

ONNA

Olympia Northeast Neighborhoods Alliance

Subarea Plan

August 2016

"Subarea planning fosters relationships amongst neighbors, increases the understanding of local government and helps identify issues in our community."



Olympia Northeast Neighborhoods Alliance (ONNA)

Subarea Plan

City Council Subarea Plan Acceptance Date

August 30, 2016

Acknowledgements

Olympia Northeast Neighborhoods Alliance Planning Committee

Bigelow Neighborhood

Jay Elder
Peggy O'Keefe
Seth Hutt
Barb LaForge
Tim Walker

Bigelow Highlands Neighborhood

Melissa Allen
Susie O'Bryan
Ian Christopher
Gwendolyn Nehs

East Bay Drive Neighborhood

Don Law
Richard Wolf

Northeast Neighborhood

Mike Dixel
Peter Guttchen

Upper Eastside Neighborhood

Stephanie Johnson
Teague Powell

Olympia City Council

Cheryl Selby – Mayor
Nathaniel Jones – Mayor Pro tem
Jessica Bateman
Jim Cooper
Clark Gilman
Julie Hankins
Jeannine Roe

Previous Councilmembers

Stephen H. Buxbaum
Steve Langer

City of Olympia Staff

Leonard Bauer, Deputy Director, Community Planning & Development
Linda Bentley, Senior Planner
Michelle Sadlier, Associate Planner
Todd Stamm, Principal Planner

For further information: www.olyнна.com

Table of Contents

Introduction ..	1
Subarea Profile Summary	1
Neighborhood Identity	2
Goals, Objectives and Actions	7
Implementing the Plan	9
Relationship to the Comprehensive Plan	11
ONNA's Process for Plan Development.....	11
References	13
Appendices	13
• Appendix A – Northeast Area Profile.....	A-1
• Appendix B – Letter to Council and Council Response Letter to ONNA.....	B-1
• Appendix C – Postcard Example.....	C-1
• Appendix D – survey Questions and Results	D-1

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Introduction

The Subarea Plan in Context

The City of Olympia's 2014 Comprehensive Plan states:

"Subarea planning is conducted through a collaborative effort by community members and the City, and is used to shape how neighborhoods grow and develop."

Reasons for Completing a Plan

A subarea plan allows residents to work more *proactively* with city staff to achieve their identified needs instead of *reacting* to new development or proposals in their neighborhoods. Determining needs through neighborhood activism and community involvement and working with the city through its decision-making process benefits all parties. The subarea plan legitimizes a system where community needs are supported and considered before city decisions are made.

Neighborhood planning goes beyond just developing a document that a community can refer to. The process fosters establishing relationships amongst neighbors and learning more about the neighborhood. It also increases the understanding of local government processes, helps identify real issues that our community faces and, through community involvement, helps to prioritize the needs of the community.

Acceptance by City Council of the ONNA subarea plan sets forth an agreement/understanding that our goals, objectives and action steps will be used by city departments as reference points to improve the decision making process.

Summary of Plan Contents

This document identifies the basics for completing a subarea plan which other neighborhoods in Olympia might use as an example for their own subarea planning efforts. It also describes the process that ONNA used to come up with a strategy to develop a plan, our community involvement efforts, a summary of our neighborhood profile and the goals, objectives and actions steps that are important to our community in NE Olympia.

Subarea Profile Summary

The ONNA subarea is a vibrant neighborhood of 7,134 residents located northeast of Downtown Olympia (Figure 1). This civically engaged community is served by neighborhood associations that are formally recognized by the City of Olympia. Most of the area falls within the municipal boundary of Olympia but the subarea also includes land in the Urban Growth Area. Mostly residential in nature, the subarea is bounded by more rural areas to the north and east, an urban corridor to the south, and waterfront to the west.

This part of Olympia has a number of significant natural, civic, and cultural amenities. In addition to following East Bay Drive along Budd Inlet, the subarea is home to a number

of parks, including Priest Point Park and Mission Creek Nature Park. There are a number of urban farms and community gardens in the area as well. Reeves Middle and Roosevelt Elementary Schools not only serve as educational institutions but also provide additional public open space. Roosevelt Elementary is also at the heart of one of the City's two designated Neighborhood Centers, which also includes a convenience store and bakery/wholesaler. The other Neighborhood Center is anchored by another convenience store.

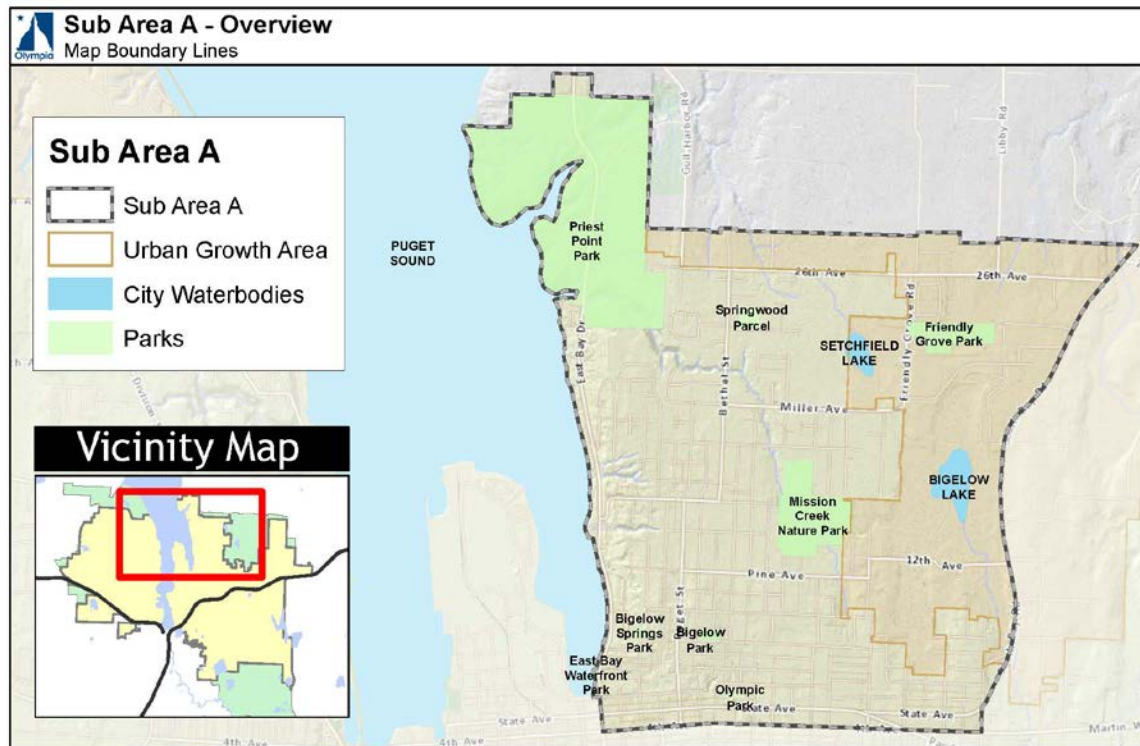


Figure 1: Overview Map of Sub-Area A

With the southwestern part of the subarea in easy walking distance of downtown Olympia, it has long been a residential area and is home to some of Olympia's most significant historic landmarks including the Olympia Avenue Historic District (dating from 1850 to 1954). Priest Point Park is also of historical and tribal significance. For further detail, see Appendices.

Neighborhood Identity and Description

Bigelow Neighborhood

The oldest neighborhood in Olympia is the Bigelow Neighborhood, lying just east of East Bay. Dan and Elizabeth Bigelow built the Bigelow House on their land donation claim there in 1860. Most of the Bigelow neighborhood sits on this claim today.

This neighborhood boasts Bigelow Springs Park, four artesian wells, the Olympia



Avenue Historic District, as well as dozens of renovated houses built between 1859 and 1930. Soon, the Bigelow Orchard community-garden will be completed. About half of the 297 Bigelow Neighborhood living units are apartments, but there is still much open space. Most of the neighborhood is zoned R-4-8, and our average unit density is 8.1 (14.8 excluding streets, alleys and parks).

Bigelow neighborhood residents are diverse in many ways, yet cohesive. They are vigilant in monitoring impacts to their quality of life, yet tolerant of different lifestyles. They value historic preservation and view preservation, and enjoy being within walking distance from downtown. Many share a hands-on style, building sweat-equity into their homes, volunteering for neighborhood cleanups and park and trail enhancement, and keeping current on City issues. This is a low-crime, pleasant neighborhood where people come to stay.

Bigelow Highlands Neighborhood

The Bigelow Highlands Neighborhood Association (BHNA) formed in 1993. Its purpose is to maintain and enhance quality of life in the Bigelow Highlands neighborhood through collective action of its residents. We strive to strengthen ties among the people in our neighborhood, and between our neighborhood and the city of Olympia. We welcome all residents and business owners in our area as members of this non-profit organization; both renters and property owners are welcome.

The borders of the Bigelow Highlands Neighborhood are Puget Street NE on the West, 4th Ave. E. to the South, Fir Street NE on the East and Yew Street NE on the North. This area, historically known as Working Man's Hill, has affordable housing, good neighborhood schools, and is within walking/biking distance to downtown Olympia, neighborhood businesses and bus routes. Residents of the approximately 550 homes within BHNA boundaries choose to live here because it has a diverse feel, welcoming residents of all ages and interests. Neighbors are friendly and willing to help each other.

BHNA leadership works continually to increase neighborhood engagement and participation, using cost effective means that increase neighborhood involvement, safety and quality of living.

East Bay Drive Neighborhood

The East Bay Drive Neighborhood is noted for scenic views of the Capitol dome, Swantown Marina, the Black Hills and the Olympic Mountains. Olympia's narrowest neighborhood, it stretches from the bottom of Budd Inlet's East Bay to Priest Point Park. There are only four points of entry: East Bay Drive on the north and south and San Francisco and Berry Streets on the east. A northbound East Bay driver will first encounter condominium complexes to the right and Olympia's finest unobstructed waterfront view on the left. Further north are a mostly wooded hillside on the right and

waterfront homes on the left.

The East Bay Drive Neighborhood has about 270 residences, two thirds of which are condominiums. Not surprisingly, a very high percentage of people who live in the Neighborhood are retired.

The Neighborhood does have a few historical homes. Almost all of them are at the north end near Priest Point Park because for most of the last century the view from the south amounted to lumber and veneer mills on what was then a smaller Port peninsula.

During the 1950s and 1960s they shut down as the owners moved to southern states. The last industrial site, Cascade Pole, closed in 1986. In the early eighties the Port dredged out and constructed the Swantown Marina.



The Olympia Area Rowing boathouse is located at the north end of the Marina. For the last 15 years East Bay water views regularly include competitive rowing shells filled mostly with enthusiastic high school students.

Northeast Neighborhood

The Northeast Neighborhood Association (NENA) is the largest of the five recognized neighborhood associations that make up the subarea. Approximately 1,800 residential homes and businesses live within our neighborhood boundary. Many years ago the community was a popular area for cultivation of fruit trees which is the reason for the neighborhood logo.

Popular destinations within our boundary include the San Francisco Street Bakery, Mission Creek Nature Park and the Olympia Little Theatre. It is a popular area for families as two schools are located here: Roosevelt Elementary and Reeves Middle School.

For the past 15 years NENA has been very active in city politics and is always looking for ways to improve the look, livability and walkability of the neighborhood. We have an active and engaged community membership and value the diversity of our community.

Upper Eastside Neighborhood

Situated at the top of the NE hill, the Upper Eastside Neighborhood Association is composed of 400 or so single family homes with a few duplexes here and there.

UENAers value the ability to walk to the goods and service providers situated along their south border. Neighbors walk to work and shop at Ralph's Thriftway, the Bike Peddler, and the Eastside Urban Farm Store, among others.

UENAers value community and come together for neighborhood cleanups, garage sales, and the annual picnic. With the help of Neighborhood Matching Grants, neighbors created a neighborhood logo and welcome signs. Grants have also helped in

beautification projects such as a street mural and community hedgerow plantings.

While UENAers are generally laid-back in regards to the curb-appeal of their neighbors' homes, they are united in their lack of tolerance for crime. In recent years, neighbors have worked with the City to condemn and tear down a derelict drug-house. By following the "friendly neighborhood model" of greeting passersby (as recommended by the OPD), neighbors were able to identify and help Police find a residential burglar within days of the attempted crime.

Anecdotally, homes in the UENA don't often turn over, with neighbors logging years, even decades, in their little corner of Olympia.

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Goals, Objectives and Actions

What is a goal? A broad statement of intention, which can be carried out by defining objectives and actions. The broad statement should link to the Comprehensive Plan in a general area. For example:

- *Goal23 Each of the community's major neighborhoods has its own priorities.*

What is an objective? A specific, tangible, and measurable standard that will promote the goal. For example:

- *Develop prevention strategies to reduce crime rates by 20% within five years.*

What is an action? A statement describing a task, carried out by a person or group. For example:

- *Work with the Olympia Police Department to increase police patrols and visibility.*

ONNA's Top Three Goals: Safety, Mobility, Land Use

Using the information gathered from the survey of Northeast residents, we identified the top three issues of interest and concern. We recognize that some of the actions can be completed by ONNA on its own, while other actions require the cooperation of other agencies and groups. We also recognize that the level of the City's participation in reaching our goals is subject to available funding.

Safety: Reduce personal and property crime in NE Olympia.

- **Objective:** Develop prevention strategies to reduce crime rates by at least 20% by 2021, comparing the average rate in 2012-2016 with the average rate in 2017-2021.

Action Steps	Potential Partners
Create more neighborhood block watch programs.	Code Enforcement, Neighborhood Assns, ONNA, Police, Parks
Increase police patrols and visibility.	Police
Abate crime at Bigelow Park.	Neighborhood Assns, ONNA, Police, Parks
Improve outdoor lighting to deter theft and increase pedestrian safety at night.	ONNA, Public Works
Establish a welcoming culture throughout Northeast Olympia.	ONNA
Encourage residents to identify problem houses (drug,	Code Enforcement, Neighborhood

nuisance, code violations) and homeless camps and notify police and code enforcement.	Assns, ONNA, Police
Facilitate educating residents about preventing car prowls and home burglaries.	Neighborhood Assns, ONNA, Police

***Mobility:* Promote improvements to make NE Olympia more walkable and bikeable**

- *Objective:* Add 5,000 linear feet (nearly one mile) of new sidewalks, pathways and/or bike routes by 2021 to encourage non-motorized transportation.

Action Steps	Potential Partners
Promote neighborhood cleanup days to cut back vegetation obstructing passage on City rights-of-way, including streets and sidewalks.	Code Enforcement, Neighborhood Assns, ONNA
Host work parties to maintain existing trails such as Mission Creek Nature Park and Joy Ave trail.	Neighborhood Assns, ONNA, Parks
Develop a safe walking route along 26th Ave from Bethel St NE to the east entrance of Priest Point Park.	ONNA, Parks, Public Works
Develop a scenic overlook and trails along the San Francisco Ave hill.	ONNA, Planning, Public Works
Encourage walkable routes by identifying alternatives to sidewalks, such as pathways along road easements, with a focus on links to parks, schools, and other key destinations in our neighborhoods.	Neighborhood Assns, ONNA, Planning, Public Works
Promote aesthetically pleasing walking routes.	Neighborhood Assns, ONNA, Planning, Public Works

***Land Use:* Promote a place for people to gather by developing a neighborhood center at Bethel St NE and San Francisco Ave NE.**

- *Objective:* In collaboration with the City, conduct research, explore development options/limitations/opportunities, and prepare a vision for the neighborhood center by December 2017.

Action Steps	Potential Partners
Establish an ad hoc committee with City and ONNA representatives to develop steps to develop a neighborhood center.	ONNA, Planning, Public Works
Promote mixed-use building that supports community life.	ONNA, Planning
Research the contamination at the old gas station site at 1400 Bethel St NE. Work with other partners to identify funding options for cleanup.	ONNA, Planning, Local gov't, Federal gov't
Seek opportunities for public and private funding to purchase the properties at 1400 Bethel St NE.	ONNA

Implementing the Plan

- Engage with City during annual Capital Facilities Plan and other City plans' development
- Identify community resources and volunteers to assist in implementing goals
- Maintain communication (website, social media, email list)
- Recruit investors or donations for certain projects
- Investigate funding sources other than city funds (EPA, state, county, etc.)
- Transfer information to new ONNA and city leaders to guide future plan implementation
- Meet regularly with city departments to discuss the ONNA goals and ensure the plan is embraced and implemented by city departments

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Relationship to the Comprehensive Plan

The December 2014 Olympia Comprehensive Plan, Land Use and Urban Design Chapter, Subarea Planning specifically states:

Much of this Plan applies to the entire Olympia community. However, this is a large area of over twenty-four square miles with tens of thousands of residents. Thus, this Plan cannot address all of the details of our community. Twelve planning areas, including downtown, are to be established to provide that opportunity. In general, planning areas will be comparable to the scale of an elementary school service area with five to ten thousand residents. As described in the Public Participation and Partners chapter, this scale will provide the opportunity for interested parties to focus on furthering the community's plan for these areas. These subarea efforts must be consistent with this Comprehensive Plan.

Subarea plans will not be adopted as part of the City's comprehensive plan, but will identify the neighborhood's strategies and actions to help the City prioritize its projects and programs. Creating a subarea plan does not guarantee funding, however the subarea may be eligible for various City neighborhood planning grants and/or private, federal and state funding programs.

Primary Subarea Planning Goal and Policies

GP5 Subarea planning is conducted through a collaborative effort by community members and the City, and is used to shape how neighborhoods grow and develop.

PP5.1 Work with neighborhoods to identify the priorities, assets and challenges of designated subarea(s), as well as provide information to increase understanding of land-use decision-making processes and the existing plans and regulations that could affect them.

PP5.2 Encourage wide participation in the development and implementation of subarea plans.

PP5.3 Define the role that subarea plans play in City decision-making and resource allocation.

PP5.4 Allow initiation of subarea planning by either neighborhoods or the City.

PP5.5 Encourage collaboration between neighborhoods and City representatives.

