**“Glen’s Parallax Perspectives”** is a series of TV programs offering fresh ways for people to see issues such as foreign policy, social and economic justice, governmental functioning, the environment, and so forth. We provide voices and viewpoints that are rarely heard in mainstream media.

**Mainstream media, politicians, and culture see the world in conventional ways. In order to solve problems, we need to see things differently.** Glen Anderson created this TV series to help people see things differently so we can solve problems at all levels from the local to the global.

This series title refers to “***parallax***“ – the view you get by looking from a different perspective. For example, put one finger in front of your nose and another finger farther away. Close one eye. Then open that eye and close the other. Your fingers will seem to move. This is called a “parallax” view. **This TV series invites you to look at issues from fresh perspectives.**

Each program airs three times a week (currently every Monday at 1:30 pm, every Wednesday at 5:00 pm, and every Thursday at 9:00 pm) for the entire month on Thurston Community Television (TCTV), channel 22 for cable TV subscribers in Thurston County, Washington. TCTV is part of Thurston County Media. You can see their schedule at [**www.tcmedia.org**](http://www.tcmedia.org)

**You can also watch the program described below through your computer** at [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org). All episodes of “Glen’s Parallax Perspectives” are posted on this blog’s “TV Programs” part and also in one or more of the categories listed in the right side of the computer screen. Also, see much information about a variety of issues grouped by topic at [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org).

🡪 Please invite other people to watch this video at the “TV Programs” part of [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org) and/or read this thorough summary there.

🡪 The end of this document offers more information about this TV program’s topic.

**Here is the March 2019 program:**

**What’s Wrong with the “Missing Middle”**

by Glen Anderson, the TV series’ producer and host
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**glenanderson@integra.net** [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org)

The March 2019 interview on “Glen’s Parallax Perspectives” TV series helps the public understand a scheme that Olympia’s city government is trying to impose upon us, even though the scheme would seriously hurt Olympia in many ways.

The public does not know much about the so-called “Missing Middle” proposal that was rushed through Olympia’s city government and other local governments along the West Coast and elsewhere.

Two guests – **Judy Bardin** and **Jim Keogh** – will explain the “Missing Middle” proposal clearly so you will understand the dangers. We hope you will join with other local people to urge the City of Olympia to rescind its worst parts.

* **Judy Bardin** is a nurse with a Bachelor of Science degree in Nursing, a Master’s degree in Environmental Health, and a Doctorate in Epidemiology. She has worked as an Environmental Epidemiologist for the State of Washington. She has served on the Olympia Planning Commission and the Olympia Utility Advisory Committee.
* **Jim Keogh** has a Bachelor of Science degree in Physics with a Minor in Political Science. He worked for 30 years in a variety of professional jobs for Washington State government, including analyzing and managing public policy, and helping local governments and communities with various kinds of economic matters.

What is the “Missing Middle” proposal? What does it purport to do? Why that name?

Although when I introduced the topic at the start of this TV interview I referred to the “Missing Middle” as a “proposal,” Judy said it has already been adopted by the Olympia City Council in November 2018.

The concept came from a California-based planner/architect. During the past few decades most of the new residential construction was single-family detached homes and apartment buildings. The planner/architect said fewer of the mid-range housing types (duplexes, triplexes, and some others) were built, so that’s where the term “Missing Middle” came from. But Judy said Olympia’s residential neighborhoods already allow many of the mid-range housing options.

In what ways does the Missing Middle fail to do what it purports to do?

Jim summarized why the Missing Middle fails to accomplish what it purports to do. He said the Missing Middle was promoted with the promise that it would make housing more affordable, but it actually will not do that. The new housing likely to be built will be more expensive, not affordable, because the construction would occur on a unit-by-unit basis.

Also, “the City has tried to have it both ways,” claiming that it would have very little impact (only about a thousand units in twenty years – a rather trivial number compared to our overall housing stock), while also claiming that it will have significant impact, but the City has not quantified that.

Instead of being useful, in what ways does the Missing Middle cause problems?

Instead of solving problems, the Missing Middle would actually **cause** some. Judy mentioned a few now, and we discussed other problems later in the interview.

