

CITY OF OLYMPIA HEARING EXAMINER

BRANBAR REZONE PROPOSAL STAFF REPORT

Summary

Public Hearing: 6:30 p.m., July 25, 2016, Olympia City Hall

Project File: 15-0130

Applicant: BranBar, LLC; P.O. Box 7157; Covington, WA 98042

Representative: Brandon Anderson; BranBar, LLC; P.O. Box 7157; Covington, WA 98042

Type of Action: Request to change land use zoning of approximately five (5) acres at the west end of Crestwood Place NW from Residential 1 Unit per 5 Acres (R1/5) to Residential Low Impact (RLI).

Project Location: Parcel Number 12808110200; 4000 Block of Crestwood Place NW

Future Land Use

Map Designation: Low Density Neighborhoods

SEPA

Determination: State Environmental Policy Act Determination of Non-Significance issued on June 22, 2016.

Public

Notification: Notice of this hearing was issued on June 22, 2016 and mailed to property owners within 300 feet of the subject site and to recognized neighborhood associations within 1,000 feet as well as all property owners within the boundary of the Cooper Crest Neighborhood Association, and posted at the site and published in *The Olympian* in conformance with Olympia Municipal Code 18.78.020

Staff

Recommendation: Approval; see details below.

Proposed Findings of Fact, Analysis and Conclusions

Summary of Proposal

This application proposes a change from one low density residential zoning category (R1/5) to another (RLI) for Parcel # 12808110200. While retaining a lower density of development, a rezone to RLI would allow the applicants to consider development that allows approximately ten (10) to twenty (20) units on the parcel in question provided other standards are met. In contrast, should the zoning remain the same, only one (1) unit may be permitted on the parcel.

Proposal History and Pre-Hearing Public Review

On October 1, 2015, BranBar, LLC submitted a request to modify the zoning for a parcel of approximately five acres in northwest Olympia (Attachment 2). Public notice of the application was issued on November 12, 2015. This notice was posted and mailed to owners of property within 300 feet, "recognized" neighborhood associations within 1,000 feet, and potentially interested agencies.

City staff hosted a public information meeting at nearby Marshall Middle School on December 10, 2015, notification for which was sent to the same parties on November 25, 2015. Participating in the meeting were the applicants, City staff from multiple departments, representatives of the Cooper Crest Neighborhood Association, and other members of the public; 32 people signed in to the meeting. At the meeting, the applicants and staff described the proposal and review process and answered questions.

As provided by OMC 18.59.060, the Olympia Planning Commission may review and provide a recommendation on proposed site-specific rezones that are forwarded to the Hearing Examiner. Accordingly, this proposal was presented to the Commission on February 22, 2016 and further discussed on March 7, 2016. Although the Commission did not hold a public hearing or take public testimony, interested parties of record were provided with notice of this meeting. The Commission voted to recommend that the Hearing Examiner proceed without comment from the Commission.

The public were also notified of and given the opportunity to comment on the State Environmental Policy Act (SEPA) Determination of Non-Significance, which was issued on June 22, 2016 (Attachment 3). Because of public interest expressed in the December 10, 2015 neighborhood information meeting, this notice was expanded to include all residents within the geographical boundaries of the Cooper Crest

Neighborhood Association in addition to the original parties of record. This notice also included announcement of the July 25, 2016 public hearing.

Numerous written public comments have been submitted during review of this proposal (Attachment 4). The majority of concerns raised relate to the potential impact of future development on traffic capacity and safety in the Cooper Crest subdivision, particularly in light of the neighborhood's existing challenges in these areas. As described below, City staff called for and conducted additional traffic studies as a result. Environmental concerns were also raised by the public; the discussion below of the two relevant zoning districts notes their applicability to sensitive environmental contexts.

Rezone Boundary, Site Description, and Surrounding Land Uses

This rezone proposal applies to a single parcel (# 12808110200), estimated at 5.17 acres (Attachment 5). The northern and western boundaries of the parcel correspond with the City of Olympia and its Urban Growth Area. The Cooper Crest subdivision lies to the east of the parcel. The land south of the BranBar parcel is undeveloped.

The BranBar parcel itself is undeveloped. Mostly forested, the portion of the property adjacent to the Cooper Crest subdivision was recently cleared under a tree removal permit (# 14-1659) in response to concerns about hazard trees. Along with all of the surrounding property, the site lies in the Eld Inlet watershed within the 2,626-acre Green Cove Drainage Basin.

This parcel was annexed into the City of Olympia as the "Harper Annexation" on November 3, 2006 (Ord. 6432). At the same time, the Sundberg Annexation, a nearby section of the Urban Growth Area was passed (Ord. 6433). These annexed areas contain the only parts of the City zoned R1/5.

The general land use surrounding the parcel is low-density residential. The adjacent properties within the City of Olympia municipal boundary – east and south of the site – are zoned RLI while the unincorporated properties in Thurston County which are located to the west and north are zoned R1/5. Both residential zoning categories are intended to protect sensitive drainage basins. Further discussion of these zoning districts is provided below.

Applicable Plans and Regulations

The City of Olympia's Comprehensive Plan was adopted in December, 2014 with subsequent amendments. The Comprehensive Plan is guided by Washington State's

1990 Growth Management Act and County-Wide Planning Policies originally adopted in 1993. Related plans include the recently adopted Parks, Arts and Recreation Plan (February 9, 2016). Discussion of this proposal's consistency with the Comprehensive Plan and associated Olympia Municipal Code is provided below.

Comparison of Current and Proposed Land Uses

The current and proposed zoning districts (R1/5 and RLI respectively) are both considered low-density residential land use categories under the City's Comprehensive Plan and are intended to address particular environmental sensitivities. These districts are defined in OMC 18.04.020(B) as follows:

- **Residential – 1 Unit Per 5 Acres (R1/5).** This designation provides for low-density residential development in designated sensitive drainage basins in a manner that protects aquatic habitat from degradation.
- **Residential Low Impact (RLI).** To accommodate some residential development within sensitive drainage basins at densities averaging from two (2) to four (4) units per acre, provided that the development configuration avoids stormwater and aquatic habitat impacts.

Further details on allowable uses and development standards for the two zoning districts is provided in Attachment 6.

The R1/5 zoning category is a remnant of land use designation prior to annexation. The BranBar parcel is one of two areas within the municipal boundary of Olympia that are still zoned R1/5, both of which are located in the Green Cove Basin (Attachment 7). They were part of two areas annexed in 2006 which initially retained their pre-annexation zoning (Attachment 8). Since 2006, a significant proportion of the second area (approved as the Sundberg Annexation under Ord. 6433) has been rezoned to RLI, Single Family Residential 4-8, and Residential Multifamily 18.

Under the current zoning, the minimum and maximum density allowed for the subject property is estimated at one (1) unit. Under the proposed zoning, the density for the parcel would range in principle from 10 to 20 units. In practice, the actual density allowed would be determined at the time of application and would need to factor in the presence of critical areas (OMC 18.04.080(A) and (B)). However, for the purposes of the rezone proposal, a maximum density of 20 units is used to apply the criteria.

Rezone Criteria and Staff Analysis

Olympia Municipal Code 18.59.050 specifies the decision criteria for rezone requests as follows:

A zoning map amendment shall only be approved if the Council concludes that at a minimum the proposal complies with subsections A through C. To be considered are whether:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the plan.*
- B. The rezone will maintain the public health, safety, or welfare.*
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.*
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.*
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.*

The following discussion offers City staff's assessment of the proposal in response to each criterion.

Criterion A: Consistency with the Comprehensive Plan

The Comprehensive Plan's Land Use and Urban Design chapter introduction addresses the Future Land Use Map (Attachment 9), which "provides guidance for zoning and other regulations to ensure uses of land and development consistent with the Plan." The Future Land Use Map identifies the parcel proposed for rezone and the surrounding neighborhoods as Low Density Neighborhoods.

Low Density Neighborhoods are defined in Appendix A - Future Land Use Map Designations, Land Use and Urban Design Chapter of the Comprehensive Plan as follows:

This designation provides for low-density residential development, primarily single-family detached housing and low-rise multi-family housing, in densities ranging from twelve units per acre to one unit per five acres

depending on environmental sensitivity of the area. Where environmental constraints are significant, to achieve minimum densities extraordinary clustering may be allowed when combined with environmental protection. Barring environmental constraints, densities of at least four units per acre should be achieved. Supportive land uses and other types of housing, including accessory dwelling units, townhomes and small apartment buildings, may be permitted. Specific zoning and densities are to be based on the unique characteristics of each area with special attention to stormwater drainage and aquatic habitat. Medium Density Neighborhood Centers are allowed within Low Density Neighborhoods. Clustered development to provide future urbanization opportunities will be required where urban utilities are not readily available.

While the Future Land Use Map is not in itself a zoning map, OMC 18.59.055 outlines those zoning categories which are consistent with the purpose of each land use designation on the map. Both R1/5 and RLI zoning districts are among the five options that correspond to the Future Land Use Map's Low Density Neighborhoods designation. A change from R1/5 to RLI zoning would, therefore, be consistent with both the Future Land Use Map of the Comprehensive Plan and the development regulations implementing the intent of the map.

A rezone of this parcel to RLI would also further goals and policies outlined in the Comprehensive Plan to respond thoughtfully and strategically to Olympia's anticipated population increase. The introduction to the Plan's Land Use and Urban Design Chapter states,

How we choose to live within, and how we alter, our landscape is critical to our quality of life, and to whether that quality of life can be sustained and improved. The State's 1990 Growth Management Act called for Olympia to establish land use designations and densities sufficient for at least 20 years. The County-Wide Planning Policies adopted by Thurston County and its seven cities in 1993 describe a common goal of concentrating growth in the urban areas "in ways that ensure livability, preservation of environmental quality and open space, varied and affordable housing, high quality urban services at least cost, and orderly transition of land from County to City."

Some examples of the Plan's goals and policies intended to address the need to provide an appropriate level of density within the urban area of Olympia include:

GL1 Land use patterns, densities and site designs are sustainable and support decreasing automobile reliance.

PL1.1 Ensure that new development is built at urban densities or can be readily modified to achieve those densities.

PL1.4 Require functional and efficient development by adopting and periodically updating zoning consistent with the Future Land Use Map.

GL16 The range of housing types and densities are consistent with the community's changing population needs and preferences.

PL16.1 Support increasing densities through the well-designed, efficient, and cost-effective use of buildable land, consistent with environmental constraints and affordability.

With an allowable density of only one unit per five acres, the current zoning is less likely to provide an appropriate level of density within the urban area of Olympia than RLI zoning. As it stands, the property does not meet the minimum density of the current zoning as it is undeveloped. Because it is located immediately adjacent to a low density residential development and is buildable land, the potential for development afforded by rezoning of the property to another low density zoning category can support the Comprehensive Plan's call to focus development in urban areas to avoid sprawl into rural areas in the County.

The Olympia Planning Commission considered the proposal's consistency with the Comprehensive Plan at its February 22, 2016 and March 7, 2016 meetings. After deliberation during which they indicated that they did not have concerns about the proposal's consistency with the Comprehensive Plan, the Commission determined to recommend that the Hearing Examiner proceed without recommendation from the Commission.

Criterion B: Maintenance of Public Health, Safety or Welfare

Because the proposed zoning would be changing from one low density residential district type to another, changes in public health, safety or welfare are not anticipated to change significantly should the rezone be approved. As described under the discussion for Criterion E, City staff indicate that there is existing capacity for sewer, water, solid waste, and emergency services to this parcel.

One area of consideration is the impact of increased traffic resulting when the parcel is developed in the future. Because the parcel is accessed via the street network connected to Cooper Crest Street Northwest, any increase in traffic would likely have some impact on the Cooper Crest neighborhood.

To assess this potential impact, the applicant submitted an independent traffic study (Attachment 10) and the City of Olympia's Public Works department conducted its own study (Attachment 11). Using these studies, Public Works Transportation Engineers determined that the estimated 100-200 daily trips which could be generated by development of this parcel under RLI zoning would maintain traffic volume thresholds for the existing network of neighborhood collectors (approx. 3,000 daily trips) and local access streets (approx. 500 daily trips) in the Cooper Crest subdivision (Attachment 12).

City transportation engineers noted that some existing conditions appear to be leading to disproportionately higher volumes of traffic on one local access street, Cooper Crest Place Northwest. Based on the assumption that existing traffic patterns could continue, this street may be predicted to approach its threshold of 500 daily trips at the maximum density allowed under RLI zoning for this parcel. Because the rezone process in itself does not determine the nature of a future development proposal, any mitigation measures deemed to be necessary to maintain transportation capacity and public safety under a development proposal would be determined at the time a land use application is submitted and under review.

In the Comprehensive Plan, the City anticipates the construction of street networks in the area to meet the transportation demands of potential development as illustrated in the Transportation 2030 Map (Attachment 13). Actual street locations and numbers will be determined at the time an application for proposed development is submitted using the City's Engineering Design and Development Standards in place at that time.

Criterion C: Consistency with Development Regulations

Under Olympia Municipal Code, RLI zoning is intended for sensitive drainage basins like Green Cove Basin and much of the basin located within City limits lies in an RLI zoning district (OMC 18.04.020(B)). The development standards under RLI zoning are consistent with OMC 18.54 Tree Protection and Replacement for Green Cove Basin.

As described in the discussion for Criterion A, the existing and proposed zoning both fall under the same category of Low Density Neighborhoods on the Future Land Use Map. This satisfies the requirements of OMC 18.59.055 on consistency between the zoning map and the Future Land Use Map.

Criterion D: Resulting in Compatible Adjacent Zoning Districts

In essence, the proposed zone change would be an expansion of Olympia's RLI zoning district into this parcel. The existing R1/5 zoning of the parcel corresponds to the zoning in the adjacent parcels in Thurston County, which are not in Olympia's Urban Growth Area. As proposed, the new zone for the BranBar parcel would be the same as its Olympia neighbors.

As described in the discussions for other criteria, RLI zoning allows for compatible, low density development that is both responsive to the environmental factors in Green Cove Basin and the goals and policies related to urban growth in the Comprehensive Plan.

Criterion E: Adequacy of Planned or Existing Public Facilities and Services

Fire protection and other emergency services are provided to this site by the City of Olympia. The site is served by Fire Station 2. As long as physical access improvements are made concurrently with any future development, the City Fire Marshal does not anticipate any negative issues related to response time or other concerns associated with serving this site regardless of zoning.

This parcel is also within the City's water and sewer service area. Water and sewer mains serve all properties adjacent to the site via Cooper Crest Drive Northwest, Crestwood Lane Northwest, and Crestwood Place Northwest and can be extended as part of future development. A sewer lift station is located at the western end of Cooper Crest Drive Northwest which has the capacity to serve a future development at the maximum density allowed by RLI zoning. A system of existing stormwater mains serves the neighborhood, including one which runs along the eastern boundary of the parcel. Any additional stormwater treatment requirements related to future development would be addressed at the time a proposal is submitted.

Solid waste services in Cooper Crest Neighborhood are provided by the City of Olympia and would be extended to serve any future development. City Solid Waste staff noted that a loop road connecting to an adjacent property or a cul-de-sac street could provide acceptable solid waste access. Any requirements to accommodate sanitation trucks would be addressed at the time of development.

Under the 2016 Parks, Arts and Recreation Plan (adopted February 9, 2016), the City has a goal of providing parks within walking distance (defined as one-half mile) of all residences. The nearest public park to the site, Cooper Crest Parcel, can be reached on foot in under a half mile.

The Olympia School District serves this area and was notified of this rezone proposal. To date, the School District has expressed no concerns regarding service capacity. The City collects school impact fees to help pay for capacity expansion when issuing residential building permits. Although specific school boundaries are subject to change, this site is currently within the Hansen Elementary and Marshall Middle school areas, both of which are located under a quarter mile south of the site.

RECOMMENDED CONCLUSIONS

- A. The proposed rezone is consistent with the Comprehensive Plan's goals and policies. Rezoning the site from R1/5 to RLI would also be consistent with their designation as Low Density Neighborhoods in the Future Land Use Map.
- B. The rezone will maintain the public health, safety, or welfare. The existing street network as a whole can meet the traffic demands of up to 20 new residences. Site specific review and improvements will be required and addressed as part of a future subdivision application.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan. The proposed RLI zoning is one of the land use districts designated for sensitive drainage basins under the Olympia Municipal Code. It also meets the Code requirements for consistency between the Future Land Use Map and zoning map.
- D. The rezone will result in a district that is compatible with adjoining zoning districts. The proposed zoning is the same as that of the adjacent properties located within Olympia's municipal boundary.
- E. The planned or existing public facilities and services are adequate to serve potential development allowed by the proposed zoning.

STAFF RECOMMENDATION

That the Hearing Examiner recommend approval of the requested zone change for Parcel Number 12808110200 from R1/5 to RLI.

Submitted by: Michelle Sadlier, Associate Planner

Staff Contact: Michelle Sadlier, Associate Planner
msadlier@ci.olympia.wa.us | 360.753.8031

Date Issued: July 18, 2016

Attachments

Attachment 2: BranBar Rezone Application and Notice

Attachment 3: SEPA Checklist, DNS and Notice

Attachment 4: Written Public Comments

Attachment 5: Area Map

Attachment 6: OMC 18.04 Residential Districts Tables

Attachment 7: 2016 Zoning Map

Attachment 8: Annexations of Proposed Rezone Area and Vicinity

Attachment 9: Comprehensive Plan Future Land Use Map

Attachment 10: Heath Traffic Study Report

Attachment 11: Public Works Traffic Study Data

Attachment 12: Street Classification Map

Attachment 13: Comprehensive Plan Transportation 2030 Map



REZONE OR CODE TEXT AMENDMENT SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: 15-0130 Date: Oct. 1, 2015
 Received By: C. Smith Project Planner: _____ Related Cases: _____

Rezone **Text Amendment**

Current land use zone: R1/5

Proposed zone: RLI

Answer the following questions (attach separate sheet):

- A. Is the present zoning the result of a mistake?
- B. What conditions affecting the property have changed since the property was last zoned?
- C. Is the property useable as presently zoned?
- D. How will the rezone benefit the public?
- E. Will the rezone result in any harm to the public or surrounding property? How?
- F. Is the rezone consistent with the Olympia Comprehensive Plan? Why or why not?



A Rezone Or Code Text Amendment Application shall accompany a General Land Use Application and shall include:

1. The current zoning of the site.
2. The proposed zoning of the site.
3. Specific text amendments proposed in "bill-format." (See example.)
4. A statement justifying or explaining reasons for the amendment or rezone.
5. Reproducible maps (8½" x 17" or 11" x 17") to include a vicinity map with highlighted area to be rezoned and any nearby city limits, and a map showing physical features of the site such as lakes, ravines, streams, flood plains, railroad lines, public roads, and commercial agriculture lands.
6. A site plan of any associated project.
7. A site sketch 8½" x 11" or 11" x 17" (reproducible).
8. A typed and certified list, prepared by title company, of all recorded owners of property within 300 feet of the proposed rezone.
9. A copy of the Assessor's Map showing specific parcels proposed for rezone and the immediate vicinity.
10. An Environmental (SEPA) Checklist.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

BranBar, LLC Rezone

Parcel No. 128-08-110200

REZONE SUPPLEMENT QUESTIONS:

- A. No
- B. None
- C. Yes
- D. Potential for new dedicated open space & park land
- E. No
- F. Yes, the rezone retains the intent of the Comprehensive Plan “low density neighborhood” label by using the RLI (Residential Low Impact) zoning applications.

Statement for justifying rezone:

The request to rezone this 5-acre parcel is to join the abutting zoning use of the surrounding residential neighborhoods, moving from the R1/5 zone, into the RLI zone. The current comprehensive plan use for this area, including the BranBar parcel, is “Low density neighborhood,” and the surrounding neighborhoods all use the RLI zone. The R1/5 and RLI zoning both have the same intent – which is to reduce the amount of impervious surface coverages and enhance tree canopy coverage in the Green Cove Basin for purposes of maintaining the health and long-term viability of Green Cove Creek.

*A Green Cove Creek Watershed info sheet is attached.

Streams & Shorelines - Green Cove Creek Watershed

The headwaters of Green Cove Creek are located in Olympia, beginning at the top of 20th Street near the water tower. The watershed area extends east beyond Cooper Point Road near Capital High School, and to Mud Bay Road to the south. The upper stream is comprised of a series of large wetlands along Kaiser Road from the Grass Lake Refuge to Evergreen Parkway. The stream flows near the Olympia Country Club down a ravine and discharges to Eld Inlet.

Watershed Characteristics

Watershed Area	2,636 Acres
Forest Area	1,284 Acres (49%)
Urban Area*	197 Acres (7%)
Stream Miles	4.0 miles
Drainage	Eld Inlet
Water Quality	Fish: Good Condition Swimming: Low Risk
<i>*Urban Area is Impervious Surface Area</i>	

Aquatic Life:

This stream is very healthy. Chum and coho salmon, as well as sea-run cutthroat, return to the stream each year. The [Olympic Mudminnow](#) [☞], a state-listed "sensitive species" is found in many of the wetland areas. Because of the many fish, amphibian, and bird species that use the stream and wetlands, this stream is designated as a "priority stream" by the City.

Unique Natural Features:

The headwaters for the watershed are protected within the 165-acre [Grass Lake Refuge](#), a city-owned wetland complex surrounding a manmade lake, Louise Lake. There are many trails to walk and viewing opportunities for birds.

Special Considerations:

In 2000, City of Olympia and Thurston County elected officials designated Green Cove as a priority watershed warranting extraordinary environmental protection. New developments in the City of Olympia are required to protect 60% of forest cover, have narrow streets and housing footprint areas, and keep all stormwater runoff on-site to preserve the healthy aquatic habitat in this watershed. Your help is also important - minimize fertilizer and pesticide use in your lawn, pick up pet wastes, and prevent car wash soap from entering the stream. Eld Inlet is an active shellfishing area. By protecting water quality, we can maintain the health of this inlet.



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: _____

Master File #: _____

Date: 10.1.15

Received By: _____

Project Planner: _____

Related Cases: _____

One or more of the following **Supplements** must be attached to this **General Land Use Application**:



- Adjacent Property Owner List
- Annexation Notice of Intent
- Annexation Petition (with BRB Form)
- Binding Site Plan
- Boundary Line Adjustment (Lot Consolidation)
- Conditional Use Permit
- Design Review – Concept (Major)
- Design Review – Detail
- Environmental Review (Critical Area)
- Final Long Plat
- Final PRD
- Land Use Review (Site Plan) Supplement
- Large Lot Subdivision
- Parking Variance
- Preliminary Long Plat
- Preliminary PRD
- Reasonable Use Exception (Critical Areas)
- SEPA Checklist
- Shoreline Development Permit (JARPA Form)
- Short Plat
- Tree Plan
- Variance or Unusual Use (Zoning)
- Other _____

Project Name: N/A

Project Address: VACANT LAND ~ 4000 BLOCK CRESTWOOD PLACE NW

Applicant: BRANBAR, LLC - BRANDON ANDERSON

Mailing Address: P.O. BOX 7157, COVINGTON WA 98042

Phone Number(s): MOBILE (206) 371-5215 OFFICE (425) 656-7491

E-mail Address: BRANDON@BRANBAR.COM

Owner (if other than applicant): _____

Mailing Address: _____

Phone Number(s): _____

Other Authorized Representative (if any): BARRY ANDERSON, SR.

Mailing Address: _____

Phone Number(s): (425) 656-7477

E-mail Address: BRANBAR.LLC@GMAIL.COM

Project Description: REZONE APPROX 5.2 ACRES FROM R1/5 'RES' TO RLI.

