAFTSMAN DR. NW
Margie Meyer	427 CRAFTSMAN DR. NW
DIANNE WITTY	3312 - 6 TH AVE N.W.
Dottie Brewster	523 Roycroft Dr NW
Q2 Dr	525 Craftsman Dr.
Keele Rame	319 Vanger Way NW unit 109
Maria O'Connor	3709 4 th Ave NW
Mary Alice Olson	3625 4 th Ave. NW
Dianne Duads	502 Grass Lk St n.w.
Robert Manley	502 Grass Lk St n.w.
Ruby Hartnett	522 Cozy Dr NW.
John Roberts	3148 6 th Ave NW
Roger Nielsen	429 GRASS LAKE ST NW
John Nielsen	429 Grass Lake St NW
Melissa Underberg	3144 5 th Ave NW
Barenda	3406-6 th
30 Tony	3406

2014

ND

GRASSLAKE VILLAGE PETITION

STOP REXIUS LAND USE PROJECT

Please consider signing this petition to stop this land use project from opening 3rd Street. This would be a detriment to our community and cause increased traffic that we don't have room for, jeopardized our safety and impact property values.

Name	Address	98502
Dan Stuppelt	3430 6th Ave NW	
Raymond Peter	506 Grass Lake St. N.W.	
Karin Franklin Peter	506 Grass Lake St NW	
LYNN HOLSTON JR	3411 6TH AVE NW	98502
Elizabeth Ensign	3712 3rd Ave NW	98502
Gemma Dahl	" " "	"
Doris de la Rosa	3701 3rd Ave NW	98502
Melanie PHARMS	3645 4th NW	98502
Joyce Neas	3608 3rd Ave NW	98502
Jacob Layman	3713 3rd Ave NW	98502
Stacey Shepard	422 Grass Lake St NW	98502
Cathy Hough	3713 3rd Ave NW	98502
MORGE KEN	506 Ammaron St NW	98502
Kathy W. Phinney	426 Grass Lake St NW	98502
Bruce Kessler	3228 6th Ave NW	98502

~~2nd 6th~~
Sylvia Cabine 514 Grass Lake St. NW Oly.

