

# ONNA Neighborhood Center Survey Results 12/18/17

1. Do you want to see anything developed on the site of the abandoned gas station on the corner of Bethel and San Francisco? 106 respondents

Yes	94	90.4%
No, Leave it the way it is	10	9.6%
Skipped Question	2	

If yes, describe an asset/service/business you'd want.

Some of the more popular answers:

Response Type	#
Restaurant (especially pizza)	13
Fresh vegetables/fruit market	12
Community space	11
Parking lot with outdoor covered area with food trucks or farmers market	11
Grocery,	9
Mixed Use as proposed	8
Pocket Park	7
Coffee	6
Food Coop	4
Repair shop (bike, computer, instrument) or tool lending library	4
Drug Store	3
Ice Cream shop	2
Book Store	1

## All Answers:

Maybe a little pocket park
The same as before, hopefully we can get the height variance and not have egregious clean up costs or perhaps find a grant source for cleanup?
Grocery store or restaurant, perhaps with housing above.
Ideally, I would still like to see a multi use building similar to the wildwood center built here. Grocery, coffee, small cafe, and personally, I'm interested in opening an ice cream shop in a space like this. I wasn't able to open the TAS document from Rom, though, so I don't have all the details.
Book store, Free Store, Community center, Seasonal market - Winter: wreaths, candles, roasted chestnuts, Spring: Seeds, Starts, Decorations, Chicks, Summer: Veggies, Flowers, Fall: Pumpkins, Mushrooms, Teen Meeting space
Market with fresh produce/restaurant.
Anything financially feasible.
Produce stand
Small food store such as Spuds. Spuds is a store located at the Wildwood Center in SE Oly.

I'm not sure what, exactly. A coffee stand would be fine, as the bakery is often too busy and service can be slow. A hot dog cart? Just a small park with some nice benches to sit on? Or maybe a Timberland Library drop-off / pick-up service point. Even just some comfortable indoor seating with wi-fi would be a service to the community.

Housing above retail.

Restaurant, doctor's office, condo

I would love to see a small grocery, and ditto for a decent restaurant. Other services would be great, but there's not much room on that site.

community resources center - stuff for youth - music lessons/space for bands to practice, place to hold potlucks, place for baby groups to be held. a resource for people experiencing houselessness.

Small grocer like Spud's in Wildwood, or westside Coop

Coffee place

A restaurant is still my top preference. Given the constraints of the site I think it will take longer, but it is better to wait for circumstances to change than not have a long-term vision. It seems now just the right kind of buyer will be needed, and time to wait for neighbors to be willing to sell. Squeezing something in without consideration of parking and ease of using the space is not preferable.

Shelter for the homeless

Smaller version--because smaller lot--of West Central Park on the westside at Harrison and Division. Plantings, picnic tables, food trucks.

A pocket park gathering place. Landscaped simply with native plants, boulders, gravel and a piece of public art. Maybe include a "Welcome to the NE Neighborhood" sign.

restaurant or grocery

in light of city's interest in density development, what about small apts above retail space

I personally would like to see that corner kept as a small grocery/pharmacy etc. store with open space around it. I understand there are costs to remove any toxicity from underground storage tanks and leakage before development occurs. I just learned the city, though its Middle Missing project, will soon be considering that corner for a small business district, which could mean zoning for hi-rise buildings there. Do we need to be talking to the city now to see the area is zoned accordingly to our community's needs?

As is, its a useless eyesore. However, I like the idea I saw on NextDoor of having a food truck or similar park there, as that would hopefully require little in the way of developing or cleanup/remediation.

The clean up cost is too high.....it would be great to atlas take down the building and be rid of the eye sore and the graffiti it draws in the summer. A parking lot for over flow from the bakery and more space for block party.....then maybe a farmers market for only people who live in NE or N to be venders 2 days a week from April thru October....then no ground has been disturbed no soil has to be paid to be shipped off.... and it is local community stuff win-win

Grocery

i still would like to see some kind of commercial space on this site like a small grocery store or inexpensive restaurant. mixed use is still top of my list

Of course I would like to see a small, neighborhood business locate there, such as a restaurant. It seems that that is not feasible, so that means it just needs to sit longer until the price is right, funding can be found, or it can be combined with grocery next door to make it more financially feasible. Perhaps just tear the building down and leave as vacant lot.

