We, the undersigned, are residents of the Westside of Olympia. We intend to be part of the " rebirth" of the Westside and public engagement that Mayor Selby indicated will be part of the City of Olympia’s Subarea planning effort. The City is scheduled to begin this effort in March, 2022. We appreciate the efforts of Amy Buckler, the City’s Strategic Project Manager, to clarify the intent of the $250,000 grant from Commerce in support of this planning effort and to understand the shape of the Triangle subarea itself.

We agree that the northern boundary of the Subarea needs to be clarified. We also need to understand what process will be used for this eastside of Division between Garfield and 4th Avenues included in the Subarea’s boundary.

We also requesting to review a draft of the RFP that the City intends to use to recruit a consultant for this planning effort and, to the extent possible, be part of the selection process. We wish to ensure that the term "Williamson" is not used to describe portions of our Westside neighborhood. This term has been inappropriately used by previous City consultants. We want to ensure the selection of a consultant who understands and respects the Westside of Olympia.

Preparation for Engagement Since November, 2021, we have taken several steps to prepare for this task of envisioning what a beneficial redeveloped center could look like.

We developed a “Land Ownership Map” of the Triangle Subarea, with the leadership of the three Westside neighborhood associations (SWONA, NWONA & Burbank/Eliot Association).

We informed the un-represented homeowners on Bush and Jackson Avenues and many of the local businesses on Division and Harrison about the City’s proposed Subarea planning.

We have sent City-generated information about this proposed planning effort well to over 200 households on the Westside.

We have discussed this planning effort with Westside neighborhood in three separate Zoom discussions in January, 2022.

Our Preliminary Principles and Vision A Public Orientation Triangle Redevelopment must prioritize public space and community-oriented activity.

The current Triangle area south of Harrison is a private land mass of impervious parking lots dominated by big box stores owned by five out of six of our large retail chains, public owned land such as pocket parks, bike paths, pedestrian pathways, must be accessible to all residents.

The plan must preserve Sunrace Park, a public park, off of Bush Avenue NW.

Expand the use of building space for services such as the existing Public Health (vaccination) Clinic and Thurston Regional Library. In addition, create more community services such as a community bike repair shop.

In the Westside is a need of a Westside Community Pharmacy at One’s Westside Capital Mall Land, Capital Mall Company, Wig Properties, Caffaro NW Partners and MGP Properties. Whether the use of eminent domain, easements or mandating regulations, public owned land such as pocket parks, bike paths, pedestrian pathways, must be accessible to all residents.

The plan must preserve Sunrace Park, a public park, off of Bush Avenue NW.

The low-income housing complex, Evergreen Villages, must remain intact. Portions of this community are on the northern border of the Triangle Subarea.

Future housing must be affordable to those people with incomes at 40% or less of the Area Median Income currently $40,000. This means a maximum annual income of $4,080 and a rent of $900 or less.

The Thurston Housing Land Trust, the Housing Authority of Thurston County and the Low Income Housing Institute must be given top priority for any new housing in the Triangle and included in the planning process.

This is especially the case if there is new housing at the sites identified as “redevelopment sites” in the Regional Planning Council’s Build- ing Code. These are currently owned by Caffaro NW Properties and Wig Properties and are between Kenyon and Cooper Point Rd south of Harrison.

The City should gift the two lots it owns on 4th Avenue to one of the above listed low income housing organizations to meet our current housing needs.

There is no reason to utilize eight year property tax exemptions to meet neighborhood housing. These exemptions only benefit the building owner, as documented by the JLARC report.

Climate Crisis Recognition. Re-development must recognize that global warming is caused by the burning of fossil fuels. Redevelopment must be guided by climate resilience.

The preservation and planting of trees must be a part of re-development. The stand of trees west of Kenyon must be preserved. It is one of the few stands of trees in the Triangle south of Harrison.

Green design elements like living roofs, all electric buildings, solar energy, rain water containment, public parks, playgrounds and community gardens and food hub need to be integrated into planning and development.

Electric vehicle charging stations need to be constructed in the Triangle.

Much of the estimated 60% to 70% of the impervious parking land need to be repurposed and replaced with stacked parking facilities to reduce the wasteful use of land for often vacant parking spaces.