Size of Project Site: 230,129 SQ. FT

Assessor Tax Parcel Number(s): 128-08-110200

Section: 08 Township: 18 Range: 2W

Full Legal Description of Subject Property (attached):

Zoning: RESIDENTIAL R1/5

Shoreline Designation (if applicable): NONE

Special Areas on or near Site (show areas on site plan):

<input type="checkbox"/> Creek or Stream (name): _____	<input type="checkbox"/> Historic Site or Structure
<input type="checkbox"/> Lake or Pond (name): _____	<input type="checkbox"/> Flood Hazard Area (show on site plan)
<input checked="" type="checkbox"/> Swamp/Bog/Wetland	<input type="checkbox"/> None
<input type="checkbox"/> Steep Slopes/Draw/Gully/Ravine	
<input type="checkbox"/> Scenic Vistas	

Water Supply (name of utility if applicable): _____
 Existing: _____
 Proposed: _____

Sewage Disposal (name of utility if applicable): _____
 Existing: _____
 Proposed: _____

Access (name of street(s) from which access will be gained): _____

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature  Date 10/01/15

JA
Initials

I understand that for the type of application submitted, **the applicant is required to pay actual Hearing Examiner costs**, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

- Each complete **General Land Use Application** shall include each of the following:
1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
 2. Unless exempt, an environmental checklist with typed and title-company certified list of property owners of record within 300 feet of the project site. (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding exemptions.)
 3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
 4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
 5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

Supplemental – Legal Description

Parcel No. 128-08-110200

LEGAL DESCRIPTION: (PER STATUTORY WARRANTY DEED REC. NO. 8404180021)

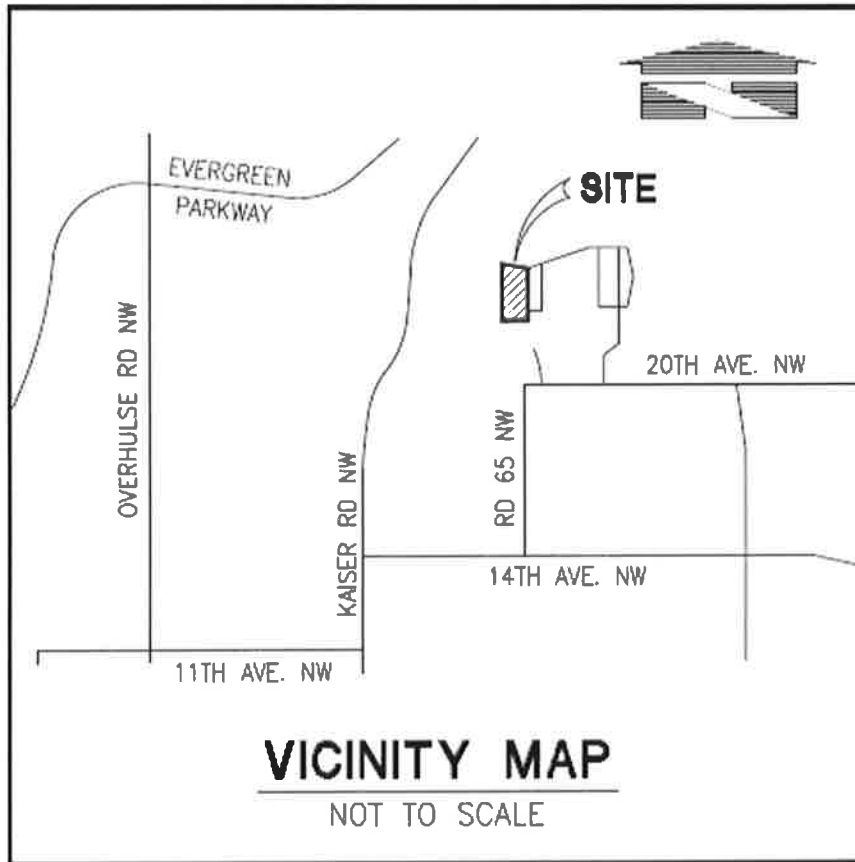
THE EAST 330 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M., LYING EASTERLY OF KAISER ROAD AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF KAISER ROAD AND THE NORTHERLY LINE OF SAID SECTION 8, THENCE SOUTHERLY ALONG SAID CENTERLINE 258.7 FEET; THENCE SOUTH 78°04'06" EAST 30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD AND THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION; THENCE CONTINUING SOUTH 78°04'06" EAST 125 FEET; THENCE SOUTH 11°55'54" WEST 176.5 FEET; THENCE SOUTH 78°04'06" EAST TO THE EASTERLY LINE OF THE WEST HALF OF THE SAID NORTHEAST QUARTER AND THE END OF THIS LINE DESCRIPTION.

Supplemental #2 – Vicinity Map

Parcel No. 128-08-110200



**Notice of Application
Neighboring Property Owners**

Parcel No.	FIRST NAME	LAST NAME	ADDRESS	CITY	STATE	ZIP
12808110200		BRANBAR LLC	PO BOX 7157	COVINGTON	WA	
42130013900		AMH ROMAN TWO WA	30601 AGOURA RD STE	AGOURA HILLS	CA	91301
82340000300	DAN	ANDERSEN	1606 CAMELOT PARK SW	OLYMPIA	WA	98512
42130012500	JIM	BAKER	2211 CRESTWOOD PL NW	OLYMPIA	WA	98502
12808140000	KENNETH	BUCHANAN	11236 EMILY LN SW	OLYMPIA	WA	98512
82340100000	KENNETH	BUCHANAN	11236 EMILY LN SW	OLYMPIA	WA	98512
42130013500	RYAN	COOK	3908 CRESTWOOD LN NW	OLYMPIA	WA	98502
42130011600	THOMAS	COPE	2228 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130011200	CHRISTOPHER	CUNNINGHAM	2306 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130013200	JAYSEN	FARR	2128 COOPER CREST ST	OLYMPIA	WA	98502
42130011400	JOHN	FRICKE	9122 SE LYNCH RD	SHELTON	WA	98584
42130011500	JOHN	GIETZ	133 CONINGHAM CT	LEXINGTON	sc	29072
42130012400	JOSEPH	HEIKENFELD	2207 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130013700	CAROL	HILL	2319 CRESTWOOD PL NW	OLYMPIA	WA	98502
12808120000	DARIN	HOLT	2410 KAISER RD NW	OLYMPIA	WA	98502
42130012700	JASON	HOWELL	3911 CRESTWOOD LN NW	OLYMPIA	WA	98502
12808140103	LINDA	KAHAN	4110 20TH AVE NW	OLYMPIA	WA	98502
42130012800	MARK	KINKELLA	12502 127TH ST E	PUYALLUP	WA	98374
42130012600	DENNIS	KITZMILLER	3909 CRESTWOOD LN NW	OLYMPIA	WA	98502
42130012900	JOHN	LIU	7937 BOX ELDER DR SW	OLYMPIA	WA	98512
12808120101	JACK	MILLIKAN	2540 KAISER RD NW	OLYMPIA	WA	98502
42130011100	CHRISTOPHER	MONDAU	8835 ADAMS LN NW	OLYMPIA	WA	98502
42130010400	SAUL	NEGRETE	3906 COOPER CREST DR	OLYMPIA	WA	98502
42130012000	MARTIN	ONESEN	2212 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130013300	GEORGE	PICKEN	4340 79TH AVE NW	OLYMPIA	WA	98502
42130012300	GALE	RICKENS	17 TWIN RIDGES RD	OSSINING	NY	10562
42130013100	LADD	RUTHERFORD	283 SE TAYLOR RD	SHELTON	WA	98584
42130010900	JULIO	SALAZAR	2318 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130011800	ANNA	SCHULTZ	2220 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130013800	LISA	SEM-RODRIGUES	2323 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130011900	NICOLE	SERAGO	2216 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130011700	SETH	SKIPWORTH	2224 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130012200		SOUND BUILT HOMES	PO BOX 73790	PUYALLUP	WA	98373
42130010800	PHUONG	TENG	1621 EASTHILL CT NW	OLYMPIA	WA	98502
42130012100	SCOTT	THALHAMER	2208 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130011300	JAMES	WENSTEIN	2302 CRESTWOOD PL NW	OLYMPIA	WA	98502
42130013000	CYNTHIA	ZUJKO	3917 CRESTWOOD LN NW	OLYMPIA	WA	98502

Additional comments by City of Olympia Community
Planning and Development staff are provided in red.

Michelle Sadlier, Associate Planner, June 3, 2016

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

BranBar rezone

2. Name of applicant:

BranBar, LLC

3. Address and phone number of applicant and contact person:

18215 72nd Ave S, Ste#127, Kent WA 98032. office (425)656-7491 – Brandon Anderson

4. Date checklist prepared:

Sept 29, 2015

Checklist revision submitted May 25, 2016 following City of Olympia request for changes and additions

5. Agency requesting checklist:

City of Olympia

6. Proposed timing or schedule (including phasing, if applicable):

Hearing examiner recommendation in Spring 2016

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Possible preliminary residential plat submittal upon rezone approval.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

See City of Olympia's Comprehensive Plan supplemental EIS from 2014

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone approval by the Olympia City Council

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Rezone approx. 5.2 acres from R1/5 to RLI

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Vacant land – at present no physical street address (considered 4000 block of Crestwood PL NW)

Two available public street access points, for a possible future development circular traffic connector opportunity: one westerly access at the end of Cooper Crest Drive NW on the North, and one westerly access at the end of Crestwood PL NW on the South.

Thurston County Parcel No. 12808110200

Legal Description on file with the City of Olympia

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

to-north elevation drop.

b. What is the steepest slope on the site (approximate percent slope)?

No slope greater than 3%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Based on Thurston County Geo-Data center property information: soil consists of Alderwood Gravelly sandy loam & McKenna gravelly silt loam.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Will be assessed at time of future development.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Will be assessed at time of future development. The rezone proposal itself will not involve filling, excavation or grading.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Will be assessed at time of future development. Because the rezone proposal will not involve filling, excavation or grading, there will be no erosion should the proposed zone be approved.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Will be assessed at time of future development. The rezone proposal itself does not involve construction activities.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Will be assessed at time of future development.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A The proposed rezone itself will not involve emissions. These will be assessed at time of future development

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No Will be assessed at time of future development

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A These measures will be addressed at the time a development proposal is submitted.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. ▽

Yes – there are seasonal streams in vicinity. This parcel is included in Green Cove drainage basin.

A critical areas study would be submitted and reviewed at time of future development.

The critical area report provided at the time a development proposal is submitted should include an assessment of stream type(s) in the vicinity of the project area, including seasonal and perennial streams

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. ▽

N/A The proposed change to zoning will not involve work in the vicinity of streams or other water bodies. Any potential effects from a development proposal will be assessed at the time of submission.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. ▽

The propose rezone itself will not involve filling and dredging.

Will be assessed at time of future development.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ▽

Will be assessed at time of future development.

The proposed rezone itself will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. ▽

No – FEMA map on file with the City of Olympia.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. ▽

Will be assessed at time of future development.

The proposed rezone itself will not involve discharge of waste materials.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. ▽

Will be assessed at time of future development.

The propose rezone itself will not involve the withdrawal of groundwater from a well.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. ▽

N/A The proposed change to zoning will not involve the discharge of waste materials. Any potential waste material discharge related to a development proposal will be assessed at the time of submission.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. ▾

N/A **The proposed rezone will not involve water runoff. Will be assessed at time of future development**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. ▾

Will be assessed at time of future development.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. ▾

N/A **The proposed change to zoning would not directly impact drainage patterns. Any potential effects from a development proposal will be assessed at the time of submission.**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: ▾

Will be assessed at time of future development.

4. Plants ▾

- a. Check the types of vegetation found on the site: ▾

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? ▾

Will be assessed at time of future development.

- c. List threatened and endangered species known to be on or near the site. ▾

Based on Washington Department of Fish & Wildlife online geo-map layer investigation and search request, no threatened or endangered species have been found on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: ▾

Will be assessed at time of future development.

- e. List all noxious weeds and invasive species known to be on or near the site. ▾

Will be assessed at time of future development.

5. Animals ▾

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

Based on WDFW geo-map info, no threatened or endangered species known to be on or near site.

- c. Is the site part of a migration route? If so, explain.

Yes. Washington is part of the Pacific Flyway migration route. More info at:

www.pacificflyway.gov

- d. Proposed measures to preserve or enhance wildlife, if any:

Will be assessed at time of future development.

- e. List any invasive animal species known to be on or near the site.

Based on WDFW geo-map info, no invasive species known to be on site.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

The proposed change to zoning will not use energy. Any energy needs for future development will be assessed at time of proposal submission.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

The proposed change to zoning will not use energy. Any potential use of solar energy for future development will be assessed at time of proposal submission.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

The proposed change to zoning will not use energy. Any energy conservation features related to future development will be assessed at time of proposal submission.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Will be assessed at time of future development.

The proposed change to zoning itself will not involve environmental health hazards.

- 1) Describe any known or possible contamination at the site from present or past uses.

Will be assessed at time of future development.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. ▬

N/A The proposed change to zoning itself will not be affected by hazardous chemicals or conditions. Will be assessed at the time of future development.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. ▬

N/A The proposed change to zoning itself will not involve toxic or hazardous chemicals. Will be assessed at the time of future development.

4) Describe special emergency services that might be required. ▬

N/A The proposed change to zoning itself will not require emergency services. Will be assessed at the time of future development.

5) Proposed measures to reduce or control environmental health hazards, if any: ▬

N/A Will be assessed at the time of future development.

b. Noise ▬

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? ▬

Will be assessed at time of future development. The proposed change to zoning will not be affected by noise.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. ▬

N/A The proposed change to zoning will not generate noise. Any noise related to future development will be assessed at time of proposal submission.

3) Proposed measures to reduce or control noise impacts, if any: ▬

N/A Will be assessed at the time of future development.

8. Land and Shoreline Use ▬

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. ▬

Current use of the site is vacant land, zoned R1/5 residential; The Parcel is surrounded by SFR / residential uses & other vacant lots zoned RLI. Proposed rezone, if passed, would align surrounding residential zone of RLI with subject property. The impact on surrounding properties could not be expressed quantitatively if the proposal is approved and zoning label changes from R1/5 to RLI; only at the time of a new site development application, where certain variables [such as number of new homes] could you accurately predict impacts to neighboring properties.

The "zoning label change" is more accurately termed "change to the zoning". The propose rezone would increase the development potential from 1 unit to approximately 10 to 20 units

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? ▬

Will be assessed at time of future development. The proposed change to zoning will not in itself convert commercially significant land to other uses.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: ▬

No The proposed change to zoning will not directly affect the normal business of a working farm or forest land. This potential impact through future development will be assessed at time of proposal submission.

- c. Describe any structures on the site.
 - None
- d. Will any structures be demolished? If so, what?
 - No
- e. What is the current zoning classification of the site?
 - R1/5
- f. What is the current comprehensive plan designation of the site?
 - Low density neighborhoods
- g. If applicable, what is the current shoreline master program designation of the site?
 - N/A The parcel is located outside of the shoreline jurisdiction.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
 - Thurston County labels “wetlands” on site – critical area review will be assessed at time of future development. The entire parcel is located in Green Cove Basin, which is protected under the City of Olympia and Thurston County Green Cove Creek Comprehensive Drainage Basin Plan (1998) and subject to the City's critical areas regulations.
- i. Approximately how many people would reside or work in the completed project?
 - Will be assessed at time of future development. The proposed new zoning designation would allow for approximately 10 to 20 housing units on the parcel.
- j. Approximately how many people would the completed project displace?
 - N/A The site is currently undeveloped.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
 - N/A These measures will be addressed at the time a development proposal is submitted.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
 - Future development would be compatible with existing and projected land uses and plans under City of Olympia code./ policy. The proposed rezone is consistent with the City's adopted Comprehensive Plan (2015) in suggesting a change from one low density zoning designation (R1/5) to another (RLI).
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
 - N/A The proposed change to zoning will not affect the potential commercial use of nearby land. Any such impacts related to future development will be assessed at time of proposal submission.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
 - Density range of proposed RLI zone would allow for between 10 to 20 new single family lots. The proposed rezone does not in itself determine how many lots will be proposed. This would be determined at the time of a development application and fall between the minimum and maximum density of the approved zoning.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

The parcel is currently undeveloped.

c. Proposed measures to reduce or control housing impacts, if any: ▾

N/A The proposed change to zoning will not directly result in housing impacts. Any such impacts related to future development will be assessed at time of proposal submission.

10. Aesthetics ▾

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ▾

N/A The proposed change to zoning will not involve the construction of new structures. This analysis will be provided at the time a development proposal is submitted.

b. What views in the immediate vicinity would be altered or obstructed? ▾

N/A The proposed change to zoning will not involve altering views. This analysis will be provided at the time a development proposal is submitted.

b. Proposed measures to reduce or control aesthetic impacts, if any: ▾

N/A These measures will be addressed at the time a development proposal is submitted.

11. Light and Glare ▾

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ▾

N/A The proposed change to zoning will not generate light glare. This analysis will be provided at the time a development proposal is submitted.

b. Could light or glare from the finished project be a safety hazard or interfere with views? ▾

N/A This analysis will be provided at the time a development proposal is submitted.

c. What existing off-site sources of light or glare may affect your proposal? ▾

N/A Off-site sources of light or glare will not directly impact the proposal to rezone the parcel. This would be assessed at the time a development proposal is submitted.

d. Proposed measures to reduce or control light and glare impacts, if any: ▾

N/A These measures will be addressed at the time a development proposal is submitted.

12. Recreation ▾

a. What designated and informal recreational opportunities are in the immediate vicinity? ▾

Recreational opportunities available at nearby Hansen elementary school sports fields, Marshal Middle school sports fields, and Cooper Crest Open space trail system.

b. Would the proposed project displace any existing recreational uses? If so, describe. ▾

N/A The proposed change to zoning will not displace recreational uses. An analysis of these potential effects will be provided at the time a development proposal is submitted.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: ▾

N/A These measures will be addressed at the time a development proposal is submitted.

13. Historic and cultural preservation ▾

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
 Will be assessed at time of future development. **According to the Department of Archaeology & Historic Preservation (DAHP) database, no historic properties have been identified in the vicinity of the parcel.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
 Will be assessed at time of future development. **The DAHP predictive model on archaeology indicates a moderately low to moderate risk of archaeology. No sites have been recorded nearby in the DAHP database.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
 Will be assessed at time of future development. **City staff used the DAHP Washington Information System for Architectural & Archaeological Records Data (WISAARD)**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
 Will be assessed at time of future development.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
 Site abuts ends of “future street connectors” Cooper Crest Dr NW & Crestwood Place NW.
 Future access will be assessed at time of future development.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
 Not served, nearest route is #48 – approx. 1 mile to nearest TS.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
 Will be assessed at time of future development. **The proposed change to zoning itself will not involve the addition or removal of parking spaces.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
 Traffic study on file with City of Olympia. **Any future transportation improvements needed to accommodate new development will be determined at the time a development proposal is submitted.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
 No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Will be assessed at time of future development.

The proposed change to zoning itself will not directly impact traffic volume.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No The proposed change to zoning will not directly impact the movement of forest or agricultural products. Any such impacts related to future development will be assessed at time of proposal submission.

h. Proposed measures to reduce or control transportation impacts, if any:

Will be assessed at time of future development.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Most likely yes, will be assessed at time of future development.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Will be assessed at time of future development.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No utilities are proposed under this application; nor are there any general construction activities occurring on-site. All utility needs and construction activities will be addressed at the time of future development proposal is submitted.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee _____

BRANDON ANDERSON

Position and Agency/Organization _____

Project mgr - BRANBAR, LLC

Date Submitted: _____

10/01/15

Parcel No. 128-08-110200

D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The current application from BranBar,LLC is a comprehensive plan-aligned zoning request; and as such, this specific proposal would not cause a physical change at the property level upon approval, i.e. water discharge, air emissions, hazardous substances or noise production - information of this nature would only apply to a future development proposal. If the proposal is achieved, the new site zoning could allow a 10 to 20 lot SFR development; any physical site impacts would be addressed at the time a development proposal is submitted.

Proposed measures to avoid or reduce such increases are:

N/A

These measures will be addressed at the time a development proposal is submitted.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The current application from BranBar,LLC is a comprehensive plan-aligned zoning request; and as such, this specific proposal would not cause a physical change at the property level upon approval, therefore no plants, animals, fish or other marine life would be affected - germane information of this nature would only apply to a future development proposal. If the proposal is achieved, the new site zoning could allow a 10 to 20 lot SFR development; any physical site impacts would be addressed at the time a development proposal is submitted.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

These measures will be addressed at the time a development proposal is submitted.

3. How would the proposal be likely to deplete energy or natural resources?

The current application from BranBar,LLC is a comprehensive plan-aligned zoning request; and as such, this specific proposal would not cause a physical change at the property level upon approval, consequently, this application would not be likely to deplete energy or natural resources - relevant information of this nature would only apply to a future development proposal. If the proposal is achieved, the new site zoning could allow a 10 to 20 lot SFR development; any physical site impacts would be addressed at the time a development proposal is submitted.

Proposed measures to protect or conserve energy and natural resources are:

N/A

These measures will be addressed at the time a development proposal is submitted.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Reference to energy & natural resources not relevant here. However, the proposed zoning change would not in itself have a direct effect on critical areas either.

The current application from BranBar,LLC is a comprehensive plan-aligned zoning request; and as such, this specific proposal would not cause a physical change at the property level upon approval, consequently, this application would not be likely to deplete energy or natural resources - relevant information of this nature would only apply to a future development proposal. If the proposal is achieved, the new site zoning could allow a 10 to 20 lot SFR development; any physical site impacts would be addressed at the time a development proposal is submitted.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A.

These measures will be addressed at the time a development proposal is submitted.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Land use: The proposed BranBar,LLC zoning request, if approved, would change the current R1/5 zone into the RLI zoning – a change which could allow for a 10 to 20 lot SFR development; this proposal is in compliance with the current comprehensive plan and future land use map, as both zoning designations use relatively the exact same language to maintain a minimal impact to land, trees & environment than more higher-density residential zones used in other areas of the City of Olympia. This proposal would not implement any development, just update the zoning label. Any physical site impact would be addressed at the time a development proposal is submitted.

Based on the City of Olympia online GIS data, there are no shorelines attached to or in the immediate vicinity of the subject property, therefore there are is no affect to shoreline use in this proposal.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

These measures will be addressed at the time a development proposal is submitted.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The current application from BranBar,LLC is a comprehensive plan-aligned zoning request; and as such, this specific proposal would not cause a physical change at the property level upon approval, consequently, this application would not be likely to change demands on transportation or public services and utilities; relevant information of this nature would only apply to a future development proposal. If the proposal is achieved, the new site zoning could allow a 10 to 20 lot SFR development; any physical site impacts would be addressed at the time a development proposal is submitted.

Proposed measures to reduce or respond to such demand(s) are:

N/A

These measures will be addressed at the time a development proposal is submitted.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The project is in compliance with local, state, and federal environmental protection requirements. The proposed rezone complies and is in accordance with the City of Olympia “future land use” map and the current “Comprehensive Plan.” The request to rezone this 5-acre parcel is to join the abutting zoning use of the surrounding residential neighborhoods, moving from the R1/5 zone, into the RLI zone. The current comprehensive plan use for this area, including the BranBar parcel, is “Low density neighborhood,” and the surrounding neighborhoods all use the RLI zone. The R1/5 and RLI zoning both have the same intent – which is to reduce the amount of impervious surface coverages and enhance tree canopy coverage in the Green Cove Basin for purposes of maintaining the health and long-term viability of Green Cove Creek.



**NOTICE OF PUBLIC
HEARING**
and
**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
(SEPA DNS)**

Community Planning &
Development
601 4th Avenue E. – PO Box 1967
Olympia WA 98501-1967
Phone: 360.753.8314
Fax: 360.753.8087
cpdinfo@ci.olympia.wa.us
www.olympiawa.gov

Date of Issue: June 22, 2016

Project Name: BranBar Rezone

Project Number: 15-0130

Location of Proposal: Parcel Number 12808110200; 4000 Block of Crestwood Place NW

Description of Proposal: A request to change land use zoning of approximately five acres at the west end of Crestwood Place NW from Residential 1 Unit per 5 Acres (R1/5) to Residential Low Impact (RLI)

Proponent: BranBar, LLC
P.O. Box 7157
Covington, WA 98042

Representative: Brandon Anderson
P.O. Box 7157
Covington, WA 98042

Lead Agency: City of Olympia

SEPA Official: Name: Cari Hornbein
Phone: (360) 753-8048
E-Mail: chornbei@ci.olympia.wa.us

Staff Contact: Name: Michelle Sadlier
Phone: (360) 753-8031
E-Mail: msadlier@ci.olympia.wa.us

Date of Public Hearing: July 25, 2016

**Olympia Hearing Examiner
Public Hearing**

**6:30 p.m.
Monday, July 25, 2016**

**Olympia City Hall
601 4th Avenue E
Olympia, WA**

**Written comments must be
submitted at or prior to the
hearing.**

NOTICE OF PUBLIC HEARING

The City of Olympia Hearing Examiner will hold a public hearing on July 25, 2016 at 6:30 p.m. in the City Council Chambers, City Hall, 601 4th Avenue East, Olympia, Washington, to receive public comments prior to making a recommendation to the City Council regarding this proposal.