The Missing Middle will replace many modest, affordable houses with housing that the current residents could not afford, so they will be displaced and could not afford to live in the new housing that will replace their currently existing, affordable housing. Higher density housing will replace modest “starter” homes or rental units. Judy said that about half of Olympia’s housing units are rentals.

More density will cause other bad impacts. It will reduce green space, cause more stormwater runoff, and overload septic tanks and sewage systems. We discussed some of the problems more thoroughly later in the interview.

Understand the context: Basic information about zoning and the Comprehensive Plan.

Most people just don’t understand the relevant governmental planning and zoning complexities. The Missing Middle would very seriously disrupt local zoning and violate Olympia’s Comprehensive Plan that is part of the state’s Growth Management Act. This is the context in which the Missing Middle would be functioning.

Judy explained this context of zoning and the local Comprehensive Plan. She said the state’s Growth Management Act (GMA) requires local governments to plan for future population growth. Local governments must estimate the numbers of people who will be living here in the future and how much housing we will need to build.

In our county, the Thurston Regional Planning Council (TRPC) produces a “buildable lands” report. TRPC’s report from just a few years ago concluded that we do have enough buildable land to meet the needs of population growth through 2035.

She said the GMA requires a local Comprehensive Plan to plan for growth, and the recent one (adopted in late 2014) was very thorough. She said the Missing Middle does not follow the Comprehensive Plan. Glen asked, “What good is a Comprehensive Plan if you don’t follow that?”

Judy agreed and said that the Comprehensive Plan identified three “nodes” where more density should occur. One node would be downtown, one near Capital Mall, and the other one would be within the triangle bounded by Pacific Avenue, Martin Way, and Lilly Road.

She said that another important planning effort devised strategies for more density in downtown Olympia and near West Harrison and Kaiser Road.

A map of Olympia shows the many areas that the Missing Middle would disrupt.

On the TV screen we showed a map of Olympia to see which neighborhoods the Missing Middle would disrupt. The dark green are parks, but the pastel colors (light green, yellow, etc.) show areas vulnerable to radical upzoning.

Glen said that many of Olympia’s neighborhoods are vulnerable to serious disruption by the Missing Middle.

Judy explained what these pastel colors show. She said the Missing Middle affects all neighborhoods, especially our low-density (single-family) neighborhoods that are zoned 4-8 units per acre or 6-12 units per acre. The light green and yellow areas are especially at risk.

The City of Olympia has identified twelve “neighborhood centers” surrounding small neighborhood grocery stores (West Side Olympia Food Co-Op, Boulevard Road’s “Pit Stop,” Division Street’s “Handy Pantry,” etc.) All areas within 600 feet (about two blocks) from those – and other commercial areas such as Grocery Outlet – would be radically up-zoned. Many, many of Olympia’s residential neighborhoods would be affected. Judy said the densest housing would go into those areas, and other areas would also become more dense with other housing types, such as triplexes, fourplexes, and courtyard apartments.

Glen contrasted that with Olympia’s existing Comprehensive Plan proposes high density for only three “nodes” – downtown, near Capital Mall, and the area within a triangle bordered by Martin Way, Pacific Avenue and Lilly Road. The Missing Middle is radically much larger.

The Missing Middle claims to be very innovative, but 5 of the 10 housing types already exist here.

We showed another visual image on the TV screens **(also shown immediately below on this page)**. The Missing Middle proposes ten housing types. The first column shows that five of these are already allowed, so the Missing Middle provides less innovation than its supporters claim.

Judy explained that the five housing types in the right-hand column would be added to many neighborhoods, and that the Missing Middle might be the biggest zoning change since the 1994 Comprehensive Plan. The kinds of housing units listed in the right-hand column would be added to many more single-family neighborhoods, causing various kinds of disruptions.

Also, Judy said that the widths of lots will be cut nearly in half, so new buildings will be built very close to their neighbors’ property lines. This will force the new buildings to be taller than the existing homes. She said, for example, that although currently you need an 80-foot-wide lot to build a duplex, the Missing Middle will allow a duplex on a lot that is only 40 or 45 feet wide.

Glen said that a duplex on a narrow lot would have room for only the garage on the ground floor, so one unit would be built on the second story, and the other unit would be built on a third story. This would cause crowding and shade on neighbors’ properties, so they would be less able to have gardens or solar panels.