~~Joe~~ 513 Crafton Dr. NW Oly
~~Joe (Dunn)~~

Ken Zimmerman 3318 6th Ave NW OLYMPIA

~~Glenn~~ 3410 10th Ave NW Oly

Sandy Petkin 3115 4th Ave NW Oly

Connie Egley 5072 Grass Lake St NW Olympia

Clark Egley 507 Grass Lake St NW Oly

Dre & J. 3118 6th Ave. N.W. Olympia

Michael Galassi 3118 6th Ave. N.W. Olympia

Barbara Andrews 3144 6th Ave NW Olympia

27 Carol Horvath 3143 6th Ave NW, Olympia

KAY MASIG 426 CRAFTON DR NW OLYMPIA

Jamie Horvath 3140 5th Ave NW Olympia WA

Sharon Gilbert 504 Bungalow Dr. NW Olympia, WA 98502

304

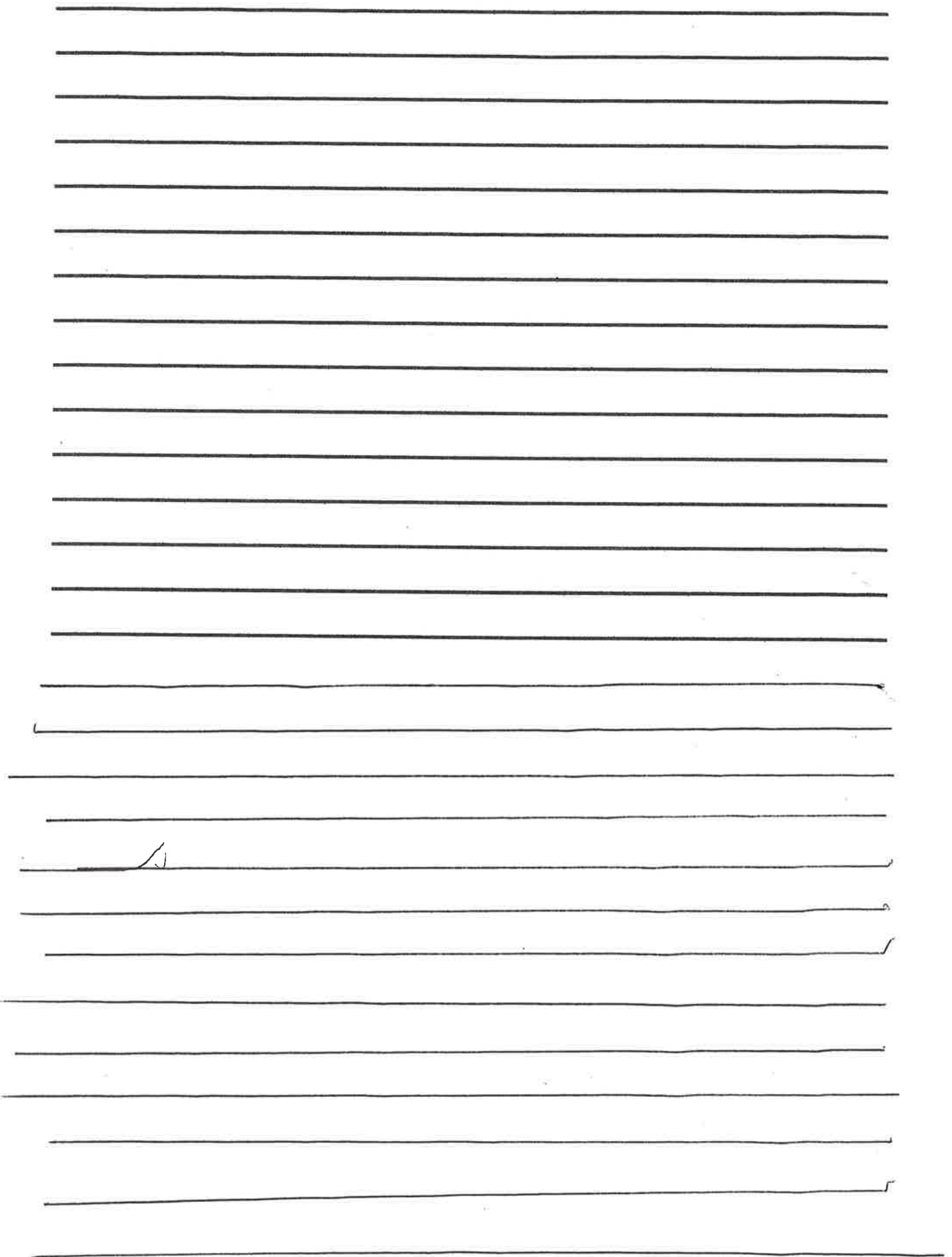
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GRASSLAKE VILLAGE PETITION

STOP REXIUS LAND USE PROJECT

Please consider signing this petition to stop this land use project from opening 3rd Street. This would be a detriment to our community ^{+ CRAFTSMAN} and cause increased traffic that we don't have room for, jeopardized our safety and impact property values.

Name	Address
Kyle McWilliam	3810 4th Ave NW
Shay Dwyer	405 Bungalow Dr NW
Alan Allen	528 Bungalow Dr. N.W.
Colette White	524 Bungalow Dr NW
Jonas Rodriguez	516 Bungalow Dr NW
Jan Dunbar	512 Bungalow Dr NW
Jayne Nelson	427 Cinnamon Ln NW
Chris Sulewa	3148 5th Ave. N.W.
NO NAME	508 Bungalow
L. Estel	3729 4th Ave
Danella Husko	3603 4th Ave. NW
Julia Johnson	432 Bungalow Dr. NW
Yank Rucos	429 YOUNGER WAY NW
Dawn M. Rucos	421 Younger Way NW