Transportation. Create tracks for public bus, public bike lanes and walkability. Safe and convenient walkability requires a dense network of pedestrian walkways and social trails.

Connect the Grass Lake pedestrian trail to the Westside neighborhoods.

Connect the east and west borders of the Triangle to the SW neighborhood between 9th and 4th avenues and to Narrows Park Cooper Point Rd via pedestrian bridges.

Create spaces for short term electric car and bike rentals and covered bike parking throughout the Triangle.

Establish an Intercity Transit shuttle service from the Triangle area to Sea-Tac and the Amtrak station on Yelm Highway.

Preservation and expansion of locally owned small businesses. The upown Westside has a vibrant core of small, locally owned businesses, many of which have been around for decades. There are viable and community oriented small businesses both out side and inside the Triangle boundary. These businesses and services are directly connected to the livability of the Westside and its neighbor- hoods. We want to preserve all of them.

Outside of the Triangle boundary there are small businesses like the Hash House, Westside Tavern, Westside Hair and Nail Salon and Tony’s convenience store, Eagan’s, Olympia Frame-makers and many others.

Inside the Triangle boundary near the corner of Harrison and Division alone, there are small businesses like Terry’s Automotive and Align- ment, Evergreen’s restaurant as well as the Westside Mini Mall and the Westgate Center building, as well as California Taco Truck. On the north side of the Triangle, we hope to see the Washington State University community. It is the Mediterranean Bronze Turkish Restaurant and many others.

We also support the presence and expansion of locally-owned businesses inside the existing Capital Mall area south of Harrison.

Conclusion We look forward to the beginning of the City’s planning and receiving a draft of the Consultant RFP. Please put our names and emails on the official "parties of record" list and keep us informed of your progress.

If you have any initial responses to this statement, please address it all future City correspondence to all of our below-listed email addresses.

Sincerely (SIGNED),

Olivia Archibald
Ann Bartlett
Jennifer Balas
Elizabeth Balducci
Bob Beddard
Julie Borden
Salinas
Benkholta
Scott Bishop
Alicia Blanch
Peter Bolmer
Flemion
Bolmer Tapia
Keith Breuse
Chelsea Buchanan
Terryl Burke
Kathleen Byrd
Lauren Cannon
Angela and John Carlson
Elizabeth Carr
Chasidy Choudhury
Chris Cusnett
Faith Colburn
John Combs
Bruce Coulter
Nancy Curtis
Susan Davison
Melissa Davis
Bob Delataruca
Eric Devlin
Ramin Deehan
Jose de la Vara
Jon Epstein
Katie Foshenfeld
Caleb Pitts
Gabriel Rodriguez
Zaragoza
Algyaz
Giancarlo
Rosemary
Gilman
Jim & Jennifer Haskins
Kevin Hansen
Joan Harlow
Kathy Harrison
Dave Harris
Jack Havens
Ronen Hasty
Ami Heitkamp
Terrie Herricks
Hernicks
Ryan Holbert
Jill Ivie
James Jackson
Karen Jonenetz
Sayah Kahn
Steven Kant
Mary Kasman
Jon Kowark
Eather
Kronenberg
Valerie Krull
Cornacchi
Terry Krull
Kris Lachney
Rosa Laroche
Jennifer Lam
Janis Lam
Ryan Larson
Dane Larson
Sanderson
Cynoria
Kendra Saulnier
Julie Stone
Shelly Smith
Tom Cross
Mike Stark
Nancy Sullivan
George Sullivan
Garil Sugaid
Rebecca Stumpf
Janine Lindsay
Syl Locke
Karen Lohman
Linnemann
Derek Valley
Ann Martin
Robert Vanderpool
Michael Vavrus
Cathy Visser
Bethany Walker
Kitty Weisman
Ted & Jennifer White
Gary Wilson & Sue White
Corbin Williams
Elizabeth Williams
Selena Wilson
Kyle Winner
Daniel Wolff
Leslie Wolff
Nancy Young
Karen Young
Bill Zaragoza
Anne Young

Redevelopment of the City of Olympia’s Triangle Subarea A Westside Perspective