**MM claims to allow 10 kinds of housing.**

**Olympia ALREADY has these 5:**

- Accessory Dwelling Units (ADUs)

- Tiny Houses

- Manufactured Homes

- Townhouses

- Cottage Housing

**These 5 will be NEW in many neighborhoods:**

- Duplexes

- Triplexes

- Fourplexes

- Courtyard Apartments

- Single-Room Occupancies (SROs – “rooming houses”)

The Missing Middle would hurt neighborhoods by causing overcrowding, reducing trees and green spaces, allowing tall buildings to shade neighbors’ yards, interfering with views, and causing other problems.

Jim has done extensive research to discover how the Missing Middle will affect neighborhoods. He found that many kinds of problems will occur.

Jim said that after he heard about the Missing Middle he started informing himself about it. As part of this, he started attending meetings of Olympia’s Planning Commission. He said he was appalled by the kinds of materials that were provided because the City was so negligent in failing to provide enough information about the Missing Middle’s effects upon neighborhoods.

He lives in Olympia’s Eastside neighborhood. His research showed that some neighborhoods – including his own – would be hurt much more than others. He discovered that the City had significantly underestimated the impacts, especially from housing conversions.

He talked with neighborhood people and found that the neighborhoods that would be hurt the worst are those that are already crowded and those that were currently lower in price. The Missing Middle was really a set-up for redeveloping those neighborhoods and pushing people out of those neighborhoods.

The Missing Middle would radically increase the crowding of parking cars on streets in a number of neighborhoods.

Jim said that he and his wife went to several of the “open houses” where the City would discuss the Missing Middle. He said the City kept saying parking would not be a problem when people built “Accessory Dwelling Units” (ADUs). Glen said the current system is that housing units – including ADUs – need on-site parking so people do not crowd the streets. Jim said the City eliminated that parking requirement for ADUs.

Jim found that the great number of garages, basements, and other opportunities for converting to ADUs would actually flood the streets with many more cars needing off-site parking places on the city streets. He said his Eastside neighborhood had the potential of adding 1,000 more cars for on-street parking.

Judy said that for Single-Room Occupancy buildings the City would require only one parking space for every four units. This underestimates the need for parking. Duplexes and townhouses often have two cars per unit. Jim said he could not find anyone in the City government who would be monitoring on-street parking availability.

Jim also said that in his Eastside neighborhood, some streets are so narrow that the City allows parking on only one side of the street. Judy added that some of those streets do not have sidewalks, so pedestrians routinely walk in the street itself. When more cars are driving on the street and add to the on-street parking congestion, pedestrians will be more at risk. Jim said that Intercity Transit has noticed that without adequate sidewalks, people cannot safely get to bus stops, so that reduces bus ridership.

Example: Jim’s vigorous research showed that Olympia’s Eastside neighborhood would be hurt in many ways.

The City of Olympia was so negligent in failing to study how the Missing Middle would impact neighborhoods that Jim did the research himself. Jim studied extensively and in great detail the Eastside neighborhood up the hill east from downtown Olympia. He researched the county’s records of the Eastside neighborhood on a parcel-by-parcel basis. He figured out how the City’s proposal might impact permeable surfaces, parking, and so forth. He did this as a volunteer, but the City – which has paid staff – chose not to do this crucial research.

The City kept showing survey data that was grossly deficient and inaccurate. Jim and his wife researched and discovered accurate information.

More information builds upon what we’ve said thus far in the interview:

A few minutes ago we had briefly mentioned the context of overall concepts such as zoning, the Comprehensive Plan, the Growth Management Act, and so forth. Now that we have explored some specific impacts of the Missing Middle, we revisited this overall context.

Judy said the Missing Middle raises an issue of equity. The Missing Middle purports to add more density to low-density neighborhoods. But, she said, it’s older houses that will be torn down, not newer houses or homes in neighborhoods with covenants. The neighborhoods that will be most at risk are those that are close in and already have some density and are most diverse and have the greatest mix of income levels.

Jim said the City of Olympia did a study in early 2017. The map the planners showed to the City Council showed that the neighborhoods that already had the most density were neighborhoods where they planned to add much more density. The neighborhoods that were less dense were exempted from the Missing Middle plans.