Anyone interested is invited to attend and present testimony regarding the above proposal. Written statements may be submitted to the City of Olympia Community Planning and Development Department, P.O. Box 1967, Olympia, WA 98507-1967. Written comments must be received at or prior to the public

hearing. A copy of the staff's report to the Hearing Examiner will be available seven days before the hearing.

The City of Olympia is committed to the non-discriminatory treatment of all persons in the delivery of services and resources. If you require special accommodations to attend and/or participate in the hearing, please contact Community Planning and Development by 10:00 a.m., 48 hours in advance of the meeting or earlier, if possible; phone: (360) 753-8314; e-mail: cpdinfo@ci.olympia.wa.us. For hearing impaired, please contact us by dialing the Washington State Relay Service at 7-1-1 or 1(800) 833-6384.

State Environmental Policy Act (SEPA) Threshold Determination - Determination of Non-Significance (DNS): The City of Olympia as lead agency for this proposal has determined that it probably will **not** have a significant adverse impact upon the environment. Therefore an Environmental Impact Statement **is not** required under RCW 43.21C.030(2)(C). The environmental review and SEPA threshold determination of this proposed action are based upon review by the City of Olympia's environmental review officer (SEPA Official) of an Environmental Checklist and other information on file with the City. This information is available to the public on request.

This determination is limited to the non-project action of amending the zoning for the subject property. It assumes that whether the proposed zoning is appropriate will be fully considered by the Olympia Hearing Examiner. It also assumes that if and when any development of the site is proposed, any such project will be subject to appropriate further environmental review and mitigation necessary to ensure that significant adverse impacts do not result. Comments regarding this DNS should be directed to the SEPA Official at the address above.

This DNS is issued under Washington Administrative Code 197-11-340. The City of Olympia will not act upon this proposal prior to the appeal deadline.

SEPA COMMENT DEADLINE: 5:00 p.m., July 6, 2016

APPEAL PROCEDURE: Pursuant to RCW 43.21C.075(3) and Olympia City Code 14.04.160(A), this DNS may be appealed by any agency or aggrieved person. Appeals must be filed with the Community Planning and Development Department at the address above within twenty-one (21) calendar days of the date of issue. Any hearing resulting from such an appeal would be consolidated with the hearing described above in a manner to be determined by the Hearing Examiner. Any appeal must be accompanied by a \$1,000.00 administrative appeal fee.

SEPA APPEAL DEADLINE: 5:00 p.m., July 13, 2016

SEPA Determination Issued by:



CARI HORNBEIN, SEPA OFFICIAL

BRANBAR REZONE SITE

Notice of Application

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RLI

COOPER CREST DRIVE

**BRANBAR
REZONE
SITE**

R1/5

Crestwood Ln

Crestwood Pl

RLI

RLI

CITY LIMITS & URBAN GROWTH BOUNDARY



50m
200ft



SEPA DNS Public Hearing Notification List

OCCUPANT NAME	OCCUPANT ADDRESS	OCCUPANT CITY	OCCUPANT STATE	OCCUPANT ZIP	OCCUPANT	LOCATION ADDRESS	CITY STATE ZIP
DON W COX	2104 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2104 COOPER CREST ST NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078	OCCUPANT	3600 COOPER CREST DR NW	Olympia WA 98501
SUZANNE C MAHONEY	2205 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2205 COOPER CREST PL NW	
REGAN M ROBERTS	3718 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3718 COOPER CREST DR NW	
SCOTT K THALHAMER	2208 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2208 CRESTWOOD PL NW	
CARRIE L HARPER	3909 CRESTWOOD LN NW	OLYMPIA	WA	98502-4097		3909 CRESTWOOD LN NW	
JENMEI MA	16830 SW RED ROCK WAY	BEAVERTON	OR	97007-7732	OCCUPANT	2229 COOPER CREST PL NW	
TOM J KINLEN	2410 COOPER CREST PL NW	OLYMPIA	WA	98502-4082		2410 COOPER CREST PL NW	Olympia WA 98501
FRANK A VIELBAUM	2125 COOPER CREST ST NW	OLYMPIA	WA	98502-4020		2125 COOPER CREST ST NW	
RAPLH E RIPPLE	2407 COOPER CREST ST NW	OLYMPIA	WA	98502-4035		2407 COOPER CREST ST NW	
ALLISON M JOYES	2314 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2314 COOPER CREST ST NW	
PEGGY D CONLEY	DANIEL CONLEY	OLYMPIA	WA	98502-4065	OCCUPANT	3802 COOPER CREST DR NW	Olympia WA 98501
LESLIE A DEMARCO	2306 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2306 COOPER CREST DR NW	
DEREK & DEONNE MCSWAIN	3914 CRESTWOOD LN NW	OLYMPIA	WA	98502-4096		3914 CRESTWOOD LN NW	
GENINE C WHITE	2314 CRESTWOOD PL NW	OLYMPIA	WA	98502-4093		2314 CRESTWOOD PL NW	
MICHAEL R OAF	3923 COOPER CREST DR NW	OLYMPIA	WA	98502-4069		3923 COOPER CREST DR NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
AMERICAN HOMES FOR RENT	PO BOX 4698			84323-4698		2310 COOPER CREST PL NW	
SAUL E & JODI C NEGRETE	3906 COOPER CREST DR NW	OLYMPIA	WA	98502-4071		3906 COOPER CREST DR NW	
VELMURUGAN VISWANATHAN	2412 COOPER CREST DR NW	OLYMPIA	WA	98502-4038		2412 COOPER CREST DR NW	
RICHARD E ARMSTRONG	2116 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2116 COOPER CREST ST NW	
JAMES E BULLOCK	2332 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2332 COOPER CREST ST NW	
DORION AMOS	3915 CRESTWOOD LN NW	OLYMPIA	WA	98502-4097		3915 CRESTWOOD LN NW	
SIDRA C FIELDS	3706 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3706 COOPER CREST DR NW	
APRIL M ELIAS	2213 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2213 COOPER CREST PL NW	
CASSIE L DECLOUETTE	2203 CRESTWOOD PL NW	OLYMPIA	WA	98502-4092		2203 CRESTWOOD PL NW	
HYUNG B AHN	2226 COOPER CREST ST NW	OLYMPIA	WA	98502-4021		2226 COOPER CREST ST NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
CHARLES M CALSING	2113 COOPER CREST ST NW	OLYMPIA	WA	98502-4020		2113 COOPER CREST ST NW	
JAMES WETTSTEIN	2302 CRESTWOOD PL NW	OLYMPIA	WA	98502-4093		2302 CRESTWOOD PL NW	
JOCELYN BIANES	2421 COOPER CREST PL NW	OLYMPIA	WA	98502-4083		2421 COOPER CREST PL NW	
MICHAEL J ARTHUR	2224 COOPER CREST DR NW	OLYMPIA	WA	98502-4036		2224 COOPER CREST DR NW	

SEPA DNS Public Hearing Notification List

JEFFERY W GRABLE	2331 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2331 COOPER CREST ST NW	
KAREN & DAVID WARWICK	3901 COOPER CREST DR NW	OLYMPIA	WA	98502-4069		3901 COOPER CREST DR NW	
STAFANIE R MILLER	2328 COOPER CREST PL NW	OLYMPIA	WA	98502-4080		2328 COOPER CREST PL NW	
HEIDI K WEAVER	3818 COOPER CREST DR NW	OLYMPIA	WA	98502-4065		3818 COOPER CREST DR NW	
SRITHAR AND KALIYAPERUMAL	GAYATHRIDEVI SUBRAMANIAN	OLYMPIA	WA	98502-4012	OCCUPANT	2028 COOPER CREST ST NW	Olympia WA 98501
JEFFERY P MORGAN	SHEILA STEINER	OLYMPIA	WA	98502-4078	OCCUPANT	2216 COOPER CREST PL NW	Olympia WA 98501
RUSSELL S HORTON	2327 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2327 COOPER CREST PL NW	
NICOLE BERENS	2216 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2216 CRESTWOOD PL NW	
AMY KUNIC	2408 COOPER CREST ST NW	OLYMPIA	WA	98502-4034		2408 COOPER CREST ST NW	
LINDA A WHITE	3710 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3710 COOPER CREST DR NW	
JOE & INGE HEIKENFELD	2207 CRESTWOOD PL NW	OLYMPIA	WA	98502-4092		2207 CRESTWOOD PL NW	
TONY T NGUYEN	PO BOX 11716			98508-1716	OCCUPANT	2117 COOPER CREST ST NW	Olympia WA 98501
TIMOTHY R CHIPMAN	2302 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2302 COOPER CREST ST NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
DARYL A RODRIGUES	2323 CRESTWOOD PL NW	OLYMPIA	WA	98502-4095		2323 CRESTWOOD PL NW	
RICHARD I ROOT	2422 COOPER CREST PL NW	OLYMPIA	WA	98502-4082		2422 COOPER CREST PL NW	
JAYSEN E FARR	2128 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2128 COOPER CREST ST NW	
STEPHANIE H LIDEN	2337 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2337 COOPER CREST ST NW	
AMH ROMAN TWO WA LLC	PO BOX 4698			84323-4698	OCCUPANT	2322 COOPER CREST PL NW	Olympia WA 98501
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
COOPER CREST HOMEOWNERS ASS	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2028 COOPER CREST ST NW	
RAVI SOMASUNDARAM	2400 COOPER CREST DR NW	OLYMPIA	WA	98502-4038		2400 COOPER CREST DR NW	
PAUL M ALEXANDER	3822 COOPER CREST DR NW	OLYMPIA	WA	98502-4065		3822 COOPER CREST DR NW	
BONNIE R AMENDE	3614 COOPER CREST DR NW	OLYMPIA	WA	98502-4051		3614 COOPER CREST DR NW	
JOE & JEANNE L OLIVERA	2301 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2301 COOPER CREST ST NW	
MICHAEL P SUJA	2309 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2309 COOPER CREST PL NW	
SAL & SHAOHONG CHEN MUNOZ	3722 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3722 COOPER CREST DR NW	
GABRIELA PEOPLES	2207 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2207 COOPER CREST PL NW	
JASON HOWELL	3911 CRESTWOOD LN NW	OLYMPIA	WA	98502-4097		3911 CRESTWOOD LN NW	
ROSALIE M THIS	2228 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2228 CRESTWOOD PL NW	
CERASELA PATTERSON	2204 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2204 CRESTWOOD PL NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
AMERICAN HOME FOR RENT	PO BOX 4698			84323-4698	OCCUPANT	2404 COOPER CREST PL NW	Olympia WA 98501
WILLIAM K SLORAH	STE 140 PMB 357	OLYMPIA	WA	98502-1174	OCCUPANT	2129 COOPER CREST ST NW	Olympia WA 98501

SEPA DNS Public Hearing Notification List

ANGELA L JONES	2214 COOPER CREST DR NW	OLYMPIA	WA	98502-4036		2214 COOPER CREST DR NW	
MELISSA A & RYAN A RIEDL	2409 COOPER CREST PL NW	OLYMPIA	WA	98502-4083		2409 COOPER CREST PL NW	
RYAN K COOK	3908 CRESTWOOD LN NW	OLYMPIA	WA	98502-4096		3908 CRESTWOOD LN NW	
LANEY R & PAUL E CLARK	2210 COOPER CREST ST NW	OLYMPIA	WA	98502-4021		2210 COOPER CREST ST NW	
MICHAEL E JOHNSTON	2413 COOPER CREST ST NW	OLYMPIA	WA	98502-4035		2413 COOPER CREST ST NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
SHIRLEY MCMAHON	2319 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2319 COOPER CREST ST NW	
KATHLEEN L TINDLE	31501 EMERALD DR			95437-8723	OCCUPANT	2324 COOPER CREST DR NW	Olympia WA 98501
NANCY A PARKES	3817 COOPER CREST DR NW	OLYMPIA	WA	98502-4068		3817 COOPER CREST DR NW	
PRABAKARAN & MANOHARAN	SRIDEVI VIJAYASEKARAN	OLYMPIA	WA	98502-4038	OCCUPANT	2418 COOPER CREST DR NW	Olympia WA 98501
THOMAS W YARRINGTON	3512 COOPER CREST LN NW	OLYMPIA	WA	98502-4039		3512 COOPER CREST LN NW	
AMANDA L WILHELM	3702 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3702 COOPER CREST DR NW	
CORBUN C CAMPBELL	2307 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2307 COOPER CREST ST NW	
LEILANI & NEAL C STEWART	2315 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2315 COOPER CREST PL NW	
ASHLEY K MIRANDA	2120 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2120 COOPER CREST ST NW	
KATHLEEN A HUBBARD	2338 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2338 COOPER CREST ST NW	
CYNTHIA J ZUJKO	3917 CRESTWOOD LN NW	OLYMPIA	WA	98502-4097		3917 CRESTWOOD LN NW	
SETH R SKIPWORTH	2224 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2224 CRESTWOOD PL NW	
RAY E SERRANO	2217 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2217 COOPER CREST PL NW	
ANASTARR M RICKETTS	C/O GAIL RICKETTS	OSSINING	NY	10562	OCCUPANT	2203 CRESTWOOD PL NW	Olympia WA 98501
JENNIFER AND CHARLES CLARK	PO BOX 12892			98508-2892	OCCUPANT	2230 COOPER CREST DR NW	Olympia WA 98501
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
JOSHUA J & DEANNA ROBB	2109 COOPER CREST ST NW	OLYMPIA	WA	98502-4020		2109 COOPER CREST ST NW	
STEFANIE A PRATT	3905 COOPER CREST DR NW	OLYMPIA	WA	98502-4069		3905 COOPER CREST DR NW	
ADRIEL GRIJALVA	2236 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2236 CRESTWOOD PL NW	
LUNA TIEDE	402 GREEN VALLEY DR	RACINE	WI	53406	OCCUPANT	2315 CRESTWOOD PL NW	Olympia WA 98501
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078	OCCUPANT	2101 COOPER CREST ST NW	Olympia WA 98501
STEVE K FISCHNALLER	2415 COOPER CREST PL NW	OLYMPIA	WA	98502-4083		2415 COOPER CREST PL NW	
GUY L TASA	2330 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2330 COOPER CREST DR NW	
MATHEW FAIRLESS	2325 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2325 COOPER CREST ST NW	
SUDHAKAR R BHARADWAJ	PREMASHREE S BHARADWAJ	OLYMPIA	WA	98502-4031	OCCUPANT	2219 COOPER CREST ST NW	Olympia WA 98501
TYLER F RAY	2108 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2108 COOPER CREST ST NW	
LARA BRZEZINSKI	2229 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2229 COOPER CREST PL NW	
RICHARD D DEROSSET	2333 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2333 COOPER CREST PL NW	

SEPA DNS Public Hearing Notification List

LISA L JACOBSON	2320 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2320 COOPER CREST ST NW	
DOMINGO A BENNETT	ALISON BENNETT	OLYMPIA	WA	98502-4064	OCCUPANT	3714 COOPER CREST DR NW	Olympia WA 98501
DIANA P LEON	2212 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2212 CRESTWOOD PL NW	
GUSTAVO X PEREZ	2414 COOPER CREST ST NW	OLYMPIA	WA	98502-4034		2414 COOPER CREST ST NW	
MARK T RISKO	2121 COOPER CREST ST NW	OLYMPIA	WA	98502-4020		2121 COOPER CREST ST NW	
BRIAN A LOEB	3036 WESTWOOD CT NW	OLYMPIA	WA	98502	OCCUPANT	2416 COOPER CREST PL NW	Olympia WA 98501
ANNA E PIERSON	2312 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2312 COOPER CREST DR NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
MARSHA L BHATT	2401 COOPER CREST ST NW	OLYMPIA	WA	98502-4035		2401 COOPER CREST ST NW	
SEAN M BOLTON	3912 CRESTWOOD LN NW	OLYMPIA	WA	98502-4096		3912 CRESTWOOD LN NW	
SARAH FULKERSON	2310 CRESTWOOD PL NW	OLYMPIA	WA	98502-4093		2310 CRESTWOOD PL NW	
KENT F KALISCH	2202 COOPER CREST ST NW	OLYMPIA	WA	98502-4021		2202 COOPER CREST ST NW	
LIZ A SHINE	3919 COOPER CREST DR NW	OLYMPIA	WA	98502-4069		3919 COOPER CREST DR NW	
SALEH AAL	2406 COOPER CREST DR NW	OLYMPIA	WA	98502-4038		2406 COOPER CREST DR NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
AMERICAN HOME FOR RENT	PO BOX 4698			84323-4698	OCCUPANT	2304 COOPER CREST PL NW	Olympia WA 98501
MANUAL E NAJARRO	2334 COOPER CREST PL NW	OLYMPIA	WA	98502-4080		2334 COOPER CREST PL NW	
BRIAN W BOTTOMS	2218 COOPER CREST DR NW	OLYMPIA	WA	98502-4036		2218 COOPER CREST DR NW	
LINDSEY A HULET	2100 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2100 COOPER CREST ST NW	
TIM S HENSLEY	3916 CRESTWOOD LN NW	OLYMPIA	WA	98502-4096		3916 CRESTWOOD LN NW	
MICHAEL J & SHANNON R MATTSOI	2326 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2326 COOPER CREST ST NW	
AMERICAN HOMES 4 RENT	PO BOX 4698	LOGAN	UT	84323	OCCUPANT	2316 COOPER CREST PL NW	Olympia WA 98501
JULIO SALAZAR	2318 CRESTWOOD PL NW	OLYMPIA	WA	98502-4093		2318 CRESTWOOD PL NW	
MOSTAFA HOUALI	2308 COOPER CREST ST NW	OLYMPIA	WA	98502-4032		2308 COOPER CREST ST NW	
CHEY D HUBER	2209 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2209 COOPER CREST PL NW	
DANIEL R & KANDY S KING	2300 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2300 COOPER CREST DR NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
JASMINE A THOMPSON	3913 CRESTWOOD LN NW	OLYMPIA	WA	98502-4097		3913 CRESTWOOD LN NW	
TOSHA N PARKER	2223 COOPER CREST PL NW	OLYMPIA	WA	98502-4079		2223 COOPER CREST PL NW	
JIM L & CAROLA L BAKER	2211 CRESTWOOD PL NW	OLYMPIA	WA	98502-4092		2211 CRESTWOOD PL NW	
BEN MCMILIAN	2201 COOPER CREST ST NW	OLYMPIA	WA	98502-4031		2201 COOPER CREST ST NW	
GARRY L & BARBARA J TURNER	3726 COOPER CREST DR NW	OLYMPIA	WA	98502-4064		3726 COOPER CREST DR NW	
SINS CHAU	3821 COOPER CREST DR NW	OLYMPIA	WA	98502-4068		3821 COOPER CREST DR NW	
TERESA J HARRIS	2220 COOPER CREST ST NW	OLYMPIA	WA	98502-4021		2220 COOPER CREST ST NW	

SEPA DNS Public Hearing Notification List

NGOZI J ACHEBE	3902 COOPER CREST DR NW	OLYMPIA	WA	98502-4071		3902 COOPER CREST DR NW	
DENNIS ECKHART	2313 COOPER CREST ST NW	OLYMPIA	WA	98502-4033		2313 COOPER CREST ST NW	
JENNIFER E MCNEILL	2321 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2321 COOPER CREST PL NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2101 COOPER CREST ST NW	
MUKESH BHATT	2403 COOPER CREST PL NW	OLYMPIA	WA	98502-4083		2403 COOPER CREST PL NW	
JEFF INCE	3610 COOPER CREST DR NW	OLYMPIA	WA	98502-4051		3610 COOPER CREST DR NW	
ANNA K SCHULTZ	2220 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091		2220 CRESTWOOD PL NW	
ADAM S MCCULLOUGH	2206 COOPER CREST ST NW	OLYMPIA	WA	98502-4021		2206 COOPER CREST ST NW	
MASAO MATSUOKA	2303 COOPER CREST PL NW	OLYMPIA	WA	98502-4081		2303 COOPER CREST PL NW	
CHERYL L MCGAUGHY	2402 COOPER CREST ST NW	OLYMPIA	WA	98502-4034		2402 COOPER CREST ST NW	
EMILY N ROBERTS	2306 CRESTWOOD PL NW	OLYMPIA	WA	98502-3207		2306 CRESTWOOD PL NW	
MAHESH KUMAR	2336 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2336 COOPER CREST DR NW	
ROBERT W DYCK	2112 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2112 COOPER CREST ST NW	
PAUL G LINEBERRY	3910 CRESTWOOD LN NW	OLYMPIA	WA	98502-4096		3910 CRESTWOOD LN NW	
CHRISTOPHER T NGUYEN	2318 COOPER CREST DR NW	OLYMPIA	WA	98502-4037		2318 COOPER CREST DR NW	
RAYNE PEARSON	2222 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		2222 COOPER CREST PL NW	
FRANK R LA FAIRE	2124 COOPER CREST ST NW	OLYMPIA	WA	98502-4019		2124 COOPER CREST ST NW	
SAVANNAH BERRINGTON	2319 CRESTWOOD PL NW	OLYMPIA	WA	98502-4095		2319 CRESTWOOD PL NW	
COOPER CREST HOA	2208 COOPER CREST PL NW	OLYMPIA	WA	98502-4078		3600 COOPER CREST DR NW	
ALFORD & SANDRA VASSALL	2225 COOPER CREST ST NW	OLYMPIA	WA	98502-4031		2225 COOPER CREST ST NW	
RANDY W REYNOLDS	2232 CRESTWOOD PL NW	OLYMPIA	WA	98502-4091	OCCUPANT	2232 CRESTWOOD PL NW	Olympia WA 98501
DAN ANDERSON	1606 CAMELOT PARK SW	OLYMPIA	WA	98512			
JIM BAKER	2211 CRESTWOOD PL NW	OLYMPIA	WA	98502			
KENNETH BUCHANAH	11236 EMILY LN SW	OLYMPIA	WA	98512			
THOMAS COPE	2228 CRESTWOOD PL NW	OLYMPIA	WA	98512			
CHRISTOPHER CUNNINGHAM	2306 COOPER CREST DR NW	OLYMPIA	WA	98512			
JOHN FRICKE	9122 LYNCH RD SE	SHELTON	WA	98584			
JOHN GIETZ	133 CONNINGHAM CT	LEXINGTON	SC	29072			
JOSEPH HEIKENFELD	2207 CRESTWOOD PL NW	OLYMPIA	WA	98502			
CAROL HILL	2319 CRESTWOOD PL NW	OLYMPIA	WA	98502			
DARIN HOLT	2410 KAISER RD NW	OLYMPIA	WA	98502			
LINDA KAHAN	4110 20TH Ave NW	OLYMPIA	WA	98502			
MARK KINKELLA	12502 127TH ST E	PUYALLUP	WA	98374			
DENNIS KITZMILLER	3909 CRESTWOOD LN NW	OLYMPIA	WA	98502			

SEPA DNS Public Hearing Notification List

JOHN LIU	7937 BOX ELDER DR SW	OLYMPIA	WA	98512
JACK MILLIKAN	2540 KAISER RD NW	OLYMPIA	WA	98502
CHRISTOPHER MONDAU	8835 ADAMS LANE NW	OLYMPIA	WA	98502
MARTIN ONESEN	2212 CRESTWOOD PL NW	OLYMPIA	WA	98502
GEORGE PICKEN	4340 79TH AVE NW	OLYMPIA	WA	98502
GALE RICKENS	17 TWIN RIDGES RD	OSSINING	NY	10562
LADD RUTHERFORD	283 TAYLOR RD SE	SHELTON	WA	98584
ANNA SCHULTZ	2220 CRESTWOOD PL NW	OLYMPIA	WA	98502
LISA SEM-RODRIGUES	2323 CRESTWOOD PL NW	OLYMPIA	WA	98502
NICOLE SERAGO	2216 CRESTWOOD PL NW	OLYMPIA	WA	98502
SOUND BUILT HOMES RENTALS LLC	PO BOX 73790	OLYMPIA	WA	98502
PHUONG TENG	1621 EASTHILL CT NW	OLYMPIA	WA	98502
JAMES WENSTEIN	2302 CRESTWOOD PL NW	OLYMPIA	WA	98502
BRANBAR LLC	PO BOX 7157	COVINGTON	WA	98042
GEORGE PICKETT	4340 79TH AVE NW	OLYMPIA	WA	98502
CAROL HILL				

to Todd → 12-10-15 ATTACHMENT 4
 ~ 150 signatures JSN

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

The following residents of the Cooper Crest Homeowners Association, Olympia, WA are STRONGLY AGAINST approval of the BranBar Rezone (City of Olympia Notice of Land Use Application File Number 15-0130). We strongly request that the City of Olympia initiate a traffic engineering study on the BranBar Rezone and the impact to our community. The Cooper Crest subdivision was designed to be a low impact, environmentally sensitive, residential community, a determination made with the current BranBar zoning in mind. Approval of the BranBar Rezone would have a HIGH IMPACT and NEGATIVE IMPACT on the Cooper Crest subdivision, create a large INCREASE in NOISE and TRAFFIC on our already narrow Cooper Crest streets, both during construction and after. These impacts also create safety issues for our children. Please do NOT approve the BranBar Rezone application.