ONNA's Process for Plan Development

1) Formation of the Subarea team

- Elected officers and board members from each existing, recognized neighborhood were solicited to become members of the new subarea team. A chairman was selected. These subarea team members kept their respective neighborhood

association's (NA) members informed of the subarea team's activities.

- Team members met monthly for three years to get acquainted, encourage cohesion and describe each neighborhood's history, assets, recurring issues and current needs.
- The subarea team identified issues and needs that its component neighborhoods have in common to strengthen and maintain our community. Initial thoughts shared for action needed to meet these needs.
- The team had enough energy, need, commitment, and interest to proceed with involving the community to draft a plan.

2) Recognition by the City Council to Proceed

The team sent a letter to City Council asking to be recognized as a subarea group ready to plan, which would include commitment of budget for City staff time and coverage of some expenses. For Council's response, which outlined expectations, see Appendices.

3) Outreach and Information Gathering

- Demographic profile: City staff and interns used demographic data to create a subarea profile.
- Website creation: The subarea team created a website that describes the subarea and the concept of subarea planning, explains the team's function, highlights subarea assets, enables viewers to give their contact info, educates readers about how City process works, and how the subarea can affect it.
- Information gathering: The subarea team created an online survey to solicit residents' opinions on subarea needs, priorities, and suggested projects.
- Outreach begins: The City created a mailing list of nearly 3,000 subarea residents, businesses, property owners and tenants. A post card was mailed to all on the address list, encouraging them to visit the website, leave their contact information, and fill out the survey. The team created and maintained an email list to keep people informed of progress.

4) How ONNA Used Community Input to Create a Plan

- Each of the five neighborhood associations communicated with their respective Boards and sought individual neighborhood association input.
- Surveys were used to gauge *general support* of the plan
- Yes or no votes were not solicited from NE Olympia residents/businesses to approve the plan. Rather, feedback from surveys informed the process for subarea leaders to come to consensus on goals, objectives, and action steps.
- Based on survey results, the team chose specific projects as a focus to achieve goals. To qualify, a project had to be feasible, consistent with the Comprehensive Plan and benefitting the entire subarea. Projects considered fell into one of the following general categories:

1. Safety needs - improve safety and reduce crime.

2. Mobility needs - improved sidewalks, pathways, and general transportation improvements.
3. Land use needs - an improved neighborhood center which might include better access to a community center, activities, retail services, shops, and/or restaurants.

The team created a draft plan, which was reviewed by residents. Their comments were used to finalize the plan.

References

Boise Neighborhood Planning Guide
City of Eugene, OR
Vancouver, WA Planning Kit for a Neighborhood Action Plan

Appendices

- A. Northeast Area Profile
- B. Letter to Council and Council response letter to ONNA
- C. Postcard Example
- D. Survey Questions Used and Results

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Appendix A

- Northeast Area Profile

Sub-Area A:

Olympia Northeast Neighborhoods Alliance

Prepared By:

Michelle Sadlier, Associate Planner, City of Olympia – Technical Writing & Editorial Oversight
Maria Thomas, The Evergreen State College – Demographic & Socioeconomic Data Analyst
Hans Shepherd, GIS Specialist, City of Olympia – GIS Map Production
Anders Rodin, The Evergreen State College – GIS Data Production

Draft submitted to Sub-Area A's leadership team on December, 9 2015

Contents

INTRODUCTION	3
OVERVIEW	4
DEMOGRAPHICS.....	8
Age and Gender	8
Households	9
Race, Ethnicity & Language(s) Spoken at Home	10
School Enrollment.....	12
Educational Attainment	12
Employment.....	13
Income	14
Poverty & Public Assistance	16
Veteran Status.....	17
HOUSING	17
Housing Costs.....	17
Occupancy.....	20
Age of Housing	21
Housing Type.....	21
House Heating Fuel and Sewage Service	24
TRANSPORTATION	24
APPENDIX A: Selected Maps from Olympia’s 2014 Comprehensive Plan	28

INTRODUCTION

This report provides an overview of the people and places within the geographical boundary of Sub-Area A, a collection of neighborhoods located northeast of downtown Olympia, Washington. The report is intended to provide background information to help inform the community's development their own strategic plan for the area. By its nature, the report is not exhaustive and is not intended to replace the knowledge and experience of the community's residents, property owners, and business owners.

The genesis of the report is the City of Olympia's new, collaborative sub-area planning project. The goal of the City's sub-area planning effort is to produce community-level strategic plans that outline neighborhood priorities. Sub-Area A was selected to conduct a pilot sub-area planning process. During the development of this process, community leaders developed a list of topics they would like to see in a profile of their community. That list guided the development of this report.

The information in the report has been gathered by students and former students of the Evergreen State College with editorial oversight by City of Olympia Community Planning and Development staff. The data sources used by the Evergreen group are limited to the U.S. Census and City of Olympia-generated Geographical Information Systems (GIS). All statistical data comes from the 2010 U.S. Census except where otherwise indicated. Note that the information in this report is intended to serve as a guide only. The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose.

The project team wishes to thank the following people for their help in developing this report:

- **Sub-Area A leaders, for developing the ideas behind and providing feedback on the substance of this profile:** Mike Dixel, Northeast Neighborhood Association President; Don Law, East Bay Drive Neighborhood Association Vice President; Stephanie Johnson, Upper Eastside Neighborhood Association President; Peter Guttchen, Northeast Neighborhood Association Vice President; Melissa Allen, Bigelow Highlands Neighborhood Association Vice President; Susi O'Bryan, Bigelow Highlands Neighborhood Association Secretary; Jay Elder, Bigelow Neighborhood Association Secretary; and Tim Walker, Bigelow Neighborhood Association Vice-President
- **The Evergreen State College faculty, who helped City staff identify student and alumni volunteers to conduct the research and produce report content:** Cheryl Simrell King and John Baldrige

OVERVIEW

Sub-Area A is a vibrant neighborhood of **7,134** residents located northeast of Downtown Olympia (Figure 1). This civically engaged community is served by seven neighborhood associations that are formally recognized by the City of Olympia (Figure 2). Most of the area falls within the municipal boundary of Olympia but the sub-area also includes land in the Urban Growth Area. Mostly residential in nature, Sub-Area A is bounded by more rural areas to the north and east, an urban corridor to the south, and waterfront to the west (Figure 3).

This part of Olympia has a number of significant natural, civic, and cultural amenities (Figure 4). In addition to following East Bay of Budd Inlet, Sub-Area A is home to a number of parks, including Priest Point Park and Mission Creek Nature Park. There are a number of urban farms and community gardens in the area as well. Reeves Middle and Roosevelt Elementary Schools not only serve as educational institutions but also provide additional public open space. Roosevelt Elementary is also at the heart of one of the City's two designated Neighborhood Centers, which also includes a convenience store and bakery/wholesaler. The other Neighborhood Center is anchored by another convenience store.

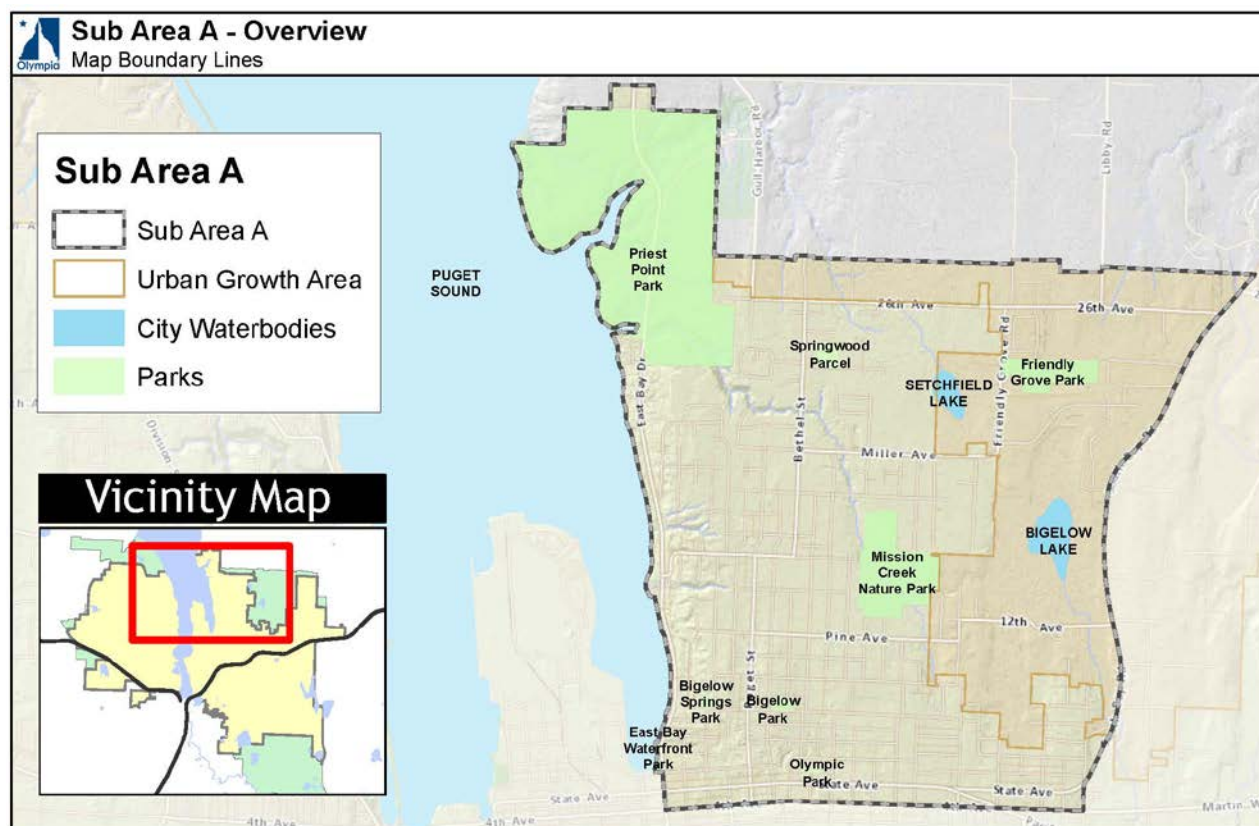


Figure 1: Overview Map of Sub-Area A



Sub Area A - Neighborhood Associations

Map of Neighborhood Associations

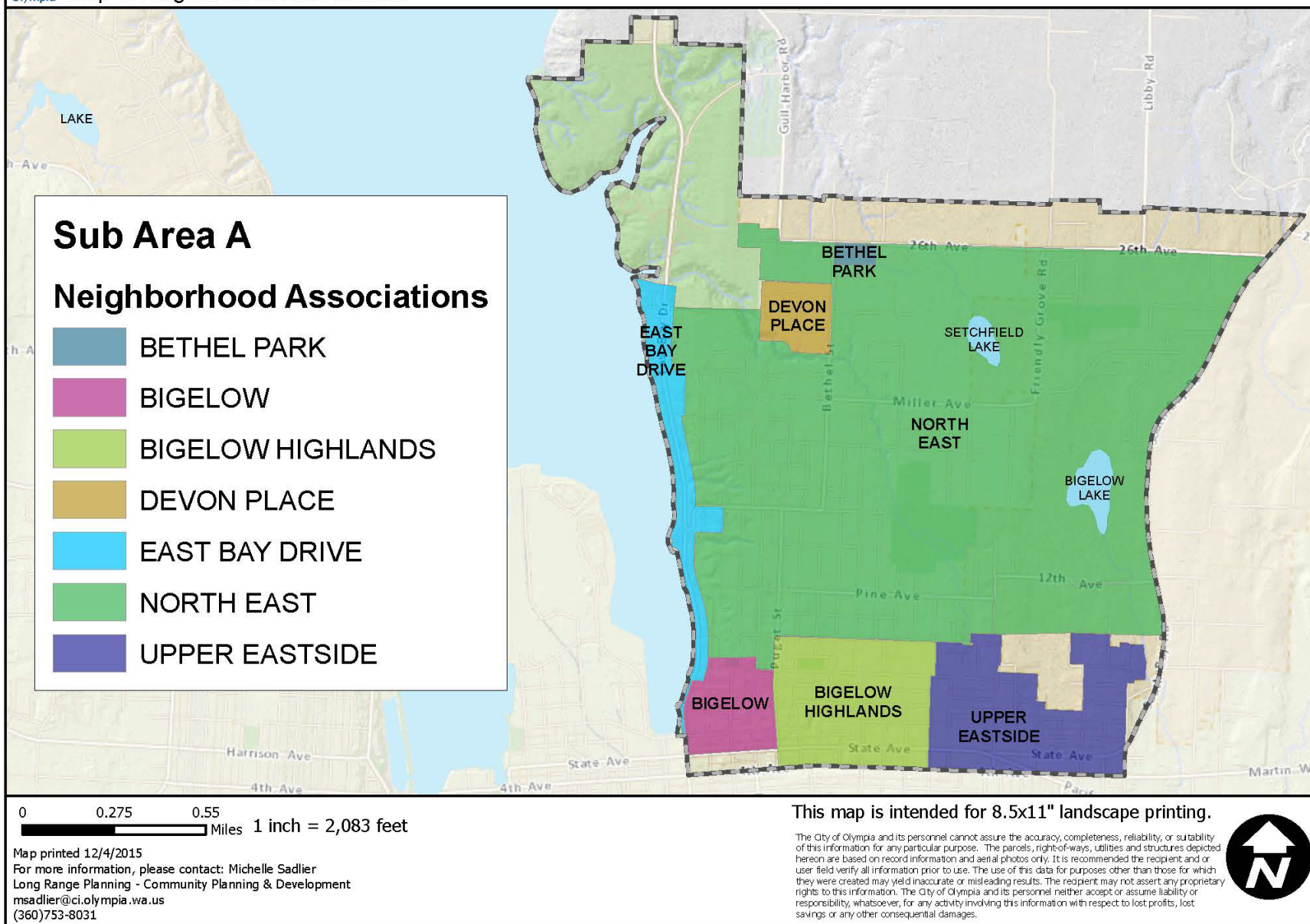


Figure 2: Map Showing the Location of all Seven Recognized Neighborhood Associations in Sub-Area A



Sub Area A - Land Use Map

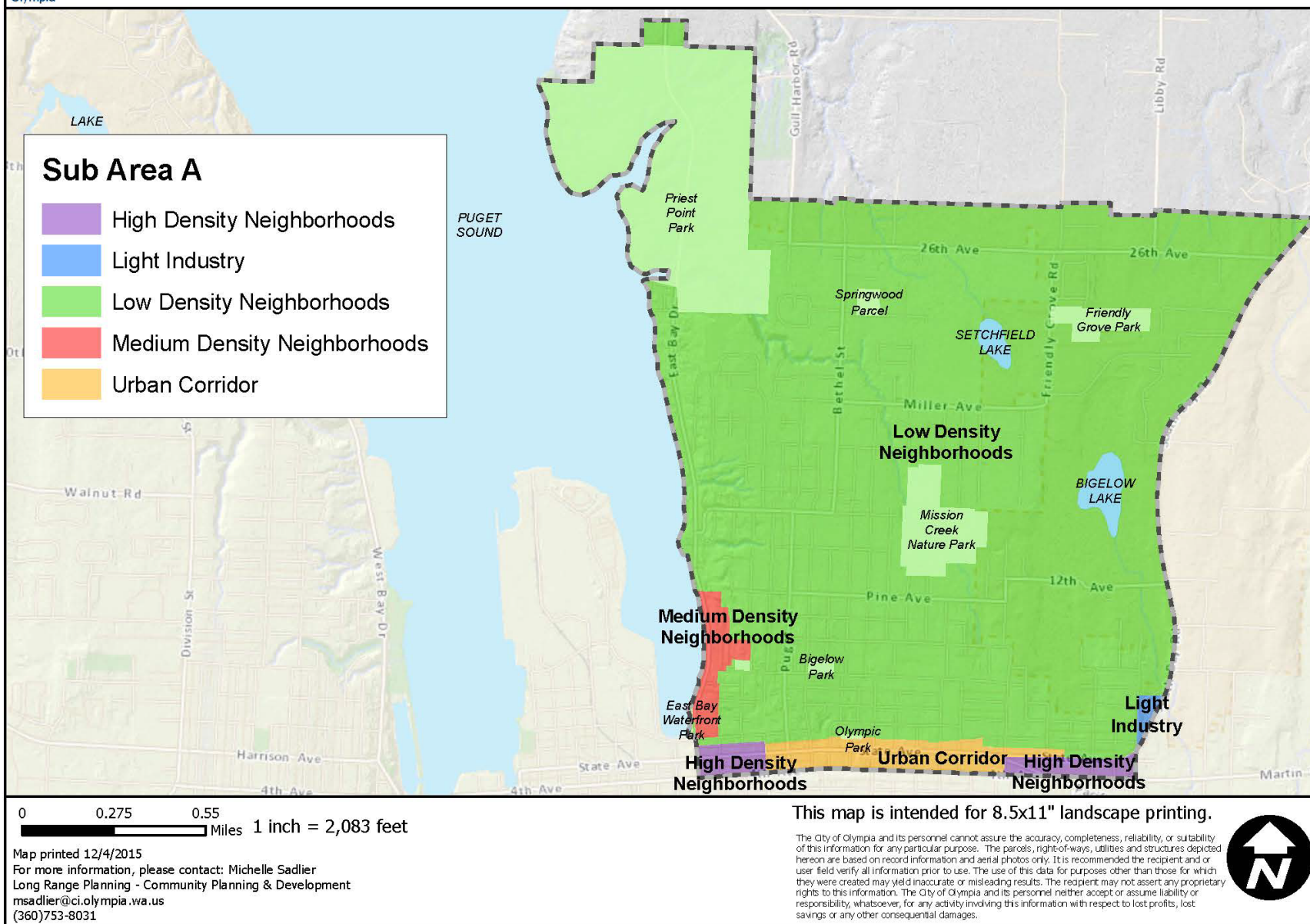


Figure 3: Neighborhood Density and Other Land Use Categories



7

With the southwestern part of Sub-Area A in easy walking distance of Downtown Olympia, it has long been a residential area and is home to some of Olympia’s most significant historic landmarks. These include Olympia Avenue Historic District (dating from 1850 to 1954), the Bigelow House (built 1860, 918 Glass Ave NE), the Howell House (built 1890, 413 Quince St NE), the Warren & Helen Lilly House (built 1908, 918 San Francisco St NE), the Meyer House (built 1910, 1136 East Bay Dr NE), Pinehurst Cottage/Ross House (built 1924, 1622 Pine Ave NE), the Adams/Martin House (built 1927, 1639 Bigelow Ave NE), and the former Seventh-Day Adventist Church (built 1939, 618 Puget St NE). Priest Point Park is also of historical and Tribal significance.

