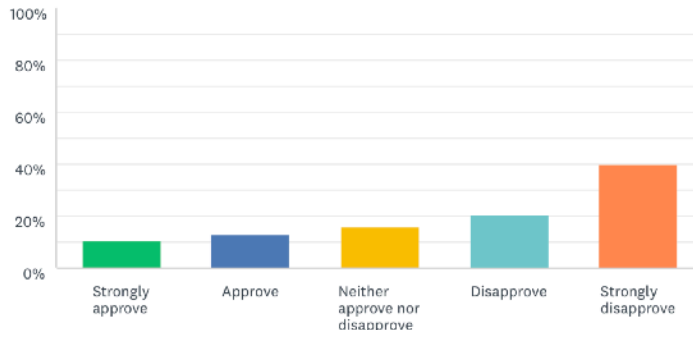


7/18/20 OSD&LN Survey Results

1. Maximum ADU square footage (currently 800 sf) will increase to 1000 sf

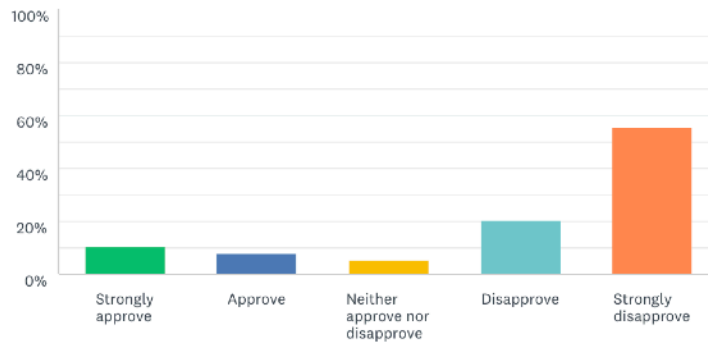
Answered: 145 Skipped: 2



2. Maximum ADU height (currently 16 feet) will increase to 24 feet

2.

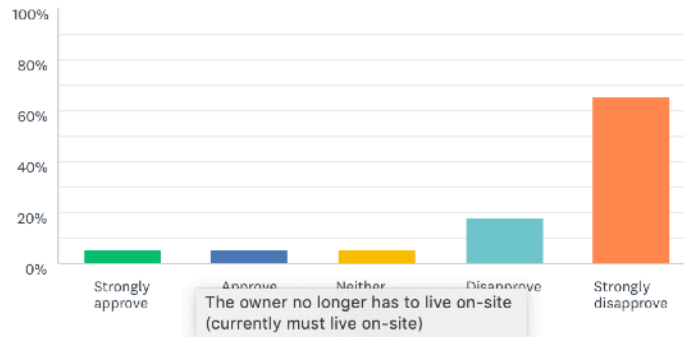
Answered: 146 Skipped: 1



3. ADUs will no longer require off-street parking (currently required)

3.

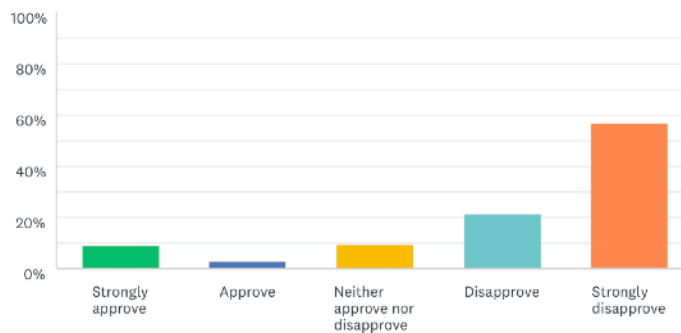
Answered: 145 Skipped: 2



4. The owner no longer has to live on-site (currently must live on-site)

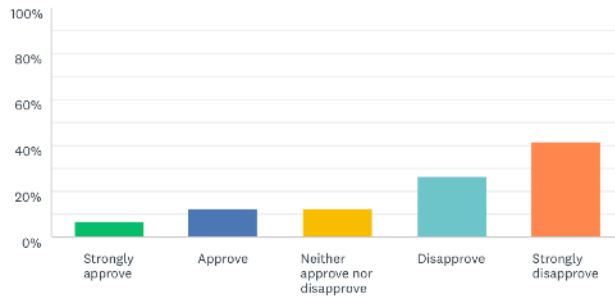
4.