Name/Signature Address Date


Name/Signature	Address	Date
Kiniko Johnston	2413 Cooper Crest St	12/9
Saul Negrete	3906 Cooper Crest Dr NW	12-9-15
ASHLEY CHIPMAN	3906 COOPERCREST DR NW	12-9-15
Timothy Chipman	2302 COOPERCREST ST NW	12-9-15
[Signature]	2121 COOPERCREST ST	12/10/15
Mark [Signature]	2401 Cooper Crest Dr NW	12/10/15
Tom W. Cope	2228 Crestwood Pl NW Olympia WA	12/10/15
RENEE M. BOTTOMS	2218 COOPER CREST DR NW Olympia WA 98502	12/10/15
PRABAKARAN MANJITARAN	2418 COOPER CREST DR NW Olympia WA 98502	12/10/15
Paul Andrew Ferraro	2217 Cooper Crest Pl NW OLYMPIA 98502	12/10/15
Tim Hensley	3916 Crestwood Ln NW Oly 98502	12/10/15
RAVI SOMASUNDARAM/Ravi	2400 Cooper Crest Dr NW Oly 98502	12/10/15
Sriharan Kul	2022 Cooper Crest St NW Olympia 98502	12/10/15

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Name/Signature Address Date

JULIO SALAZAR  2315 CRESTWOOD PL NW 12-9-15

Michael Cunningham  2306 Cooper Crest Dr. 12/9/15


Russell Horton 2327 Cooper Crest PL NW 12/9/15

KENT KALISLH 2202 Cooper Crest St NW 12/09/15


Chris House 3919 Cooper Crest Dr. NW 12/9/15


David J. DeMarco 2306 Cooper Crest Dr. NW 12/9/15

Leslie A. DeMarco 2306 Cooper Crest Dr. NW 12/9/15


 3914 Crestwood Ln NW 12/9/15

Thyl & Thyl 2407 COOPER CREST ST NW 12/9/15

Jeff Ince  3610 Cooper Crest Dr NW 12/9/15

Leah Ince  3610 Cooper Crest Dr NW 12.9.2015

 2525 Cooper Crest St NW 12/9/15

Alex Serrano  2017 Cooper Crest PL NW 12/9/15

Shauna Reynolds 2232 Crestwood pl NW 12-9-15

Christine Slocum 2209 Cooper Crest. 12-09-15

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Name/Signature	Address	Date
Camfrey Jan	2128 Cooper Crest St NW	12-7-15
Seth Skipworth	2224 Crestwood Pl NW	12-7-15
April Messenger	2410 Cooper Crest Pl	12-9-15
Carola & Jim Baker	2211 Crestwood Pl. NW	12-9-15
Carrie L. Harper	3909 Crestwood Ln NW	12/9/15
Angie H	2416 Cooper Crest Pl NW	12/9/15
Karen Zhanwick	3901 Cooper Crest Dr NW	12/9/15
Michael Goff	3923 Cooper Crest Dr	12/9/15
Al De	2209 Cooper Crest Dr NW	12/9/15
Robert W. Dyk	2112 Cooper Crest St NW	12/14/15
Deborah R Moore	2222 Cooper Crest Dr NW	12/9/15
Sidra Fields	3706 Cooper Crest	12/9/15
April M. Elias	2213 Cooper Crest Pl NW	12.9.15
Rodney Rios	813 Cushing St	12/9/15
Tyler Knittel	2104 Cooper Crest	12/9/15

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Name/Signature	Address	WA	Date
Nguyen Amber Nguyen	2318 Cooper Crest Dr. NW, Olympia		12-06-2015
Christopher Nguyen	2708 Cooper Crest Dr NW Olympia	98502	12/6/15
Michael J. Arthur	2224 Cooper Crest Dr. NW Oly WA	98502	12-6-15
Brian Bottoms	2218 Cooper Crest Dr. NW Oly WA	98502	12/6/15
Jody L Chipman	2302 Cooper Crest St NW Oly WA		12/6/15
Christy Clark Christy Clark	2220 Cooper Crest St. NW Oly WA	98502	12/6/15
Mostafa Alshali	2308 Cooper Crest St NW Oly WA	98502	
Allison Jays	2314 Cooper Crest St NW Olympia WA	98502	
Suzanne Beth Hunt Suzanne Beth Hunt	2320 Cooper Crest St. NW Oly	98502	
Channon Mathos	2326 Cooper Crest St NW Oly WA	98502	
Mark J. Mathos	2326 Cooper Crest St. NW Olympia WA	98502	
Duncan Mathos	2326 Cooper Crest St NW Olympia WA	98502	
Jenny O'Ballin	2332 COOPER CREST ST NW OLYMPIA	98502	
Neil E. Bullock	2332 COOPER CREST ST NW OLYMPIA	98502	

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Name/Signature	Address	Date
Scott K. Thalhamer <i>Scott K. Thalhamer</i>	2208 Crestwood Place NW Olympia, WA 98502	December 6, 2015
STELLA S. THALHAMER <i>Stella S. Thalhamer</i>	2208 Crestwood Pl NW OLYMPIA, WA 98502	12-6-2015
Joseph Heikenfeld	2207 Crestwood P	December 6, 2015
Scott Trippi <i>Scott Trippi</i>	2220 Crestwood PL OLYMPIA, WA 98502	12-6-15
Anna Trippi, ANNA Trippi <i>Anna Trippi, ANNA Trippi</i>	2220 Crestwood Pl NW Olympia WA 98502	12-6-15
Adriel Grijalva <i>Adriel Grijalva</i>	2236 CRESTWOOD PL NW OLYMPIA, WA 98502	12-6-15
Michelle Grijalva <i>Michelle Grijalva</i>	2236 crestwood pl. NW Olympia, WA 98502	12/6/15
Jesse Wetzsch <i>Jesse Wetzsch</i>	2202 Crestwood Pl NW OLYMPIA, WA 98502	12/6/15
Carol Hill <i>Carol Hill</i>	2319 Crestwood 98502	12/6/15
Paul Limberry <i>Paul Limberry</i>	3912 Crestwood Ln NW	12/6/15
Paul Limberry <i>Paul Limberry</i>	3910 Crestwood Ln NW	12/6/15
Susan Hong <i>Susan Hong</i>	3911 Crestwood Ln NW.	12/6/15
Jasmine Thompson <i>Jasmine Thompson</i>	3913 CRESTWOOD LN NW OLYMPIA WA.	12/6/15

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA



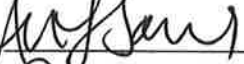




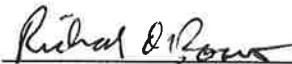

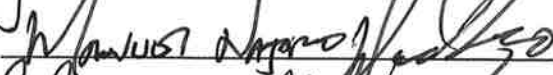




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Name/Signature	Address	Date
<i>[Signature]</i>	2315 Cooper Crest PL NW	12/7/15
<i>[Signature]</i>	2315 Cooper Crest Pl	12/2/15
<i>[Signature]</i>	2309 Cooper Crest Pl	12/7/15
<i>[Signature]</i>	2303 Cooper Crest Pl	12/7/15
<i>[Signature]</i>	2303 Cooper Crest Pl	12/7/15
<i>[Signature]</i>	2202 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2223 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2223 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2216 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2216 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2213 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2207 Cooper Crest Pl NW	12/7/15
<i>[Signature]</i>	2201 Cooper Crest St NW	12/7/15
<i>[Signature]</i>	2129 Cooper Crest St NW	12-7-15

Olympia WA 98502

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

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Name/Signature	Address	Date
 (Michael E. Johnston)	2413 Cooper Crest St NW, Oly, WA 98502	12-7-15
 Robert Jones	2211 Cooper Crest Dr NW Oly WA 98502	12-7-15
 Angela Jones	2214 Cooper Crest Dr NW Oly 98502	12/7/15
 Cassie DeClavette	2203 Crestwood Pl NW 98502	12/7/15
 Jocelyn Mitchell	2421 Cooper Crest Place NW 98502	12/7/15
 RYAN RIEDL	2409 COOPER CREST PL NW 98502	12/7/15
 Melissa Riedl	2409 Cooper Crest Pl NW 98502	12/7/15
 Richard & Rose	2333 COOPER CREST PL NW	12/7/15
 Gail de Rosset	2333 Cooper Crest Pl. NW	12/7/15
 Manusht	2334 Cooper Crest Pl NW	12/7/15
 Chrissy	2334 Cooper Crest Pl NW	12/7/15
 [unclear]	2328 Cooper Crest Pl NW	12/7/15
 [unclear]	2328 Cooper Crest Pl NW	12/7/15
 [unclear]	2322 Cooper Crest Pl NW	12/7/15

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Name/Signature	Address	Date
Suzanne M. Slorah	2129 Cooper Crest St NW Olympia WA 98502	12/7/15
Emily Slorah	2129 Cooper Crest St NW Olympia WA 98502	12-7-15
Rebekkah Vielbaum	2125 Cooper Crest St. NW	12/7/15
Frank Vielbaum	2125 Cooper Crest St. NW	12/7/15
Stephanie Foster	2121 Cooper Crest St NW	12/7/15
Anna Ingram	2121 Cooper Crest St NW	12/7/15
TONY NGUYEN	2117 COOPER CREST ST NW	12/7/15
KORI HANSEN	2109 Cooper Crest St NW	12-7-15
Shirley Ottosen	2109 Cooper Crest St NW	12/07/15
SRISHAR KAL	2028 Cooper Crest St NW	12/07/15
Slynn Aayathri	2028 Cooper Crest St NW	12/07/15
Lindsey Hulet Jinday Hulet	2100 Cooper Crest St NW	12/7/15
Zaty Hulet	2100 Cooper Crest St NW	12/7/15
Jayson E. Hulet	2128 Cooper Crest St NW	12/7/15

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

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Name/Signature	Address	Date
	3917 Crestwood Ln 98502	Dec 6, 2015
Sarah Hawley	3916 Crestwood Ln 98502 Oly, WA	12/6/15
Blm Clark	3916 Crestwood Ln NW Oly, WA 98502	12/6/15
Sarah Fulkerson Jess Fulkerson	2310 Crestwood Pl NW 98502	12/6/15
Jan M. Juch	2310 CRESTWOOD PL NW 98502 Olympia	12/6/15
Genine Green	2314 Crestwood Pl NW 98502	12/6/15
Ryan Cook	3908 Crestwood Ln NW Oly, WA 98502	12/6/15
SINH CHAU	3821 COOPER CREST DR NW OLYMPIA, WA 98502	12/6/2015
Mey	3821 Cooper Crest Dr NW Olympia - 98502	12/6/15
Stratt	3905 Cooper Crest Dr NW 98502 Oly WA	12/6/15
- Last time the trucks from BranBar's came in they didn't concern themselves w/ noise ordinances or traffic or children playing in the neighborhood. Stratt		
David Warwick	3901 Cooper Crest Dr NW Olympia 98502	12/6/15
Sason Turner	5617 Cooper Crest Dr NW Olympia WA 98502	12/7/15

[12/10/15]

Scott K. Thalhamer
2208 Crestwood Place NW
Olympia, WA 98502
December 6, 2015

Todd Stamm, Principal Planner
Community Planning & Development, Urban Planning Department
601 4th Ave. E.
Olympia, WA 98501

I am STRONGLY AGAINST approval of the BranBar Rezone (City of Olympia Notice of Land Use Application File Number 15-0130).

Please let the Olympia City Council know that we have had many parking/traffic problems in Cooper Crest subdivision in the past. The parking/traffic problems have in fact been so severe that a City of Olympia police sergeant told me that Olympia police will no longer enforce parking/traffic laws in Cooper Crest subdivision. An Olympia police sergeant told me that Cooper Crest subdivision streets "are too narrow, there's not enough parking space for the number of residents living there, therefore the "NO PARKING" signs can't be enforced throughout Cooper Crest subdivision, etc." I strongly request that the City of Olympia initiate a request for comments from the City of Olympia Police Department, regarding the BranBar Rezone and the impact to Cooper Crest subdivision.

I strongly request that the City of Olympia initiate a traffic engineering study on the BranBar Rezone and the impact to Cooper Crest subdivision – it is most strongly requested that this study take into consideration two critical factors: (1) The extremely steep driveways in front of many Cooper Crest subdivision homes (many Cooper Crest residents can't park in their driveway, their garages are filled with their personal items – not cars, so they are forced to park anywhere on the street); (2) Many homes within Cooper Crest subdivision are occupied by several vehicle owners in each home. Recently I had five renters living next door to me, they owned five cars that they parked out on the street (their driveway was too steep to accommodate vehicles and their garage was filled with their personal items); they also parked illegally at the end of my driveway, due to a lack of available parking space on the street – plus they very frequently had several friends visiting their rental home with several more cars that their friends parked on the street. My neighbors across the street from me have two cars that fill their driveway, plus their adult daughter that lives with them has a car that she parks on the street, plus their adult daughter has two small children that live with them, etc. With this excessive amount of traffic/vehicles already parked and moving on Cooper Crest subdivision's extremely narrow streets and many children frequently playing in the streets, I believe that it's only a matter of time before a child playing in the street is hit by a car (please read the attached note from Ms. Pratt).

I believe that BranBar entered their acreage via Cooper Crest Drive NW in Cooper Crest subdivision in Olympia, with heavy equipment and logged many of their trees. I strongly believe that BranBar did NOT enter their acreage via Crestwood Place NW in Cooper Crest subdivision because Crestwood Place NW was simply too congested with resident's vehicles and it was impossible for BranBar to move their heavy equipment thru Crestwood Place NW to their acreage.

Cooper Crest is definitely a crippled subdivision - please review the attached documents which provide some background. Approval of the BranBar Rezone application would unfairly force more problems on

Cooper Crest subdivision residents, who have already been literally traumatized by so many problems in their subdivision already.

If the BranBar Rezone application is approved by the Olympia City Council, higher density housing development at the end of Cooper Crest Drive and/or Crestwood Place NW would most likely occur, with very negative home value, traffic and safety impacts to Cooper Crest subdivision residents because all construction activity and traffic from BranBar's large parcel will only come through Cooper Crest subdivision – for years to come! This would NOT be right or fair and would only be extremely harmful to current Cooper Crest subdivision residents!

Please do NOT approve the BranBar Rezone application!

Sincerely,

A handwritten signature in black ink, appearing to read "Scott K. Thalhamer", with a long horizontal flourish extending to the right.

Scott K. Thalhamer
Former Member of the Board of Directors,
Cooper Crest Homeowners Association

Copy to:
President, Cooper Crest HOA

To: Todd Stamm, Principal Planner, Community Planning & Development, City of Olympia, WA

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Name/Signature

Address

Date

Name/Signature	Address	Date
[Signature]	3917 Crestwood Ln 98502	Dec 6, 2015
Sarah Hawley	3916 Crestwood Ln 98502 Oly, WA	12/6/15
Bill Albers	3916 Crestwood Ln NW Oly, WA 98502	12/6/15
Sarah Fulkerson	[Signature]	
Sarah Fulkerson	2310 Crestwood Pl NW 98502	12/6/15
Jess Fulkerson	[Signature]	
Jan M. Fulk	2310 CRESTWOOD PL NW 98502 Olympia	12/6/15
Benjamin Green	2314 Crestwood Pl NW 98502	12/6/15
Ryan Cook	[Signature]	
Ben Cook	3908 Crestwood Ln NW Oly, WA 98502	12/6/15
[Signature]	3821 COOPER CREST DR NW OLYMPIA, WA 98502	12/6/2015
Meg	3821 Cooper Crest Dr NW Olympia - 98502	12/6/15
Stratt	3905 Cooper Crest Dr. NW 98502 Oly WA	12/6/15
- Last time the trucks from BranBar's came in they didn't concern themselves w/ noise ordinances or traffic or children playing in the neighborhood. Stratt		
David Warwick	3901 Cooper Crest Dr. NW Olympia 98502	12/6/15
Susan Turner	5611 Cooper Crest Dr NW Olympia WA 98502	12/7/15

SINH
CHAU

From: "Bill Ayers" <BillA@blueskyland.com>
To: <scott_thalhamer@comcast.net>
Subject: Coopercrest irrigation
Date: Tuesday, September 23, 2008 11:45:32 AM

Here is the letter you requested, I hope this will do. Thanx
Bill Ayers
Irrigation Services
Blue Sky Landscape
253-230-6956

(Attachments successfully scanned for viruses.)

Attachment 1: (application/msword)

Scott,

I am writing this in regards to the irrigation status at Coopercrest. First let's start with the history of the work Blue Sky Landscape has done. Blue Sky started regular maintenance in the spring of 2007, upon doing the irrigation start-up, in March, we found numerous breaks in the main line piping that would not enable us to even get the system's mainline pressured up. During the Month of March I contacted both companies that had done work onsite prior to us. We spent all of spring repairing breaks while getting an understanding of the systems issues. We found that the irrigation system had been installed prior to any houses being built. When they started construction on the lots they damaged the piping and wiring throughout the site, almost all the damage was located at the driveways to each house.

During the 2007 season we repaired the bulk of the system, finding full zones that had been decimated by excavation work. During these repairs we found that the wiring had been damaged beyond repair, therefore we had to install single battery operated controllers on 29 of the 39 valves. Installing these controllers means that any adjustments will have to be done at each individual valve as well as not enable us to install rain sensors to the system. This was the only option we had because sleeving was not installed under the driveways.

We repaired zone after zone finding breaks under numerous driveways (around 30). Repairing the driveway breaks required us to downsize the piping so we could use the existing piping as sleeves. Doing this reduced the operating pressure to certain zones which changes the coverage. There is at least 2 zones (valves) that need to be split in half so we can gain the pressure lost. This means we will have to add more valves. Due to all the breaks in the piping, debris entered the system causing valves to fail throughout the 2007 season. The valves would become stuck with the debris not allowing them to fully close. This means the valves would constantly run until the main water was shut off and the valve flushed out. We have yet to have a stuck valve in the 2008 season.

As of today the system is functioning, I would say over 90% of the system is working properly. The remaining work is at various lots where either the irrigation was not installed originally or lines were capped off during prior repairs. The bulk of this work is at 2224 Crestwood Pl NW and down to the end of the street past the roundabout. The whole side of the street has no water. I was told, by prior contractors that the line had been capped leading up to those lots.

I hope this gives you a good understanding of the irrigation system at Coopercrest, if you have any other questions feel free to call me.

Bill Ayers
Irrigation Services
Blue Sky Landscape
Services



Mailed 9-23-08
Name

900 Plum Street, P.O. Box 1967, Olympia, WA 98507-1967

September 23, 2008

Insko Insurance Services, Inc.
17780 Fitch Suite 200
Irvine, California 92614

To Whom It May Concern:

SUBJECT: Cooper Crest Subdivision – Bonded Improvements
Completion Bond No. 572730S - \$478,650.00
Completion Bond No. 572731S - \$58,750.00
Performance and Guarantee Bond No. 572729S - \$537,384.00
CD #95-0858

Triway Enterprises has posted, through your company, two completion bonds and one two-year performance and guarantee bond, referenced above, for the Cooper Crest Plat project improvements. This is a letter of demand to your company as surety to either perform the work described in the attached document, cause the work to be performed, or to provide sufficient funds for the City to conduct the work.

The City demands that the work be performed by October 31, 2008. If the work is not completed by that time frame, then the City will take appropriate legal action, including seeking attorney fees. While we hope that is not necessary, we reserve all rights to take further legal steps deemed necessary. If your firm uses a particular claim form, please provide us a copy so that we can fill it out and return it.

If you have any questions, please feel free to contact me at (360) 753- 8486.

Sincerely,

TOM HILL
Permitting/Inspection Services Manager and
Building Official

TH:nl

Attachment

cc: Triway Enterprises
Soundbuilt Homes, Inc.
Premier Communities
Keith Stahley, Director, Community Planning and Development, Olympia
Darren Nienaber, Deputy City Attorney, Olympia

COUNCIL

Doug Mah
Mayor

Jeff Kingsbury
Mayor Pro Tem

Craig Ottavelli

Rhenda Iris Strub

Karen Messmer

Joan Machlis

Joe Hyer

CITY MANAGER

Steven R. Hall

Cooper Crest Site Status Update and Punch list

1. Soil Amendments

In order to comply with the overall stormwater design for the subdivision, deficiencies identified by the attached lab tests must be corrected in a manner approved by the City. Remediation for individual lots will be based on the results of the field testing.

2. Soil and Vegetation Preservation Areas (SVPA)

The City approved a set of plans for replanting the SVPAs behind Lots 62-73 and 14-20, and the builders hired a firm to plant in accordance with the plans. The City does not expect that the plantings in these areas will survive. If the plants do not survive and/or the area is inundated with invasive species which were required to be removed prior to planting, all SVPAs will be required to be replanted.

3. Bio-retention Areas

Where surface drainage and subsurface drainage are causing ponding, water flow and excessive surface flows across sidewalks due to the lack of bio-retention areas, the City requires that a comprehensive stormwater management solution be developed for these areas to replace the functions intended to be provided by the bio-retention areas.

4. Overall Stormwater Design

Unless all aspects of the approved stormwater management plan are installed (including soil and vegetation preservation areas, amended soils as noted herein, and bio-retention areas) as contemplated in the stormwater management plan, grading plans and final plat, new hydrologic/hydraulic modeling of the subdivision is required. This modeling must take into consideration the actual existence of the bio-retention, soil amendments, soil and vegetation preservation areas and subgrade drain releases relative to the originally approved stormwater management system to insure proper stormwater system functioning. If the modeling demonstrates inadequacies in the functions of the system, such deficiencies must be corrected. This could potentially include increasing the size of storm pipes and ponds.

5. Slope Stabilization for Lots 93-100

Permits have been issued to stabilize the slopes on the Lots 93-100, but no work has commenced as of this date. These slopes must be stabilized in accordance with the approved plans. Repairs to the stormwater pond and/or metering device must also be repaired to eliminate the surcharge to the catch basin in the road in front of Lots 93 and 94.

After completion of site grading, the access driveway will need to be replaced.

The retaining walls for Lot 98 must be installed as shown on the approved building site plan. The shared driveway for Lots 98-100 (proposed for access to the remainder of the lots) has been damaged during other construction activities and must be restored.

6. **Pond above Lot 100 HIGHEST PRIORITY**

The stormwater pond and/or metering device needs to be repaired to eliminate the surcharge and overflow prior to October 15, 2008. Landscaping remains to be planted around storm pond.

7. **Street Trees**

Approximately 60% of the street trees are dead or in poor condition and must be replaced.

8. **Barricade at end of Crestwood Drive**

The barricade at the end of Crestwood Drive needs to be replaced.

9. **Stockpile Lot (Lot 1)**

The stockpile lot needs to have the soils stabilized, and appropriate erosion control elements must be put into place.

10. **Street Light Wire Replacement Cooper Crest Drive NW**

Wire related to a street light on Cooper Crest Drive was cut during site grading Lots 84-98. This must be repaired.