DEMOGRAPHICS

Age and Gender

Sub-Area A’s population has slightly more women than men. According to self-reporting in the 2010 Census, there are 3,700 (52%) female residents and 3,434 (48%) males. However, in some age groups, particularly those under 40, there are slightly more male residents than females. The gender break-down by age is illustrated in Figure 5.

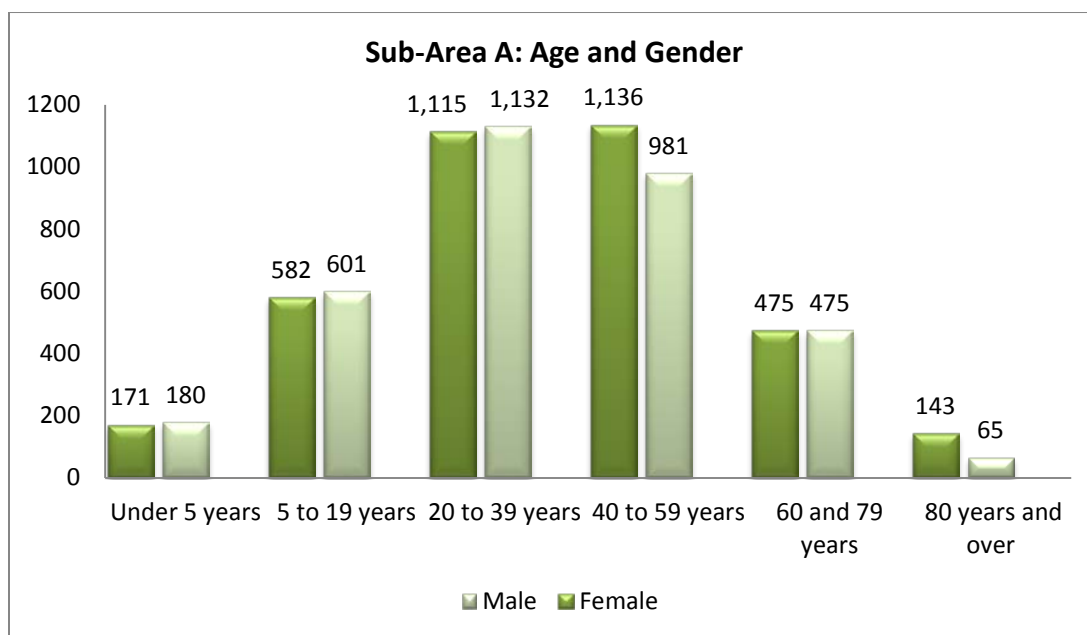


Figure 5: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P12

Households

In the 2010 census, a household was defined as the people who occupy a housing unit (described below). Members of a household may be related and/or unrelated people. A person living alone is also counted as a household. The number of households in Sub-Area A that were reported in 2010 was **3,163**.

The census categorizes households as "family" and "nonfamily". A household that has at least one member of the household related to the householder by birth, marriage, or adoption is a family household. Note that, in the 2010 census, same-sex couple households are only included in the family household category if there is at least one additional person related to the householder by birth or adoption. Nonfamily households consist of people living alone and households which do not have any members related to the householder.

For more information on the make-up of Sub-Area A households based on the 2010 census, see Figure 6.

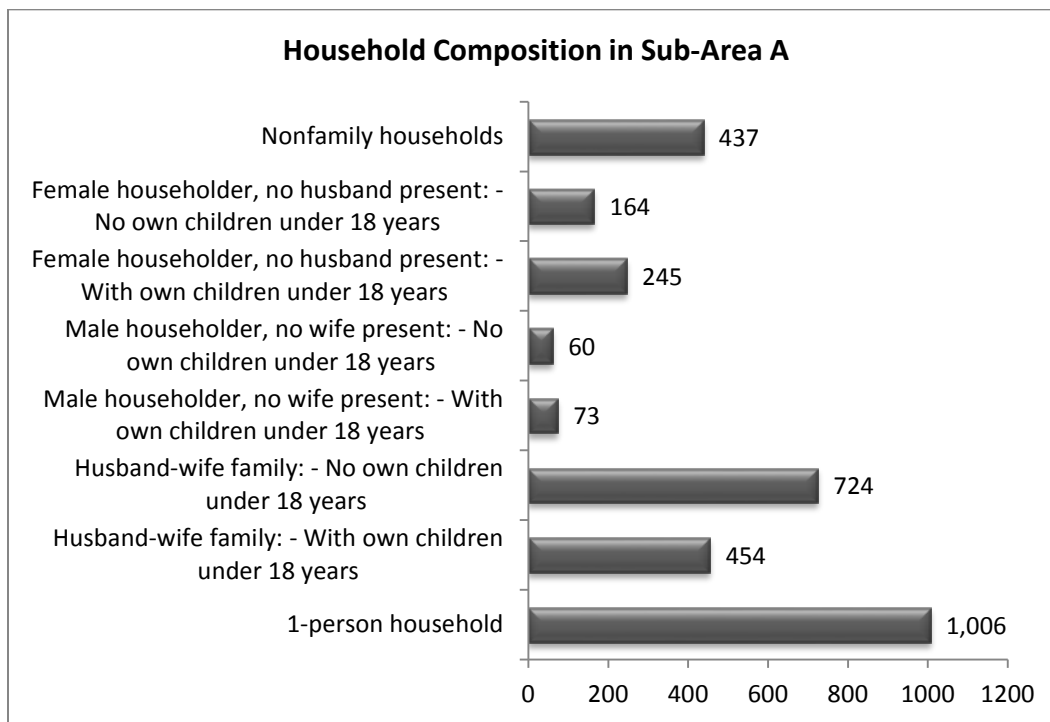


Figure 6: Data source: U.S. Census Bureau, 2010 Census, Table DEC_10_SF1_P19

Race, Ethnicity & Language(s) Spoken at Home

The residents of this part of Olympia mostly self-identified as “White” in the 2010 U.S. Census. Ethnicity and race are captured differently in the census. For ethnicity, the census groups respondents into one of two categories: “Hispanic or Latino” and “Not Hispanic or Latino”. Figures 7 and 8 show that 6% of Sub-Area A residents self-identified as Hispanic or Latino. This is somewhat lower than the Olympia reporting rate of 7.3%.

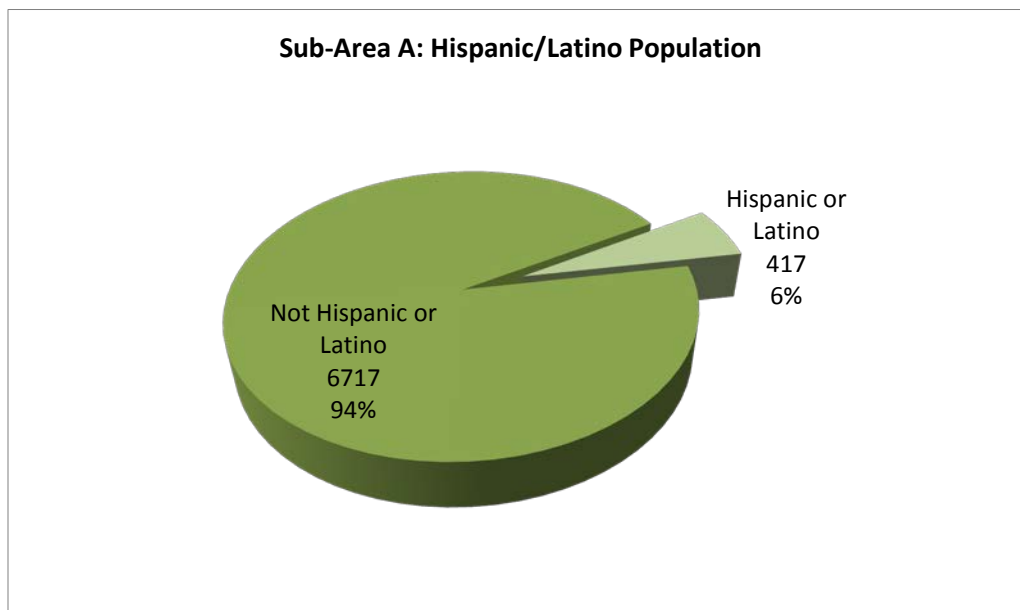


Figure 7: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P4

	United States	Washington State	Thurston County	Olympia	Sub-Area A
Hispanic or Latino	50,545,275 (16.3%)	745,366 (11%)	17,982 (7.1%)	3,462 (7.3%)	417 (6%)
Not Hispanic or Latino	258,593,436	5,984,348	234,428	43,330	6,717
Total	309,138,711	6,738,714	252,410	46,792	7,134

Figure 8: Data Source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P1

Self-identification for race is broken into more categories in the census and people may choose to report more than one race. See Figure 9 for details on how residents of Sub-Area A reported their race in 2010.

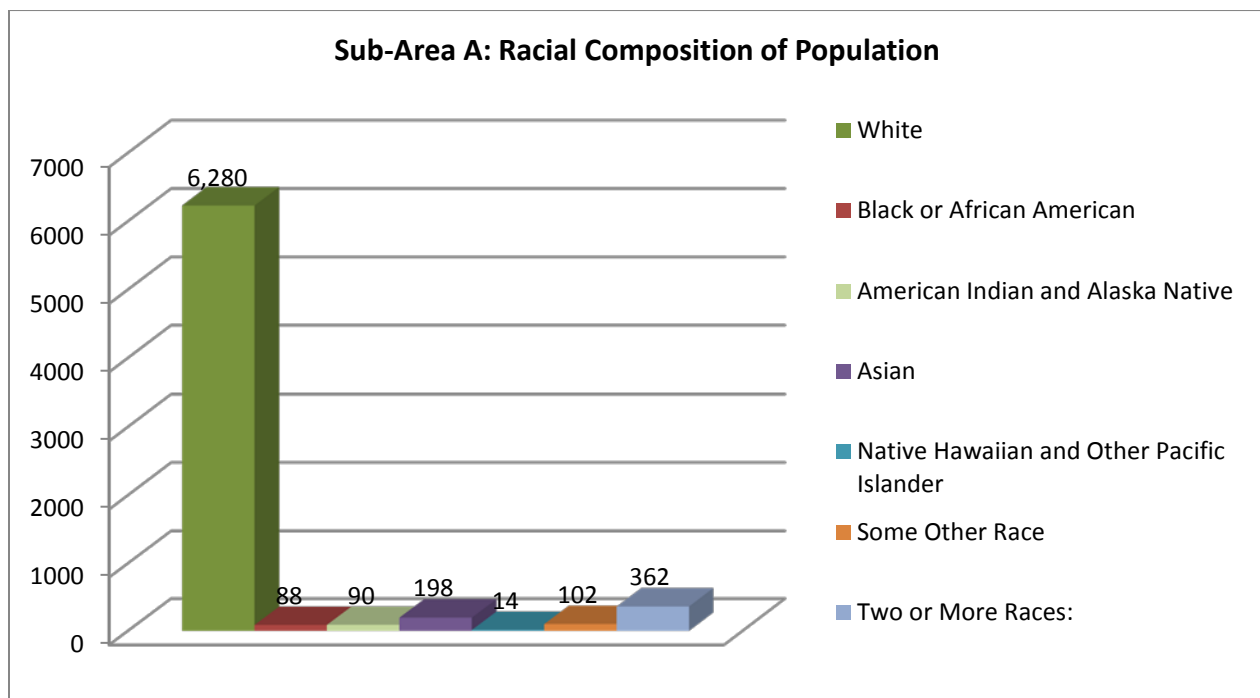


Figure 9: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P3

While a number of residents of the area reported speaking languages other than English at home, the vast majority – over 94% identified as speaking only English. Of the residents who indicated they speak a language other than English at home (almost 6%), almost 1% indicated that they speak English less than “very well”. Percentages of speakers of English and other languages, as well as details on reported limited English language ability, are reported in Figure 10.

LANGUAGE SPOKEN AT HOME	United States	Washington State	Thurston County	Olympia	Sub-Area A
English only	79.5%	81.8%	89.6%	88.1%	94.1%
Language other than English	20.5%	18.2%	10.4%	11.9%	5.9%
(Speak English less than "very well")	8.7%	7.9%	4.0%	5.3%	0.9%
- Spanish	12.7%	8.0%	3.9%	4.4%	3.1%
(Speak English less than "very well")	5.7%	3.7%	1.2%	1.3%	0.3%
- Other Indo-European Language	3.7%	3.7%	1.8%	1.9%	2.1%
(Speak English less than "very well")	1.2%	1.2%	0.3%	0.2%	0.2%
- Asian and Pacific Islander Language	3.2%	5.5%	4.3%	5.1%	0.6%
(Speak English less than "very well")	1.6%	2.6%	2.4%	3.6%	0.4%
- Other Language	0.9%	0.9%	0.3%	0.4%	0.1%
(Speak English less than "very well")	0.3%	0.4%	0.1%	0.2%	0.0%

Figure 10: Data source: U.S. Census Bureau, Census 2010 American Fact Finder, Table DEC_10_SF1_P3

School Enrollment

This part of Olympia has a fairly high number of residents enrolled in school ranging from nursery school up to graduate school. Based on data collected in 2012 by the U.S. Census Bureau in the ACS, **68%** of the sub-area's population aged three and older were enrolled in some type of educational institution that year. Figure 11 has details on what types of schools local, regional, and national populations were in enrolled in.

SCHOOL ENROLLMENT	United States	Washington State	Thurston County	Olympia	Sub-Area A
Nursery school, preschool	6.1%	5.9%	5.8%	6.5%	6.7%
Kindergarten	5.1%	5.0%	4.7%	4.3%	6.7%
Elementary school (grades 1-8)	39.8%	40.6%	39.9%	35.1%	34.8%
High school (grades 9-12)	21.0%	21.5%	22.4%	17.5%	19.8%
College or graduate school	28.1%	27.0%	27.1%	36.7%	32.0%

Figure 11: Source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP02

Educational Attainment

Sub-Area A residents are also highly educated people. The census gathers data on the highest level of education a person has completed.

While **2.1%** of the sub-area's population completed less than the ninth grade, over **44%** of residents have completed four or more years of college, earning a Bachelor's, Master's, or professional school degree (Figure 12).

EDUCATIONAL ATTAINMENT	United States	Washington	Thurston County	Olympia	Sub-Area A
Less than 9th grade	6.0%	4.1%	2.0%	2.2%	2.1%
9th to 12th grade, no diploma	8.2%	5.9%	5.1%	3.9%	2.6%
High school graduate (includes equivalency)	28.2%	23.6%	23.2%	18.7%	18.5%
Some college, no degree	21.3%	25.3%	27.7%	24.1%	22.9%
Associate's degree	7.7%	9.5%	10.1%	8.2%	9.9%
Bachelor's degree	17.9%	20.2%	19.4%	24.7%	25.0%
Graduate or professional degree	10.6%	11.4%	12.5%	18.2%	19.1%
Percent high school graduate or higher	85.7%	90.0%	92.9%	93.9%	95.4%
Percent bachelor's degree or higher	28.5%	31.6%	32.0%	42.9%	44.1%

Figure 12: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP02: Selected Housing

Employment

The ACS found that **67.1%** of people living in Sub-Area A aged 16 and over were in the labor force. Of the 67.1% people in the labor force, 62.6% were identified as employed, 4.2% unemployed, and 0.2% in the Armed Forces. 32.9% were identified as not in the labor force.

The industries represented by Sub-Area A's workforce mostly relate to various professional fields. The top three industry areas are educational, healthcare and social services (22.8%), public administration (22.0%), and professional, scientific, management, and administration (10.0%). Under the census category of class of work, 37% of those employed work for the government and 55% work in private industries. More details on workforce industries and class are found in Figures 13 and 14.

