

**Catherine McCoy**

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**From:** Jeff Killip <jtkillip@yahoo.com>  
**Sent:** Wednesday, November 30, 2016 9:45 PM  
**To:** Catherine McCoy  
**Cc:** Jeanette  
**Subject:** Briggs Village vacant lots

Hello Catherine,

Thank you again for presenting the helpful information about the next phase of the Briggs Village development (70 apts) yesterday evening.

As suggested, I am forwarding our concern over the growing neglect of the open fields between the houses, town homes, and the YMCA. It is overgrown and looks more and more neglected. There is trash including discarded needles, a mattress and an abandoned grill. It is beginning to look like the South Bronx of my childhood.

It's worsening condition is attracting parked cars that hang out with its occupants. The 6+ feet high vegetation helps to both make the area look completely neglected but it also hides additional garbage discarded and it presents a safety concern by hiding visibility of those who are hanging out in their cars, etc.

It is an attractive nuisance, which should immediately get the attention of the property owner responsible given the potential liability involved. And the condition of this open space is only getting worse, which is an even greater concern for us parents on behalf of our children who live here in Briggs Village.

At the very least, if the property owner is concerned about the financial value of this property allowing it to decline into the South Bronx makes no financial sense - and this is on top of the increasing potential liability involved for maintaining an attractive nuisance that invites danger.

Thank you for forwarding our shared concern to the property owner involved.

Jeff & Jeanette Killip  
1628 Bellerive Way SE  
Olympia WA 98501  
360-489-9188

Sent from my iPhone



## Catherine McCoy

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**From:** Betsy Johnson <betsy3johnson@gmail.com>  
**Sent:** Monday, March 27, 2017 9:25 PM  
**To:** Nicole Floyd  
**Cc:** cpdinfo; Catherine McCoy; Suki Bell-Sullivan  
**Subject:** Briggs Village, Phase I, Notice of Land Use and SEPA Determination of Non-Significance

**Categories:** CRM TO-DO

Dear Ms. Nicole Floyd and Ms. Cari Hornbein,  
(I have included Ms. Catherine McCoy. Although the Briggs MultiFamily North project is not included in the proposed Briggs Village, it is a proposed relate project.)

I would like to comment on the Notice of Land Use Approval and State Environmental Policy Act Determination on Non-Significance from 9/19/16. I remain concerned about the negative effects of the project and density designs of both Briggs Village and Briggs MultiFamily North. To be very clear, I do not oppose density as a means to limit sprawl. I do, however, feel that these two proposed projects, as currently designed, are poorly suited for this location. The kettles and surrounding woods, which support many wildlife species, are on the one hand being advertised by the as an arboretum and at the same time described as “low Impact method” stormwater ponds. They (the South Kettle, in particular) are felt to be already contaminated and thus suitable for stormwater runoff of hydrocarbons and other pollutants (including pet waste). In response, allow me to address a couple of the elements of the SEPA Determination:

### B. Environmental Elements

#### 1. Earth

- f. There actually is erosion already occurring as water and sediment flowing from Briggs and Dogwood Drives, SE funnel to a gully leading to the South Kettle. The addition auto traffic will add addition pollution to that flow.
- g. The percentage of impervious surface (70%) on this currently permeable site is very high. The percentage can be lowered with some relative simple design modifications, including the installation of porous asphalt, permeable pavers, rain gardens, and rooftop gardens.

#### 2. Air

Post construction emissions affecting air quality is not addressed in your document. Currently our local air quality is good, as evidenced by health growth of lichen on our trees (which our hummingbirds like to use of nesting material). I fear a significant reduction in air quality as a result of vehicle emissions from the vehicles owned by the very large number of planned residents and shoppers.

#### 3. Water

c 1) & 2). Stormwater from buildings will be conveyed to on-site underground infiltration galleries. Great idea. Will this include all future buildings or only the residential ones? Will the roofing materials for all building be non-toxic? It should be assumed that stormwater from the parking areas would be toxic. Contrary to the claim in the document, although that water would be conveyed and infiltrated in the South Kettle, it would not be “treated.”

#### 4. Plants

- c. It is not known if there are any threatened or endangered plant species in the areas of or around the kettles that would be impacted by the development.
- e. There are large numbers of Scotch Broom plants throughout the area. They are rapidly invasive. (By the way, several of the trees planted a few years ago on Maple Street are dying, because the wind has blown them over, and the tape securing them to posts is cutting into the bark/phloem/the living part of the tree. All of the planted trees in the area are a nice addition. Lots of birds nest in them.)