RE: Fight for Cooper Crest Subdivision

From: **Sandy Levy** (srlevy@levy-law.com)

Sent: Mon 9/29/08 1:30 PM

To: Stella Thalhamer (sthalhamer@hotmail.com); spowell@theolympian.com; jwakefield@theolympian.com; marcelene.edwards@thenewstribune.com; agarber@seattletimes.com; cphillips@seattletimes.com; investigators@king5.com; jneff@seattletimes.com; mbatcheldor@theolympian.com; newstips@king5.com; newstips@seattletimes.com; newmedia@seattlepi.com; margaretsantjer@seattlepi.com; getjesse@king5.com; newstips@kirotv.com; tips@komo4news.com

Cc: tims@atg.wa.gov; cjcuyken@cushmanlaw.com; dcor461@ecy.wa.gov; marty.brown@gov.wa.gov; Sam Hunt (hunt.sam@leg.wa.gov); Terry Price (price.terry@leg.wa.gov); tmorrill@ci.olympia.wa.us; Brendan Williams (williams.brendan@leg.wa.gov); Darren Nienaber (dnienabe@ci.olympia.wa.us); Karen Fraser (fraser.karen@leg.wa.gov); kmessmer@ci.olympia.wa.us; Patricia Lantz (lantz.patricia@leg.wa.gov); shall@ci.olympia.wa.us; rodne.jay@leg.wa.gov; goodman.roger@leg.wa.gov; ahern.john@leg.wa.gov; flannigan.dennis@leg.wa.gov; City Council (citycouncil@ci.olympia.wa.us); mnolan@ci.olympia.wa.us; moeller.jim@leg.wa.gov; pedersen.jamie@leg.wa.gov; ross.charles@leg.wa.gov; kirby.steve@leg.wa.gov; cindy.zehnder@gov.wa.gov; chopp.frank@leg.wa.gov; ron.judd@gov.wa.gov; jjones@king5.com; Tom, Sen. Rodney (Tom.Rodney@leg.wa.gov); Dave von Beck (dmvonbeck@levy-law.com)

Stella,

Thanks for including me on this. I hope you are aware that Speaker Frank Chopp appointed a new committee after the last legislative session, in which he unilaterally killed the homeowner's bill of rights, to "study" the needs of homeowners. The committee is largely comprised of House members who have already expressed opposition to creating the very bill of rights that they are supposed to be studying. I participated in one of those meetings, and have discussed it with others involved in the process, and it is my current understanding that Speaker Chopp has directed them to study the situation, possibly create an office of ombudsman, who could further investigate claims of defective construction, but who would have no independent powers. The committee has so far decided against creating any remedy that gives homeowners any rights they do not already have: which is to say "NOTHING".

As you know from the problems at Cooper Crest, even where the builder violates crucial building codes, you have no right to seek damages from the builder. The builder/vendors protect themselves by forcing you to sign those useless third party warranties, which deprive you of even an implied warranty of habitability. The legislature has been protecting the builders for decades, and as long as their voice is louder than the muted voices of homeowners, I suspect the legislature will continue to protect them. The building industry is the only industry in Washington, except the Legislature, which is immune from liability for negligence. No matter how negligent the builders are, and no matter how much damage they cause, the state provides no remedy.

For the past two years the state Senate took up your cause and approved the homeowner's warranty bill, but Speaker Chopp killed the bill in the House, despite the House Judiciary Committee's approval two years in a row. Your supporters in the Senate, including Rodney Tom, plan to reintroduce the bill again this year.

The one-man Consumer Protection killer, Speaker Frank Chopp, should be forced to buy all of your houses back and then feel the collective loss that you are experiencing. One man could set this travesty right, and that man is Frank Chopp. I suggest you let him know how you all are feeling.

Sandy Levy

Russell (Rusty) S. Horton
Lisa J. Horton
2327 Cooper Crest PL NW
Olympia, WA 98502
rusty.horton@comcast.net
(360) 292-9986

December 16, 2015

Mr. Todd Stamm
Community Planning Manager
City of Olympia
Community Planning & Development
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501-1967

Re: BranBar Rezone Impacts

Dear Mr. Stamm,

We are writing today regarding items we believe should be considered in the various studies that culminate in the staff report on the BranBar rezone request. While Lisa and I have several official roles under the auspices of Cooper Crest HOA, we write today primarily as private residents of the Cooper Crest neighborhood.

First of all, thank you for co-hosting our neighborhood meeting, for engaging Cooper Crest residents in this process, and for allowing us to express our concerns even when the concerns, at times, dealt primarily in the long-lingering issues and mistrust stemming from our neighborhood's development and fraught early history with the city and the developers.

In requesting specific study items, we want to be clear these requests, detailed below, are consistent in keeping with the decision criteria enumerated in OMC 18.59.050, see especially 18.59.050(B) and 18.59.050(E). Specifically, we would like to see environmental issues addressed as well as traffic and street safety issues through the appropriate studies and staff report.

Environmental:

1. Surface Water: A creek that may have been partially diverted during Cooper Crest development flows in the vicinity of the BranBar parcel's eastern boundary.
2. Bald Eagle Nesting: Bald Eagles are regularly seen in Cooper Crest. While we have not directly seen a nest, we observed a fledging eagle learning to fly this May, which raises questions as to whether BranBar is located within the 660 feet impact zone surrounding a nesting area.
3. Environmentally Sensitive Area: Cooper Crest is built in an environmentally sensitive drainage area for several streams including Green Cove. While Cooper Crest was supposed to be low

Russell (Rusty) S. Horton
Lisa J. Horton
2327 Cooper Crest PL NW
Olympia, WA 98502
rusty.horton@comcast.net
(360) 292-9986

impact, various flaws have limited the efficacy of that effort. BranBar is likewise situated in the same environment as Cooper Crest, and its environmental impact is likely to be enhanced by failures in Cooper Crest -- especially as it relates to storm water management and surface runoff transiting from Cooper Crest to BranBar. Please include the above enumerated issues in the SEPA or other environmental studies.

Traffic & Safety:

Our requests below are limited to Cooper Crest PL and the intersecting streets thereof. We know there are numerous issues with our road system, and we are primarily limiting our comments to the street on which we live and with which we have the most experience.

1. **Road Capacity:** Cooper Crest PL is situated directly below the Fire Access Road that originally was to be gated. According to city staffer, David Smith, P.E., Cooper Crest Street was observed to have 1,100 trips per day in April 2015 (approximately 8 trips per household). Please measure the traffic on Cooper Crest PL. Specifically, we think you need 3-4 measuring points. At the top of the Fire Access Road, at the intersection of Cooper Crest Street and Cooper Crest PL (above the mailboxes), slightly NW of the intersection of the Fire Access Road and Cooper Crest PL, and at the intersection of Cooper Crest PL and Cooper Crest DR. This would give a complete picture of movements on the street. With all community mailboxes located on Cooper Crest PL, this further increases traffic on the street beyond what already occurs with the entirety of the lower neighborhood utilizing Cooper Crest PL and the Fire Access Road as the fastest way in and out of the community. With approximately 30 homes located on Cooper Crest PL, we self-generate about 240 trips per day. It is our contention that Cooper Crest PL already exceeds the design value of 500 trips per day. The BranBar rezone could easily result in an additional 160 trips per day utilizing Cooper Crest PL.
2. **Road Design:** The high actual rate of speed on Cooper Crest PL, intentional bottlenecks with a blind corner near the intersection with the Fire Access Road, and limited ability to move out of traffic due to parked vehicles are issues that already affect the limited road capacity. We have had one major accident and several minor accidents on Cooper Crest PL already. Please include these issues in the traffic study. We would be happy to make ourselves available for a site walk-thru if that helps to further identify these concerns.
3. **Sidewalks & Limited Parking:** Sidewalks on only one side of Cooper Crest PL and a lack of available parking contribute to less than ideal safety for pedestrians and playing children. People cross the street more often to access the sidewalk, vehicles park across the sidewalk and apron forcing pedestrians into the road, and excessive speed increases risks to pedestrians negotiating this environment. At the current traffic level, these issues contribute to a lack of safety. Additional trips are likely to exacerbate these concerns.
4. **Lack of Entrances & Exits:** Due to the issues listed above, Cooper Crest PL faces an inappropriate level of traffic considering its design. Because it is faster to use Cooper Crest PL and the Fire Access Road to exit Cooper Crest from the lower neighborhood, Cooper Crest PL will face handling the majority of new trips generated by a BranBar rezone and subsequent development. As part of the BranBar rezone proposal, we request further study of an alternative exit from

Russell (Rusty) S. Horton
Lisa J. Horton
2327 Cooper Crest PL NW
Olympia, WA 98502
rusty.horton@comcast.net
(360) 292-9986

Cooper Crest located to the west to Kaiser Road or to the southwest onto 20th or 65 Road. New road facilities are the only way to mitigate the impact to Cooper Crest PL and the rest of Cooper Crest.

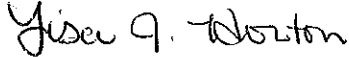
Thank you in advance for your consideration. We believe a thorough examination of the issues listed above would result in the decision criteria in OMC 18.59.050(B) and 18.59.050(E) not being satisfied. As a result, until such time as there is a secondary entrance and exit in Cooper Crest, the only legally acceptable outcome would be disapproval of the rezone request by the Hearing Examiner and the City Council -- with the zoning remaining 1 unit per 5 acres.

Best wishes for a happy retirement.

Sincerely,



Russell (Rusty) S. Horton, MPA
Cooper Crest HOA Committee Member & Former Board Member



Lisa J. Horton, M.Ed.
Cooper Crest HOA, Architectural Control Committee -- Repainting

Enclosure: Cooper Crest PL Plat Map for Traffic Study

Richard deRosset
Gail deRosset
2333 Cooper Crest Pl NW
Olympia, WA 98502
richardderosset@mac.com
360-867-1771

RECEIVED
DEC 28 2015
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

RECEIVED
DEC 28 2015
COMMUNITY PLANNING
AND DEVELOPMENT DEPT.

December 21, 2015

Mr. Todd Stamm
Community Planning Manager
City of Olympia
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501

Re: BranBar Rezoning Application

Dear Mr. Stamm

We are residents of the Cooper Crest development writing to express our concerns over the BranBar rezoning application. We wish to echo the traffic and safety issues which have been and continue to be voiced by our neighbors over this application. We are especially concerned over the traffic on Cooper Crest Place and believe it needs to be measured again in detail at several points as per Rusty Horton's letter of December 16, 2015. Because it is faster (and shorter) to use Cooper Crest Place and the Fire Lane Access Road to enter and exit the lower neighborhood, Cooper Crest Place will be handling the majority of trips generated by the development arising from this rezoning application.

We also wish to point out that the city water department sent out a notice to all Cooper Crest residents that the transfer station located at the end of Cooper Crest Drive was struggling to keep up with demand and asked us all to cut back on the use of disposals for waste food elimination. Additional homes would exacerbate the concern with this transfer station.

We have regularly seen bald eagles soaring over the neighborhood. We want to be assured that the BranBar area is not located near eagle nesting sites.

Sincerely,


Richard deRosset


Gail deRosset

Cynthia Zujko and Jeff Case
3917 Crestwood LN NW, Olympia, WA 98502
cynzu@yahoo.com 360 539-1713

December 27, 2015

Mr. Todd Stamm
Community Planning Manager
City of Olympia
Community Planning & Development
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501-1967



Re: BranBar Rezone Impacts

Dear Mr. Stamm,

Thank you for cohosting our neighborhood meeting and for taking into account the concerns of the Cooper Crest residents as you consider results of the studies regarding the BranBar rezone request.

We concur with our neighbors that environmental impact, safety, and traffic issues should have high priority.

Our home is adjacent to the area in question. Daily, our backyard garden provides food and shelter to countless birds, squirrels, raccoons, deer, frogs, and salamanders. We have seen a Sharp-shinned Hawk, indicating that birds of prey do live in the wooded area to the west of our home. Like our neighbors, we have also seen eagles and also a very large owl in the area. The many frogs and salamanders indicate that healthy wetlands exist nearby.

Though we ourselves do not have children, we are concerned that our neighbors' kids would be placed at higher risk if more traffic were to be funnelled through our neighborhood. We are extremely cautious and drive very slowly (well under 20 mph) knowing that there are many kids playing in the streets, and the younger ones, especially, have not yet learned to watch for traffic, so they often ride bikes into the the street without looking.

Also, the narrow streets (designed with the very good intention to force cars to drive slowly), often lead to bottle necks. Often, we have commented to one another, "What if an ambulance needs to get through? There just does not seem to be enough room, even if people are legally parked on one side of the street." Recently, we did have an ambulance take my husband Jeff to the hospital (he is fine now), and I felt especially lucky that it was the middle of a weekday when most folks were at work, so there were fewer cars parked on the streets.

We trust that you will carefully evaluate the data resulting from your studies, and we're confident that the data will show that the environmental, traffic, and safety impacts would make rezoning the BranBar area unwise.

Sincerely,
Cynthia Zujko and Jeff Case

A handwritten signature in black ink, appearing to read "Cynthia Zujko and Jeff Case". The signature is written in a cursive, flowing style.

December 30, 2015

Mr. Todd Stamm
Community Planning Manager
City of Olympia
Community Planning & Development
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501-1967



Re: BranBar Rezone Impacts

Dear Mr. Stamm,

We are writing in response to information that was shared at the December 10, 2015 meeting about the BranBar rezone request. As others have mentioned, we want to thank you for cohosting our neighborhood meeting and for taking into account the concerns of the Cooper Crest residents as you perform, and evaluate the results of, your studies.

We are writing in support of the requests made by Russell and Lisa Horton in their letter to you dated December 16, 2015. While we don't have their expertise on the specifics that should be considered as part of your studies, their main points about areas that should receive focus certainly ring true for us.

We are very concerned about potential traffic and safety problems, as well as negative environmental impacts that would likely result from rezoning the BranBar area.

We believe that it is generally accepted that Cooper Crest is a failed experiment and cannot be held in comparison to neighborhoods with adequate ingress/egress and standard street widths. The battles that we, personally, have waged to manage drainage and run off for our lot alone have been nothing short of epic. Building more homes in this area with these same problems, will be a disservice to everyone involved! Consequently, it is very important to us that these concerns are directly addressed before anything moves forward.

We believe that careful analysis of the information requested by the Hortons and others will show that the negative environmental, traffic, and safety impacts will make rezoning the BranBar area unwise.

Sincerely,

A handwritten signature in black ink that reads "Rose This and Tom Cope". The signature is written in a cursive style.

Rose This and Tom Cope
2228 Crestwood PI NW
Olympia WA 98502



Daryl A. Rodrigues

2323 Crestwood PL NW, Olympia, WA 98502 ❖ 360-701-0306 ❖ Daryl@Rodrigues.us

Mr. Todd Stamm
Community Planning Manager
City of Olympia Community Planning & Development
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501-1967

January 6, 2016

Mr. Stamm:

I appreciate the consideration taken in organizing a neighborhood meeting in our area to provide an opportunity to hear concerns of Cooper Crest residents with regard to the BranBar rezone. Sadly I was not able to attend. My concerns are threefold:

Environmental: Adequately covered by Mr. Russel S. Horton's letter dated December 16th 2015 a copy of which I've attached.

Road design and Traffic Safety: Similarly well covered in Mr. Horton's December 16th 2015 letter.

Pedestrian Safety: I walk a lot for exercise and to counter stress. As you exit the Cooper Crest development on Cooper Crest Street NW toward 20th there is only one safe way to turn, West toward Road 65 NW. I would happily use the public transport system to the East for my daily commute also I have free transit through my employer, but there is absolutely no safe pedestrian passage from the Cooper Crest development to the Intercity Transit stop at Cooper Point and 20th. Consequently there is no adequate safe pedestrian access to services or retail without detouring West, down Road 65 NW and to 14th Ave NW

The section of 20th from the bus stop on Cooper Point Road NW to the top of the hill has no sidewalks, no lighting and not even a complete level hard shoulder until one or two blocks from the development. I frequently see parents walking their children to the schools up the hill when school is in session. High School and College students have the same challenge.

There are 148 houses in our development, in addition that same dangerous road section is the only pedestrian access to public transportation for Aqua Ct NW and Porta Ct. NW. This includes the numerous families who walk their children to the two schools Marshall and Hansen from anywhere but the West of the schools.

Any additional development to the section that BranBar proposes will have an impact both on traffic safety in the Cooper Crest development and upon the safety of individual pedestrians on 20th Ave NW between Cooper Crest Street. NW and Cooper Point Road NW. The only way to ameliorate this would be to require the BranBar developers to open access to Kaiser Road NW and I see no proposal for that.

Respectfully,

Cooper Crest

Homeowners Association

2208 Cooper Crest Place N. W.
www.coopercrest.com



Olympia, WA 98502

February 16, 2016

Todd Stamm
Community Planning Manager
City of Olympia Community Planning and Development
601 4th Avenue, P.O. Box 1967
Olympia, WA 98501-1967

Via email: tstamm@ci.olympia.wa.us

Dear Mr. Stamm,

On behalf of the Cooper Crest Homeowners Association I submit the following group of photographs to give you a taste of the parking and street issues we face daily within Cooper Crest. To tax these narrow streets further will only increase the potential for more problems and safety issues. These issues include the safe and timely passage of emergency vehicles like fire trucks, safe passage of children on bicycles within Cooper Crest streets, and safe pedestrian traffic given how cars block sidewalks forcing pedestrians and kids into the street.

To add more vehicle trips per day to these conditions is unwise and increases the risk of injury to persons and property. Thus, the Branbar rezone must be rejected as currently proposed.

Sincerely,
Sal Muñoz, President
Cooper Crest Homeowners Association

Photograph Attachments to S Munoz's February 16, 2016 Letter



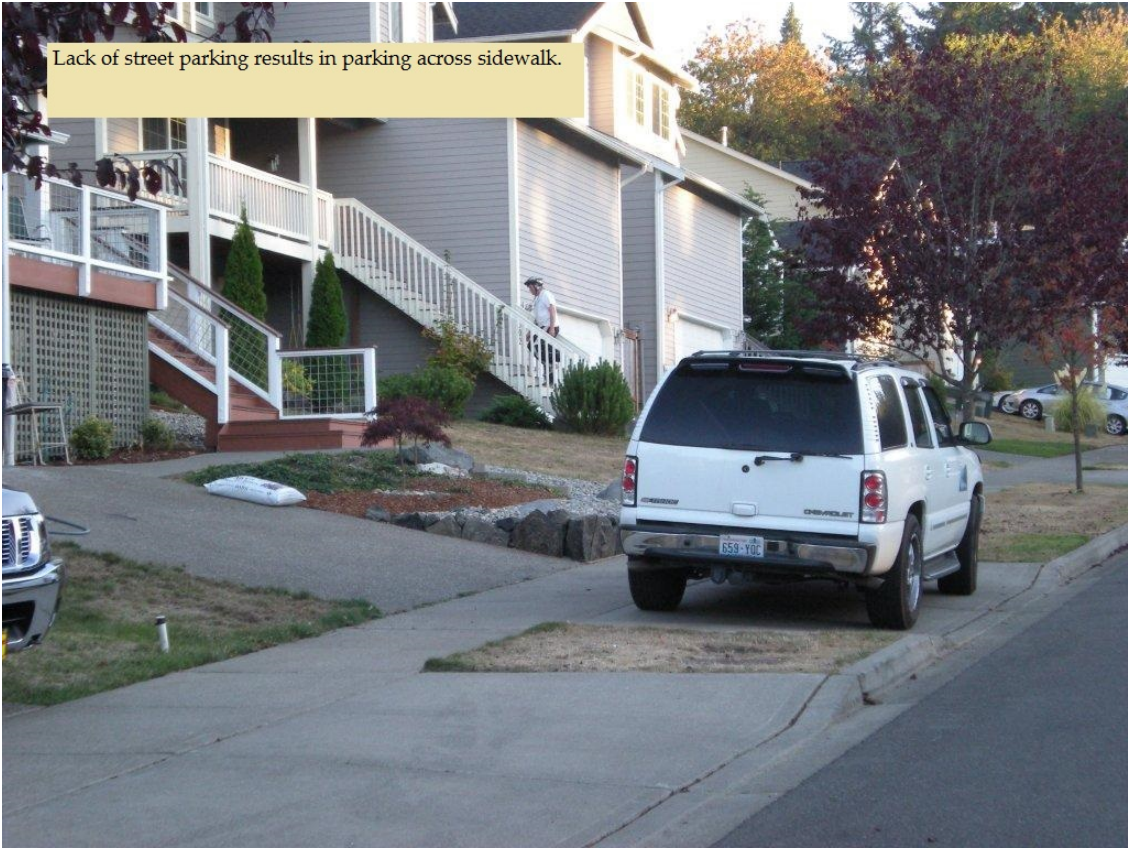
Sidewalks often blocked by parking.



Cars parked wrong direction due to lack of parking.



Lack of street parking results in parking across sidewalk.



More illegal parking.



More illegal parking.



Cars often stick into street when parked this way.



Cars often stick into the street when parked this way. When parked this way difficult for two way traffic to get through on Cooper Crest Place.



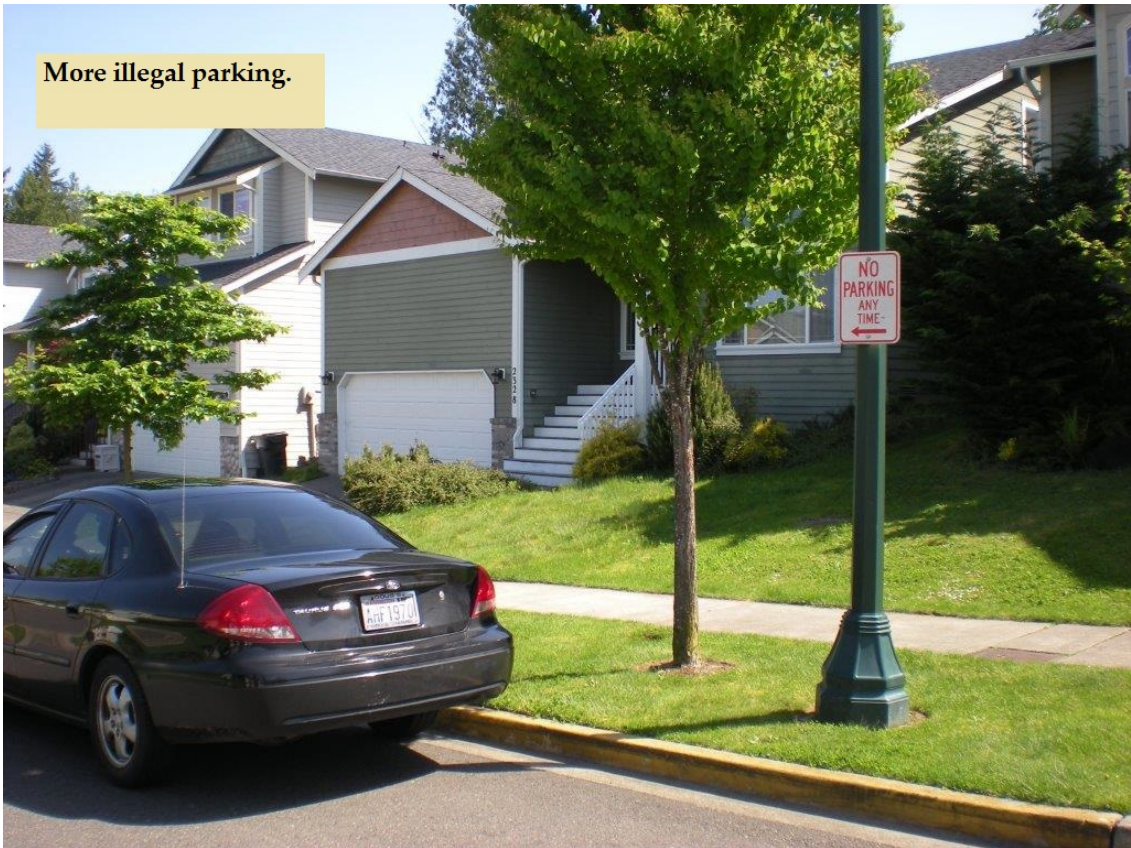
Service vehicles often ignore parking signs.



Narrow streets cause illegal parking and lack of parking. Note narrowness of street widely used by residents coming and going.



More illegal parking.