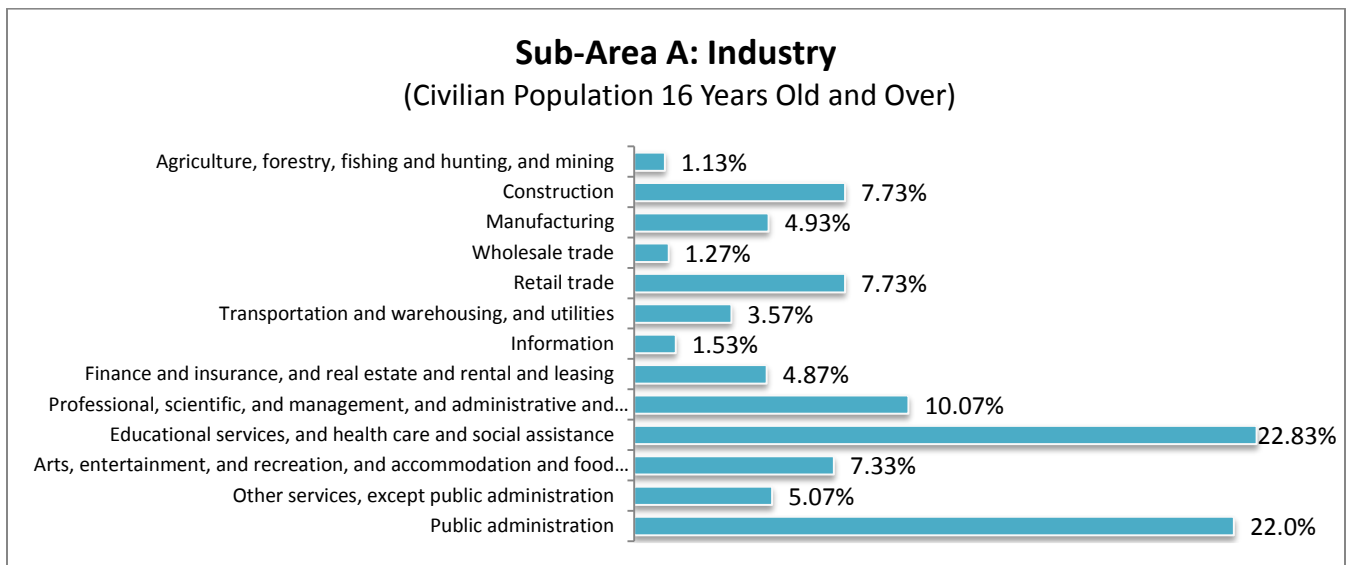


Figure 13: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

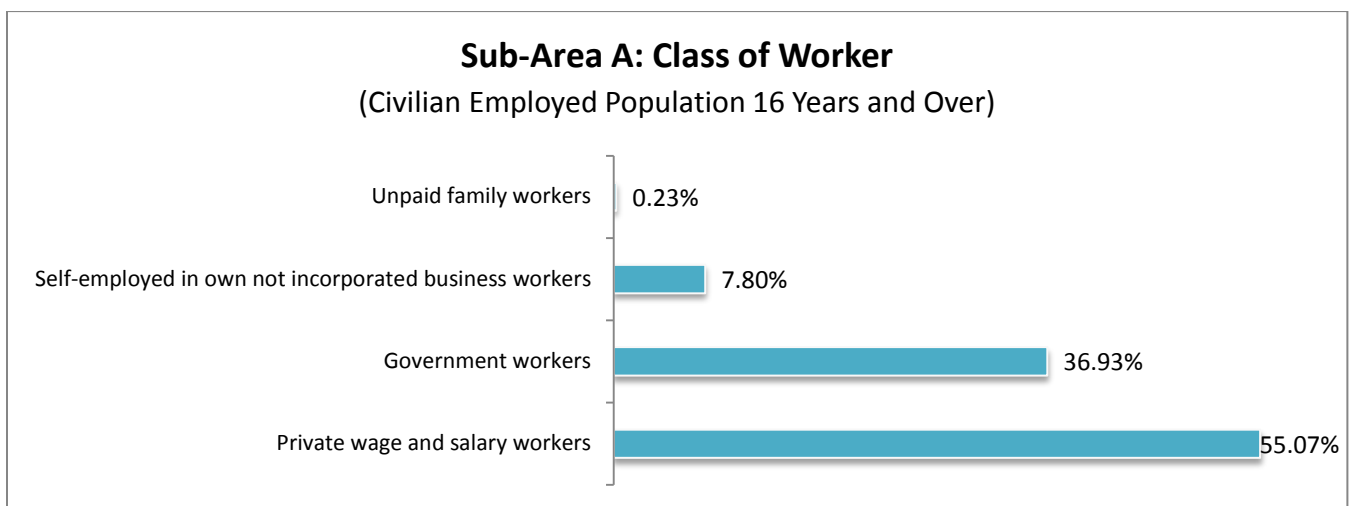


Figure 14: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Income

Income can be determined in a variety of ways using U.S. Census data. The Census views income as salary and wages received on a regular basis before such payments as personal income tax, social security, union dues, and Medicare deductions.

As shown in Figure 15, Sub-Area A's income determinations are notably higher than in other parts of Olympia with the exception of median family income, which is slightly lower than elsewhere in the city. Seventy-two percent of area families have an annual income of \$50,000 or higher (Figure 16).

INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)	United States	Washington	Thurston County	Olympia	Sub-Area A
Median household income (dollars)	53,046	59,374	63,224	53,147	60,290
Median family income (dollars)	64,585	71,939	74,467	74,909	73,988
Per capita income (dollars)	28,051	30,661	30,153	29,880	34,224
Median nonfamily income (dollars)	31,796	37,441	38,827	31,772	42,237
Median earnings for workers (dollars)	30,376	32,583	36,158	31,410	38,704
Median earnings for male full-time, year-round workers (dollars)	48,629	54,594	56,249	53,765	59,989
Median earnings for female full-time, year-round workers (dollars)	37,842	41,377	43,762	44,633	53,387

Figure 15: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

FAMILIES: INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)	United States	Washington	Thurston County	Olympia	Sub-Area A
Less than \$10,000	4.6%	3.7%	3.3%	4.3%	6.0%
\$10,000 to \$14,999	3.2%	2.6%	1.8%	2.0%	2.9%
\$15,000 to \$24,999	8.1%	6.5%	5.6%	8.7%	4.9%
\$25,000 to \$34,999	9.1%	7.6%	6.8%	7.6%	4.9%
\$35,000 to \$49,999	13.2%	12.3%	11.4%	8.9%	9.2%
\$50,000 to \$74,999	19.3%	19.7%	21.7%	18.7%	23.9%
\$75,000 to \$99,999	14.4%	15.6%	18.0%	16.7%	12.2%
\$100,000 to \$149,999	16.0%	18.7%	20.4%	21.8%	22.3%
\$150,000 to \$199,999	6.2%	7.1%	6.7%	7.2%	7.5%
\$200,000 or more	6.0%	6.3%	4.3%	4.2%	6.2%

Figure 16: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Another way to look at incomes in the area is to look at the data visually using Census Tracts. Census tracts are the geographical blocks used to gather data. Sub-Area A's boundary crosses over three different census tracts. Because the boundaries don't correspond exactly, the maps shown in Figures 17 and 18 have limitations but together create a picture of economic vitality and how income varies within Sub-Area A.

The median is the point dividing the household income distribution into halves, one-half with income above the median and the other with income below the median. The median is based on the income distribution of all households, including those with no income. This statistic provides a view of income that is not strongly skewed by very high or very low incomes. Capturing family income also removes single-person households from the equation, providing a better view of what families are earning. Since individuals are omitted, family incomes tend to be somewhat higher.



\$64,494

\$68,174

\$48,203

Figure 18 considers median household income, a measure of the income of the householder and household members 15 years old or older, whether they are related to the householder or not. Since many households consist of only one person, median household income is usually less than median family income. As on the previous map, looking at the median creates a snapshot of household incomes within the neighborhood not strongly skewed by households with very high or very low incomes. Medium household income offers a view of what people near the middle of the neighborhood's wage scale are earning.

Poverty & Public Assistance

To determine the poverty status of families and unrelated individuals, the Census Bureau uses income cutoffs. These are determined by family size from one person to nine or more people. The national poverty level varies by the size of the household and is updated annually. In Sub-Area A, just under **9%** of all families live below the poverty level, which is somewhat lower than the figure for Olympia. Similarly, the poverty level for individuals living below the poverty level is lower than the city at **12%**. Further details on these figures are laid out below in Figures 19 and 20.

PERCENTAGE OF FAMILIES WHOSE INCOME IS BELOW THE POVERTY LEVEL (past 12 months)	United States	Washington	Thurston County	Olympia	Sub-Area A
All families	10.9%	8.7%	7.0%	9.8%	8.9%
- With related children under 18 years	17.2%	14.0%	12.3%	15.7%	11.4%
- With related children under 5 years only	18.2%	15.5%	13.5%	19.6%	12.8%
Married couple families	5.4%	4.4%	2.9%	3.8%	4.6%
- With related children under 18 years	7.9%	6.7%	4.4%	3.5%	3.0%
- With related children under 5 years only	6.9%	6.2%	3.5%	6.1%	0.0%
Families with female householder, no husband	30.1%	27.6%	24.4%	28.0%	25.9%
- With related children under 18 years	39.1%	35.7%	32.5%	36.7%	31.0%
- With related children under 5 years only	46.6%	46.3%	41.8%	42.2%	85.4%

Figure 19: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

PERCENTAGE OF FAMILIES AND INDIVIDUALS WHOSE INCOME IS BELOW THE POVERTY LEVEL (past 12 months)	United States	Washington	Thurston County	Olympia	Sub-Area A
All people	14.9%	12.9%	11.1%	15.6%	12.1%
People Under 18 Years Old	20.8%	17.2%	14.5%	14.9%	8.5%
- Related children under 18 years	20.5%	16.7%	14.1%	14.9%	8.5%
- Related children under 5 years	24.1%	19.9%	17.7%	18.4%	13.3%
- Related children 5 to 17 years	19.2%	15.4%	12.8%	13.5%	4.7%
People 18 Years Old and Over	13.0%	11.6%	10.1%	15.8%	12.9%
- 18 to 64 years	13.7%	12.4%	10.9%	16.8%	14.0%
- 65 years and over	9.4%	7.9%	6.1%	10.2%	7.2%

Figure 20: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

44% of Sub-Area A households receive some sort of a public assistance – social security, supplemental security income, cash public assistance – and **11.1%** receive Food Stamps/SNAP benefits. Figure 21 provides more detail on these figures and provides a comparison with Federal, Washington State, Thurston County, and Olympia percentages.

PERCENTAGE OF HOUSEHOLDS RECEIVING PUBLIC ASSISTANCE	United States	Washington	Thurston County	Olympia	Sub-Area A
Social Security	28.3%	26.0%	27.6%	25.3%	25.5%
Retirement income	17.6%	18.0%	23.1%	17.2%	24.2%
Supplemental Security Income	4.6%	4.1%	3.2%	3.6%	3.6%
Cash public assistance income	2.7%	4.1%	3.4%	4.3%	4.3%
Food Stamp/SNAP benefits in the past 12 months	11.4%	12.5%	11.1%	15.7%	11.1%

Figure 21: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

Veteran Status

Through data collected over 60 months in the American Community Survey (ACS), an estimated **9%** of Sub-Area A residents are veterans (Figure 22).

The U.S. Census defines veterans as men and women who have served but are not currently serving on active duty in the U.S. Army, Navy, Air Force, Marine Corps, or the Coast Guard, or who served in the U.S. Merchant Marine during World War II. People who served in the National Guard or Reserves are classified as veterans only if they were ever called or ordered to active duty, not counting the 4-6 months for initial training or yearly summer camps.

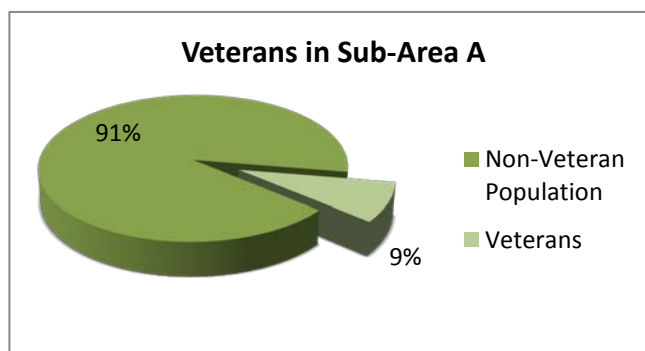


Figure 22: Data source: U.S. Census Bureau, 2008-2012

HOUSING

According to the 2010 Census, there are **3,323** “housing units” in Sub-Area A. A housing unit is a house, apartment, mobile home, group of rooms, or a single room that is intended to be occupied as separate living quarters with direct access from the outside of the building or through a common hall. Below is more detailed information on the characteristics of the area’s housing.

Housing Costs

The ACS provides data on monthly housing costs as a percentage of household income for both owner and renter households. This information offers a measure of housing affordability and excessive housing costs. Households experiencing housing costs of 30% of income or greater are considered to experience a housing cost burden. If a household is spending 50% or greater on housing costs, they are considered to be experiencing a severe housing cost burden. Based on these amounts, **over 50%** of households in Sub-Area A were found to experience some degree of housing cost burden during the period of the study. As illustrated in Figures 23 and 24, rent is higher in Sub-Area A than Olympia as a whole. Ownership trends are presented in Figures 25 and 26.

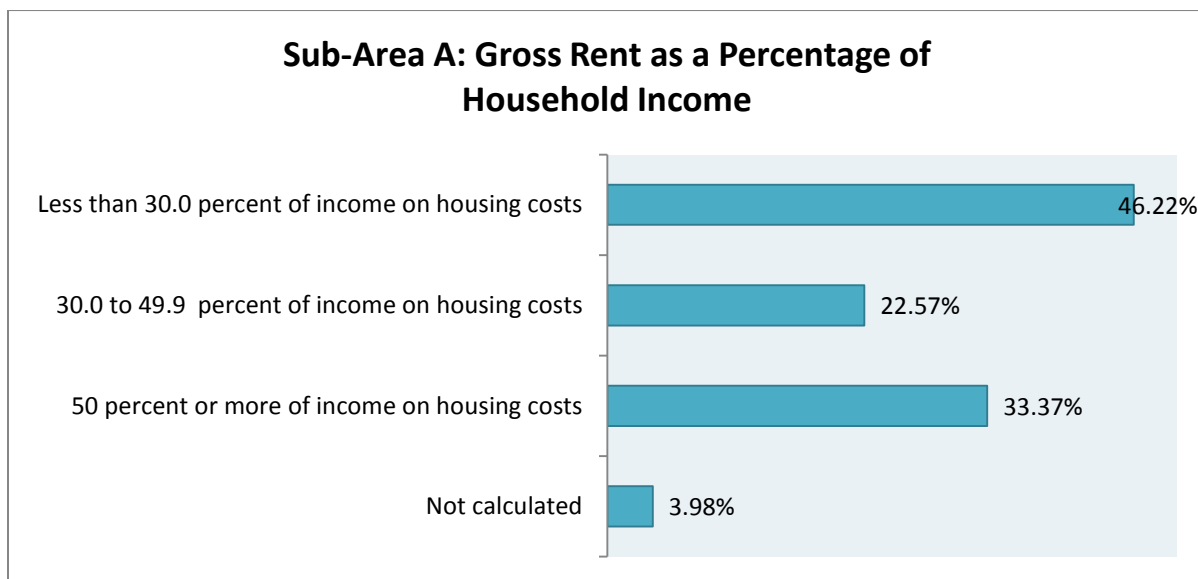


Figure 23: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B25070

GROSS RENT	United States	Washington	Thurston County	Olympia	Sub-Area A
Occupied units paying rent					
- Less than \$200	1.8%	1.6%	1.5%	2.5%	2.2%
- \$200 to \$299	3.3%	2.4%	1.7%	3.6%	0.9%
- \$300 to \$499	8.2%	5.8%	2.8%	3.0%	2.2%
- \$500 to \$749	22.6%	18.7%	14.6%	18.5%	8.2%
- \$750 to \$999	24.2%	26.5%	29.5%	36.6%	26.2%
- \$1,000 to \$1,499	25.7%	29.8%	35.9%	24.7%	40.2%
- \$1,500 or more	14.2%	15.3%	14.0%	11.0%	20.1%
Median (dollars)	\$889.00	\$951.00	\$999.00	\$904.00	\$1,082.66
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME					
Occupied units paying rent					
Less than 15.0 percent	11.7%	11.1%	11.2%	7.8%	9.1%
15.0 to 19.9 percent	12.1%	12.8%	14.0%	15.1%	19.1%
20.0 to 24.9 percent	12.5%	13.4%	13.6%	11.5%	12.2%
25.0 to 29.9 percent	11.6%	12.6%	11.3%	10.4%	5.3%
30.0 to 34.9 percent	9.1%	9.6%	9.6%	9.8%	10.1%
35.0 percent or more	43.0%	40.5%	40.3%	45.5%	44.2%

Figure 24: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

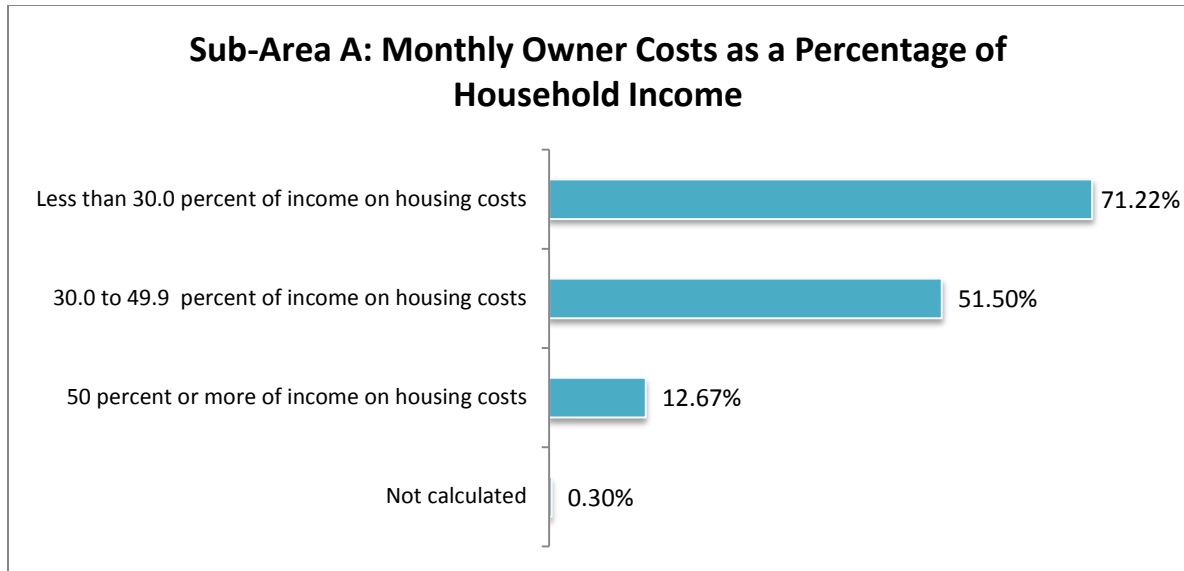


Figure 25: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B25091

MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	United States	Washington	Thurston County	Olympia	Sub-Area A
Housing Unit with a Mortgage					
- Less than 20.0 percent	34.9%	29.8%	29.8%	33.1%	34.5%
- 20.0 to 24.9 percent	16.1%	16.6%	17.2%	17.3%	15.2%
- 25.0 to 29.9 percent	12.2%	13.7%	15.2%	17.7%	17.6%
- 30.0 to 34.9 percent	8.8%	10.4%	10.9%	9.5%	7.9%
- 35.0 percent or more	28.0%	29.5%	26.8%	22.5%	24.8%
Housing Unit without a Mortgage					
- Less than 10.0 percent	39.6%	41.1%	42.9%	43.8%	36.4%
- 10.0 to 14.9 percent	20.0%	21.1%	20.8%	17.8%	24.9%
- 15.0 to 19.9 percent	12.2%	12.5%	12.7%	13.0%	11.7%
- 20.0 to 24.9 percent	7.7%	7.1%	6.5%	5.0%	4.0%
- 25.0 to 29.9 percent	5.1%	4.6%	4.7%	8.3%	5.1%
- 30.0 to 34.9 percent	3.5%	3.0%	2.6%	1.5%	2.2%
- 35.0 percent or more	12.0%	10.6%	9.9%	10.6%	15.8%

Figure 26: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

Occupancy

The area has a higher overall occupancy rate than city, county, state, or national figures, with **3,163** (95%) housing units reported as occupied in the 2010 census (Figure 27).