Glen said greater Olympia area includes some very nice, expensive neighborhoods. People who live there will not likely be subjected to the Missing Middle’s impacts. Judy said Ken Lake is near enough to a commercial area that triplexes, fourplexes and courtyard apartments could be added there. But the Ken Lake area has covenants that protect them from this added density.

Jim said that some of the areas most likely to get added density will be those that are already the most dense – and that have lower-income housing. Glen added that low-priced “starter” homes and low-rent housing will be replaced by more expensive new, dense housing. Judy said that recent research in *Crosscut* magazine showed that when zoning increases, the cost of existing housing in that area increase. Pricing reflects the **potential** that zoning allows in that area.

Jim cited an example in his own neighborhood where real estate prices increased for houses that had the **potential** of adding an “accessory dwelling unit” (ADU), a related small housing unit related to an existing house. The City’s plan would create an incentive for outside investors – not just current homeowners – to enter the housing market in vulnerable neighborhoods. Judy clarified that an ADU could be either added onto a house or a free-standing small building.

Glen expressed concern that the Missing Middle – rather than creating affordable housing – would cause “gentrification” that would price lower-income and working class people out of their neighborhoods because more expensive new housing would displace them. This is because new construction always costs more than the housing that exists.

Judy said the costs can vary quite a bit. The cost per square foot could range from $125 to $250 or $300. People who build want to get a return on their investment. Much new housing has very upscale features such as marble countertops and fancy appliances.

What about trees, green space, parks, stormwater, sewers, and other impacts?

Judy expressed concern about stormwater. She said some of the Missing Middle housing would go into areas that use a combined system for stormwater and sewage. Typically, storm water flows directly into the salt water. However, in some neighborhoods, when rain falls on people’s roofs and on the streets, that stormwater is combined with sewage from those houses and travels in underground pipes to the LOTT sewage treatment plant. (LOTT is the regional system for Lacey, Olympia, Tumwater and Thurston County – LOTT.) Additional housing in those neighborhoods will add to the volume of waste water that LOTT must process, so that will cost our community more money to add to LOTT’s capacity.

She said some of the Missing Middle development will go into areas that are not on the sewer line but instead use septic tanks. Increasing density in those areas will add more septic tank usage.

She said the Missing Middle will consume green space and eliminate trees and shrubbery.

Also, it will add more people to our schools, so we will need to build more capacity in our schools. She said the Thurston Regional Planning Council (TRPC) conducted a study that seriously underestimated the number of additional students that would be added to our school system.

Adding density will also significantly increase traffic and congestion, especially in smaller streets, and especially at bottleneck locations during rush hour.

Glen said all of these impacts are cumulative and become “quality of life” issues involving traffic problems, loss of trees and green space, tall buildings that put neighbors’ yards in perpetual shade, and so forth. These cumulative “quality of life” issues add stress in the local community.

Judy added that trees help us in several ways, including absorbing storm water in their roots and storing it in the trees’ branches. Trees are good for the climate. They shade buildings and keep neighborhoods cool. Without enough trees, she said, you get a local “urban heat island” effect in which parts of cities heat up and can’t cool down enough. She said we are getting hotter, longer summers now, so this is a growing problem. When an area loses trees and green space, it’s hard to replace those.

Jim mentioned the example of a woman who installed solar panels on her roof, but the local government allowed a tall development next door that created perpetual shade on her roof.

Judy expressed concern for “urban agriculture” that our Comprehensive Plan supports. When buildings block sunlight we are less able to grow food in our yards.

Olympia’s people want governments to use open, transparent process with meaningful public participation. But the City’s Missing Middle process violated those principles.

Glen said Olympia’s people support honest democracy and want government to be open, transparent, participatory, and fair. He asked whether the City of Olympia practiced or violated those principles in pushing the Missing Middle scheme upon us.

Judy said “the City of Olympia followed what they had to do,” but the City did a poor job of informing people. The City should have mailed postcards and taken better efforts to inform and engage people. Last summer (2018) a volunteer opposed to the Missing Middle went door-to-door to explain it to people and found that only 2% of the residents had any understanding about the Missing Middle.