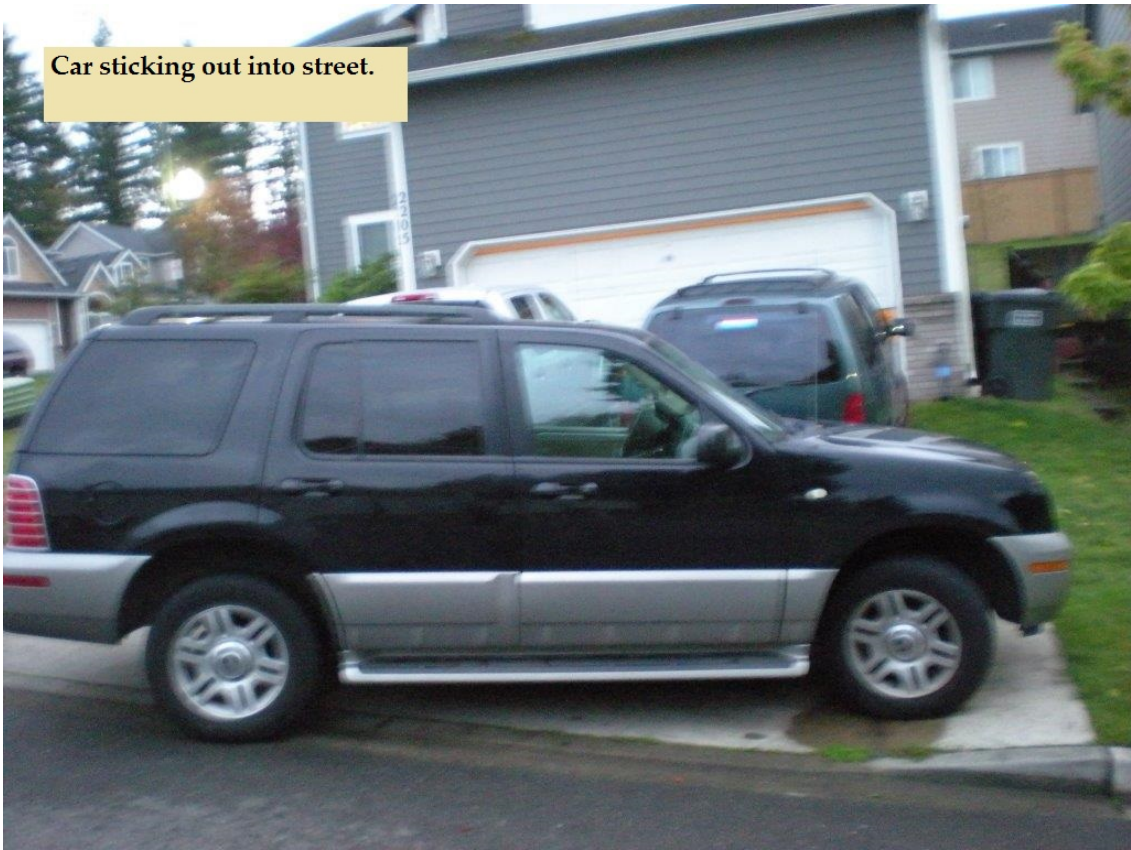
Cars block sidewalk.



Even official cars ignore parking signs.



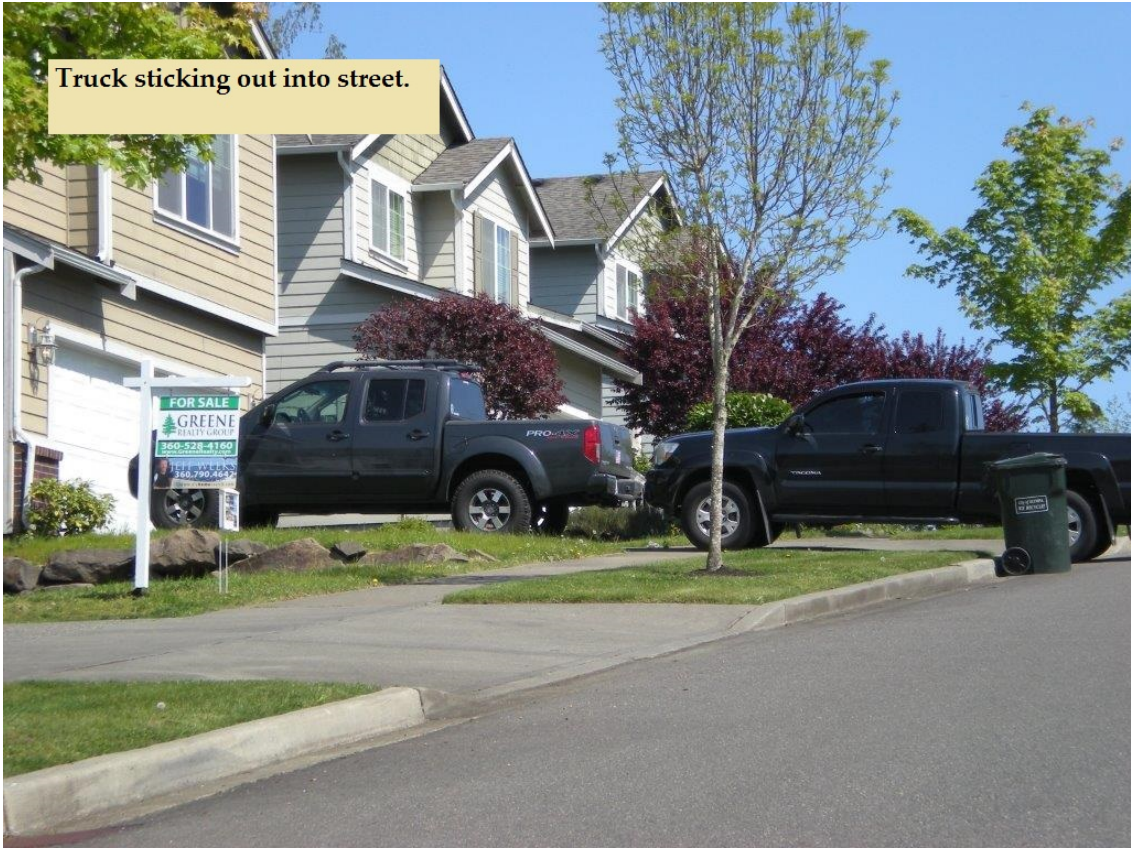
Car sticking out into street.



More illegal parking on narrow street.



Truck sticking out into street.



Moving vans often block major portions of the street.





Moving vans often block major portions of the street.



Car facing the wrong way.

Cars sticking into the street.



Car sticking into the street.



From: [Michelle Sadlier](#)
To: ["sal_munoz"; sthalhamer@hotmail.com; Richard_DeRosset_Cooper_Crest_Neighborhood_Association; rusty.horton@comcast.net; public@rodrigues.us; sharilyncatone@yahoo.com](#)
Cc: [Tim Smith; Joyce Phillips](#)
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016
Date: Wednesday, February 17, 2016 12:35:35 PM

Thank you for your feedback, Sal.

Under Olympia municipal code, the Planning Commission is given the opportunity to comment on **consistency with the Comprehensive Plan** if they choose, so this is the only consideration fully addressed in the packet. This is one of the five considerations that Hearing Examiner will address (Consideration A). Staff recommendations relating to all five considerations will go to the Hearing Examiner.

Here is the code on decision criteria for rezone request (also found in Attachment 4 of the Planning Commission meeting packet):

18.59.050 Decision criteria for rezone requests

The following criteria will be used to evaluate each rezone request. A zoning map amendment shall only be approved if the Council concludes that at minimum the proposal complies with subsections A through C. To be considered are whether:

- A. The rezone is consistent with either the Comprehensive Plan including the Plan's Future Land Use map as described in OMC 18.59.055 or with a concurrently approved amendment to the Plan.**
- B. The rezone will maintain the public health, safety, or welfare.
- C. The rezone is consistent with other development regulations that implement the comprehensive plan.
- D. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations.
- E. Public facilities and services existing and planned for the area are adequate and likely to be available to serve potential development allowed by the proposed zone.

At next week's meeting, the Planning Commission will decide whether they wish to comment on consistency with the Comprehensive Plan.

Best wishes,

Michelle

From: sal munoz [mailto:saltemecula@comcast.net]
Sent: Wednesday, February 17, 2016 12:11 PM
To: Michelle Sadlier; sthalhamer@hotmail.com; Richard DeRosset Cooper Crest Neighborhood Association; rusty.horton@comcast.net; public@rodrigues.us; sharilyncatone@yahoo.com
Cc: Joyce Phillips; Todd Stamm; Tim Smith; Brandon Anderson; 'Barry Anderson'
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Michelle, the staff report to the Planning Commission seems tilted in favor of the rezone

even though your recommendation is to pass to the hearing examiner. given that, why not provide to the planning commission the documentation Cooper Crest residents have submitted rather than just say we have expressed concerns. this may balance the picture better regardless of what the commission does. Sal

From: [Michelle Sadlier](#)

Sent: Wednesday, February 17, 2016 11:35 AM

To: [Sal Munoz CNA](#) ; <mailto:sthalhamer@hotmail.com> ; [Richard DeRosset Cooper Crest Neighborhood Association](#) ; <mailto:rusty.horton@comcast.net> ; <mailto:public@rodrigues.us> ; <mailto:sharilyncatone@yahoo.com>

Cc: [Joyce Phillips](#) ; [Todd Stamm](#) ; [Tim Smith](#) ; [Brandon Anderson](#) ; 'Barry Anderson'

Subject: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Greetings,

With Todd Stamm's well-deserved retirement imminent, I am now overseeing the review of the proposed BranBar Rezone application. I look forward to working with you all.

I wanted to let you know about an upcoming presentation of this proposal to the Olympia Planning Commission. This meeting will be held:

- Monday, February 22, 2016
- 6:30 p.m.
- Room 207, City Hall, 601 4th Avenue E, Olympia, WA 98501

The purpose of this presentation is to ask the Planning Commission if they would like to comment on the application with respect to its consistency with the Comprehensive Plan. I have attached the sections of the meeting packet related to this agenda item.

Please note that this is not a public hearing. By law, one public hearing will be held for this application in conjunction with the Hearing Examiner's consideration of the proposal. The date for this meeting has not been set but is likely to take place in March. I'll let you know once it has been scheduled.

Please share this message with Cooper Crest residents and others you think would be interested in next week's Planning Commission meeting. Let me know if you have any questions about it in the meantime.

Best wishes,

Michelle

Michelle Sadlier | Associate Planner & Historic Preservation Officer

City of Olympia

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: (360) 753-8031

Email: msadlier@ci.olympia.wa.us

Emails are public records, potentially eligible for release.



Community Planning & Development

Olympia

From: [sal munoz](#)
To: [Michelle Sadlier](#); rusty.horton@comcast.net
Cc: [Thalhamer, Scott](#); [deRosset, Richard](#); public@rodrigues.us; sharilyncatone@yahoo.com; [Tim Smith](#); [Joyce Phillips](#)
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016
Date: Wednesday, February 24, 2016 4:49:41 PM

Michelle, can a project be consistent with the Comp Plan if it has only one point of egress and ingress and that one point is at capacity? What if that one point of ingress is impaired and has issues with safety of transportation though it? if the answers to these questions are “ not necessarily” then staff should make the Planning Comm aware of these potential issues when commenting on whether this rezone is consistent with the Comp Plan. I note that the City is doing a traffic study within Cooper Crest at this time. One of the principal streets is not being studied so the results may not be adequate. all of this info will not be available to the PC before their next meeting. how can they find consistency under these circumstances? maybe you should further recommend a “ no comment” stance for the PC.
Sal

From: [Michelle Sadlier](#)
Sent: Thursday, February 18, 2016 9:44 AM
To: <mailto:rusty.horton@comcast.net>
Cc: [Sal](#) ; [Thalhamer, Scott](#) ; [deRosset, Richard](#) ; public@rodrigues.us ; sharilyncatone@yahoo.com ; [Tim Smith](#) ; [Joyce Phillips](#)
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Rusty,

Many thanks for your message. I hope that the information I provided in my response to Sal yesterday addresses some of your concerns. Here is some other information that I hope will make clearer what this step in the process is for.

At this meeting, the Planning Commission is asked if they wish to comment on the proposal’s consistency with the Comprehensive Plan, not the other factors the Hearing Examiner will consider in evaluating this proposal. For your information, the Commission has chosen in the past not to comment on rezone proposals, such as for last year’s Medela Rezone process on the east side of Olympia. Part of the challenge for the Planning Commission in commenting on rezone applications is that they are advisors to the City Council, not the Hearing Examiner. As a result, their recommendation would come in as a public comment the way a neighborhood association’s or individual member of the public’s would.

With a full Work Plan of items for which they are providing advice and recommendations to the City Council, they’ll be deciding whether or not they wish to take time out of their Work Plan to provide public comment on consistency with the Comprehensive Plan. They may decide not to, or they may feel they can come to a conclusion to make a recommendation on consistency with the Comprehensive Plan at the meeting. They may also decide they would like further information to come to this conclusion and this review would be added to a future agenda.

I hope to see you and other interested Olympians at the meeting.

All the best,

Michelle

From: rusty.horton@comcast.net [mailto:rusty.horton@comcast.net]
Sent: Wednesday, February 17, 2016 12:41 PM
To: Michelle Sadlier
Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Joyce Phillips; Todd Stamm; Tim Smith; Brandon Anderson; Barry Anderson
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Michelle,

Thank you for your e-mail and for your work on this rezone request. I appreciated the opportunity to review the staff report in advance of Monday's meeting. It seems premature for the Planning Commission to be asked to consider a recommendation on this proposal when needed data on OMC 18.59.050 will not yet be available i.e., transportation data: "assuring adequacy of existing and planned public facilities".

I would respectfully request that the Planning Commission and the public be given a chance to review all relevant studies and data prior to considering a recommendation on this rezone.

Sincerely,

Russell Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "Sal" <saltemecula@comcast.net>, "sthalhamer@hotmail.com" <sthalhamer@hotmail.com>, "Richard DeRosset Cooper Crest Neighborhood Association" <richardderosset@mac.com>, "rusty.horton@comcast.net" <rusty.horton@comcast.net>, "public@rodrigues.us" <public@rodrigues.us>, "sharilyncatone@yahoo.com" <sharilyncatone@yahoo.com>
Cc: "Joyce Phillips" <jphillip@ci.olympia.wa.us>, "Todd Stamm" <tstamm@ci.olympia.wa.us>, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Brandon Anderson" <brandon@branbar.com>, "Barry Anderson" <branbar.llc@gmail.com>
Sent: Wednesday, February 17, 2016 11:35:28 AM
Subject: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Greetings,

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Please share this message with Cooper Crest residents and others you think would be interested in next week’s Planning Commission meeting. Let me know if you have any questions about it in the meantime.

Best wishes,

Michelle

Michelle Sadlier | Associate Planner & Historic Preservation Officer

City of Olympia

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: (360) 753-8031

Email: msadlier@ci.olympia.wa.us

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From: rusty.horton@comcast.net
To: [Michelle Sadlier](mailto:Michelle.Sadlier)
Cc: [Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Tim Smith; Joyce Phillips](mailto:Sal;Thalhamer,Scott;deRosset,Richard;public@rodrigues.us;sharilyncatone@yahoo.com;Tim.Smith;JoycePhillips)
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016
Date: Friday, February 19, 2016 9:04:41 PM

Thanks for your time, Michelle.

Rusty

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "rusty.horton@comcast.net" <rusty.horton@comcast.net>
Cc: "Sal" <saltemecula@comcast.net>, "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Joyce Phillips" <jphillip@ci.olympia.wa.us>
Sent: Friday, February 19, 2016 4:14:15 PM
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Thank you for the feedback, Rusty.

The timing of this meeting is intended to allow the Planning Commission enough time to formulate a response before the public hearing if they choose to do so. While the public hearing date isn't set, it could be as early as March depending on when staff are finished with their detailed analysis of the issues. Since the Planning Commission is a volunteer board with only two meeting per month, we want to make sure they have time to request further information and to use future meeting time to discuss and draft their comments if needed.

I hope to see you on Monday,

Michelle

From: rusty.horton@comcast.net [<mailto:rusty.horton@comcast.net>]
Sent: Friday, February 19, 2016 2:58 PM
To: Michelle Sadlier
Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Tim Smith; Joyce Phillips
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Michelle,

I appreciate your reply. I understand the Planning Commission is being asked to potentially comment on criterion A only although transportation data would clearly inform the decision as to whether this proposal is in keeping with the comprehensive plan. As such, it simply seems unnecessary to rush this through when additional, and in this case, important data is merely weeks away from availability.

I appreciate your consideration.

Sincerely,

Rusty Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "rusty.horton@comcast.net" <rusty.horton@comcast.net>
Cc: "Sal" <saltemecula@comcast.net>, "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Joyce Phillips" <jphillip@ci.olympia.wa.us>
Sent: Thursday, February 18, 2016 9:44:44 AM
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Rusty,

Many thanks for your message. I hope that the information I provided in my response to Sal yesterday addresses some of your concerns. Here is some other information that I hope will make clearer what this step in the process is for.

At this meeting, the Planning Commission is asked if they wish to comment on the proposal's consistency with the Comprehensive Plan, not the other factors the Hearing Examiner will consider in evaluating this proposal. For your information, the Commission has chosen in the past not to comment on rezone proposals, such as for last year's Medela Rezone process on the east side of Olympia. Part of the challenge for the Planning Commission in commenting on rezone applications is that they are advisors to the City Council, not the Hearing Examiner. As a result, their recommendation would come in as a public comment the way a neighborhood association's or individual member of the public's would.

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I hope to see you and other interested Olympians at the meeting.

All the best,

Michelle

From: rusty.horton@comcast.net [mailto:rusty.horton@comcast.net]

Sent: Wednesday, February 17, 2016 12:41 PM

To: Michelle Sadlier

Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Joyce Phillips; Todd Stamm; Tim Smith; Brandon Anderson; Barry Anderson

Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Michelle,

Thank you for your e-mail and for your work on this rezone request. I appreciated the opportunity to review the staff report in advance of Monday's meeting. It seems premature for the Planning Commission to be asked to consider a recommendation on this proposal when needed data on OMC 18.59.050 will not yet be available i.e., transportation data: "assuring adequacy of existing and planned public facilities".

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Russell Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>

To: "Sal" <saltemecula@comcast.net>, "sthalhamer@hotmail.com" <sthalhamer@hotmail.com>, "Richard DeRosset Cooper Crest Neighborhood Association" <richardderosset@mac.com>, "rusty.horton@comcast.net" <rusty.horton@comcast.net>, "public@rodrigues.us" <public@rodrigues.us>, "sharilyncatone@yahoo.com" <sharilyncatone@yahoo.com>

Cc: "Joyce Phillips" <jphillip@ci.olympia.wa.us>, "Todd Stamm" <tstamm@ci.olympia.wa.us>, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Brandon Anderson" <brandon@branbar.com>, "Barry Anderson" <branbar.llc@gmail.com>

Sent: Wednesday, February 17, 2016 11:35:28 AM

Subject: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

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Please share this message with Cooper Crest residents and others you think would be interested in next week's Planning Commission meeting. Let me know if you have any questions about it in the meantime.

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Michelle Sadlier | Associate Planner & Historic Preservation Officer

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Phone: (360) 753-8031

Email: msadlier@ci.olympia.wa.us

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From: rusty.horton@comcast.net
To: [Michelle Sadlier](mailto:Michelle.Sadlier)
Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; David Smith; Randy Wesselman; Prabakaran Manoharan; Barry Anderson; Brandon Anderson; John Lindsay
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016
Date: Thursday, March 03, 2016 8:20:06 PM
Attachments: [image002.png](#)

Thanks for the update, Michelle. I am sorry to hear about the unusable data issues. Can you explain what happened?

Best,

Rusty

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "rusty.horton@comcast.net" <rusty.horton@comcast.net>
Cc: "Sal" <saltemecula@comcast.net>, "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "David Smith" <dsmith3@ci.olympia.wa.us>, "Randy Wesselman" <rwesselm@ci.olympia.wa.us>, "Prabakaran Manoharan" <mprabakar@yahoo.com>, "Barry Anderson" <branbar.llc@gmail.com>, "Brandon Anderson" <brandon@branbar.com>, "John Lindsay" <jlindsay@ci.olympia.wa.us>
Sent: Thursday, March 3, 2016 10:30:16 AM
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Hello Rusty,

Here's an update on the ongoing traffic study that the City is conducting, which includes traffic counters, a 24 hour camera, and observations during peak travel times at the mail boxes. I understand from Public Works' transportation engineers that there are a number of technical reasons why the counter tubes cannot be placed directly at the mail boxes as you've recommended, but I understand that those numbers can be deduced by the counts taken from the existing sensors as well as through the direct observations.

Just so you know, the initial data that was collected was tampered with so they are unusable. The City will continue to collect data. This may need to be supplemented by the applicants' transportation consultant. The date of the public hearing with the Hearing Examiner will be determined in part by the completion of both traffic studies.

I hope to see you at the Planning Commission meeting on Monday.

All the best until then,

Michelle

From: rusty.horton@comcast.net [mailto:rusty.horton@comcast.net]

Sent: Wednesday, March 02, 2016 10:34 AM

To: Michelle Sadlier

Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; David Smith; Randy Wesselman; Prabakaran Manoharan

Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Hi Michelle,

Because time is running short before the report and meeting, I wanted to be clear that I continue to be concerned about the traffic study (see chart below for visual details).

While I am not privy to all of the procedures and methods being used, it appears the placement of the black counter tubes is missing two important elements to traffic flow on Cooper Crest PL:

1. 10 or so houses are not counted as using CC Place due to the placement of Black Tube 3. See the highlighted section between Black Tube 3 and the intersection with CC Street.
2. Traffic using the access road and then CC Place to get their mail -- a significant number of trips -- is not being attributed to traffic counts on CC Place. See the square drawn on the map near the intersection of Cooper Crest Place and Street.

Both of these issues are already significant contributors to congestion on narrow sections of CC Place and should be carefully addressed in the study. I think this issue could be remedied by placing two additional counting devices -- one on the access road and one on CC Place side of the intersection with CC Street.



Thanks,

Rusty Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "rusty.horton@comcast.net" <rusty.horton@comcast.net>, "Sal" <saltemecula@comcast.net>
Cc: "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "David Smith" <dsmith3@ci.olympia.wa.us>, "Randy Wesselman" <rwesselm@ci.olympia.wa.us>
Sent: Monday, February 29, 2016 11:12:59 AM
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission -

February 22, 2016

Thanks for the feedback, Sal and Rusty.

The Public Works Department has reported to me that staff are collecting data on Cooper Crest Street NW, Cooper Crest Place NW, Cooper Crest Drive NW, and the emergency access road that connects Cooper Crest Street NW to Cooper Crest Place NW. The analysis is designed to focus on the potential impacts of a possible development of up to 20 units may have on the network of streets. The study is ongoing.

I hope to see you at next week's Planning Commission meeting. I'll send out the staff report information once it's been posted.

Michelle

From: rusty.horton@comcast.net [<mailto:rusty.horton@comcast.net>]
Sent: Friday, February 26, 2016 3:34 PM
To: Sal
Cc: Michelle Sadlier; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Tim Smith; Joyce Phillips; David Smith; Randy Wesselman
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Thanks, Sal. I concur. I requested the counts in my December letter to Todd Stamm, and I would be happy to meet anyone to physically show them my concerns for our 500-trip per day capacity street.

Thanks,

Rusty

From: "Sal" <saltemecula@comcast.net>
To: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>, "rusty horton" <rusty.horton@comcast.net>
Cc: "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Joyce Phillips" <jphillip@ci.olympia.wa.us>, "David Smith" <dsmith3@ci.olympia.wa.us>, "Randy Wesselman" <rwesselm@ci.olympia.wa.us>
Sent: Friday, February 26, 2016 3:17:35 PM
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Michelle, don't mean to double team tag you , but I just noticed the city removed the traffic counters on our streets. the issue I failed to mention is that counts were not take on the critical street called cooper crest place just below the fire lane. we mentioned this to the traffic person at our december meeting at marshall middle school. this is the choke point and most used road to serve the population below and would certainly be the route used by any branbar residents. can you get traffic folks to do a count on cc place ? Sal

From: [Michelle Sadlier](mailto:Michelle.Sadlier)

Sent: Friday, February 26, 2016 2:52 PM

To: <mailto:rusty.horton@comcast.net>

Cc: [Sal](#) ; [Thalhamer, Scott](#) ; [deRosset, Richard](#) ; public@rodrigues.us ; sharilyncatone@yahoo.com ; [Tim Smith](#) ; [Joyce Phillips](#) ; [David Smith](#) ; [Randy Wesselman](#)

Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Rusty,

Thanks for letting me know about this. Our Public Works team confirmed that the 2015 Comp Plan amendment process did include an amendment of this map, which has not yet been published on the official Code Publishing site. I have just received a PDF of the revised map, which is attached. I'll include this version (with the proposed rezone site marked) with my Planning Commission packet.