	United States	Washington	Thurston County	Olympia	Sub-Area A
Total	131,704,730	2,885,677	108,182	22,086	3,323
Occupied	116,716,292	2,620,076	100,650	20,761	3,163
Occupied %	88.6%	90.8%	93.0%	94.0%	95.0%
Vacant	14,988,438	265,601	7,532	1,325	160
Vacant %	11.4%	9.2%	7.0%	6.0%	5.0%

Figure 27: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP04: Selected Housing

As for who occupied the 3,163 units, **1,976** (59%) were owner-occupied and **1,187** (36%) were occupied by renters. Further information on unoccupied housing units is shown in Figure 28.

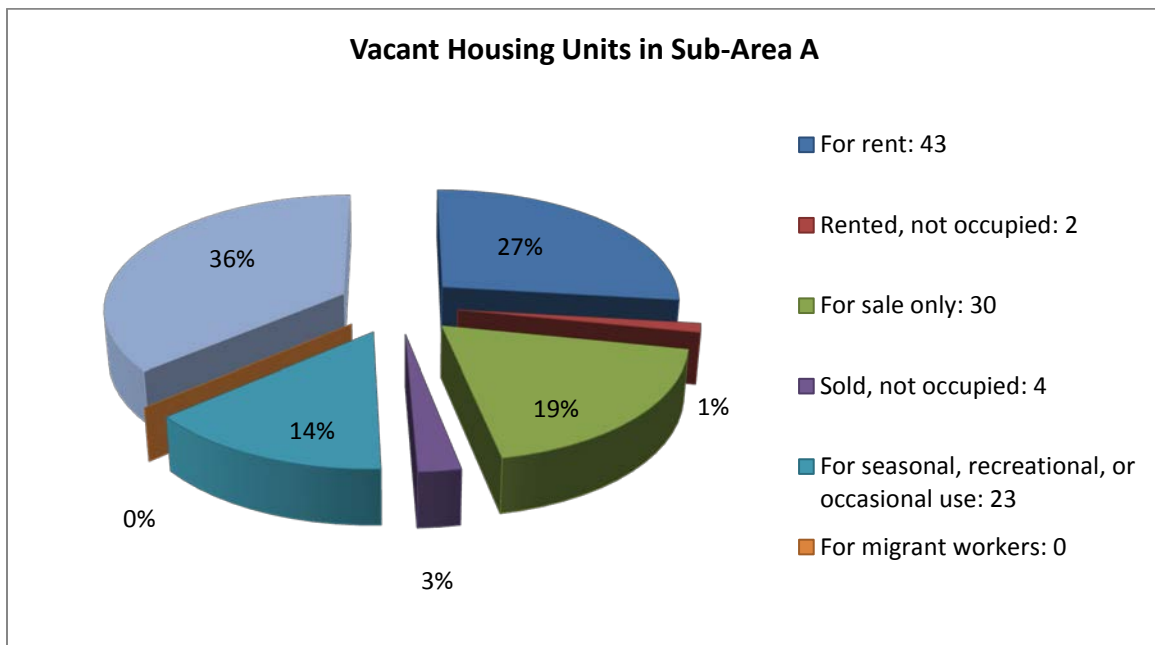


Figure 28: Data source: U.S. Census Bureau, 2010 Census, Table DEC_10_SF1_H5

Age of Housing

Composed of some of Olympia's historic neighborhoods, including Bigelow's Olympia Avenue Historic District, Sub-Area A has a special character created by its older buildings and mature open spaces. About **57%** of the area's residences were built before 1970. While the older homes are appreciated by many residents, an aging building stock has financial implications for individual homeowners and can lead to community-wide health and safety concerns about properties that fall into a state of disrepair. For a comparison of the age of Sub-Area A's building stock with the city, county, state, and nation, see Figure 29.

YEAR BUILDING CONSTRUCTED	United States	Washington	Thurston County	Olympia	Sub-Area A
2010 or later	0.3%	0.4%	0.9%	0.7%	0.1%
2000 to 2009	14.2%	15.9%	19.5%	9.4%	7.7%
1990 to 1999	14.0%	17.4%	20.9%	19.0%	12.1%
1980 to 1989	14.0%	14.2%	16.5%	14.3%	9.6%
1970 to 1979	16.1%	17.6%	20.5%	17.7%	13.7%
1960 to 1969	11.2%	10.0%	7.9%	7.4%	9.0%
1950 to 1959	11.1%	8.1%	4.5%	7.8%	10.0%
1940 to 1949	5.6%	5.3%	3.3%	7.1%	11.7%
1939 or earlier	13.7%	11.1%	6.0%	16.6%	26.0%

Figure 29: Data source: U.S. Census Bureau, 2008-2012 American Community Survey, Table DP04: Selected Housing

Housing Type

While Sub-Area A shows a representative sample of all housing types accounted for in the 2010 census, it has a high proportion of single-family detached houses at **78%** (Figures 30 and 31). This is a high proportion for Olympia as a whole, which has just over 56% of its housing categorized as single-family detached dwellings. Zoning categories in the area are overwhelmingly residential (Figure 32).

HOUSING TYPE	United States	Washington	Thurston County	Olympia	Sub-Area A
1-unit, detached	61.7%	63.5%	68.4%	56.4%	78.0%
1-unit, attached (e.g., townhouse)	5.8%	3.6%	3.8%	4.5%	4.5%
2 units (duplex)	3.8%	2.7%	2.5%	4.1%	4.0%
3 or 4 units	4.4%	3.8%	3.1%	5.2%	0.5%
5 to 9 units	4.8%	4.8%	4.0%	7.6%	2.1%
10 to 19 units	4.5%	5.1%	3.5%	7.2%	2.1%
20 or more units	8.4%	9.3%	5.0%	11.5%	1.1%
Mobile home	6.5%	7.1%	9.4%	3.3%	7.1%
Boat, RV, van, etc.	0.1%	0.2%	0.3%	0.2%	0.6%

Figure 30: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing



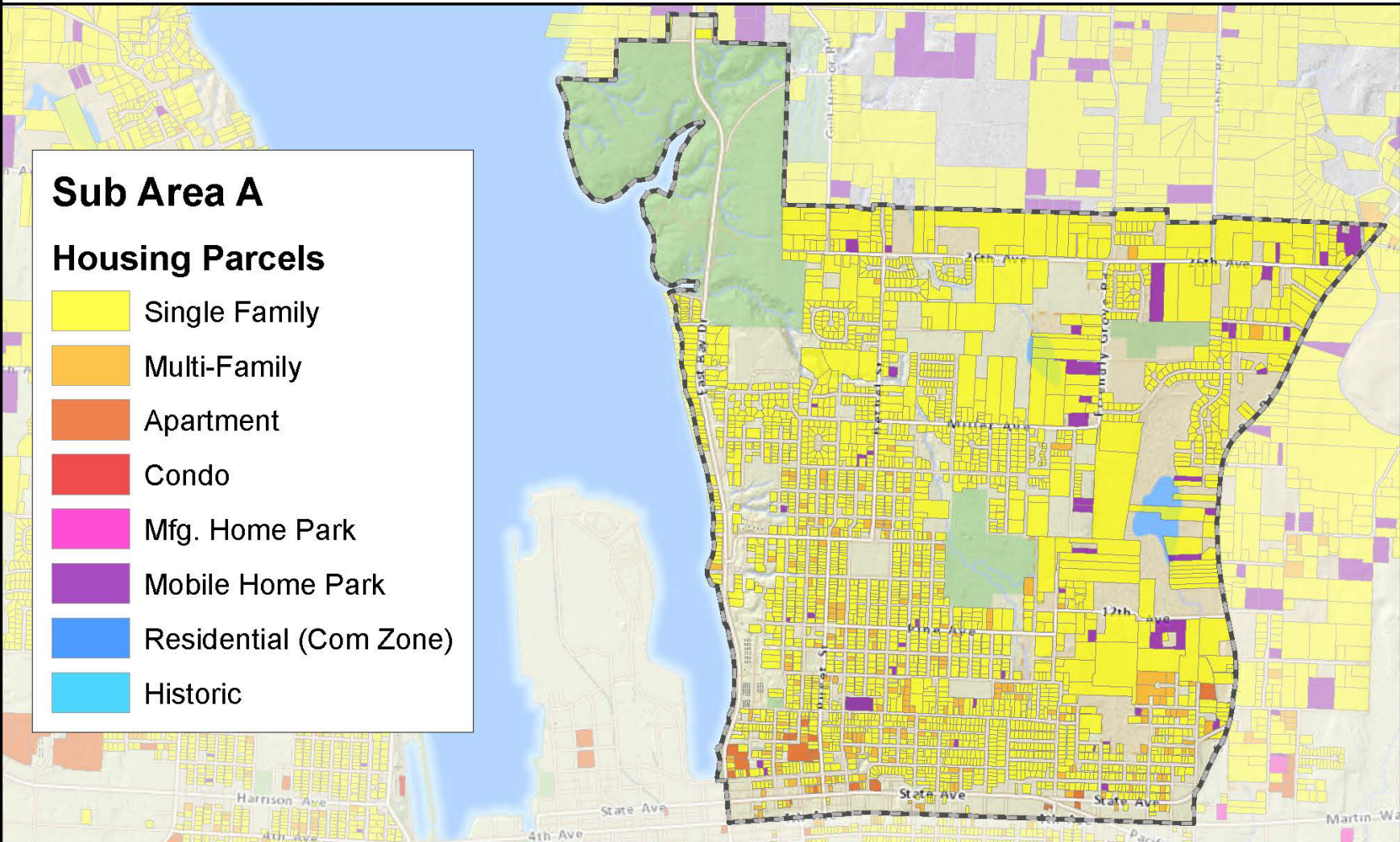
Sub Area A - Housing Parcels

Housing Data by Category

Sub Area A

Housing Parcels

-  Single Family
-  Multi-Family
-  Apartment
-  Condo
-  Mfg. Home Park
-  Mobile Home Park
-  Residential (Com Zone)
-  Historic



0 0.275 0.55
Miles 1 inch = 2,083 feet

Map printed 12/4/2015

For more information, please contact: Michelle Sadlier
Long Range Planning - Community Planning & Development
msadlier@ci.olympia.wa.us
(360)753-8031

This map is intended for 8.5x11" landscape printing.

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Figure 31: Housing Categories Mapped by Parcel

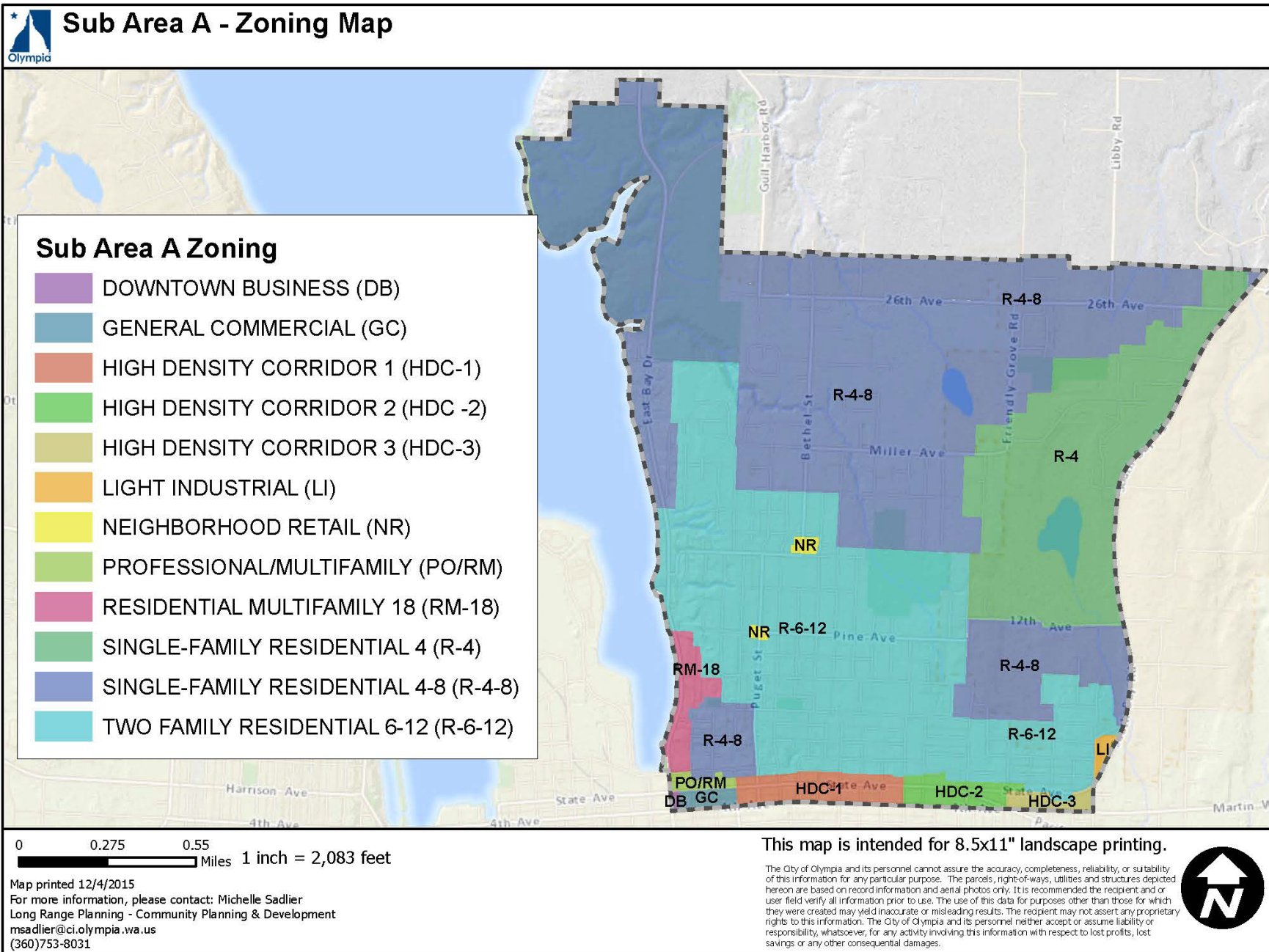


Figure 32: City of Olympia Land Use Zoning Categories

House Heating Fuel and Sewage Service

Census data from 2010 shows that **80%** of Sub-Area A houses are heated with utility gas or electricity in equal measure (Figure 33). Figures for the same heating types for Olympia are 96%. Note that figures for coal and solar energy were generally not statistically significant.

As illustrated in the map provided in Figure 34, a significant number of residences have septic systems rather than sewer service. The lower proportion of Sub-Area A residences served by standard utility heating and sewer lines may in part be accounted for in the proportion of the sub-area which is located in the Urban Growth Area, where some public utility services have not yet been established.

HOUSE HEATING FUEL	United States	Washington	Thurston County	Olympia	Sub-Area A
Utility gas	49.4%	35.5%	35.4%	47.3%	40.1%
Electricity	35.5%	53.0%	50.5%	49.0%	39.7%
Bottled, tank, liquefied petroleum gas	5.0%	3.2%	5.5%	0.7%	8.5%
Fuel oil, kerosene	6.5%	2.9%	1.4%	1.7%	4.7%
Wood	2.1%	4.5%	6.5%	0.9%	6.9%
Coal	0.1%	0.0%	0.0%	0.0%	0.0%
Solar energy	0.0%	0.0%	0.0%	0.0%	0.0%
Other fuel	0.4%	0.6%	0.4%	0.3%	0.0%
No fuel used	0.9%	0.3%	0.1%	0.1%	0.0%

Figure 33: Data source: U.S. Census Bureau, 2010 Census, Table DP04: Selected Housing

TRANSPORTATION

Sub-Area A's transportation infrastructure includes a number of bus and bicycle routes (Figures 4 & 35). Sections of the area do not have sidewalks, most notably but not exclusively the Urban Growth Area. Census data indicates that personal vehicle use for commuting is similar to that of Olympia as a whole, both of which are lower than Thurston County and national figures (Figures 36 & 37). Sub-Area A residents' use of public transportation and walking are somewhat lower than for the city but reports of home working were higher.

The census also provides information on the time people spend commuting (Figure 38). These times include the total trip, waiting for a bus, and picking up passengers in a carpool. The majority of people living in Sub-Area A – **67%** – have a daily commute of less than 25 minutes.

Transportation studies and projections are included in Olympia's 2014 Comprehensive Plan. Relevant maps from this document have been provided in Appendix A.