A work group lasted for eight months, but there was too little publicity to invite people to those meetings. The City released the Missing Middle proposal in November 2017 and conducted a poorly advertised survey just two weeks later when people had not really learned about the proposal. The City scheduled two “open houses” for December when few people would notice or attend. People would not have known about the “open houses” unless they had taken the initiative to visit the City’s website and look for the information.

She said the proposal is very complicated with more than 40 provisions. People had only a week to look at it. Most people don’t know much about zoning. The City did not adequately inform even the Coalition of Neighborhoods.

Jim said the proposal surprised him in several ways. He said some groups – not public groups – were discussing the Missing Middle proposal. One of the downtown strategic task force documents explicitly suggested implementing the Missing Middle especially in those neighborhoods least likely to oppose it. Glen said, “That’s a clue!”

Jim said the initial proposal was to impose the Missing Middle on 90% of his Eastside neighborhood. He said they didn’t know about it until February 2018, and the City was planning to adopt it in March, the very next month.

Judy said the original maps were too tiny to be meaningful. She and other people had to push the City’s planning staff to provide bigger, more readable maps, and that took several months.

His neighborhood association wrote a letter expressing concerns to the Planning Commission, but they later discovered that their letter was never circulated to either the City Council or the Planning Commission.

Judy said the Planning Commission took written public comments but refused to take oral comments from the public. They postponed the hearing. So many people attended and wanted to speak that the hearing ran very late but many people had to leave in order to get some sleep before going to work the next day. The City never rescheduled a make-up session for that hearing. The Planning Commission prohibited public comments during their regular meetings. The City Council also never held a real hearing for citizens to speak about the Missing Middle. People’s only access was during the very brief opportunities for “open mike” at the beginning of City Council meetings.

Glen said that the City of Olympia’s process violates the culture of democracy that people in Olympia value so highly. The public wants democracy to be meaningful, open, transparent, and participatory, but the Missing Middle was just railroaded through. That is offensive to Olympia’s culture of democracy.

Jim said the Eastside Neighborhood Association’s sub-area planning group was meeting with the City’s planning staff but they were never informed that this was going on, even though they were one of the target neighborhoods.

Glen said this is like the kind of corruption we hear occurring in other jurisdictions, but we are surprised to find it happening right here in Olympia.

Judy said that Olympia’s Comprehensive Plan urges neighborhoods to do sub-area planning, as Jim’s Eastside neighborhood has been doing. She said that about five neighborhoods in Northeast Olympia collaborated and did that so they could decide what they wanted. But Jim said that the City did not inform the Northeast Olympia group either.

The City of Olympia’s process simply ignored problems and “assumed the problems away.”

When Jim and Glen were talking on the phone to prepare for this interview, Jim said that the City of Olympia ignored the problems that the Missing Middle would cause – and simply assumed the problems away. Glen asked him to tell us about that.

Jim said there were several examples of that. He said he already discussed the parking issue. He also said that the City simply assumed that “millennials” would move into Missing Middle housing, and also assumed that “millennials” do not drive cars. The City assumed that people would ride buses, but Jim said he lives very near to two bus lines and he sees neighbors driving instead of using buses. Neighbors with multiple adults living in the same house or apartment have one car for each adult. The City assumed that this would not occur.

He said that in 2015 or 2016 Portland, Oregon, conducted a study of the ADUs there and found that 16 out of 17 people living in ADUs have cars. Jim said the City of Olympia “acted like that was a non-issue.”

He said the City failed to consider sewer and septic issues. Many people in Olympia’s Eastside neighborhood use septic tanks instead of the city’s sewer system. This fact has prevented several parts of the Eastside neighborhood from already having developed the density that had been expected. The City had totally overlooked that problem, so Jim and others had to bring that to the City’s attention.

He said there are several other kinds of negligence. For example, some areas the Missing Middle would develop do not have adequate arterial streets. Roads are too narrow with no sidewalks and almost no shoulders. He said when they asked the City questions about several things, the response was “Oh, that will take care of itself.”

Glen asked, when we see this we can wonder whether this is incompetence or deliberate negligence or rebuffing the public in order to yield to pressure from powerful political or economic interests. Glen said he did not know the answer, but “this seems fishy.” He said some communities are hurt by “good-ol’-boy” networks or “undue influence by rich and powerful real estate lobbies,” and so forth.