Much appreciated,

Michelle

From: rusty.horton@comcast.net [<mailto:rusty.horton@comcast.net>]

Sent: Friday, February 26, 2016 1:27 PM

To: Michelle Sadlier

Cc: [Sal](#); [Thalhamer, Scott](#); [deRosset, Richard](#); public@rodrigues.us; sharilyncatone@yahoo.com; [Tim Smith](#); [Joyce Phillips](#); [David Smith](#); [Randy Wesselman](#)

Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Michelle,

Could you double check the map's accuracy? At least two of the streets listed on this road, I believe, were removed from the comprehensive plan last fall. It would be useful for all parties to see an updated map.

Thanks,

Rusty Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>

To: "sal munoz" <saltemecula@comcast.net>

Cc: "Scott Thalhamer" <sthalhamer@hotmail.com>, "Richard deRosset" <richardderosset@mac.com>, public@rodrigues.us, sharilyncatone@yahoo.com, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Joyce Phillips" <jphillip@ci.olympia.wa.us>, "rusty horton" <rusty.horton@comcast.net>, "David Smith" <dsmith3@ci.olympia.wa.us>, "Randy Wesselman" <rwesselm@ci.olympia.wa.us>

Sent: Friday, February 26, 2016 11:32:11 AM

Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Many thanks for your message, Sal.

To help answer your questions, I've attached the Comprehensive Plan's map on current and future connectors throughout the Westside and Downtown ("Transportation 2030"). The parcel proposed for a rezone is indicated with a black arrow. The dashed lines on the map indicate minimum projected street connectors required to meet anticipated future development needs. As a vision-level document, the Comprehensive Plan does not say that streets must be in place at the time of proposed rezones, nor does it lay out the exact route that future streets must take. Actual requirements for street locations and numbers are determined at the time an application for proposed development is submitted using the Engineering Design and Development Standards (EDDS).

You'll see that the map indicates a future major collector and future neighborhood collector adjacent to the location of this parcel. Again, the actual location and number of such street connectors required for this parcel's development would be addressed at the time of a future application for development using the EDDS.

Regarding your suggestion of a "no comment" option for the Planning Commission, the staff's recommendation ("recommend that the Hearing Examiner proceed without recommendation from the Planning Commission") is intended as that option. So you know, the Commission isn't locked into the decision options presented at the bottom of the staff report, which are included to help the Commission in their discussion. The Commissioners determine their own conclusions and wording of the motion at the meeting.

The discussion of this business item is planned to continue at the Planning Commission's March 7th meeting. I'll be in touch again next week with the staff report's details on this item after the report has been published.

All the best,

Michelle

Michelle Sadlier | Associate Planner & Historic Preservation Officer

City of Olympia

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: (360) 753-8031

Email: msadlier@ci.olympia.wa.us

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From: sal munoz [<mailto:saltemecula@comcast.net>]
Sent: Wednesday, February 24, 2016 4:50 PM
To: Michelle Sadlier; rusty.horton@comcast.net
Cc: Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Tim Smith; Joyce Phillips
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Michelle, can a project be consistent with the Comp Plan if it has only one point of egress and ingress and that one point is at capacity? What if that one point of ingress is impaired and has issues with safety of transportation though it? if the answers to these questions are “not necessarily” then staff should make the Planning Comm aware of these potential issues when commenting on whether this rezone is consistent with the Comp Plan. I note that the City is doing a traffic study within Cooper Crest at this time. One of the principal streets is not being studied so the results may not be adequate. all of this info will not be available to the PC before their next meeting. how can they find consistency under these circumstances? maybe you should further recommend a “no comment” stance for the PC. Sal

From: [Michelle Sadlier](mailto:Michelle.Sadlier)
Sent: Thursday, February 18, 2016 9:44 AM
To: <mailto:rusty.horton@comcast.net>
Cc: Sal ; [Thalhamer, Scott](mailto:Thalhamer.Scott) ; [deRosset, Richard](mailto:deRosset.Richard) ; public@rodrigues.us ; sharilyncatone@yahoo.com ; [Tim Smith](mailto:Tim.Smith) ; [Joyce Phillips](mailto:Joyce.Phillips)
Subject: RE: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Rusty,

Many thanks for your message. I hope that the information I provided in my response to Sal yesterday addresses some of your concerns. Here is some other information that I hope will make clearer what this step in the process is for.

At this meeting, the Planning Commission is asked if they wish to comment on the proposal's consistency with the Comprehensive Plan, not the other factors the Hearing Examiner will consider in evaluating this proposal. For your information, the Commission has chosen in the past not to comment on rezone proposals, such as for last year's Medela Rezone process on the east side of Olympia. Part of the challenge for the Planning Commission in commenting on rezone applications is that they are advisors to the City Council, not the Hearing Examiner. As a result, their recommendation would come in as a public comment the way a neighborhood association's or individual member of the public's would.

With a full Work Plan of items for which they are providing advice and recommendations to the City Council, they'll be deciding whether or not they wish to take time out of their Work Plan to provide public comment on consistency with the Comprehensive Plan. They may decide not to, or they may feel they can come to a conclusion to make a recommendation on consistency with the Comprehensive Plan at the meeting. They may also decide they would like further information to come to this conclusion and this review would be added to a future agenda.

I hope to see you and other interested Olympians at the meeting.

All the best,

Michelle

From: rusty.horton@comcast.net [<mailto:rusty.horton@comcast.net>]
Sent: Wednesday, February 17, 2016 12:41 PM
To: Michelle Sadlier
Cc: Sal; Thalhamer, Scott; deRosset, Richard; public@rodrigues.us; sharilyncatone@yahoo.com; Joyce Phillips; Todd Stamm; Tim Smith; Brandon Anderson; Barry Anderson
Subject: Re: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Dear Michelle,

Thank you for your e-mail and for your work on this rezone request. I appreciated the opportunity to review the staff report in advance of Monday's meeting. It seems premature for the Planning Commission to be asked to consider a recommendation on this proposal when needed data on OMC 18.59.050 will not yet be available i.e., transportation data: "assuring adequacy of existing and planned public facilities".

I would respectfully request that the Planning Commission and the public be given a chance to review all relevant studies and data prior to considering a recommendation on this rezone.

Sincerely,

Russell Horton

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "Sal" <saltemecula@comcast.net>, "sthalhamer@hotmail.com" <sthalhamer@hotmail.com>, "Richard DeRosset Cooper Crest Neighborhood Association" <richardderosset@mac.com>, "rusty.horton@comcast.net" <rusty.horton@comcast.net>, "public@rodrigues.us" <public@rodrigues.us>, "sharilyncatone@yahoo.com" <sharilyncatone@yahoo.com>
Cc: "Joyce Phillips" <jphillip@ci.olympia.wa.us>, "Todd Stamm" <tstamm@ci.olympia.wa.us>, "Tim Smith" <tsmith@ci.olympia.wa.us>, "Brandon Anderson" <brandon@branbar.com>, "Barry Anderson" <branbar.llc@gmail.com>
Sent: Wednesday, February 17, 2016 11:35:28 AM
Subject: BranBar Rezone Proposal to be Presented at Planning Commission - February 22, 2016

Greetings,

With Todd Stamm's well-deserved retirement imminent, I am now overseeing the review of the proposed BranBar Rezone application. I look forward to working with you all.

I wanted to let you know about an upcoming presentation of this proposal to the Olympia Planning Commission. This meeting will be held:

Monday, February 22, 2016

6:30 p.m.

Room 207, City Hall, 601 4th Avenue E, Olympia, WA 98501

The purpose of this presentation is to ask the Planning Commission if they would like to comment on the application with respect to its consistency with the Comprehensive Plan. I have attached the sections of the meeting packet related to this agenda item.

Please note that this is not a public hearing. By law, one public hearing will be held for this application in conjunction with the Hearing Examiner's consideration of the proposal. The date for this meeting has not been set but is likely to take place in March. I'll let you know once it has been scheduled.

Please share this message with Cooper Crest residents and others you think would be interested in next week's Planning Commission meeting. Let me know if you have any questions about it in the meantime.

Best wishes,

Michelle

Michelle Sadlier | Associate Planner & Historic Preservation Officer

City of Olympia

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Phone: (360) 753-8031

Email: msadlier@ci.olympia.wa.us

Emails are public records, potentially eligible for release.



From: rusty.horton@comcast.net
To: [Michelle Sadlier](mailto:Michelle.Sadlier)
Subject: Re: BranBar Rezone - Traffic Study Question
Date: Thursday, March 31, 2016 4:17:36 PM

Thanks, Michelle. That's unfortunate.

Rusty

From: "Michelle Sadlier" <msadlier@ci.olympia.wa.us>
To: "rusty.horton@comcast.net" <rusty.horton@comcast.net>
Sent: Thursday, March 31, 2016 3:41:02 PM
Subject: FW: BranBar Rezone - Traffic Study Question

Hello Rusty,

Dave Smith's response to your question is below....

Thanks for checking in,

Michelle

From: David Smith
Sent: Thursday, March 31, 2016 2:06 PM
To: Michelle Sadlier
Subject: RE: BranBar Rezone - Traffic Study Question

They were kicked and the electronic data was lost.

From: Michelle Sadlier
Sent: Wednesday, March 30, 2016 3:46 PM
To: David Smith
Subject: BranBar Rezone - Traffic Study Question

Hi Dave,

Do you know how the original traffic study data were tampered with? Rusty Horton from the neighborhood would like to know.

Thanks!

Michelle

From: Michelle Sadlier
Sent: Wednesday, March 30, 2016 3:45 PM
To: 'rusty.horton@comcast.net'
Subject: RE: Neighborhood Association - Verbal Boundary Descriptions

I don't know what actually happened there, only that our engineers did get data in the end. I'll see what I can learn from Dave Smith, who is the engineer who will evaluate this application and provide analysis on transportation impacts to the Hearing Examiner.

Thanks,

Michelle

From: rusty.horton@comcast.net [<mailto:rusty.horton@comcast.net>]
Sent: Wednesday, March 30, 2016 2:26 PM
To: Michelle Sadlier
Subject: Re: Neighborhood Association - Verbal Boundary Descriptions

No problem -- thanks, Michelle! Also, I never heard back from you on my e-mail from a few weeks ago requesting information about the traffic study tampering. I am wondering if you can let me know what exactly happened?

Thanks,

Rusty

From: [Prabakaran Manoharan](#)
To: [Michelle Sadlier](#); [Cari Hornbein](#)
Cc: [Sudhakar Bharadwaj](#); [Sal Munoz](#); [Gayathri Sriithar](#); [Richard DeRosset](#)
Subject: Fw: Cooper Crest St Parking (Branbar Rezone)
Date: Friday, July 08, 2016 11:12:56 AM

Dear Sir/Madam,

I would like to share with you a practical parking situation in the Cooper Crest community. From the email thread you will understand there are Cars being parked in the street for two weeks (this email comes from a home owner to HOA). We are helpless. This is just one of the many parking issues ongoing in our neighborhood for several years.

1. Do you have any recommendation or proposed solution to solve this ongoing issue?

Can you recommend the city make any additional signs for No Over-night Parking in the streets or something of that sort in our Narrow streets.

2. The Roads are narrow and there is just enough room for cars to go by in our streets. The on-street parking problem aggravates the issue with little kids playing in the neighborhood.

If you need any photo proof for validation, we will be glad to provide. Thanks much for your attention before finalizing the Branbar rezone. .

Any questions you can call me at 425.213.7097

*Warm Regards,
Prabakar*

----- Forwarded Message -----

From: Sudhakar Bharadwaj <rayaru@gmail.com>
To: sal munoz <saltemecula@comcast.net>
Cc: Prabakaran Manoharan <mprabakar@yahoo.com>; Richard deRosset <richardderosset@me.com>; Mcash Bhatt <mcashbhatt@gmail.com>; Sriithar Gayatri <sridharkal@yahoo.com>
Sent: Thursday, July 7, 2016 11:33 PM
Subject: Re: Cooper Crest St Parking

It has been 2 weeks, both cars are still parked on the corner of our home.

On Wed, Jun 29, 2016 at 12:09 AM, Sudhakar Bharadwaj
<rayaru@gmail.com> wrote:

Hi Sal,

Two cars have been parked on the same spot on the corner of our home from Friday (6/24) afternoon. it has been more than 4 days. I am sending you the picture.

Thanks,

Sudhakar Bharadwaj

On Jun 25, 2016 1:20 PM, "sal munoz" <saltemecula@comcast.net> wrote:

if a car is parked in the same spot without moving for 3 days, take a photo of license plate, send to us and we will contact parking services at the City. Sal

From: [Sudhakar Bharadwaj](#)

Sent: Friday, June 24, 2016 4:08 PM

To: [sal munoz](#)

Cc: [Richard deRosset](#) ; [Prabakaran Manoharan](#) ; [Srithar Gayatri](#) ; [Mcash Bhatt](#)

Subject: Re: Cooper Crest St Parking

Sure. I would like to get the notices.

On Jun 24, 2016 3:43 PM, "sal munoz" <saltemecula@comcast.net> wrote:

I see the inconvenience and the problem. however, this is cc st and it is a public road so parking is allowed there. blocking the driveway is not allowed. we can give you some notices to put on the cars that partially block your driveway which will have the HOA logo and language on them and that may help. if a car is not moved for 3 days we can call or you can call parking enforcement to come out and put a notice on the car and eventually they do move. might be useful to show the continuing congestion on the street for the Branbar opposition. Sal

From: [Prabakaran Manoharan](#)

Sent: Friday, June 24, 2016 3:17 PM

To: [Sudhakar Bharadwaj](#) ; [sal munoz](#)

Cc: [Richard deRosset](#) ; [Mcash Bhatt](#) ; [Srithar Gayatri](#)

Subject: Re: Cooper Crest St Parking

Hi Sudhakar,

One more suggestion, I think we have to forward this to the City as they plan for BranBar project approval. This is the similar complaint I receive from Sridhar (the first home in the entrance from the empty lot as well).

Sal - please advise.

Warm Regards,

Prabakar

From: Sudhakar Bharadwaj <rayaru@gmail.com>
To: sal munoz <saltemecula@comcast.net>
Cc: Richard deRosset <richardderosset@me.com>; Mcash Bhatt <mcashbhatt@gmail.com>; Prabakaran Manoharan <mprabakar@yahoo.com>
Sent: Friday, June 24, 2016 2:41 PM
Subject: Cooper Crest St Parking

Hi Sal,

Over the months corner of our home has become a regular parking area. Cars have been parked, not removed for days. Also, the cars are slightly projecting to our driveway making it so hard to take our cars into and out of our driveway. Even, we have to search for parking for our car. This is becoming totally nuisance and frustrating for us. Can you please help. I am sending some pictures from yesterday evening. These cars were there till today morning.

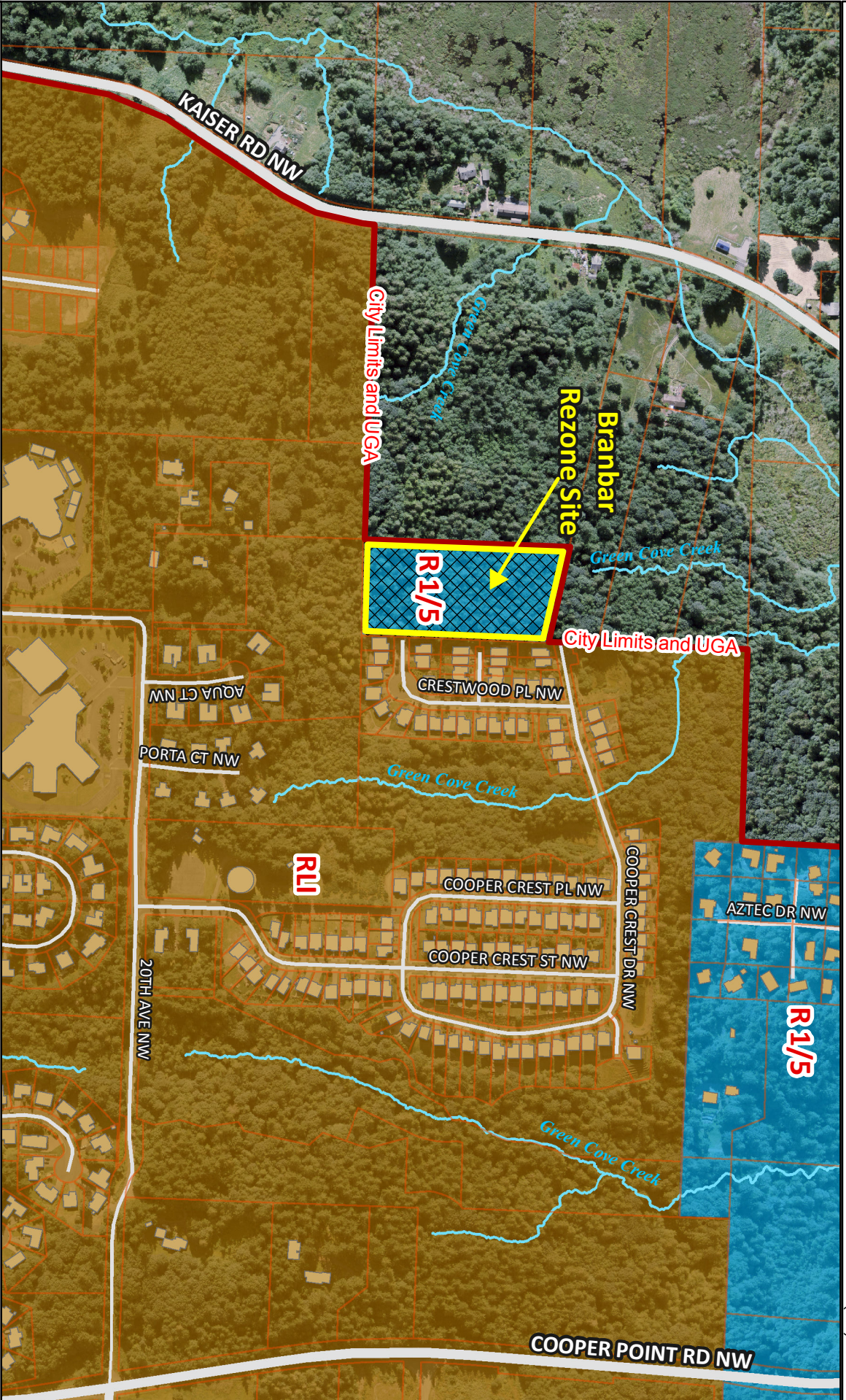
Thanks,
Sudhakar Bharadwaj



Community Planning & Development

Branbar Rezone

For more information, please contact:
 Michelle Sadlier, Associate Planner
 Msadlier@ci.olympia.wa.us
 (360) 753-8031



Branbar Rezone

City Limits

City Parcels

R 1/5 Residential 1 Unit Per Acre - Zoning

RLI Residential Low Impact - Zoning

0 0.05 0.1 Miles
 1 inch = 483 feet

This map is intended for 8.5x11" landscape printing.

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 herein 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.

Map printed 7/8/2016



OMC 18.04 Residential Districts – Zoning District Tables: R1/5 & RLI

OMC 18.04.040 TABLES: Permitted and Conditional Uses (Excerpt)

DISTRICT	R1/5	RLI
1. SINGLE-FAMILY HOUSING		
Accessory Dwelling Units	P	P
Co-Housing	P	P
Cottage Housing		P
Manufactured/Mobile Home Parks (Rental Spaces)		
Manufactured Homes	P	P
Single-family Residences	P	P
Townhouses	P	P
2. MULTIFAMILY HOUSING		
Apartments		P
Boarding Homes		P
Dormitories	P	P
Duplexes - Existing	P	P
Duplexes	P	P
Triplexes & Fourplexes		
Fraternities, Sororities	P	P
Group Homes with 6 or Fewer Clients and Confidential Shelters	P	P
Group Homes with 7 or More Clients	C	C
Lodging Houses		
Nursing/Convalescent Homes	C	C
Retirement Homes		P
3. COMMERCIAL		
Child Day Care Centers		C
Commercial Printing		
Drive-In and Drive-Through Businesses -- Existing		
Food Stores		
Hardware Stores		
Home Occupations (including Adult Day Care, Elder Care Homes, Family Child Care Homes, and Bed & Breakfast Houses)	P	P
Hospice Care	C	C
Laundries		
Nursery (Retail and/or Wholesale Sales)	C	C
Offices		
Personal Services		
Pharmacies		
Restaurants, without Drive-In and Drive-Through		
Servicing of Personal Apparel and Equipment		
Specialty Stores		
Veterinary Clinics - Existing	P	P
Veterinary Clinics	P	
4. ACCESSORY USES		
Accessory Structures	P	P
Electric Vehicle Infrastructure	P	P
Garage/Yard/Rummage or Other Outdoor Sales	P	P
Large Garages		
Residence Rented for Social Event, 7 times or more in 1 year	C	C

DISTRICT	R1/5	RLI
Satellite Earth Stations	P	P
5. RECREATIONAL USES		
Community Parks & Playgrounds	C	C
Country Clubs	C	C
Golf Courses		
Neighborhood Parks	P/C	P/C
Open Space - Public	P/C	P/C
Racing & Performing Pigeons		C
Stables, Commercial and Private Existing		C
Trails - Public	P/C	P/C
6. AGRICULTURAL USES		
Agricultural Uses	P	P
Greenhouses, Bulb Farms	C	C
7. TEMPORARY USES		
Emergency Housing	P	P
Model Homes	P	P
Residence Rented for Social Event, 6 times or less in 1 year	P	P
Wireless Communication Facility	P	P
8. OTHER		
Animals	P	P
Cemeteries		
Community Clubhouses	P	P
Crisis Intervention	C	C
Fraternal Organizations		
Historic House Museum		C
Parking Lots and Structures		C
Places of Worship	C	C
Public Facilities	C	C
Public Facilities - Essential	C	C
Radio, Television and Other Communication Towers	C	C
Schools	C	C
Mineral Extraction - Existing		
Utility Facility	P/C	P/C
Wireless Communication Facilities	P/C	P/C
Workshops for Disabled People	C	C

LEGEND		
P = Permitted Use	C = Conditional Use	R-4 = Residential - 4
R 4-8 = Residential 4-8	R 6-12 = Residential 6-12	RLI = Residential Low Impact
MR 10-18 = Mixed Residential 10-18	RM 18 = Residential Multifamily - 18	MR 7-13 = Mixed Residential 7-13
RMH = Residential Multifamily High Rise	RMU = Residential Mixed Use	RM 24 = Residential Multifamily - 24
		UR = Urban Residential

(Ord. 6759 §2, 2011; Ord. 6594 §5, 2008; Ord. 6592 §2, 2008; Ord. 6517 §8, 2007; Ord. 6404 §2, 2006).