## 5. Animals

- a. Contrary to the listing of only “hawk” and “songbirds,” the areas supports many animal species, including chorus frogs (which are singing loudly now, so the kettles are clearly not overly polluted at this time), deer, fox, rabbits, raccoons, burrowing mammals and rodents, Red-Tailed Hawk, Great Horned Owl, Northern Flicker, Stellar’s Jay, Black-capped Chickadee, Spotted Towhee, American Crow, American Robin, Rufous Hummingbird, Anna’s Hummingbird, Barn Swallow, Cliff Swallow, Wren, Song Sparrow, House Finch, Red-winged Blackbird, American Gold Finch, Junco, Kingfisher, and water fowl, to name a few. The slopes also support a wide variety of insects and arthropods, including valuable pollinators. Many species of native bees, including at least two species of Bumble Bees, depend on the lands surrounding the kettles.
- b. A survey of threatened or endangered species has not been done.
- c. Migrating animals, birds, and water fowl do use the kettle areas.
- d. Although “urban infilling” does help to reduce sprawl, **the proposed design cuts right through a natural wildlife corridor in the southwest where it extends Dogwood Drive through an existing wooded area (between the Central and South Kettles) and adds densely packed single family units, which would be build very close to the South Kettle. (See plan below.)** Very disturbing.
- e. Starlings live in the area.

## 6. Energy and Natural Resources'

Are you considering other sources, such as solar?

## 7. Environmental Health

- b 2). Long-term noise would be considerable, given the VERY LARGE proposed number of units for this first phase and future building phases, including both the and commercial spaces. (The number of units proposed for the MultiFamily North project must also be considered.) Just because the project would be built in phases, it does not diminish the overall effect.

## 9. Housing

- c. The effect of overall crowding, traffic, and noise from this “village” may cause adverse psychological and emotional health problems for the residents of the village and neighboring communities.

## 10. Aesthetics

- b. The views of the east-facing units of Parkview Apartments and of the neighborhood to the north of the projects would be impacted.

## 11. Light and Glare

- d. Orienting lighting toward the parking and sidewalks would be helpful to reduce glare, and possibly overall light pollution at night. Night lighting would negatively affect the east and west-facing apartment units which face the area. Nighttime lighting also adversely affects nocturnal animals and migrating animals. Please consider the use of lights that do NOT emit the blue frequency, which can be activating and distracting for people and wildlife.

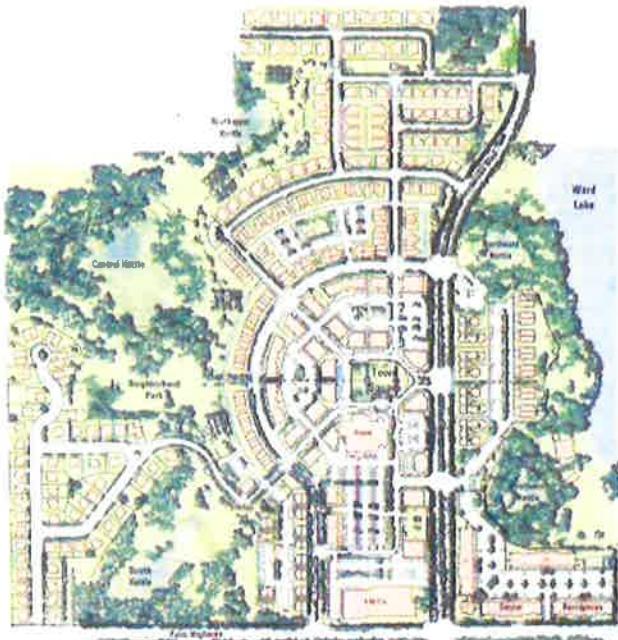
## Transportation

- b. There is public bus transport (#68) which runs along Henderson, but it stops only once every thirty minutes (and it is commonly late for the morning commute toward Olympia).

h. There will be transportation impacts, particularly during the morning hours. Turning left/east onto Yelm Highway from Briggs Drive SE can already be difficult in the morning. It is particularly dangerous when the morning sun is on the eyes of the drivers (both the person turning east and those traveling east). Very importantly, there is also a high school and a grade school (as well as a crossing for students biking or walking to a middle school) on Henderson Blvd just north of the proposed developments. The vastly increased traffic on those roads, especially during mornings and afternoons, will be a safety risk to the kids and will greatly slow traffic passing through.