Answered: 144 Skipped: 3



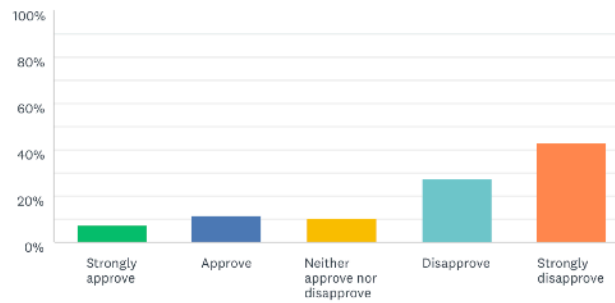
5. If an ADU is attached to a garage or shop building: it can be up to 1000 sf, and the garage can also be up to 800 sf [1800 total sf] (currently the garage width facing the street is limited to half of the house width)

Answered: 143 Skipped: 4



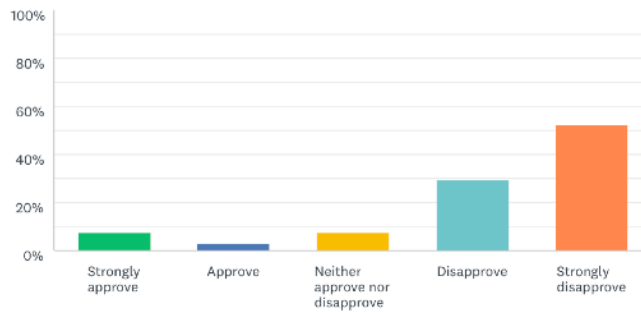
6. Duplexes will be allowed on ALL lots on street corners in residential neighborhoods

Answered: 145 Skipped: 2



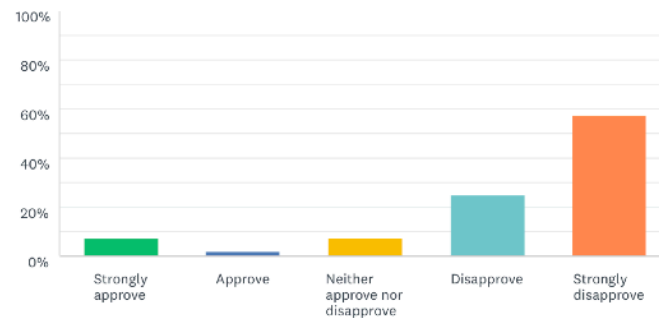
7. A duplex lot size can now be as little as 4000 sf in R-4-8, and 3500 sf in R-6-12 (about half what they are now).

Answered: 143 Skipped: 4



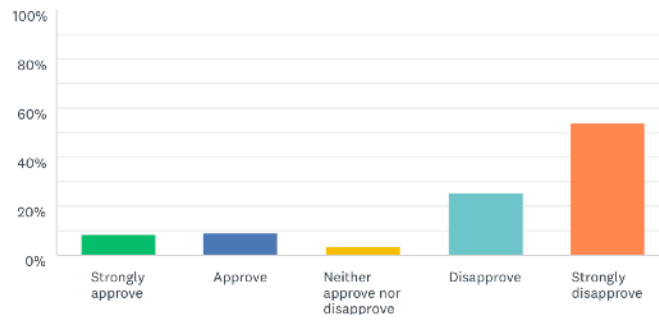
8. Duplex lot widths could be as small as 45 feet in R-4-8 and 40 feet in R-6-12 (about half what they are now).

Answered: 144 Skipped: 3



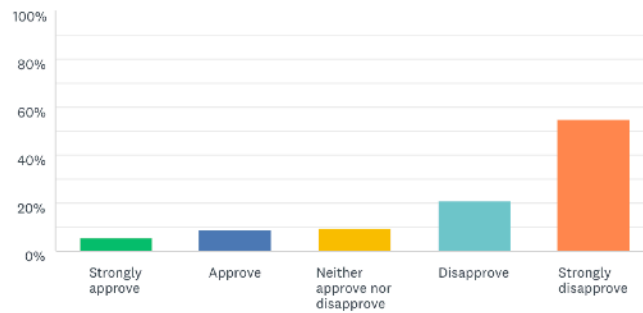
9. Duplexes will now be allowed on any single-family lot in single-family neighborhoods

Answered: 145 Skipped: 2



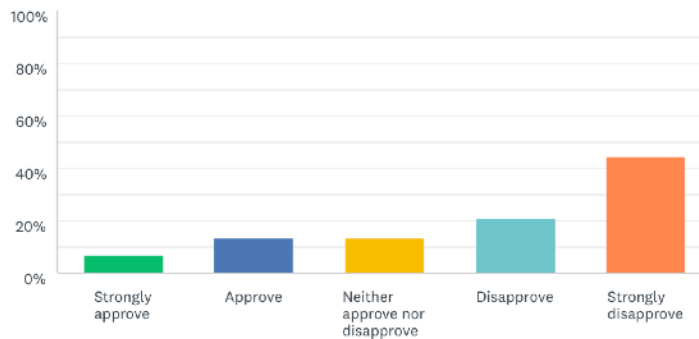
10. Triplexes will now be allowed in R-6-12 neighborhoods, on single-family lots, with 5 off-street parking spaces required.