Jim said he saw some definite evidence of some of that in the downtown strategic document that he read. Some of those key players were in real estate or local business or in a group called Olympians for People Oriented Places (OPOP). Jim heard some people explicitly say their goal is to build up their real estate portfolios.

Judy said that a member of Olympia’s planning staff went to OPOP in the summer of 2016 and made a presentation to them. She said this was six months before the proposal went to the Planning Commission – and **a year and a half before the public learned about this**.

She said the Coalition of Neighborhoods was given only skimpy information and – when they learned how big and disruptive the Missing Middle would actually be – they became very much distressed about it.

The City’s “Determination of Non-Significance” decision was part of this process of denying reality.

Glen said the Missing Middle has huge implications, so it is surprising that it was given a “Determination of Non-Significance” so we could not honestly or adequately study the implications.

Judy has become an expert on this and has become a strong advocate for solving this problem. She explained that the City of Olympia said it would do an analysis based on the State Environmental Policy Act (SEPA) and look into the environmental impacts. She said SEPA also covers related factors, such as stormwater, noise, and loss of green space. SEPA also cares about whether people would be displaced and how their needs could be met.

People were surprised when the decision said the Missing Middle would not cause any environmental impacts, so Judy and other people appealed that decision. The Hearings Examiner ruled against their appeal based on “standing” – which typically means that none of the appellants would be directly affected. The Hearings Examiner’s specific reasoning was that the appellants’ concerns were merely speculative because (for example) no stormwater was running into their property today.

Glen told Judy, “That’s your punishment for being a good citizen.”

Judy said they had only three weeks for appealing the decision, so they spent $1,000 to file the appeal to the Growth Management Hearings Board on several grounds. This is relevant to the State of Washington’s Growth Management Act.

The Missing Middle agenda is being pushed up the West Coast from California into British Columbia and elsewhere – to serve developers, landlords and investors rather than the people who live here.

The Missing Middle agenda did not originate in Olympia. It began in California and has been pushing into local communities all the way up the Pacific Coast into British Columbia, and it has been promoted in Minnesota and elsewhere too.

Judy said the Missing Middle intends to eliminate single-family neighborhoods and to reduce home ownership by replacing single-family owner-occupied homes with multi-family buildings owned by investors, including absentee landlords. Traditionally, ordinary people have bought modest homes and become secure in their home as an asset. But this will reduce home ownership and cause more people to become renters. She said ordinary people will not be building the triplexes, fourplexes and apartment buildings. Free-standing buildings are expensive, so only the ADUs attached to existing homes are somewhat affordable for ordinary people. A new, free-standing ADU would cost $150,000 or more.

Glen said that when he hears about the kind of scheme we are discussing, he remembers that during the Watergate investigation, “Deep Throat” urged the investigative reporters to “follow the money.” If we want to understand the Missing Middle, we need to find out who will profit financially from the Missing Middle.

Judy sees the Missing Middle as a “land grab” – a way to take land away from people.

There are better alternatives.

Glen asked what alternatives Judy and Jim would recommend instead of the Missing Middle.

Jim said he and other people spent much time in the summer of 2018 examining the Missing Middle’s 46 provisions and figuring out which of those they could live with, and which ones they must oppose.

They produced a list of recommendations. One was to keep the development of ADUs in the hands of owners who live on the property. In that way, they would live with the consequences of developing an ADU related to their homes.

He said his group also considered developing in the previously identified “nodes.” They looked at improving infrastructure in neighborhoods so it would make any development there more reasonable. Jim said the City should be engaging the sub-area groups to do this kind of thoughtful planning.

Judy also called attention to the need to make housing affordable. ADUs and “tiny houses” make sense, and so would single-room occupancy (SRO) buildings. She said courtyard apartments could be OK if they were spaced out (*e.g.*, at least 1,000 feet apart), rather than grouped too closely together. She said duplexes also could be built with no more than one duplex in any block.

She urged maintaining each neighborhood’s character rather than disrupting it.

Jim said the City Code has reasonable constraints for neighborhoods that already have medium density, so he urged similar caps for neighborhoods that currently have low density. Spread out the additional density.