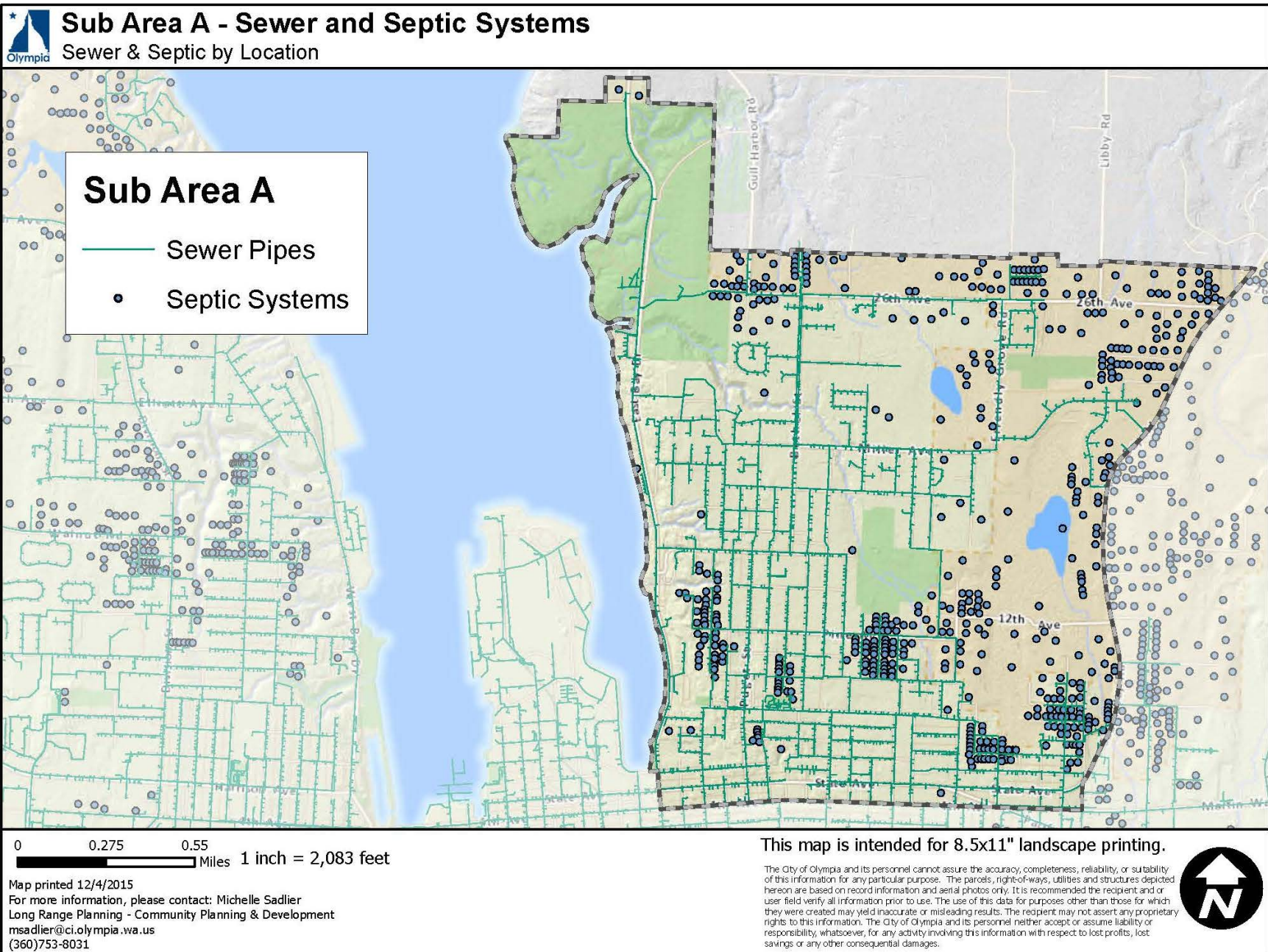


Figure 34: Sewer and Septic Systems in Sub-Area A

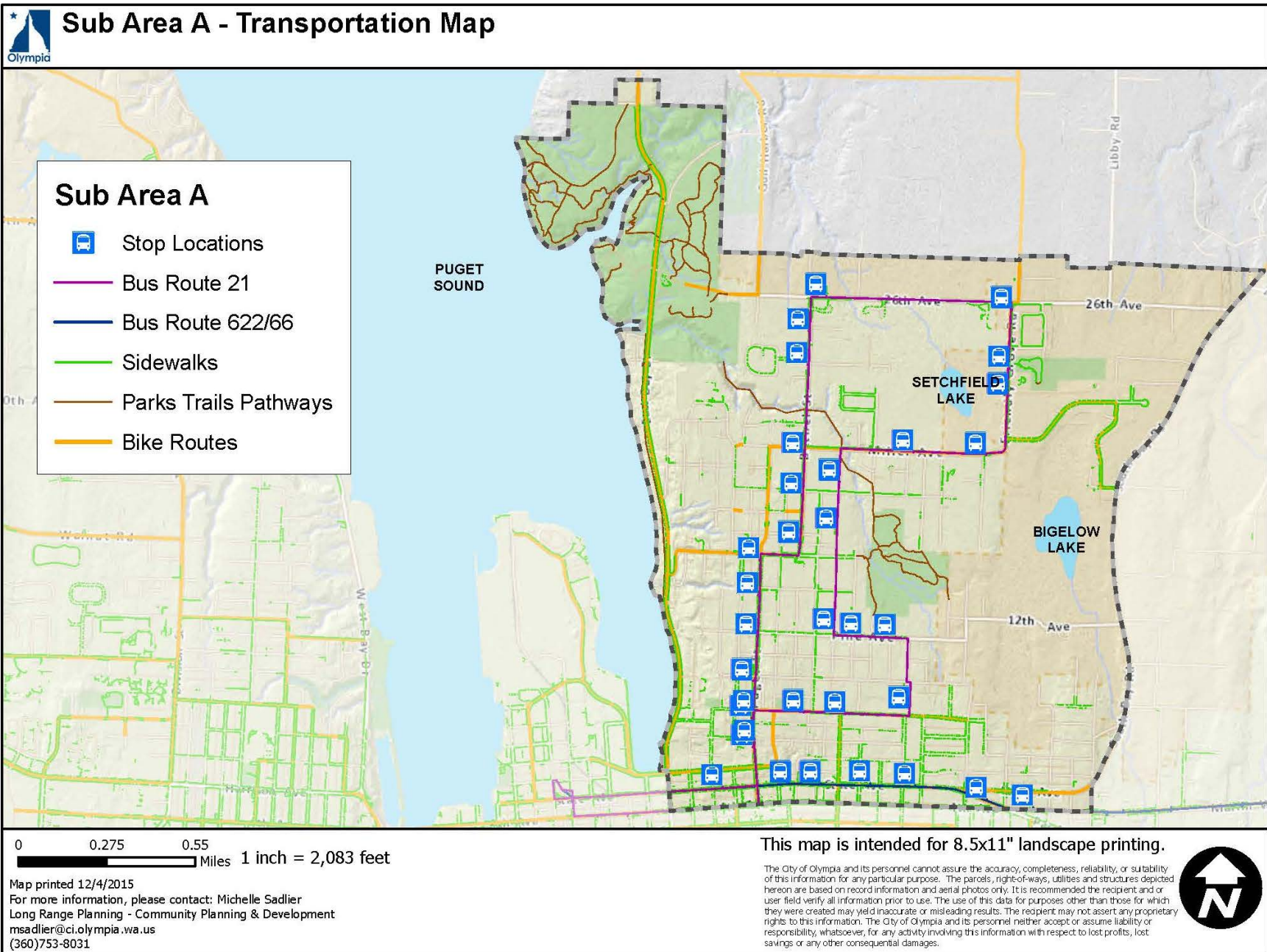


Figure 35: Sub-Area A Transportation Infrastructure

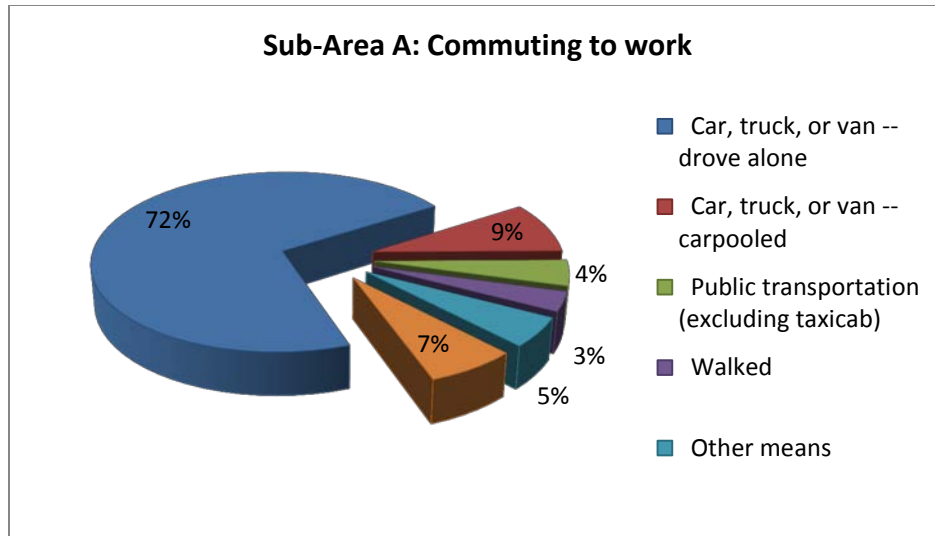


Figure 36: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

COMMUTING TO WORK	United States	Washington	Thurston County	Olympia City	Sub-Area A
Workers 16 years and over					
Car, truck, or van -- drove alone	76.1%	72.4%	77.4%	69.0%	71.47%
Car, truck, or van -- carpooled	10.0%	11.1%	11.3%	10.8%	8.90%
Public transportation (excluding taxicab)	5.0%	5.7%	2.3%	6.0%	4.43%
Walked	2.8%	3.5%	2.2%	4.4%	3.37%
Other means	1.8%	2.1%	2.5%	5.2%	5.13%
Worked at home	4.3%	5.3%	4.3%	4.6%	6.7%

Figure 37: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table DP03

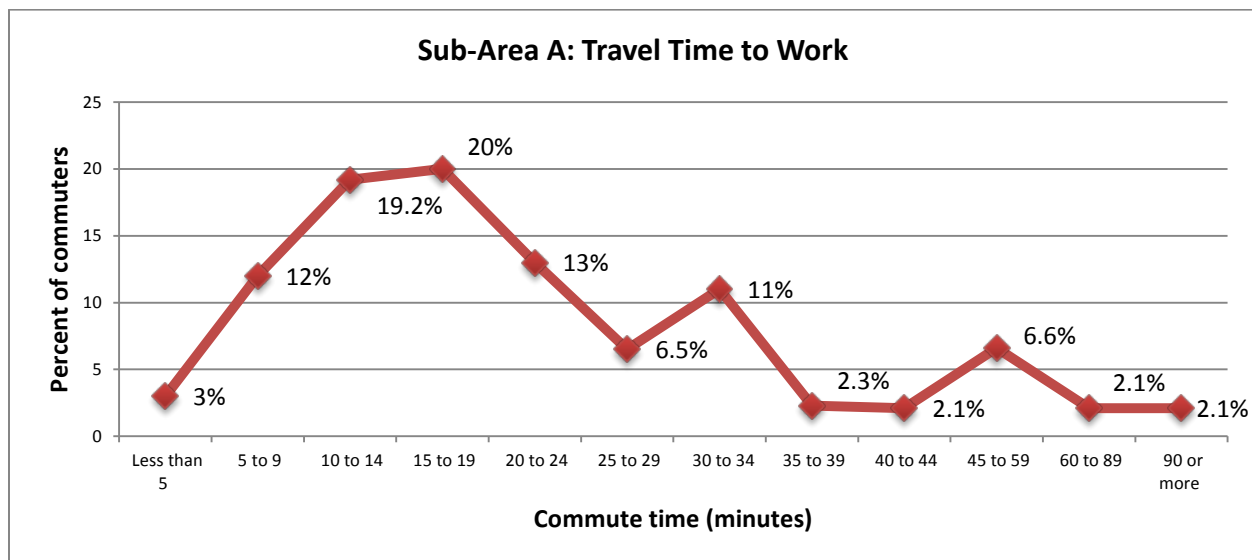
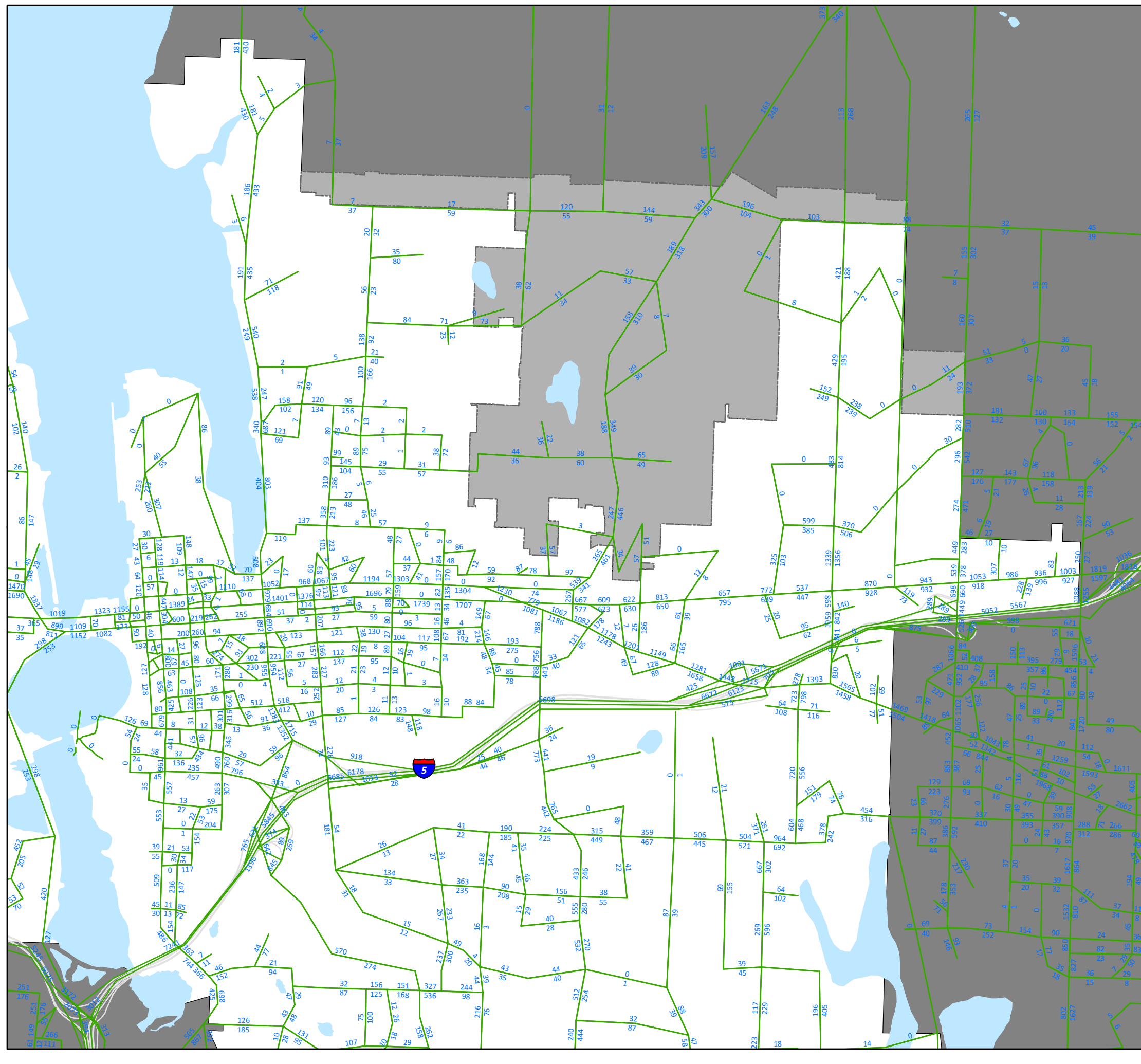


Figure 38: Data source: U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table B08303

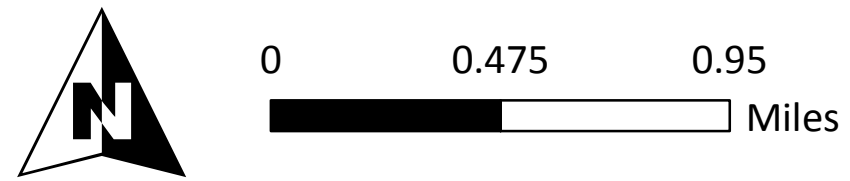
APPENDIX A: Selected Maps from Olympia's 2014 Comprehensive Plan