The projects are very ambitious. In the right location, that might be OK. THIS IS THE WRONG LOCATION FOR SUCH A PROJECT. If a development must be made in this neighborhood, it should be done thoughtfully. It should include many fewer units and commercial spaces. It should minimize its impact on the environment, something this project doesn't do. The overall design is outdated. If you would like to create a vision for the future of Olympia, please consider scaling back on the density and on the total space converted to housing, commercial spaces, roads, parking, and impermeable surfaces. Please minimize stormwater runoff, noise, air, and light pollution here in the 21st century as you make decisions that will affect the 22nd century. Please also realize that the kettles support an entire chain of life. They are special places within the city limits. They are not as contaminated as you think. If they were, they would not support the many frogs who are singing there right now. Who knows what other amphibians and creatures also rely on the kettle and its water that is still relative clean? No one has surveyed them.

Thank you for your continued consideration.  
Betsy Johnson





## Catherine McCoy

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**From:** Cari Hornbein  
**Sent:** Wednesday, April 26, 2017 10:04 AM  
**To:** Catherine McCoy  
**Subject:** FW: Briggs Village, Phase I, Notice of Land Use and SEPA Determination of Non-Significance

FYI

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**From:** Betsy Johnson [mailto:[betsy3johnson@gmail.com](mailto:betsy3johnson@gmail.com)]  
**Sent:** Tuesday, April 25, 2017 8:37 PM  
**To:** Tim Smith  
**Cc:** Cari Hornbein  
**Subject:** Re: Briggs Village, Phase I, Notice of Land Use and SEPA Determination of Non-Significance

Mr. Smith,

May I add one more item of concern?

I don't know what the plan is for windows in the units, but if there is a way to install glass that has features to prevent bird strikes, that would be great. (We are seeing strikes from migratory birds where I work. Pretty distressing. Completely preventable.)

It would just be so great if this development was innovative and forward-thinking, a model for future developments, keeping environmental protection foremost in mind. As I mentioned previously, for this particular site, I think that plan is way too dense. The location might attract more people, but that is because it is environmentally sensitive. It's a little island of the natural world right here in Olympia. I fear that developing on the scale planned would reduce the forest, wetlands, and wildlife to just another sterile space.

Thank you.

Betsy

On Apr 4, 2017, at 8:22 AM, Tim Smith <[tsmith@ci.olympia.wa.us](mailto:tsmith@ci.olympia.wa.us)> wrote:

Ms. Johnson,

Thank you for forwarding this email. I will work with staff to prepare an official response to your comments.

**Tim Smith, AICP | Principal Planner**  
City of Olympia Community Planning & Development  
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967  
(360) 570-3915  
[tsmith@ci.olympia.wa.us](mailto:tsmith@ci.olympia.wa.us)

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**From:** Betsy Johnson [mailto:[betsy3johnson@gmail.com](mailto:betsy3johnson@gmail.com)]  
**Sent:** Monday, March 27, 2017 9:32 PM  
**To:** Tim Smith  
**Subject:** Fwd: Briggs Village, Phase I, Notice of Land Use and SEPA Determination of Non-Significance

Mr. Smith,

Ms. Floyd has left message that one should contact you regarding projects while she is on maternity leave. Thank you.

Betsy

Begin forwarded message:

**From:** Betsy Johnson <[betsy3johnson@gmail.com](mailto:betsy3johnson@gmail.com)>  
**Subject:** Briggs Village, Phase I, Notice of Land Use and SEPA Determination of Non-Significance  
**Date:** March 27, 2017 at 9:25:01 PM PDT  
**To:** [nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)  
**Cc:** [cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us), [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us), [sbell@ci.olympia.wa.us](mailto:sbell@ci.olympia.wa.us)

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Thank you for your continued consideration.