The City denies that it is an up-zone, but really this is a massive up-zone that does not exceed the allowed density. Judy said she and other people have figured out six ways in which the allowable density will be exceeded.

Appealing to the Growth Management Hearings Board

Judy said that she and the other appellants lost their SEPA appeal, as we explained a few minutes earlier. Then Judy and the other appellants had to wait for Olympia’s Planning Commission and City Council to approve and finalize the Missing Middle. Only then did they become eligible to mount an appeal to the Growth Management Hearings Board. That appeal is underway now.

Their appeal makes two main points:

1. The City should have followed the SEPA process.

2. Many of the Missing Middle’s provisions are inconsistent with many parts of Olympia’s Comprehensive Plan.

How could the City of Olympia protect and serve neighborhoods?

A few minutes before, Jim had said that the City of Olympia largely ignored the Neighborhood Associations in this matter. Looking forward, another remedy for this kind of issue would be for the City of Olympia to respect, protect and serve our neighborhoods.

Jim said the Comprehensive Plan already provides that Neighborhood Associations should be participants in planning. The neighborhoods should be welcomed to participate in sub-area planning by identifying specific problems and solutions at the neighborhood level. Glen agreed with Jim and said the people who live in a neighborhood know what that neighborhood needs. That’s democracy instead of the absentee owner problems that will result from the Missing Middle.

Judy said our historic neighborhoods are especially important for the local residents to protect.

Jim said that his neighborhood’s sub-area planning forced the City of Olympia to do some research that it had not previously done.

Sources of information

This interview is airing three times a week throughout March 2019 for cable TV subscribers in Thurston County, Washington. Specifically, it is airing on Thurston Community Media, cable channel 22, every Monday at 1:30 pm, every Wednesday at 5:00 pm, and every Thursday at 9:00 pm throughout March.

Also, Glen posted this to the “TV Programs” part of his blog, [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org). Besides posting the video there, he also posted the document you are reading now. This is a thorough summary of what we said during this interview. **See the following sources of information:**

* This website provides accurate information: [**www.noolyupzone.yolasite.com**](http://www.noolyupzone.yolasite.com)
* That website includes an informative one-page flyer at this link: [**https://noolyupzone.yolasite.com/resources/MM%20Flier%202%3A14%3A19%20jpeg.jpg**](https://noolyupzone.yolasite.com/resources/MM%20Flier%202%3A14%3A19%20jpeg.jpg)
* Here is the City of Olympia’s website about the Missing Middle: [**http://olympiawa.gov/search-results.aspx?q=missing%20middle**](http://olympiawa.gov/search-results.aspx?q=missing%20middle)
* Anyone who wants to contact the Olympia City Council can phone (360) 753-8447 and/or e-mail all City Council members by clicking this one link: **citycouncil@ci.olympia.wa.us**

Glen’s closing encouragement

Glen thanked **Judy Bardin** and **Jim Keogh** for serving as guests, and he thanked all of the viewers who watched this interview.

He said Olympia’s Missing Middle is our local aspect of a problem that is sweeping from California to many other places. The Missing Middle is part of big nationwide problems, including gentrification, absentee landlords, and the widening gap between the rich and poor.

He urged people to pay attention, inform themselves, and take appropriate actions to solve problems with smart, environmentally responsible, and compassionate solutions that meet the needs of all people, not just the rich and powerful.

The City of Olympia seems to have been grossly negligent in several ways.

Although we did not have time for Glen to make the following point during the TV interview, the Missing Middle might become an important issue in the next City Council elections.

A few years ago some City Council members tried to push a “convention center” that the public did not want. They tried to push it without meaningful public participation, such as with a vote about whether to fund it. Voters retaliated against those City Council members at the next election. Incumbents and potential candidates need to hear from the voters.

People need to inform themselves and practice democracy vigorously.

You can get information about a wide variety of issues related to peace, social justice and nonviolence through my blog, [**www.parallaxperspectives.org**](http://www.parallaxperspectives.org)or by phoning me at
(360) 491-9093 or e-mailing me at **glenanderson@integra.net**

I end each TV program with this encouragement:

**We're all one human family, and we all share one planet.**

**We can create a better world, but we all have to work at it.**

**The world needs whatever you can do to help!**