2009 PM Peak Traffic Volume by Street Segment and Lane Direction (Eastside)



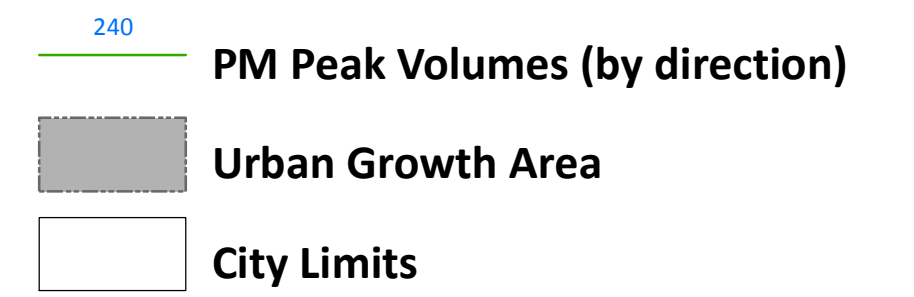
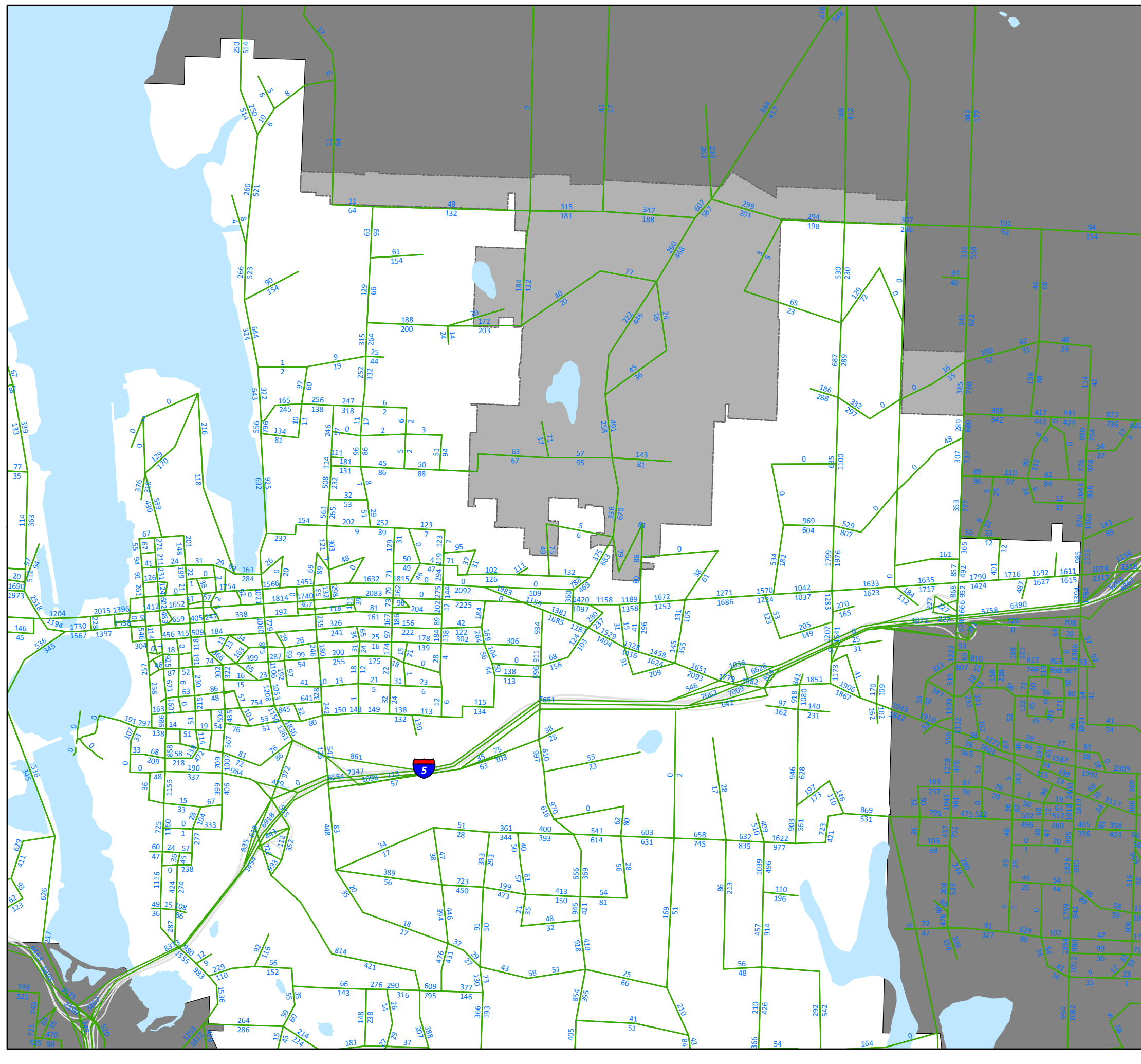
- 240 PM Peak Volumes (by direction)
- Urban Growth Area
- City Limits

Publication Date: 12/18/2014
Effective Date: 12/23/2014
Ordinance #6945



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

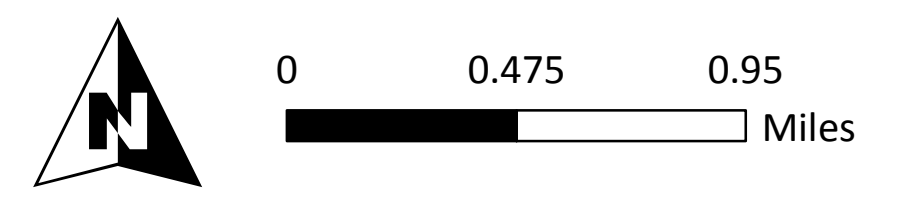
2030 Projected PM Peak Traffic Volume by Street Segment and Lane Direction (Eastside)



Publication Date: 12/18/2014

Effective Date: 12/23/2014

Ordinance #6945



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Transportation 2030

Northeast

Publication Date: 12/18/2014
Ordinance #6945

Effective Date: 12/23/2014

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - Future Major Collector
- Existing Neighborhood Collector
- - - Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites.
Some types of improvements are appropriate.

Notes:

On Strategy Corridors, level of service may fall below adopted standards.
Widening may not be a solution to congestion on these streets.
Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable
on arterial and major collectors. In the rest of the City and
Urban Growth Area LOS D is acceptable.

The specific alignment of the future streets shown will be determined
based on more detailed analysis during development review or
City alignment studies.

All widening projects will be built to current street standards.



0 0.25 0.5
Miles

The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary rights to this information. The City of Olympia and its personnel neither accept or assume liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Appendix B

- Letter to Council and Council
Response Letter to ONNA

February 23, 2015

Dear City Council members,

On behalf of the neighborhood leaders in northeast Olympia, I am writing to inform you of our intent to formally initiate the development and drafting of a Sub-Area Plan. With your recognition of our intent to proceed with this process, we hope to get started as soon as possible. This letter will outline some of our accomplishments to date, the Sub-Area leadership team, outreach efforts, expected resource needs, and timing for completion of the Sub-Area Plan.

Background

The newly adopted Comprehensive Plan allows for and encourages a grassroots process whereby local residents, businesses, and community organizations work together in partnership with the City to help shape how neighborhoods grow and develop. This process, known as Sub-Area planning, gives neighborhoods the chance to collaborate with the City to help shape their future development in alignment with neighborhood priorities while remaining consistent with the City's Comprehensive Plan.

Sub-Area A

Sub-Area A is comprised of five recognized neighborhood associations in northeast Olympia - Bigelow Neighborhood Association (BNA), Bigelow Highlands NA (BHNA), East Bay Drive NA (EBDNA), Northeast NA (NENA), and the Upper Eastside NA (UENA). Representatives from these associations have been meeting to discuss how Sub-Area planning can be an effective tool to shape our community. In addition, the Sub-Area A planning team, also known as the A Team, was chosen by the Olympia Coalition of Neighborhood Associations to pilot the first Sub-Area Plan. The leadership of the A Team is as follows:

- Mike Dixel, Sub-Area A Chair, NENA President
- Don Law, Sub-Area A Vice-Chair, EBDNA Vice President
- Stephanie Johnson, Sub-Area A Secretary, UENA President
- Peter Guttchen, NENA Vice President
- Melissa Allen, BHNA Vice President
- Susi O'Bryan, BHNA NA Secretary
- Jay Elder, BNA Secretary
- Tim Walker, BNA Vice-President

With the help of City planning staff, the A Team has made tremendous progress to establish a foundation for our Sub-Area Plan. To date we have:

- Met 14 times to get to know each other and learn about Sub-Area planning concepts.
- Initiated and guided development of a Sub-Area profile including key demographics.
- Identified an initial list of key priorities to focus on within Sub-Area A.

- Drafted communication materials.
- Worked with the intent to develop a model for other sub-areas to follow.
- Created an [online archive](#) of all planning work and research materials to date.

Communication/Outreach

Each of the five neighborhood associations in Sub-Area A have started communicating the concept of Sub-Area planning to our members. We will strive to reach out to all households, businesses, and other entities within Sub-Area A. To accomplish this we will need the assistance of City staff and resources. We anticipate using a variety of outreach strategies that may include postcard mailings, a website, an email listserv, social media, and community meetings.

Our goal is to complete a draft of the Sub-Area A Plan within one year of your recognition of our intent to proceed. To ensure we understand your assumptions and expectations before we formally begin this process, please advise the Sub-Area A leadership team regarding:

1. What the Council sees as the purpose and benefit of Sub-Area planning.
2. How the City's planning and budget processes will be different with Sub-Area planning.
3. What the Council expects to see addressed in a Sub-Area Plan.
4. What role the Council and City staff will play in Sub-Area planning.
5. What resources the City can commit to providing our Sub-Area planning process including support for implementation of our Plan.
6. What key measures the City plans to use to evaluate the effectiveness of Sub-Area planning.
7. How the Council and City staff would like the A-team to keep them informed.

To learn more about our work, we encourage you to visit our [on-line archive](#). You are also invited to join us at one of our meetings. We normally meet on the 3rd Wednesday each month. If you have further questions, please contact me directly.

Thank you for your consideration. We look forward to your response.



Mike Dexel

Chair

Sub-Area A

mikedexel@hotmail.com

(360) 292-3916



July 7, 2015

Mike Dexel
Chair
Sub-Area A
1910 4th Ave PMB #2
Olympia, WA 98506

Dear Mr. Dexel:

The Olympia City Council received the February 23, 2015 letter submitted by the leaders of Sub-Area A to formally start their neighborhood-level strategic planning process. We want to thank our neighborhood leaders in the northeast for all of your energy and efforts to move sub-area planning forward in our City.

As you know, the 2014 Comprehensive Plan calls for sub-area planning through collaboration between the community and City to help shape how our neighborhoods grow and develop. The Comprehensive Plan indicates that sub-area planning can be initiated by the City or the neighborhoods themselves. Through your letter, we recognize your intent to begin the formal process of sub-area planning and look forward to following your progress as you work towards submitting a final plan to the Council for acceptance.

Your letter highlights important points and asks a number of questions which we will address here.

Communication/Outreach during the Sub-Area Planning Process

We appreciate learning of the community outreach that you've already conducted as well as your plans to expand the work you've completed so far. In addition to working with your membership, broad public engagement that reaches out to and is inclusive of all residents and businesses in the sub-area will be critical to its success in representing the voice of the community, whether they are members of the five neighborhood associations or not. We hope to see a plan which includes details on how community members – residents and businesses – were engaged in the development of the plan's priorities and strategies, including the numbers of participants involved.

What the Council Sees as the Purpose and Benefit of Sub-Area Planning

As outlined in the adopted Comprehensive Plan, sub-area planning is intended as a collaboration between the City and community members to identify local planning priorities and strategies for addressing them.

Sub-area planning should create a structure that serves as a forum for neighborhoods, City advisory committees, staff, and other partners to come together to help neighborhoods set their own priorities which are integrated into the City's and other partners' processes for budgeting and planning. In particular, Sub-Area A's pilot process will establish a different way for the City and neighborhoods to work together, serving as a template for how other neighborhoods can develop positive relationships with the City and other area partners as we work together to help shape the look and feel of Olympia's neighborhoods.

How the City's Planning and Budget Processes will be Different with Sub-Area Planning

Through active collaboration between City staff, the sub-area, and other partners, sub-area planning should provide strategies for integrating community priorities early and throughout City planning and budgeting processes where appropriate. This approach will help identify opportunities and constraints in addressing community priorities throughout the City's ongoing planning and budget allocation processes.

We envision a process where collaboration starts at staff level to coordinate and integrate efforts during the development of the plan. The Sub-Area Planning Liaison will work to bring together other staff, partners, and advisory committees as the community identifies its priorities. Being aware of neighborhood priorities early means that, whenever possible, those which include City involvement can be included in the formation of City planning and budgeting processes, such as the CFP, and potential partners can be brought in to help. In the years ahead, City staff can then continue to consider the identified priorities in the plan when looking at projects in the area. This approach should create positive, ongoing relationships between the City and its neighborhoods.

What the Council Expects to See Addressed in a Sub-Area Plan

The finished plan should outline how it implements the Comprehensive Plan at the sub-area level. At its core, the plan will identify the community's priorities and strategies for addressing them. The identified strategies should include details on who will be responsible for taking steps to achieve priority goals, including City departments, neighborhood associations, and other

community partners. We anticipate that some of the community's strategies may be ongoing programs rather than individual projects, such as historic preservation.

In addition, some of the features we anticipate seeing in the sub-area plan include:

- A list of the sub-area's assets;
- Descriptions of areas that present challenges or opportunities;
- Reference to existing City and other partner plans that involve the sub-area;
- Short-term and long-term goals and actions following placemaking principles;
- Description of how you involved neighbors and gathered their input; and
- Ways the City can involve neighborhoods early in its established processes.

Role the Council and City Staff Will Play in Sub-Area Planning

Existing City budget resources include 0.25 FTE for a sub-area planning liaison role to assist and support the development of the plan and its public outreach activities in 2015. The liaison will work to bring in staff from throughout City departments to provide expertise and information in developing strategies. She will also keep City Council and the Land Use and Environment Committee informed of the progress of sub-area planning through regular status updates.

Citizen advisory boards may also be brought into the process depending on the priorities identified by the community, whether to receive informational briefings or to provide advice. In particular, the Olympia Planning Commission will review the draft plan for consistency with the Comprehensive Plan.

Upon final submission of the sub-area plan, the City Council will review the plan for acceptance. Assuming the plan is accepted, City Council would direct staff to work on implementation strategies where the City is a partner and the work can be accomplished within existing resources. The City Council may also choose to direct staff to include individual strategies where the City is identified as a partner into its planning and budget processes.

Resources the City Can Commit to the Sub-Area Planning Process and Implementation

As described previously, committed resources for the project include the annual 0.25 FTE position for 2015 and other staff time as determined by community priority interests. Resources for the implementation of the community's plan currently fall under existing planning and budgeting processes, such as the Comprehensive Plan's Action Plan. Outreach and mailing assistance is available to the sub-area within existing resources.

Depending on the progress of Sub-Area A's planning process and recognizing that that this is a pilot, the Council may consider extending staff support into 2016.

Key Measures the City Plans to Use to Evaluate Effectiveness of Sub-Area Planning

In our view, the assessment of the effectiveness of the sub-area plan should be done by all partners in the collaboration. What methods of evaluation would be most effective will depend on the partner. From the City Council's perspective, the sub-area plan will help implement the 2014 Comprehensive Plan. As a result, the Comprehensive Plan's policies can help formulate questions to ask to determine how effective the sub-area plan is. In addition, we will seek input from the northeast neighborhoods on the City's Action Plan, particularly on the community indicators that consider whether the community is progressing toward its Comprehensive Plan goals. We will also turn to the people of Sub-Area A for suggestions on what other questions to ask to understand if the plan's goals are being accomplished, such as, "are neighborhoods being involved earlier in City processes?"

We are also interested in determining what the tangible benefits are that are accomplished through sub-area planning. We could explore the possibility of the neighborhood participating in data gathering to demonstrate what those benefits are.

How Council and City Staff Want to be Kept Informed

The City Council would like to receive quarterly updates on your progress at regular Land Use and Environment Committee meetings. Staff will be involved in the process throughout the plan's development. An additional meeting between Sub-Area A's leadership and the cross-departmental team may also be considered.

Thanks again to community leaders from the Bigelow, Bigelow Highlands, East Bay Drive, Northeast, and Upper Eastside Neighborhood Associations for formally initiating this new planning approach. We look forward to collaborating with you.

Sincerely,



Stephen H. Buxbaum

Mayor

Appendix C

- Postcard Example

Have a Voice

Take Our Online Survey: ONNA is surveying residents on what they need/want in their neighborhood. The online survey will help provide the City feedback on how you want your neighborhood to grow and develop. Log-on now —*survey closes March 31, 2016*

Who is ONNA? Olympia Northeast Neighborhood Alliance represents Bigelow, Bigelow Highlands, East Bay Drive, Northeast, and Upper Eastside neighborhoods.

Learn More: Visit our website to learn more and sign up for email notices.

www.olyнна.com



What Will ONNA Do?

ONNA will work with the City of Olympia to make sure changes, improvements and development meet the neighborhood's needs.

We will keep you aware of City codes, zoning, procedures, new development and important changes that could affect you.

Go to www.olyнна.com

- Take our survey
- Sign up for email notices
- Learn more

From: ONNA

PO Box 1967

Olympia, WA 98507-1967

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Appendix D

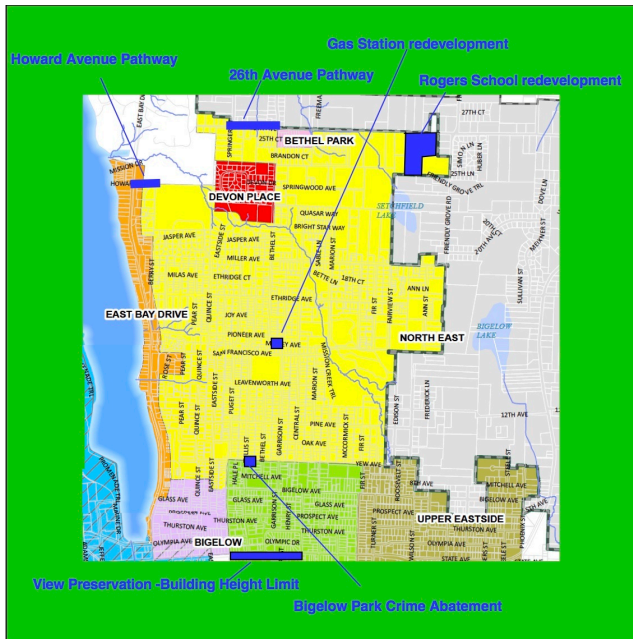
- Survey Questions and Results

Survey 1 Questions

1. What are your neighborhood initials? (B, BH, UE, EBD, NE)

How long have you lived in your current neighborhood?

What is your EMail address? (optional)



2. ONNA has identified projects needed in Northeast Olympia. The locations are shown above in blue. Please rank them from most important (= 1). Add your own suggestion in question 3, if you'd like.

3. Tell us your suggestion for a neighborhood project (100 characters allowed)

4. The idea of a neighborhood center at this site is still only a concept. ONNA wants your opinion as to whether/how we should proceed. How would you like to approach this idea?

- I want this idea investigated, so that the pros and cons can be accurately described beforehand
- I feel no need for a neighborhood center in this area

5. If there were ever a neighborhood center in the San Francisco Bakery area, what kinds of amenities would you want to see there?

- Small Grocery
- Drug Store
- Restaurant
- Mixed Use
- Personal Services
- Laundry

Other (specify): _____

ONNA Survey 1 Final Summary

1. Respondent Characteristics

Participation rate was pretty uniform (about 7%), where larger neighborhoods had proportionally larger numbers of respondents.

The average number of years respondents had lived in their neighborhoods was 14 years, but about a quarter of respondents had lived less than 5 years in their neighborhoods.