As suggested before

Something that will not bring heavy traffic to this school area. A teacher's resource store or tutoring center would be my first choices as they would directly benefit the neighborhood and the school. A card/gift shop or styling salon would be my second choices. Grocery, Drug, or multi-use would bring too much traffic and endanger young children as well as increase noise and pollution in the area.

A small park, path or garden for community use. Increased open space for public use would serve the neighborhood, the school district, transit and the bakery.

Some kind of community center, mixed-use with low-income apartments and meeting space for individuals and non-profit groups to schedule meetings in.

Restaurant or small grocery, mixed use residential

I like the idea of a pocket park with possible food truck options or a neighborhood style pub or restaurant on the lot with room for outside seating.
tool library, food co-op, non-profit office space, community learning center, outdoor music and movie venue,
Beer tasting room or community craft store
Food and beverage. Mixed use makes the most sense.
Any of the suggested replacements for the gas station would be O.K. if it was planned with thought for the neighborhood. What I would NOT like to see on that corner is a medical service. Another thing I would not like to see there would be an outlying police station. Have you received other NO ideas for the corner. While I like to be positive, it is sometimes good to look at the negatives. Thanks
a cafe, restaurant or bar or a small grocery store would be great.
A diner with apartments on top.
Over flow parking for the school and bakery during the weekdays and "farmers" market type booths on the weekends. If the building were simply removed and parking spaces painted - maybe extensive cleanup wouldn't be necessary.
a bicycle repair shop, computer repair shop, music instrument repair shop, book store,
Just clear it and allow food trucks to use the space.
Cost is a big factor, along with contamination cleanup responsibilities. Also, parking is limited in that area. It would be nice to be developed into something appropriate but the negatives are daunting.
Little fresh/organic produce market like spuds/jays/George and son's.
Farmers market / produce market
Creating a hub similar to what is at Wildwood would be wonderful for the neighborhood. Also, a space for performance, gathering etc with a an option for space rental for events. During this process I think it is important to engage with Don's grocery to ensure they are brought along and not replaced - while it is not my favorite place, I'd hate to see a long time neighborhood store be negatively affected.
I would like to know what is possible given the space limitations. Something providing a high demand service to the meiborhood would be my hope.
Pocket park/outdoor classroom for Roosevelt.
community park, local artist gift shop. What about a neighborhood tool library??
It doesn't sound like anything, buildings, could be built there without cleanup of the gas station area, which would be very expensive. Possibly a green space/park, with picnic benches.
A community center/meeting space/art studio space.
Mixed use with retail and services. Especially a neighborhood grocery with fresh produce.
After reading the article appreciating the survey, it sounds like it's not feasible to build anything very large on this site and that the contamination makes cleanup of the site expensive. I would like to see the site developed with a building that would fit on the Property. I am unclear what type of business I would choose for that spot, but I would like to see the current building taken down as it is an eyesore. How about a good coffee and ice cream shop? Thank you for taking the time and effort to address this issue.
I would love to see a co-op style grocery store or veggie stand. A restaurant would be great as well. Olympia is lacking good ethnic food restaurants!
Small neighborhood retail with apartments above. Small local grocery store, cafe, boutique shop, convenient store, specialty store. NO TATTOO PARLOR.
A small local grocery like Spud's and a restaurant.
Tool lending library
Grocery (like Spuds at Wildwood) or a restaurant/mixed use building.
A lovely example to emulate would be the small shopping and gathering center at about 2800 Capital Blvd SE, with a pizza place, coffee shop, cafe, and produce store. This, combined with some residential rental apartments would be a great addition to our neighborhood.
Book store

There ought to be a "maybe" option here. Could clean up be grant-funded? Build a moderately priced and simple open-sided shelter with moveable benches and tables that is multi purpose. See how the community uses it, and then work with and enhance the most productive and positive outcomes. Saturday morning swap meets to replace free boxes. Kids art projects. Gardening classes and plant exchanges. Community Seahawks watching. Drum circles. Home improvement demonstrations. Community pot lucks.