4/14

GRASSLAKE VILLAGE PETITION

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Name

Address

DEVAN SALTER

528 ROYCROFT DR. NW Olympia WA, 98502

Channon Jull

3415 4th Ave NW

Benjamin Gornell

Benjamin Gornell 3417 6th Ave NW Olympia WA 98502

Mike Lane

3422 6th Ave NW Olympia WA 98502

Tami Faulkner

3418 6th Ave NW Olympia WA 98502

Virginia Dady

3402 6th Ave NW

Allie Hay

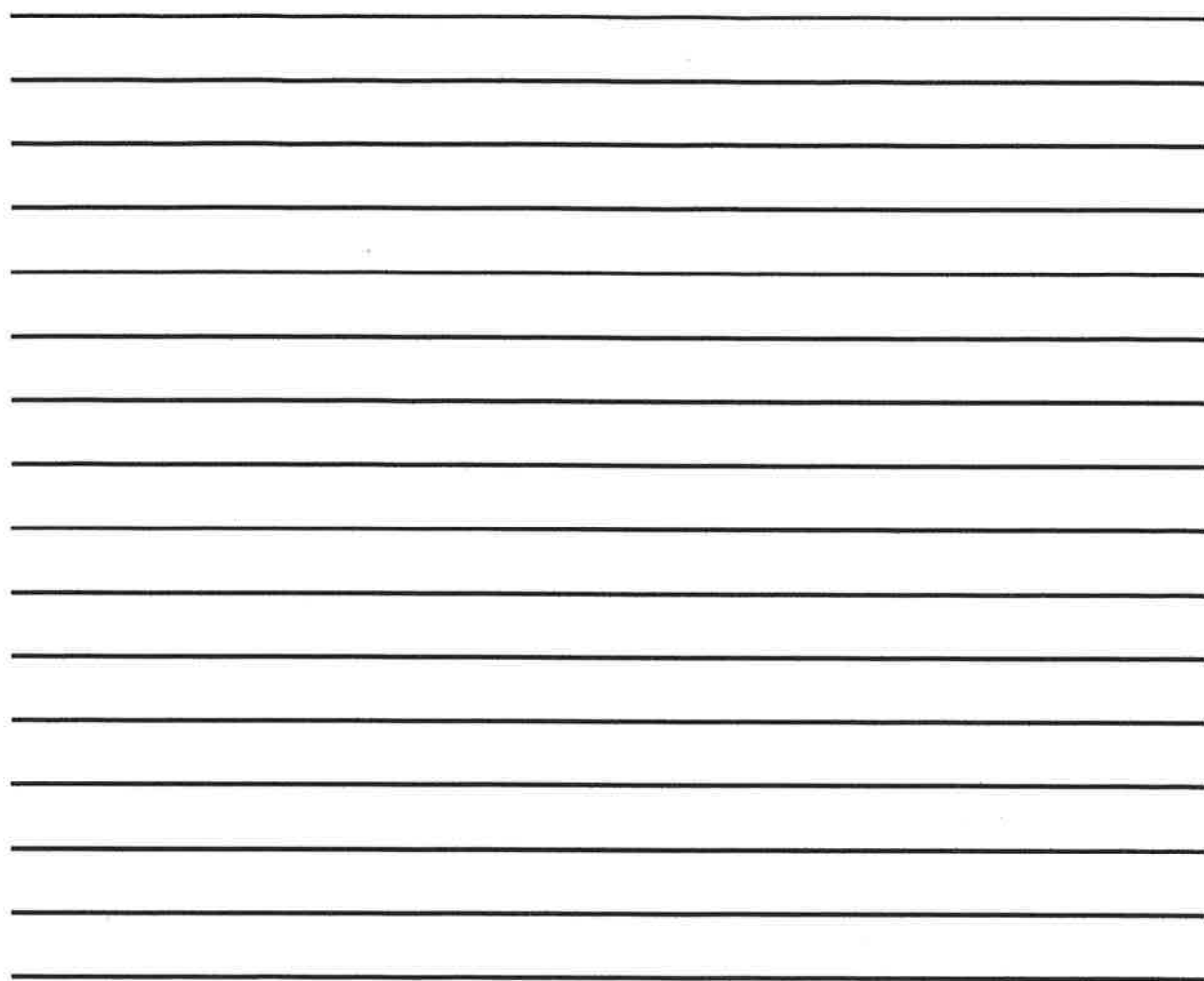
528 Roycroft Dr NW Olympia WA 98502

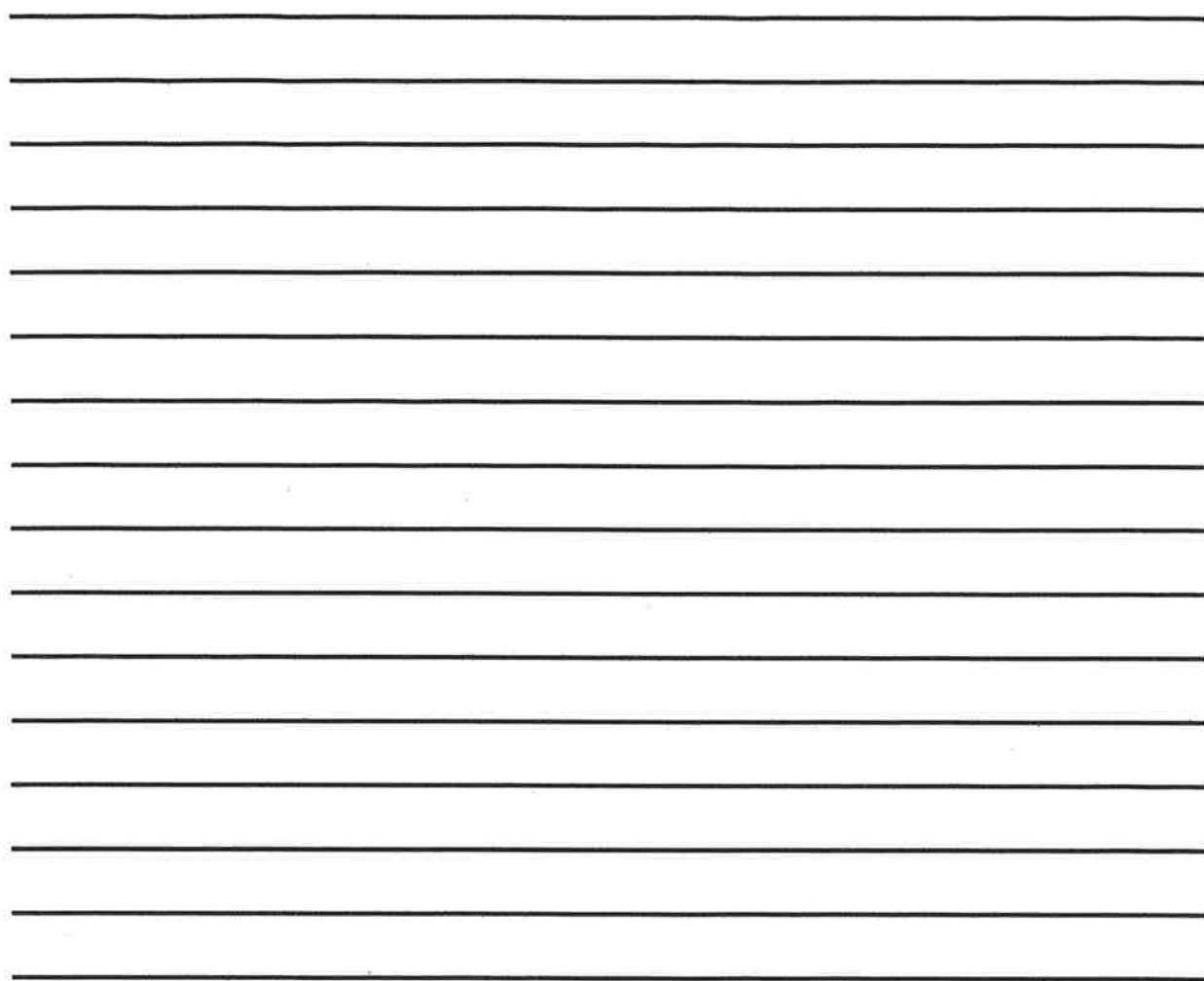
Dacia Zershuen

530 Roycroft Drive NW WA 98502

Glynis Thault

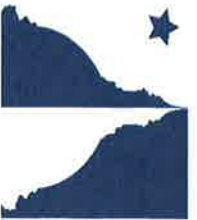
430 CRAFTSMAN DR. NW











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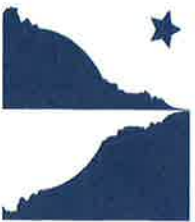
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SIGN IN SHEET

Date: AUGUST 22, 2019 HARRISON AVE MIXED USE BSP NEIGHBORHOOD MTG

PLEASE PRINT		
NAME	EMAIL OR	COMPLETE MAILING ADDRESS
1. Anne Peticel	N/	417 Broad St NW. Oly 98502
2. Mary Alice Olson		3625 4th Ave NW
3. Sue Haslam		4114 Harrison Ave NW Oly. 98502
4. JERRIE E. DYE		3927 217th St SE, Bothell, 98021
5. Judy Bardin		1517 Dickinson Ave NW 98502
6. Kary Kimmel		3108 3rd Ave NW 98502
7. Jeff Booth		2509 Cathlamet SE 98301
8. An P. P. P.		2103 Harrison Ave NW #2-12, Oly, WA 98502
9. Z. E. P. P.		NORTHBREACHCOMM@CS.COM
10. Lynn Holston Jr		3411 6th Ave NW 98502