Betsy Johnson

<image001.jpg>

## **Catherine McCoy**

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**From:** Bill Bruner <brunerw@comcast.net>  
**Sent:** Wednesday, April 26, 2017 11:37 AM  
**To:** Catherine McCoy  
**Subject:** Briggs Village Multifamily North

I live at 1546 Harvest Ave SE, on the corner of Harvest and Maple. I am concerned about possible traffic accidents at the corner, since I expect traffic volumes to increase with the completion of these apartments. Currently there are yield signs on Maple, but drivers often don't even slow down. We have had one instance of a near accident resulting in a car on the sidewalk in front of our house. I suggest that something more than yield signs will be necessary - stop signs, at least or perhaps some kind of traffic calming arrangement.

Thank you,

Bill Bruner



## **Catherine McCoy**

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**From:** Suki Bell-Sullivan  
**Sent:** Wednesday, April 26, 2017 12:08 PM  
**To:** Cari Hornbein; Catherine McCoy  
**Cc:** Tim Smith; Nancy Lenzi  
**Subject:** May 11th - DRB Packets

It was mentioned at yesterday's Current Planners meeting that the DRB Packets are due to Support Services, Monday, May 1<sup>st</sup>.

- Catherine per our conversation this a.m., you'll have your packet submitted to CPD Work Request Tuesday, May 2<sup>nd</sup> 8:00 a.m.
- Cari when do you think you'll have your DRB Packet to Support Services?

My schedule for next week will be tight due to other end of the month projects that have the same deadline date as your DRB Packets, which means, I'm having to juggle some of my duties around. Support Services will also be short on staff. Nance will be out of the office Wednesday and possibly Thursday. Tiffany and Stacey will be working different hours due to exchange time from night time meetings. Your timeliness when submitting your packets is very appreciated, this will allow me to meet all my deadlines.

I just wanted to connect with you and get all my ducks in a row for next week. Thank you both!

Suki



## Catherine McCoy

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**From:** Jean <jbarlin@comcast.net>  
**Sent:** Wednesday, April 26, 2017 6:10 PM  
**To:** Catherine McCoy  
**Subject:** Re: Briggs Multifamily North 16-9092

Thank you for answering. I just want to reiterate again that parking is a significant issue, and the alley is very small. We now have more residents parking on the surface streets than before. They are also parking in the vacant space where the apartments are supposed to be. On trash pickup day, it is difficult to navigate down the alley because of the trash cans and vehicles protruding into the alley.

The property that the YMCA had been using for parking is closed off, and that has pushed a large volume of vehicles into the street parking. Many days, the vehicles are all the way down to Briggs Drive.

The other concern with the apartment property is the large volume of water runoff. There is standing water in areas in there. With the heavy rain we have been having, there is a literal river running down the alley (several feet wide). It runs down the alley and out of a gravel run off channel that is next to the triplex on Magnolia. The volume of water swamps the sidewalk, and water is running swiftly enough that it washes the bark out of the tree wells.

I would like to be assured that the parking, excess water, and the alley congestion and small access size will be addressed to the satisfaction of the current homeowners.

Thank you,

Jean Barlin

On Apr 26, 2017, at 4:01 PM, Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Hi Jean,

The project goes back to the Design Review Board on May 11 for a final *combined* design review public meeting. Then, on May 17, the Site Plan Review Committee will be making a recommendation of approval, approval with conditions, or denial to the Director.

Both of the meetings are public meetings - which means the public can attend, but only written comments will be accepted.

Do you have more comments you'd like to submit? I am happy to take your written comments. If they're design-related I will forward them to the Design Review Board, if they're land use comments now is the time to get them to me, before the Committee makes its final recommendation to the Director.

Comments from past neighborhood meetings have been entered into the record and file, and passed to the various departments for their attention/information.

Please call or email with questions and I'll be happy to explain in more detail.

Thank you,

Catherine McCoy, Associate Planner, LEED AP

Community Planning & Development  
601 4th Ave E : Olympia WA 98506  
360.570.3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

Note: This message and any reply may be subject to public disclosure.

-----Original Message-----

From: Jean [<mailto:jbarlin@comcast.net>]  
Sent: Tuesday, April 25, 2017 1:17 PM  
To: Catherine McCoy  
Subject: Briggs Multifamily North 16-9092

Catherine,

What is the status of this project? We haven't heard anything about it for several months.

Thank you,

Jean Barlin  
1409 Harvest Ave SE  
Olympia, WA. 98501

[jbarlin@comcast.net](mailto:jbarlin@comcast.net)