Groceries -preferably with a strong dose of fresh, local, and or artisan products. Community space that allows a weekend produce & craft market, small gatherings, or performances and such. This might require minimal improvement to the lot.

a little store

It's my understanding the owners of this land don't want to sell...is this correct?

a local restaurant would be great...another idea would be a open art studio..... There is already a little store there and a grocery store could not be big enough to give us decent prices--think Ralph's and Bayview which we are held captive by...

Deli, pizza restaurant. Would love grocery like Spuds (Wildwood) but no longer seems feasible if neighboring store not selling.

A small neighborhood business...not sure what type...something that works well with the school and the bakery.

Housing!

Small community building with outdoor covered area. Make it a covered facility similar to the newly built Priest Point Park covered kitchen. Landscape it, have a sink, add picnic tables. Make it park-like friendly.

A drug store with breakfast and lunch service would be great.

It would be nice to have a Spuds type grocery store. It could compliment both the San Francisco Bakery across the street and the convenience store next door that might sell more high volume products. The Spuds store on Capital Way seems very successful and provides green grocery items that might appeal to our neighbors. It seems to have a nice array of organic and local products.

Restaurant like state and central

I've dreamed of a small there, a burrito or falafel joint, or something like a gardening shop.

A grocery store, like the Co-op, affordable apartments. Maybe a business that complements the school.

Community center

A coffee/tea shop perhaps with room for live music/poetry readings, etc.

Grocery store

How about community meeting space that residents can reserve for small gatherings? Crafting, activism discussion, club meetings, etc. There are basically no free or affordable meeting spaces for groups of 10-15 people anywhere in Olympia.

It's one thing to express ideas/dreams at the neighborhood level, another for a realistic discussion to occur. I'd focus on things we can directly affect at neighborhood level. The gas station as it is doesn't bug me. It's an honest piece of our landscape. The amateur murals painted on it do.

It sounds as if the cleanup will be cost prohibitive for whatever project happens here, but I still think a mixed use building would make the most sense. Fitness, restaurant or grocery on the bottom and living space up top. Drug store is interesting, but it seems mom and pop drugstores are becoming less feasible, business-wise, due to mail order and chain store options. If it was going to be grocery, perhaps the owners of the convenience store might consider running something like that if their land was purchased to make way for the project. Nice new digs with possibility of expansion of their current offerings. A community center for kids/teens would be great, too.

Neighborhood Community Center

Nice one

Multi-purpose community asset grocery store/restaurant on street level with housing above.

Please, please let Vic's open a third location!

I would like to see a park of some sort, perhaps with a shelter and some trees.

I am open to anything that my neighbors wish to see on this corner. I am, however, very concerned about impacts on this intersection.

Grocery store similar to Spuds that sells actual produce along with other quality goods.

How about a park/green space? I don't want anything that will compete with San Francisco Street Bakery. And, I think they discontinued their evening meals service, so, I'm not sure that a restaurant will survive. We don't need anymore Subways, either....

Community center or neighborhood cooperative business

**2. What concerns do you have if this site were developed? 71 respondents**

<b>Impact on Neighbors</b>	<b>48</b>	<b>67.6%</b>
<b>Increased Traffic</b>	<b>46</b>	<b>64.8%</b>
<b>Loss of Neighborhood Character</b>	<b>26</b>	<b>36.6%</b>

All free-response answers were the same as above

**3. To clean up this building and build a financially-feasible mixed-use building might require a building taller than 35 feet, and require higher density in surrounding residential neighborhoods. How do you feel about that? 102 respondents**

<b>YES</b>	<b>I'm fine with both</b>	<b>33</b>	<b>32.3%</b>
<b>NO</b>	<b>I don't want a taller building, or higher density</b>	<b>58</b>	<b>56.9%</b>
<b>YES/NO</b>	<b>Taller building is OK, but no density increases</b>	<b>11</b>	<b>10.8%</b>
	<b>Skipped question</b>	<b>6</b>	