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PLEASE PRINT		
NAME	EMAIL OR	COMPLETE MAILING ADDRESS
1. Martina Meyer	kmeyer3703@gmail.com / 3705 4th Ave NW	Oly 98502
2. Rod & Misa Heurston	mheurts@msn.com / 3701 4th Ave NW	Oly 98502
3. SALLY ATKIN	SPITKIN21@gmail.com	3115 4TH AVE. " "
4. Judy Jump	509 Younger Way NW,	Olympia, WA 98502
5. CHRIS CAMERON	CHRIS@PATRICKHARRISON.COM	
6. Ann Melton	429 Green Lake St NW	Oly wa 98502
7. Robt Melton	429 Green Lake ST NW	Oly wa 98502
8. Melanie Ottavins	3645 4th Ave. NW	Oly. wa 98502
9. Ronda Jean	3206 6th Ave. NW	Oly wa 98502
10. Jore Neas	3708 3RD AVE NW	Oly " "



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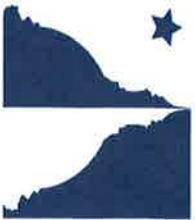
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NAME		EMAIL OR	COMPLETE MAILING ADDRESS
1.	PATRICIA YEE	3218 6 th Ave NW	Oly. WA 98502
2.	VIRGINIA DOTY	3402 6 th AVENUE	Oly. 98502
3.	CHRIST EGGELER	507 Cross Lake	98502
4.	Raymond & Marcie Piller	506 Bruce Lake St. N.W.	98502
5.	Jean Lebert	3148 6 th Ave NW, Bruce Lake	- 98502
6.	NOEM STORGES	3721 4 th Ave NW.	Oly 98502
7.	GOLDIE PAQUET	431 CRAFTSMAN DR. NW	Oly 98502
8.	RICHARD JUNG	509 YAUZER WAY NW	Oly 98502
9.	BREDA VACCIA	3406 6 th Ave NW	Oly 98502
10.	Tony Vaccia	" "	" "

hvacca13@gmail.com



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PLEASE PRINT		
NAME	EMAIL OR	COMPLETE MAILING ADDRESS
1. Janet Brotschol	jbrotschol@yahoo.com	525 Craftsman Dr. NW
2. Odell Quymmer		524 Craftsman Dr. NW,
3. Alisha Drabner	alisha.christene@yahoo.com	409 Grass Lake St NW
4. Barbara Andrews	barandnew@gmail.com	3144 6th Ave NW
5. Kelly Hestness	rustycoydc@gmail.com	522 Corydon Pl
6. Magdalene Wells	erwell1@a.com	3201 6th Ave NW
7. Klu LLC	Klu Smith LLC@gmail.com	2545 1st Avenue NW
8. Margaret Allen Allen		528 Bungalow Dr NW Olq WA
9. Luis A. Moreis	528 Craftsman Dr.	
10. Sharon Gilbert	sygilbert@comcast.net	504 Bungalow Dr. NW



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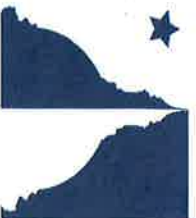
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2. JENNIFER WALKER			3136 4TH AVE NW 98502
3. Anne Thraette			430 CRAFTSMAN DR NW 98502
4. Maggie Taylor			421 Craftman Dr NW 98502
5. Charlene Brando			503 503 Grand Island NW 98502
6. Edt Smalley			502 Grand Island NW 98502
7. Janice de Mendon			404 Craftman Dr NW 98502
8. Mary L. Morris			528 Craftman Dr NW 98502
9. Connie Egdon			507 GRAFTMAN ST NW 98502
10. Carol Hornum			3143 6th Ave, NW 98502



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NAME	EMAIL OR	COMPLETE MAILING ADDRESS
1. <i>Wade Rogers</i>		<i>waltjorgensen@comcast.net 823 North 14th St,</i>
2. <i>Sally Desmarteau</i>	<i>supersal202@yahoo</i>	<i>PO Box 12132 Oly</i>
3.		
4.		
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10.		

Sue Haskin Email suehro@yahoo.com