2. Project Priorities - Supplied Choices

The top 3 supplied choices, in order of preference, were

1. Remove the old gas station and replace it with some other use
2. Enhance crime prevention at Bigelow Park
3. Build a 26th Avenue pathway from Bethel to Priest Point Park

3. Project Priorities - Write-in Choices

The top 3 write-in choices were

1. Build sidewalks on at least one side of every street
2. Traffic-calming devices in specified locations
3. Target crime/beef up code enforcement

4. Neighborhood Center concept

About 85% of respondents wanted the NC concept explored further

5. Neighborhood Center Uses

The top 3 desired NC uses (basically a 3-way tie) were

1. Small grocery
2. Mixed-use 3-story building
3. Restaurant

The top 3 write-in NC uses were

1. Farmer's market/fresh produce stand
2. Community space: meeting, after-school kid care, outdoor space
3. Full-service, non-convenience store, grocery

ONNA Survey Results 3/15/16

1. Question 1: Neighborhood, Years Lived there, EMail

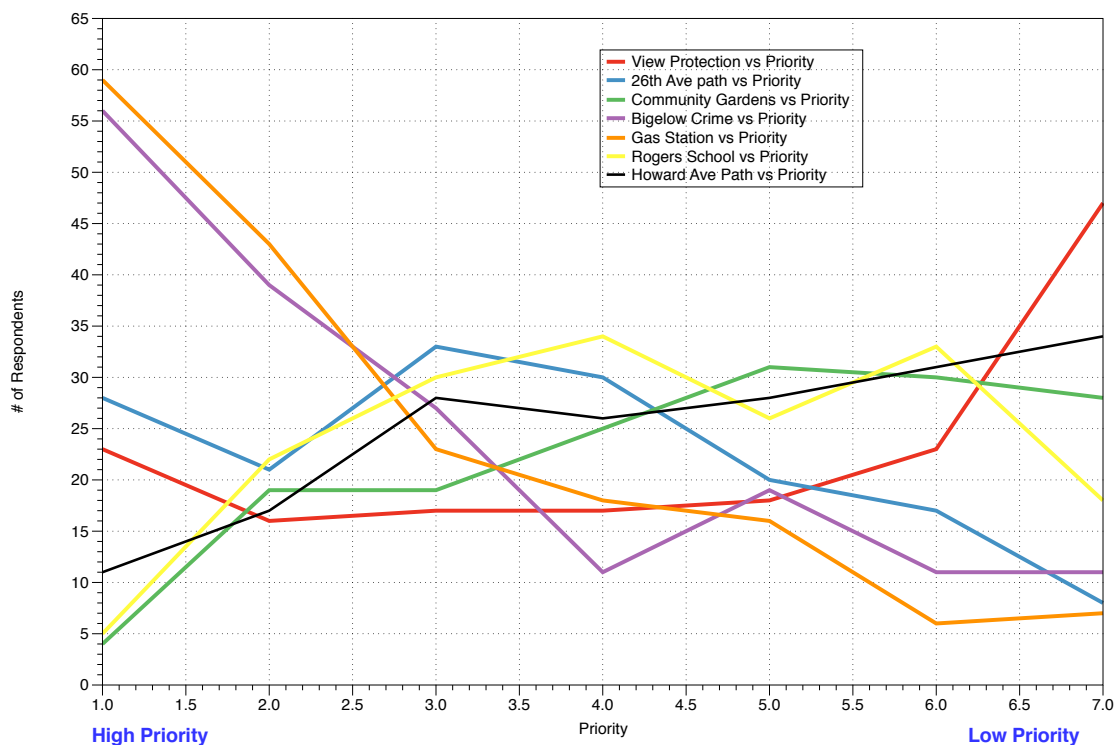
See attached "Respondents' Addresses" for data.

25 Bigelow
29 Bigelow Highlands
19 East Bay Drive
102 Northeast
21 Upper Eastside
1 All (landlord)
1 east of NENA
198 respondents

2. Question 2: Project Priorities (1 = most important)

47 = top responses in a given priority

Answer Options	Priority 1	Priority 2	Priority 3	Priority 4	Priority 5	Priority 6	Priority 7	Rating Average	Responses
View Protection	23	16	17	17	18	23	47	4.5	161
26th Ave Path	28	21	33	30	20	17	8	3.5	157
Community Gardens	4	19	19	25	31	30	28	4.7	156
Bigelow Park Crime	56	39	27	11	19	11	11	2.9	174
Gas Station	59	43	23	18	16	6	7	2.6	172
Rogers School	5	22	30	34	26	33	18	4.3	168
Howard Ave Path	11	17	28	26	28	31	34	4.6	175
								Answered	191
								Skipped	7



3. Question 3: Other project suggestions

Allow for tree trimming to include decreasing heights of tree and sailing the trees to ensure water views are blocked.

Please tear down that crappy old gas station and build a neighborhood grocery store carrying fresh foods.

An off leash dog park would be wonderful- number one in my book

Redevelop the area around the San Francisco Bakery into a small retail center. Rogers school should become a community center.

Turn the old Rogers school into community arts space - place for musicians to practice, people to build projects for the procession of the species, etc.

Nothing is more important to us than stopping crime. All else must wait until we can return to higher levels of safety. Bring in greater police presence to stop break-ins and move along addicts, criminals and homeless

Similar to wildwood district. If retail no chains other than local chains. Small grocery or coop with healthy choices. Neighborhood and kid friendly businesses.

Retail - coffee house-type space at old gas station site. (Maybe ice cream! Desserts! Crafting space!)

Clear Shrubbery from sidewalks

Community art project

more street parties; develop State into neighborhood center between Eastside Urban and Ralph's.

There are several areas that could use sidewalks or sidewalk improvement.

need more enforcement against speeding vehicles in the neighborhoods

Sidewalks: Tullis to Roosevelt school for example. Street repairs: streets in west side of Lincoln school are awful.

Traffic Light @ Turner and State Streets

More sidewalks and greenery in community spaces (i.e. Central between State and Bigelow). It's my favorite place to walk. I like your ideas too, though. :)

More sidewalks. A neighborhood pizza parlor would be nice, too.

This is "on the fringe" of our neighborhood area...but I have always thought with all of the roundabout development going on...the one place where a roundabout seems absolutely NECESSARY is at the intersection of East Bay Drive and Olympia Ave. When turning left on East Bay Drive from Olympia Ave it is a VERY busy and dangerous turn, especially with all of the traffic trying to turn left onto Olympia Ave. Thanks!

Make the volleyball court in Friendly Grove also be usable for pickleball.

Connected Sidewalks for a safe walking on 27th. Especially between friendly grove and bethel.

Ivy and other invasives needs to be removed from Mission Creek Nature Park and city property, especially off Ethridge into what would be McCormick st

Plant Oysters in Budd Inlet!

Light up crosswalk with button for Olympia ave across east bay. Also crosswalk on ground at midpoint of priest point park.

Trail development and maintenance at Mission Creek. Sidewalks on pine from Wilson to Garrison.

We need to build out infrastructure throughout area - sidewalks etc. Also stop composting/chicken feeding/bird feeding - which has led to the epidemic of rats throughout area. Let's encourage mixed use business throughout area.

Put in sidewalks in UE. There are so many children walking the streets and the speed bumps don't slow down vehicles. Every day I hear the crunch and scrape of a vehicle going too fast over the speed bumps.

Traffic calming devices on Puget or at least having some clearly marked pedestrian crosswalks

Support historic properties by adding additional informational signage; the City should put in sidewalks at city expense, additional police patrols, city gardens throughout and the city needs to significantly reduce property owner costs for infill

The time is ripe to capitalize on our great area. To make these ideas fly, though, we need city staff to get out from behind their desks and BE here once in a while. Start an ombudsman program for code enforcement so we can more easily get help addressing today's problems. With that backlog cleared up, we can take these positive steps toward improvement. Many feel alienated from code enforcement and city management because they seem hostile and disinterested in our current challenges. But we need to fix old problems so new assets can succeed.

tool libraries

Make Quince Street more safe for the heavy foot qnd vehicle traffic morning and afternoon. There are too many cars parked along the street making vehicle traffic have to alternate and often kids need to go out into street to pass.

Educate people about need for urban density and State/4th urban corridor development

Turn at least one lane of 5th Avenue into a Bikes Only corridor so we can get from eastside to westside safely without competing with cars downtown.

Small "plaza" areas with a bench or two, lending libraries, info kiosks, at key intersections (like Olympia and Chambers) throughout the neighborhoods.

More USPS mailbox drop locations - too much stolen outgoing mail, closest boxes are downtown.

put together map of best bike routes

more traffic calming structures, the ones proven to be effective! (NOT speed bumps, they don't work) So good ones such as bulb outs, chicanes, median islands, traffic circles at intersections like in Seattle "hoods" Having an exchange "store" at the Neighborhood Center for goods and services so neighbors can share tools, etc. (an actual vs virtual "street bank") like lawn mowers, tools, and a "reader board" or other system for service exchanges within the hood Having neighborhood carshare (zip cars) and especially a share pick up truck!! maybe bikes?? maybe vans..... transportation node center for: carpools, van pools that can connect where neighborhood residents need to get to and fro for work, esp. the most needed areas/times and that would go more directly than the bus system for a more targeted ridership

sidewalks along 26th ave. More lighting on some Miller and Friendly Grove Park.

View protection: Do you mean keep the existing bldg ht limit or decrease the limit? Unclear question.

That the historic Bigelow House continue to be supported in whatever way feasible and necessary.

It would be great to have a community garden nearby where we could have a plot to grow vegetables

tear down gas station. Make something not retail to serve the community.

Maintain shoreside trees and shrubs at heights that control erosion by don't block views. Monitor speed and noise on East Bay Drive

My main concern is the unsightly and devaluing condition of Duane Moore's houses - painted black, uncared for, and questionable activities.

Put restrictions on Duane Moore and his deteriorating properties.

Better maintenance of the sidewalks on the East side of East Bay Drive as well as continued maintenance of West side sidewalks.

I'm not big on the pathways because of safety & amount of crime here. Please keep big fields @ Rogers & make indoor gym usable.

speed bumps on Eastside St and on Bigelow hill. Traffic control At Plum and Olympia Ave. It could just be flags for walkers to wave at half attentive drivers.

survey not working. everytime I enter a # it erases another.

Your survey keeps erasing my points.

Planning for curbs & gutters where missing. Sidewalks on at least one side each street.

A few speed bumps on Ethridge Ave and Quince (slow Reeves traffic). A protected turn signal light at 4th & Plum. Bike path on Bethel - especially near Roosevelt. Maybe an off leash dog park at John Rodgers.

I would like to see it used as a grocery store.

Traffic calming project for Bigelow Ave. NE between Puget and Quince (for instance, make Bigelow Ave. one-way eastbound for those blocks).

sidewalks!

San Francisco hill beautification project.

I just want the City to get a better handle on the downtown situation because the junkies and criminal elements are creeping into the neighborhood more and more. I walk every day--all over the NE neighborhood and down to the port. Right now, the more pathways and common areas there are, the more junkies I run into. For that reason, I left a lot of the listed projects blank. I am horrified by the idea mentioned below about a Neighborhood center. No no no no no. A thousand times no. I live a few blocks from there and a house up the street from me that hosts weekend parties has a regular parade of booze trafficking visitors who buy liquor at Don's and walk back to their lair, stumbling over lawns. I am not kidding.

There are many homeless--or near homeless--who live in our neighborhood. We should be part of an effort to develop a comprehensive plan -- and enact it -- to deal with the homelessness in our city.

More events to build a shared sense of community

would love to see safe bicycle/walking lane the distance of 26th from PP Park to South Bay Rd, this would serve the old Rogers School and is a major connection to freeway/Lacey/hospital area where many of us travel daily

Develop parking lot at the corner of Puget and Pine into *something*, preferably a restaurant/bar.

Crime prevention education; community mailboxes; crime abatement

SIDEWALKS!

I would love, over time, to work with NENA and city to create a path from Joy Ave down to East Bay. The city owns the easements -- we just need some planning, \$\$, and then we have an awesome trail. How do we propose projects to NENA?

Someone buy church at corner of Bigelow & Puget @ turn it into a (non-religious) Community Center

How can you redevelop Rogers school when it is owned by the Olympia School District?

Maintain current projects. I have pruned street trees on Quince and SF since they were planted as a neighborhood project. I would like a plan to maintain lower SF wall/sidewalk. Please, no more street mandalas. Thanks for opportunity for input directly to the city not just neighborhood association, which changes focus frequently and sometimes unsustainably.

Developing the Zabel Gardens as a neighborhood park, off of Springwood. It was gifted to the city in August, and will likely not be developed due to budget. Could we as a community do the work of making it accessible?

develop pedestrian and bicycle neighborhood cut through routes or short cuts

No pathway from Howard to Reeves. It would only bring more undesirable strangers walking in the neighborhoods. We have had many problems with break-ins, car prowls and vandalism

The City has several lots that are vacant with over growth and dangerously tall trees. Would love to see them cleared, pruned and used as water catch areas or native shrub gardens to attract wildlife. Perhaps a bench or 2.

postal drop box, either around san francisco and puget or pine and puget. I also think more stormwater drains are needed. one is needed on Marion street between pine and san francisco.

Restore Wetlands in at least a portion of the field to the south of the Children's Museum. Imagine the beauty of having a wild bird sanctuary in the middle of our city! Many different species of birds can already be observed there even though all the grasses and other cover are cut down and the wetlands is actively being drained.

Not sure where it would go, but a community swimming pool such as this one in Portland <http://www.portlandoregon.gov/parks/finder/index.cfm?&propertyid=1132&action=ViewPark>

Use Reeves playfield during the summer months for family activities.

The description of the "community asset" development seems like a chance to ruin the neighborhood by cheapening the residential area into a strip mall. A better choice would be more parks or play areas.

Sidewalks on Olympia and Thurston Avenues from Phoenix to Wilson.

I am highly in favor of the neighborhood center area as proposed.

Pick a weekend and bring in large dumpsters where people can bring their large junk/trash. Only people with addresses in a particular neighborhood, based on a copy of their utility bill, would be able to use the dumpster. There's a lot of large junk in NENA yards that people probably would love to get rid of, but don't have a way to haul to the dump.

Neighborhood arts center -- like a mini Arbutus folk school.

replant shrubs on corner of Bigelow and Quince in park. Stormwater education.

What about the old church building on the corner of Puget and Bigelow that is for sale now? What could that be for the neighborhood? Early childhood education/adult education facility? Smells, but that could be worked and it would need some upgrading. Good location!!

More street lights more sidewalks for the kids to get to school. More stop signs. Reroute the main traffic to main streets. more lights in Bigelow park is creepy at night.

Build sidewalks where none are, resurface residential streets that need it; improve street lighting, especially at crosswalks. Start enforcing city derelict/decrepit/unsafe property codes and beautify the neighborhood in the process without spending millions of tax dollars. Enforce the speed limit on East Bay Drive, too many think from Priest Point Park to downtown it's a no-limit freeway.

Enforce existing 25 mph speed limit on Bethel, Miller, and Friendly Grove Rd. Speed bumps if no other alternative. Neither County, City, nor law enforcement have done anything about complaints of speeds up to 50 mph.

Extend sewer line on Pine Avenue to accomidate homes Within city limits to protect mission creek. Upgrade Fir St. Between bigelow and Yew and upper Yew Ave to accommodate more than one vehicle. The only street drivable is Fir, between Bigelow and State Ave.

Clean up and resurface existing alleyways as walking pathways with community fruit trees planted along them.

studio space for performances and workshops, grocery store, or a coffee shop

4. Question 4: Investigate a Bethel/San Francisco Neighborhood Center?

Yes 84.6% No 15.4%

5. Question 4: What kind of amenity in the NC?

Answer Choices	Responses
Small grocery	63.53% 108
Drug store	19.41% 33
Restaurant	60.59% 103
Mixed use buildings (1st floor retail, 2nd or third floor residential)	60.59% 103
Personal services (hair, nails, health, repair, etc)	27.06% 46
Laundry	16.47% 28

Total Respondents: 170

Other Ideas: (I can collate these after the deadline)

Coffee Shop/ice cream shop -- No auto repair.
Farm stand - summertime. Community art studio space. Pub.
there's already a "restaurant" with the bakery serving food/dinner
#4 answer is want the idea investigated; #5 answer: Restaurant
Raze the gas station and put in a parking lot. Perhaps SFO Bakery should buy it and put in a parking lot for their customers.
YOGA STUDIO, PUB
Coffee/dessert/breakfast/ice cream

outdoor space with power/water/art. Designed for multi-use (live performances, farmers market, food truck, other?),
Youth center- perhaps a partnership with CYS can support the development of a safe drop in youth center for all ages
local meeting space; farmers market;
Mixed hardware/drugstore type business
Child and Teen community safe gathering place for afterschool and evening activities.
Make it similar to Wonderwood in the South Capitol Neighborhood
Parking, park and seating
Pizza parlor!
rec center/ space for community gatherings
We do not need any of these things - already small grocery and a deli. Ralphs is within walking distance and so is downtown!
I have personally always wanted to open a homemade ice cream shop right there. A small center similar to the one on Capitol way (where Vic's, spuds, and OCR are at) would be really wonderful. Outdoor seating is a must.
local organic seasonal produce, yoga, taiqi, restaurant complimentary to the bakery, acupuncture
small grocery if it means healthy options - no more cigarette and beer stores
Nice retail, urban farm style; single story building
Library annex or outpost for police, code enforcement and city council rep. The owners of Spuds Produce were interested in the gas station a couple of years ago but were dissuaded by the unclear environmental status of the property and unwillingness of the current owners to share the expenses of investigating its Brown Fields status.
I would want a real grocery store and not a convenience store as we already have two convenience stores in close proximity.
There is a neighborhood center there now. The bakery is the focal point. The grocery could be expanded and more parking designated for both.
I think this would ruin the ambiance of the older neighborhoods. It would just be another small strip mall area.
Something like wildwood
this is a great idea!

Public park with outdoor seating. People could get items to-go from SF Bakery, kids from the school could hang there after, families go on picnics, etc

small appliance repair, a community fix it workshop space, and a do it yourself bike shop

drop in center for youth

No to a 3 story building. Too high.

I think this is a great idea!

Like the SE neighborhood with multiple businesses-where Vic's is.

Community cooperatively owned kitchen and space for local artists and crafts to use.

not enough local customers to make retail viable. Will bring out of area traffic and in the end more crime.

Nothing...too close to the school

Not pertinent to the location of our home.