**Other Answers:**

<b>Response Type</b>	<b>#</b>
Tall buildings don't fit here	9
This first tall building would bring more	4
2-story maximum	4
1-3 stories is OK	4
4-6 story OK	3
Increased density is needed to prevent sprawl	3
Like density the way it is	1
Would ruin neighborhood character	1
Buildings have to be compatible	1
This developments will drive up housing values and renst	1

**4. Have you been aware of ONNA's activities this past year? 108 respondents**

<b>Yes</b>	<b>83</b>	<b>76.8%</b>
<b>No</b>	<b>25</b>	<b>23.1%</b>

## Is there anything else you want to add?

Sounds like cleanup needs to happen regardless of the outcome
I assume ONNA has thought about doing crowd funding for this project?? If not, it might be worth looking into. Also, maybe it would be worth buying the property and sitting on it for a few years until neighboring properties are ready to sell? Or create a smaller building with room for just 2 or 3 tenants? I'm sure all those have been thought about, but just thought I'd share anyway. They way I'm most kept up to date by ONNA is through email lists. I haven't seen flyers or post cards. But I did see you all got an Instagram account this year (yay!).
We'd love to see something similar to what happened with Spuds, Vic's Pizza on Capitol.
Get another opinion other than just one architect, someone like Paul Igman or Agnieszka Kiszka. Both Agnieszka and Paul live in NE Olympia
This is a good location for a community daycare, a tool lending library, and other community oriented activities.
don't make it all gentrified and for yuppies only.
Nextdoor only. Our neighborhood association--Upper Eastside--is apparently defunct.
From what I am reading, the owners of the store do not want to sell, just the gas station, and the neighborhood association does not even have the funds to develop, so all of this is feeling a lot like a focus group for a developer to gauge neighborhood support or opposition. If so, this is all highly inappropriate.
A pocket park can be a neighbor gathering space. And it is a more achievable and sustainable goal than a building. Also, we already have a school building across the street which operates in many ways as a neighborhood center.
Add subscription address on Neighborhood Assoc
There is already a lot of loitering there and whatever happens should not make that worse. Also why can existing owners not help with clean up or not be held responsible for the clean up. There are stat and federal programs that can possibly help with some cleanup costs. Given this is next a school seems like there might be more potential. We had somewhat of a "neighborhood center" at Puget and Bigelow. Not sure what type of neighborhood use it got before it became a church. Might be worth understanding that more before investing in a "neighborhood center". Consider what types of businesses are suited to be collocated next to school, San Fran and in a residential neighborhood.
hopefully seller won't just go for the highest bidder on the property but will consider neighborhood flavor and the importance of community.
There will be a great environmental impact to the neighborhood. Please remember that the increase in dwelling units will decrease quality of life for all residents and wildlife.
Appreciate all the effort to look at a solution.
If no other property owners are willing to sell and make this feasible, then it's not time yet. We need more ground space to make it fit into the character of our funky neighborhood....
Be aware that there is already heavy traffic at times with the school and the SF Street Bakery with limited parking.
I wonder if there is any capacity for developing a neighborhood land trust to raise funds and purchase the land/ develop the space. There appears to be support in the community for non-profit organizing and intentional, collective decision making.
A bad building decision won't be undone for decades. The last thing I want to see in our beautiful neighborhood is an ugly, giant, modern commercial space that ruins the character of the area. In my opinion, A small park or small restaurant/ pub is the thing to do. If this isn't feasible then do nothing at all.
I had heard very little about ONNA until this fall. I think new ideas start to jell when they are going around eye to eye and mouth to mouth. Print info doesn't have heart like faces and talk does.
I don't know what a neighborhood center is. I believe the building at 618 Puget was advertised as a "neighborhood center" but has reverted to a church. I don't think the neighborhood center use was sustainable. Just my guess.
Trying to build *up* on a small parcel isn't going to work. With a larger piece of land more options emerge and associated problems are solved (e.g., parking).
Is the association looking at models from other communities that can be shared?
Please look to the Wildwood center and West Central Park for examples of the types of things we would value at this location.
I don't think we should just let things be as they are simply because the cleanup may be expensive. And just because no one wants to sell now doesn't mean they won't want to in 10 years. I appreciate all the work you've done and I think it's fine to take the long view. I certainly didn't expect anything to happen right away.
If a smaller building were feasible that would be preferable, considering parking and roads aren't really set up for a large building. Open to creative solutions though and appreciate your informing the neighborhood about it.
"Neighborhood Center" sounds like a publicly owned investment. Is that the likely direction? Or is this moving toward publicly funded cleanup to ready the property for private development? Thanks for your efforts.