Answered: 146 Skipped: 1



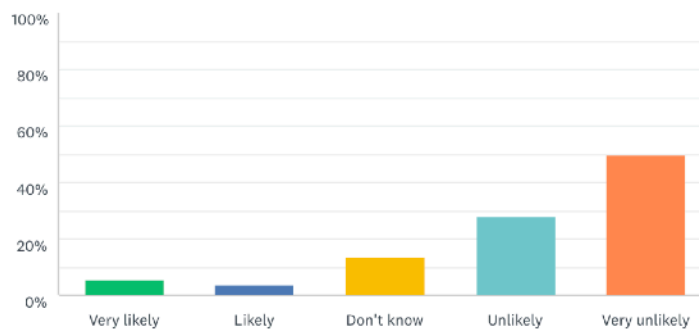
11. Courtyard Apartments will now be allowed in R-6-12 neighborhoods

Answered: 146 Skipped: 1



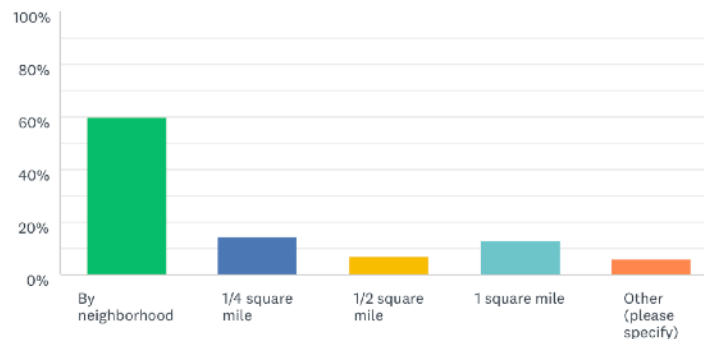
12. Do you think the City's proposal to monitor density by zone will be effective in keeping densities from going above 12 units per acre in all neighborhoods?

Answered: 143 Skipped: 4



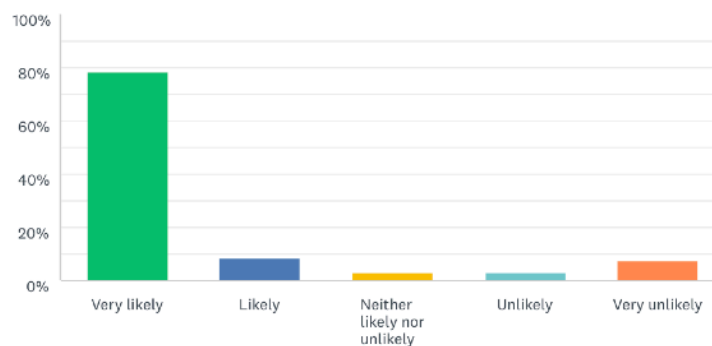
13. A single neighborhood could reach a very-high density, while the overall average density for the zone wouldn't change much. What should be the maximum size of the unit of land used to calculate density each year, to prevent this situation?

Answered: 133 Skipped: 14



14. How likely does it seem to you that neighborhoods with more-affordable, older housing will be targeted by new investors, more often than newer, more-expensive neighborhoods?

Answered: 143 Skipped: 4



15. Are there any other comments you want to make on the Housing Options plan?

There were 68 comments, which is about 12 pages of text. I'll paraphrase the ideas expressed below:

- **Real estate investors will outbid locals for properties, and be less responsive to renters in those properties. New proposals do nothing for affordability and current residents; they mainly benefit builders and investors**
- **Recent development has required no housing affordable to low-income residents. Existing single-family residents are not being given an adequate voice and will suffer, yet our housing problems will increase.**
- **Housing Options zoning changes were crafted with maximum profit for builders and investors in mind. Olympia neighborhoods' charm will erode.**

- **These plans are bound to create infrastructure inadequacy and reduced livability**
- **This plan, especially by halving duplex lots, reduces the possibility of trees, which absorb water, cool and clean the air. How is this in keeping with the tree ordinance?**
- **Home-owners and local landlords have invested money into their houses to improve the quality of life they offer. Their efforts are being sabotaged by the possibility of tear-downs and triplexes going in next-door.**
- **Reduced lot sizes and 35' heights within 5' of the property line are a big concern**
- **Duplexes in all neighborhoods could be acceptable on 7200 sf lots**
- **Why not do a beta test and try the Housing Options code changes in selected neighborhoods first?**
- * **Increasing density isn't a problem if livability issues are adequately addressed, like green space, heights, setbacks, parking, owners of site, compatibility, etc are part of the plan.**
- * **ADU owners on-site would discourage distant investors and unmanaged Air BnBs**
- **Housing density should first be developed on empty or under-utilized lots on major streets first. Why are the neighborhoods being burdened with large multifamily buildings instead?**
- **Lower income families will not benefit from these housing options. If housing for these people were part of the plan, much of my resistance would disappear.**
- * **Some options, like ADUs or appropriate duplexes could work in an historic neighborhood. A one-size-fits-all approach will cause problems**
- **How can we decide on triplexes and courtyard apartments when definitions and lot sizes are unfinished?**
- **Where is the evidence that these changes will solve any of our housing problems? The City has ignored, or not done its homework, on any of the impacts of their plan on schools, sewers, supporting infrastructure, neighborhood livability.**
- **Our neighborhoods' sense of community, quality of life, local control, aesthetics, and non-profit nature will all be damaged by this plan.**
- **I've seen this scenario play out in LA and Seattle. Cheaper older homes DO get torn down, parking becomes impossible, poorer people get displaced and rents increase. I came to Olympia to get away from this.**