

## Minutes from the ONNA Neighborhood Center Discussion 9/17/17

Meeting at the San Francisco Bakery garden, starting at 6:00 PM and ending at 7:35 PM

1. Mike Dexel (ONNA chairman) opened by explaining that ONNA (Olympia Northeast Neighborhoods Alliance):
  - Is also called sub-area A, and is the pilot sub-area planning group in Olympia. It was established in 2013 at the request of the City and approved 9/2015. The purpose of sub-area planning is for clusters of neighborhoods, having common needs, to help guide the City to spend resources on needs that its residents feel are most important.
  - Has, during the last 4 years, surveyed ONNA residents to prioritize their needs and wishes, and from the results, created a sub-area plan to guide actions for the next 5 years (adopted 9/2016 by the City Council)
  - Has created a website ([olynna.com](http://olynna.com)) to communicate news, post surveys, give background information on City procedures and codes, highlight ONNA-area assets, and provide helpful links.
  - Has, with City resources, created an ONNA sub-area profile, which is found on the website, and summarizes demographic data about our area.
  - Has identified 3 main goals, to be reached in 5 years: Prioritize and increase sidewalk and pathway construction, reduce crime in neighborhoods and parks, and investigate the possibility of a Neighborhood Center near the intersection of Bethel St. and San Francisco Ave.

Tonight's meeting regards Neighborhood Center information. Ron Thomas, President of Thomas Architecture Studios (TAS), working pro bono, and Paul Knox (potential investor) will present the opportunities and constraints of this site, along with possible designs for development.

2. Ron Thomas presented some drawings of a possible structure, and educated us on City codes, information on the properties, and factors affecting whether a project would be financially viable.

The map at right shows the intersection of Bethel and San Francisco. Roosevelt School is at the bottom of the picture, and San Francisco Bakery is middle-left.

The yellow outline at right encloses Neighborhood Retail zoning (details on next page). The orange outline shows the only properties that may be for sale right now: blue outline is City Foods (formerly Don's Easy-Stop), white outline is an abandoned gas station





- The two lots within the orange outline have areas of 7902 sf (gas station) and 8459 sf (City Foods)
- Neighborhood Retail (OMC 18.06) zoning specifies:

Standard	Specification
Minimum Lot Size	7200 sf
Front Yard Setback	varies
Back Yard setback	15'
Side-yard Setback	15'
Max Building Height	35'
Max Building Coverage of Lot	45%
Max Development Coverage	60%
Max Building size	6000 sf

#### Permitted Uses

Adult or child-care home
Agriculture
Apartments 2nd floor and above
Art Galleries
Bed and Breakfast
Building materials
Commercial printing
Duplexes
Electric Vehicle infrastructure
Food stores
General merchandise stores
Group Homes (≤6 residents)
Health/Fitness Centers
Laundry
Personal apparel servicing
Personal services
Pharmacies and medical supply stores
Recycling facilities
Restaurants without drive-thru's
Single family residences
Specialty stores
Townhouses

#### Uses Not Permitted

Adult-oriented businesses
Automotive repair, washes, parts, sales
Boarding houses
Commercial parking lots
Commercial recreation
Drinking establishments
Entertainment events
Farm supplies
Fraternities/sororities/dorms
Furniture stores
Ground floor apartments
Hotels and motels
Industrial Uses
Medical offices
Ministorage
Mobile/manufactured homes
Office Uses
Retirement homes
RV parks
Theaters, museums



- On the ONNA survey, the top 3 uses desired for the Neighborhood Center site were a small grocery (like Spud's), mixed-use 3-story building, restaurant.
- Paul Knox and Ron Thomas emphasized that they are only presenting tentative options that they might be interested in developing at this site. They understand that these may not be what the ONNA neighborhoods ultimately choose, but are exploring designs and their feasibility. This is informational only.
- Paul Knox might be interested in buying the gas station and, if still available, City Foods. The buildings would be torn down and replaced with two 6000 sf mixed-use buildings with retail on the bottom floor and housing on the top two floors (35 ft height limit). The exterior style would be compatible with the neighborhood.
- The gas station has documented contamination in the soil. It will have to be evaluated and cleaned up before any construction can take place. This unknown cost could be very expensive.
- The cost of the project, not including purchase of property, cleanup, and other fees, would be about 2.5 - 3 million dollars. Generally, the bigger the building, the less-expensive to build per square foot.
- The income estimates that these properties would pay back to the builder are based on marketing studies for downtown Olympia, which are a few years old. They show that:

Residential space can pay approximately \$1.70 per square foot per month. A 1000 sf apartment could yield about \$1700 per month. This might be too expensive for a non-downtown site.

Retail space lease rates are about \$2.10 per square foot per month downtown. A 1000 sf retail space could yield income of about \$2100 per month. However, the Bethel/SanFrancisco corner would have much less foot traffic than downtown, so might command less income. It's probable retail space would have to be subsidized by higher residential rents in the building.

- Parking requirements (OMC 38.38.100) for mixed use buildings are based on gross lease-able area (not including atria, halls, foyers, courts or maintenance areas). For every 1000 sf of retail space, 3.5 parking stalls are required. For every apartment unit, 1.5 spaces are required. See designs on next page.

Ron presented one design (Option A) with four ground-floor, 876 - 1017 sf, retail spaces in the two buildings, with eight 976 - 1126 sf apartments on the two upper floors. This would require 14 retail parking spaces and 12 residential spaces (26), where four spaces would be on-street, and 22 would be in an adjacent off-street lot.



## Option A: Floor 1



## Floors 2 and 3



- Option B would have the roughly the same retail spaces, but have 12 smaller (332 - 942 sf) residential spaces, with increased area created by the second and third floors overhanging some of the parking lot. This would require  $14 + 18 = 32$  spaces, 28 of which would be off-street. This would probably require a shared-parking-spaces arrangement or variance of some kind.

## Option B: Floor 1



## Floors 2 and 3





- **Either of these designs is marginally viable.**
  - **If a variance were granted to allow a taller building, the building would “pencil out” better, but would then require more parking spaces.**
  - **If neighboring properties were willing to sell, creating a larger space within which to develop, this would help viability**
  - **Underground parking is possible at this site, but costs at least \$30,000 per parking space to build, compared to \$10,000 for surface parking.**
  - **If ONNA residents decide what they want at this site, their support will speed up the permitting (or variance) processes with the City, and make developing this site happen faster.**
  - **It’s possible to increase the square footage of the lot by realigning Bethel so that it doesn’t cut a diagonal NE corner from the lot.**
  - **Any option requires a space buffer of some kind between the development and residential neighbors. Currently, the parking lot provides this buffer.**

**3. Ron then took questions and suggestions. Many were interested in being involved in the planning process. One person said that he works three jobs to afford to stay in his “affordable” housing, and that he couldn’t afford the housing proposed in these projects. He suggested the development should offer something of value to low-income residents. Ron agreed that not everyone could afford this housing. He offered that the convenience of a full-service grocery store or other neighborhood-desired retail space could make this development an asset to any neighbors. He encouraged this person to stay involved.**

**4. Mike Dixel thanked Ron and Paul for the presentation and thanked ONNA residents for attending. He said that ONNA will work towards a vision for these properties and the Neighborhood Center site in general, based on input from ONNA residents.**

**We will also find out how viability requirements for any Neighborhood Center proposal would impact neighbors (like changing zoning and density). ONNA is not promoting any particular option, and residents may even decide they want no change. ONNA is just trying to create a process where, whatever happens at this site is exactly what the majority of residents want.**