I value any partnership that can be developed with the existing store owner. She is an asset to the neighborhood and could likely adapt well to the neighborhood's alliance.
Actually, I read something in the newspaper, but this seems like the first thing I have gotten. Maybe it got lost in the Neighborhood website
And yet you persist
And when it comes to this ONNA sucks. Move on people
Stop
Think smaller.
Funding?
Assure that existing SFStreet Bakery is not negatively impacted. Include them in all plans.
Stop mailings
I'm receiving only email messages. So anything outside of email I am not receiving.
I love the idea of a community center. I also like the idea of a neighborhood owned cooperative business. Growing food may be difficult on that site...maybe another neighbor has an idea?

**5. What is your age? 105 respondents**

<b>21 - 30 years old</b>	<b>6</b>	<b>5.7%</b>
<b>31 - 40 years old</b>	<b>19</b>	<b>18.1%</b>
<b>41 - 50 years old</b>	<b>22</b>	<b>21.0%</b>
<b>51 - 60 years old</b>	<b>23</b>	<b>22.0 %</b>
<b>&gt; 60 years old</b>	<b>35</b>	<b>33.3%</b>

**6. How long have you lived in the Olympia Northeast Neighborhoods? 106**

<b>1 - 5 years</b>	<b>35</b>	<b>33.0%</b>
<b>6 - 10 years</b>	<b>19</b>	<b>18.0%</b>
<b>11 - 20 years</b>	<b>23</b>	<b>21.7%</b>
<b>21 - 30 years</b>	<b>19</b>	<b>17.9 %</b>
<b>&gt; 30 years</b>	<b>10</b>	<b>9.4%</b>

**Overall impressions by Question**

**1. About 90% want something done with the property.**

- **If a new building, most popular were a grocery, restaurant, fresh fruit/vegetable market, community space, mixed use**
- **If no building, most popular were parking lot with outdoor covered area, pocket park, community space**

**2. 2/3rds of respondents worried that a neighborhood center would increase traffic and (negatively) impact neighbors**

**3. Regarding building height and required neighborhood density:**

**About 32% were OK with both a taller building and increased density**

**About 57% wanted neither a taller building and increased density**

**About 11% were OK with a taller building, but not increased density**

**So almost 43% would accept a taller building and about 32% would accept increased density**

**Other comments that weren't part of multiple choice**

**A few people suggested crowd funding or a trust, created with ONNA residents to buy the property for a less-developed use, pending environmental cleanup costs**

**Many mentioned Wildwood or Spud's as a model for this NC. Wildwood is built into an already-constructed building in good shape, with no environmental cleanup issues. The challenge at our NC location is cleanup, and any building is new construction.**

**Many were concerned that development wouldn't impact the San Francisco Bakery business, comfort of neighbors, and safety of Roosevelt**

**4. Almost 80% of respondents are aware of ONNA**

**One person suggested ONNA try more face-to-face communication. We actually have, with two public meetings, and we got only 8 participants at each one. We could try again.**

**A few people are sick of ONNA mailings. Not sure what to do about that, since our credibility is determined by whether we represent the northeast, which requires communication.**

**5-6. Almost Almost 3/4 of those answering were over 40 years old and about 2/3 had lived in the area for at least 5 years.**

**It's clear that most respondents**

**DO want the gas station gone and to see something new here**

**DON'T want a building over 3 stories tall**

**DON'T want increased neighborhood density**

**DO worry about impacts like traffic and negatively-affecting neighbors**