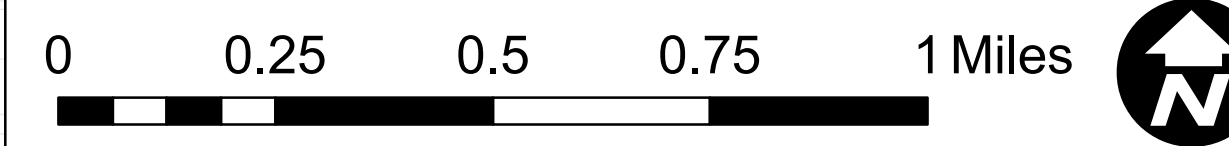
18.04.080 TABLES: Residential Development Standards (Excerpt)

DISTRICT	R1/5	RLI
MAXIMUM HOUSING DENSITY (in units per acre)	1/5	4
MAXIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	4
MINIMUM AVERAGE HOUSING DENSITY (in units per acre)	---	2
MINIMUM LOT SIZE	4 acres for residential use; 5 acres for non-residential use	2,000 SF minimum 3,000 SF average = townhouse 4,000 SF = zero lot 5,000 SF = other 6,000 SF = duplex 7,200 SF = multi-family
MINIMUM LOT WIDTH	30' except: 16' = townhouse	30' except: 16' = townhouse; 60' = duplex 80' = multi-family
MINIMUM FRONT YARD SETBACKS	20' except: 5' for agricultural buildings with farm animals	20' except: 10' with side or rear parking; 10' for flag lots 5' for agricultural buildings with farm animals
MAXIMUM FRONT YARD SETBACK		
MINIMUM REAR YARD SETBACKS	10' except: 5' for agricultural buildings with farm animals	10' except: 5' for agricultural buildings with farm animals.
MINIMUM SIDE YARD SETBACKS	5' except: 10' along flanking streets; provided garages are set back 20' 5' for agricultural buildings with farm animals	5' except: 10' along flanking streets; except garages shall meet Minimum Front Yard Setbacks 6' on one side of zero lot; 5' for agricultural buildings with farm animals
MAXIMUM BUILDING HEIGHT	35'	40' except: 16' for accessory buildings
MAXIMUM BUILDING COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	Refer to Maximum Impervious Surface Coverage below
MAXIMUM ABOVE-GRADE STORIES		3 stories
MAXIMUM IMPERVIOUS SURFACE COVERAGE	45% = lots of 10,000 SF; 25%=lots of 10,001 SF to 1 acre; 6%=1.01 acre or more	2,500 SF
MINIMUM OPEN SPACE	220 tree units per acre required	

LEGEND		
SF = Square Feet	Zero Lot = A Lot with Only One Side Yard	--- = No Regulation
RL1 = Residential Low Impact		R 6-12 = Residential 6-12
R-4 = Residential - 4	R 4-8 = Residential 4-8	RM 18 = Residential Multifamily - 18
MR 7-13 = Mixed Residential 7-13	MR 10-18 = Mixed Residential 10-18	RMU = Residential Mixed Use
MR 7-13 = Mixed Residential 7-13	RMH = Residential Multifamily High Rise	UR - Urban Residential

(Ord. 6842 §5, 2013; Ord. 6594 §6, 2008; Ord. 6517 §12, 2007).

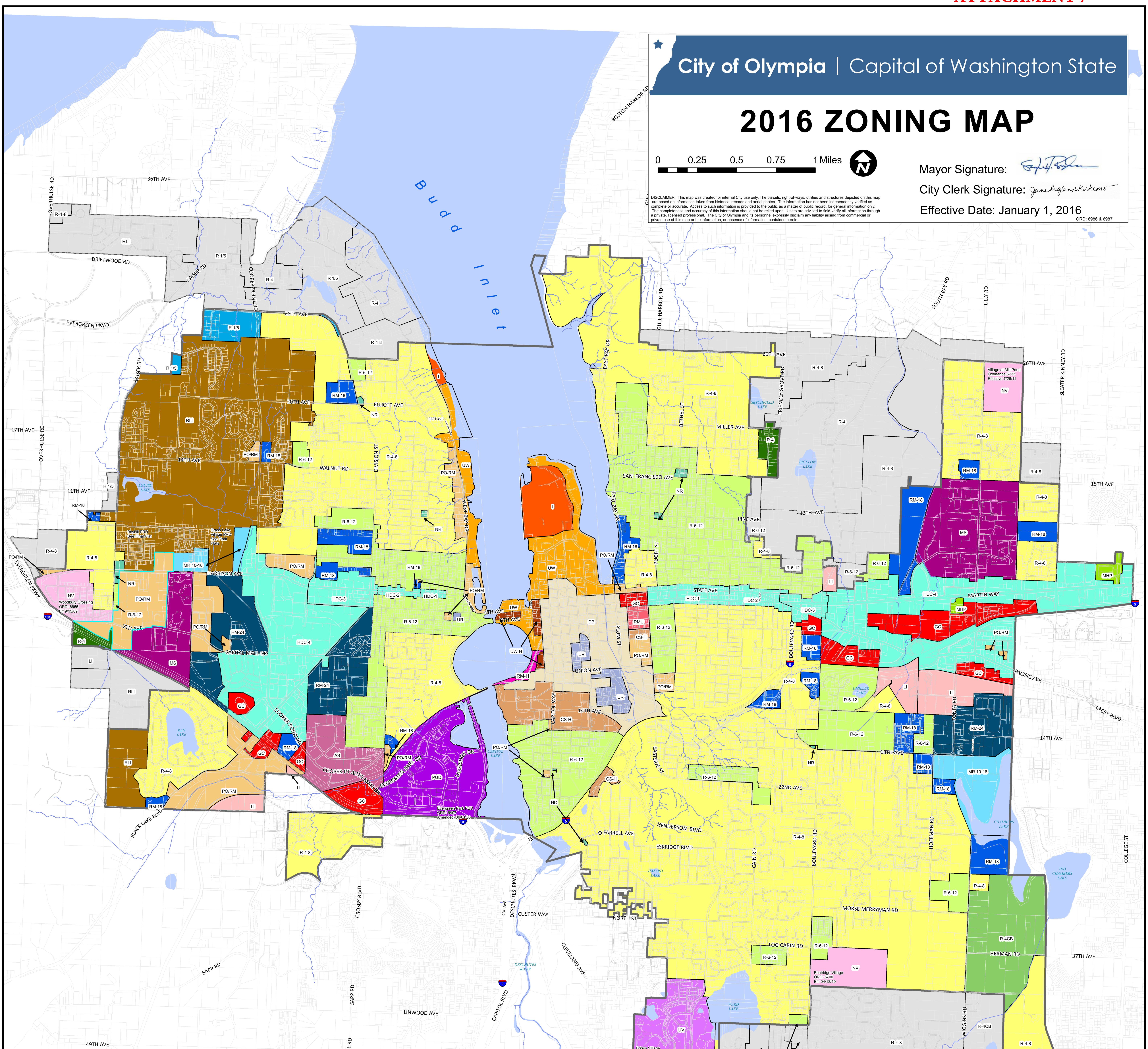
2016 ZONING MAP



Mayor Signature: *[Signature]*
 City Clerk Signature: *[Signature]*
 Effective Date: January 1, 2016

DISCLAIMER: This map was created for internal City use only. The parcels, right-of-ways, utilities and structures depicted on this map are based on information taken from historical records and aerial photos. The information has not been independently verified as complete or accurate. Access to such information is provided to the public as a matter of public record for general information only. The completeness and accuracy of this information should not be relied upon. Users are advised to first verify all information through a private, licensed professional. The City of Olympia and its personnel expressly disclaim any liability arising from commercial or private use of this map or the information, or absence of information, contained herein.

CRD: 6886 & 6987



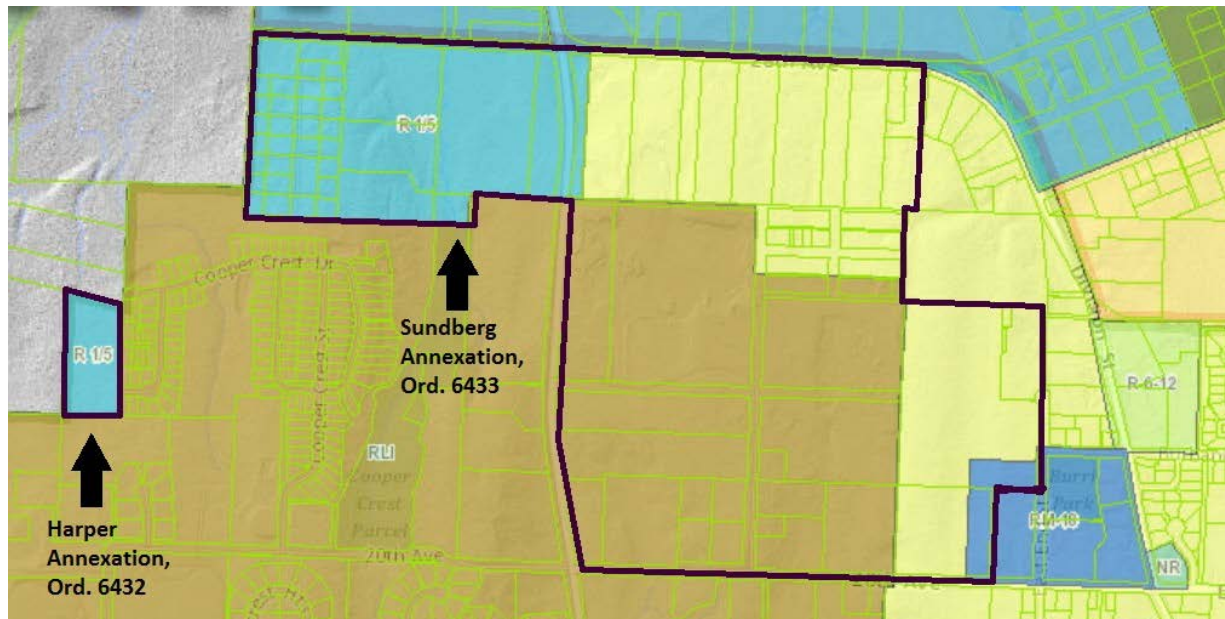
Zoning Map Legend

	Olympia City Limits		RESIDENTIAL 1 UNIT PER 5 ACRE
	Urban Growth Area		MIXED RESIDENTIAL 7-13 UNITS
Zone Name			MIXED RESIDENTIAL 10-18 UNITS
	HIGH DENSITY CORRIDOR 1		RESIDENTIAL MULTIFAMILY 18 UNITS
	HIGH DENSITY CORRIDOR 2		RESIDENTIAL MULTIFAMILY 24 UNITS
	HIGH DENSITY CORRIDOR 3		SINGLE-FAMILY RESIDENTIAL (CHAMBERS BASIN)
	HIGH DENSITY CORRIDOR 4		SINGLE-FAMILY RESIDENTIAL 4
	AUTO SERVICES		SINGLE-FAMILY RESIDENTIAL 4-8
	COMMERCIAL SERVICE HIGH DENSITY		TWO FAMILY RESIDENTIAL 6-12
	COMMUNITY ORIENTED SHOPPING CENTER		MANUFACTURED HOUSING PARK
	DOWNTOWN BUSINESS		RESIDENTIAL LOW IMPACT
	GENERAL COMMERCIAL		RESIDENTIAL MIXED USE
	INDUSTRIAL		PLANNED UNIT DEVELOPMENT
	LIGHT INDUSTRIAL		NEIGHBORHOOD VILLAGE
	HIGH RISE MULTIFAMILY		URBAN RESIDENTIAL
	MEDICAL SERVICE		URBAN VILLAGE
	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY		URBAN WATERFRONT
	NEIGHBORHOOD RETAIL		URBAN WATERFRONT HOUSING

2006 Annexations in the Vicinity of the Proposed Rezone

Below is a map which illustrates the 2016 zoning for areas annexed into Olympia in 2006 under Ordinances 6432 and 6433 (attached). Upon annexation, both areas maintained their R1/5 zoning as designated by Thurston County. A large section of the Sundberg Annexation has since been rezoned.

The Harper Annexation is the area proposed for rezoning to RLI under the current proposal.



2016 zoning identified as R1/5 (bright blue), RLI (brown), R-6-12 (yellow), and RM-18 (navy blue).
Map generated from City of Olympia GIS on July 8, 2016.

**CITY OF OLYMPIA
P.O. BOX 1967
OLYMPIA, WA 98507-1967**

Document Title(s) (or transactions contained therein): Annexation Ordinance 6432 - annexing to City of Olympia approximately 5.17 locate in northern Thurston County adjacent to the current City Limits and located within the Urban Growth Area of the City of Olympia in the vicinity of Crestwood Lane located in the Cooper Crest Subdivision. (Harper Development).
Reference Number(s) of Documents assigned or released: (on page of document(s))
Grantor 1. Public
Grantee(s) (Last name first, then first name and initials) 1. City of Olympia, Washington
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) Parcel B of Boundary Line Adjustment Number 0162 as recorded in Volume 2, pages 283-285 of Boundary Line Adjustments, under Auditors File Number 8403220067 records of Thurston County, WA Additional legal is on page __ of document.
Assessors Property Tax Parcel/Account Number Parcel 12808110200 Additional legal is on page ____ of document.

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party



3878228

Page: 1 of 4

11/02/2006 01:52P

CITY OF OLYMPIA

ORD

\$35.00

Thurston Co. Wa.

Ordinance No. 6432

AN ORDINANCE annexing to the City of Olympia approximately 5.17 acres located in northern Thurston County adjacent to the current Olympia City Limits and located within the Urban Growth Area of the City of Olympia in the vicinity of Crestwood Lane located in the Cooper Crest Subdivision.

WHEREAS, the owners of sixty percent (60%) of the assessed valuation of the following described real estate situated in Thurston County, State of Washington, to wit:

That part of the Northeast Quarter of Northeast Quarter of Section 8, Township 18 North, Range 2 West, W.M., described as follows:

Parcel B of Boundary Line Adjustment Number 0162 as recorded in Volume 2, pages 283 - 285 of Boundary Line Adjustments, under Auditors File Number 8403220067, records of Thurston County, Washington.

Have previously notified the City of Olympia that they intended to commence proceedings to annex said property to the City of Olympia, and said city has previously agreed to accept said proposed annexation and likewise determined that the City of Olympia would require the assumption of said annexed areas of its fair share of any existing indebtedness of the City of Olympia; and

WHEREAS, a written petition signed by the Applicant representing over 60% in value according to the assessed valuation of said property was filed with the City of Olympia requesting annexation of said property to the City of Olympia; and

WHEREAS, the Thurston County Boundary Review Board received this annexation request and returned said annexation request to the City of Olympia for final action under the provisions of RCW 36.93.100; and

WHEREAS, a date for a public hearing on said petition was fixed by the City Council of the City of Olympia and notice of said hearing was published in a newspaper of general circulation in the City of Olympia and was likewise posted in the area proposed to be annexed in the manner required by law and affidavits of publications and posting of said notice have been filed with the City Clerk; and

WHEREAS, the notice so published and posted provided said hearing be held on October 17, 2006 at 7:00 p.m. at the Council Chambers of Olympia City Hall, and

WHEREAS, said hearing as held in accordance with the provisions of RCW 35A.14.130; the City Council found that said petition was signed by the party representing more than 60% in value according to the assessed valuation of the property described therein; said are proposed to be annexed is contiguous to the City of Olympia; the Thurston County Boundary Review Board returned the annexation to the City for final action; and the petition and hearing thereon were in all things regular and notice thereof was given as provided by law.

THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. That the hereinabove described property contiguous to the City of Olympia be, and the same is hereby annexed to and made a part of the City of Olympia and is subject to the laws and ordinances now and hereafter in effect, including but not limited to City of Olympia Resolution No. M-1588 as



amended by City of Olympia Resolution No. M-1591 imposing a moratorium on the acceptance and on approval of applications for development utilizing or relying upon septic tank effluent pump systems; provided, however, that the property within the limits of said annexed area shall be taxed or assessed to pay its share of any bonded indebtedness of the City of Olympia contracted prior to or existing at the date of this annexation; provided further, that said annexed property shall not be released from any taxes or assessments levied against it or from any liability for the payment of any outstanding bonds or warrants issued prior to such annexation; provided further, that said property hereby annexed shall be subject to readdressing of existing street names and/or numbers if they are not consistent with either the established City of Olympia "100 Block" Grid Designation or the street naming conventions in the City of Olympia Municipal Code Title 12, Section 48; and provided further, that said property hereby annexed shall be and hereby is given the zoning designations depicted on the preannexation zoning map of file with the Thurston County Auditor.

Section 2. Pursuant to RCW 35.A.14.900, the City of Olympia plans to assume solid waste collection in the area here annexed in seven (7) years. The transition period therefore begins to run on the effective date of this ordinance.

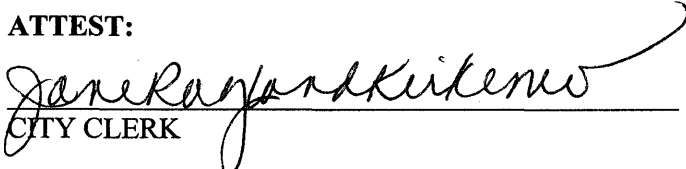
Section 3. From and after the date of publication of this ordinance, and upon its being filed with the Board of County Commissioners of Thurston County, the area described herein shall become a part of the City of Olympia.

Section 4. Effective Date. This ordinance shall be in effect five days after its passage and publication.



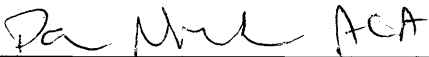
MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PASSED: October 24, 2006

APPROVED: October 24, 2006

PUBLISHED: October 26, 2006



CITY OF OLYMPIA

ORD

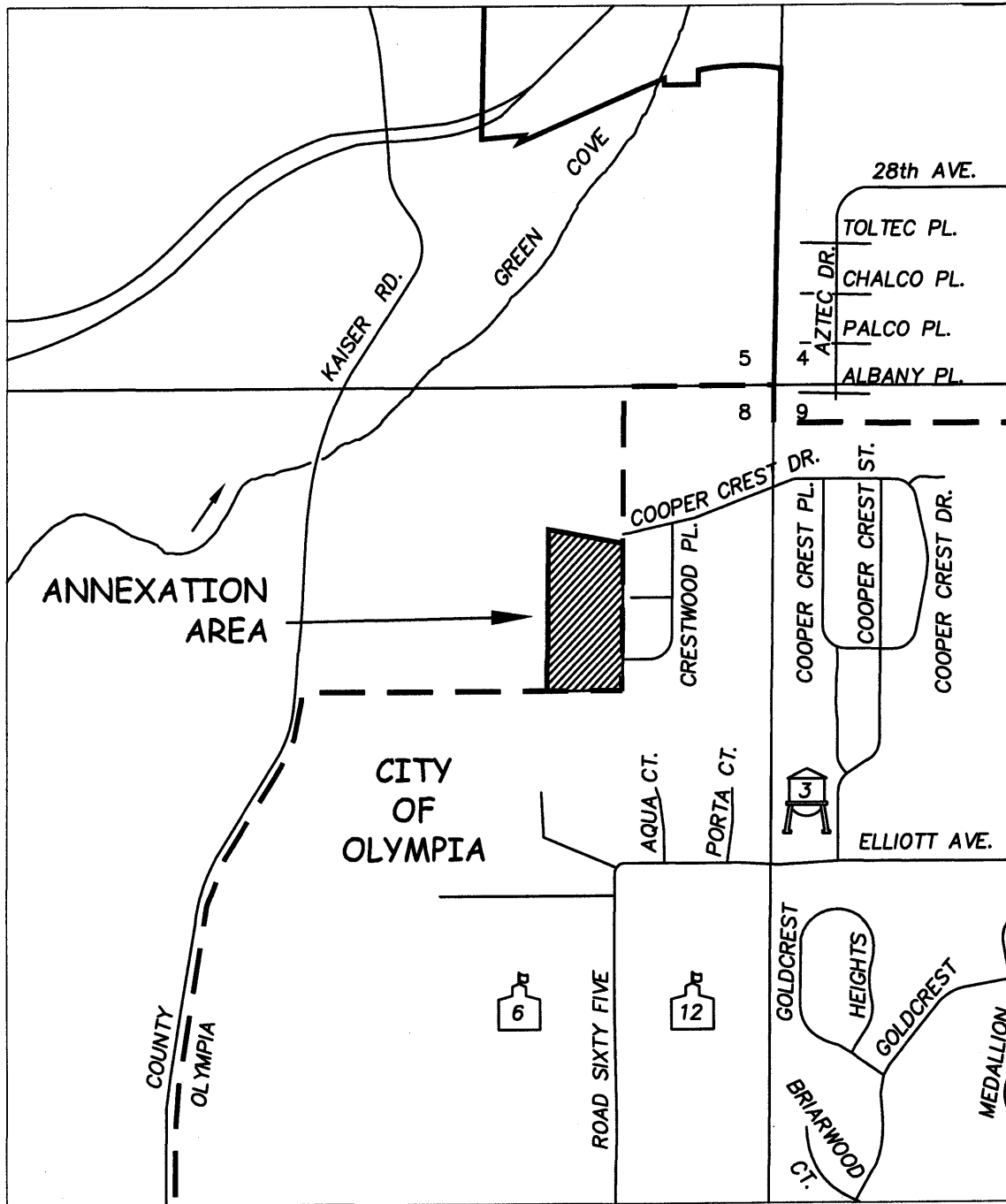
\$35.00

3878228

Page: 3 of 4

11/02/2006 01:52P

Thurston Co. Wa.



1" = 700'

HARPER ANNEXATION AREA

CASE: 04-2489
 HARPER FINAL.DWG
 NOVEMBER 2, 2006



3878228

Page: 4 of 4

11/02/2006 01:52P

SUMMARY OF ORDINANCE 6432

On October 24, 2006, the Olympia City Council passed ordinance 6432 - AN ORDINANCE annexing to the City of Olympia approximately 5.17 acres located in northern Thurston County adjacent to the current Olympia City Limits and located within the Urban Growth Area of the City of Olympia in the vicinity of Crestwood Lane located in the Cooper Crest Subdivision.

The full text of Ordinance No. 6432 may be obtained for a fee at Olympia City Hall, 900 Plum Street, SE or will be mailed upon request for a fee. Call (360)753-8325 or write to City of Olympia, P.O. Box 1967, Olympia, WA 98507-1967.

Do not publish below this line

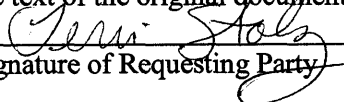
PUBLISH: Thursday, October 26, 2006

**CITY OF OLYMPIA
P.O. BOX 1967
OLYMPIA, WA 98507-1967**

<p>Document Title(s) <i>(or transactions contained therein):</i></p> <p>Annexation Ordinance 6433 - annexing to City of Olympia approximately 188 acres plus adjacent right-of-way located in northwest Olympia in the vicinity of Cooper Point Rd and 28th Avenue. (Sundberg and Woodland Park)</p>
<p>Reference Number(s) of Documents assigned or released: <i>(on page of document(s))</i></p>
<p>Grantor</p> <p>1. Public</p>
<p>Grantee(s) <i>(Last name first, then first name and initials)</i></p> <p>1. City of Olympia, Washington 2.</p>
<p>Legal Description <i>(abbreviated: i.e. lot, block, plat or section, township, range)</i></p> <p>That portion of Sections 4 and 9, Township 18 North, Range 2 West, W.M. and of the Benjamin F. Brown D.L.C. No. 62 and of the Hurd DLC No. 59 Additional legal is on page 2 of document.</p>
<p>Assessors Property Tax Parcel/Account Number</p> <p>84980001700 84980001900 84980002000 84980002100 84980001400 84980001500 84980001600 84980001200 84980001300 84980002200 84980002300 84980002400 84980002500 84980001000 84980001100 84980000800 84980000900 84980002600 84980002700 84980002800 84980002900 84980000600 84980000700 84980000400 84980000500 84980003000 84980003100 84980003200 84980000200 84980000300 84980000101 84980000100 66000001101 66000001100 12809220200 12809220101 66000001200 66000001301 66000001300 66000001403 66000001402 66000001400 66000001500 66000001501 66000001603 66000001602 66000001601 66000001600 66000001604 74202900000 81700000000 50400400100 50400402000 50400402100 50400402300 50400402500 50400100100 50400200100 50400202700 50400300100 80200100100 80200100800 80200102000 74202500200 12809140200 12809140100 74202500100 12809140201 74202500000 12809140300 12809140401 12809140402 12809140403 12809140404 12809130100 12809140600 12809140800 12809140500 12809140501</p> <p>Additional legal is on page ____ of document.</p>

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.



Signature of Requesting Party



3878229

Page: 1 of 5

11/02/2006 01:52P

CITY OF OLYMPIA

ORD

\$36.00

Thurston Co. Wa.

Ordinance No. 6433

AN ORDINANCE annexing to the City of Olympia approximately 188 acres plus adjacent right-of-way located in northwest Olympia in the vicinity of Cooper Point Road and 28th Avenue.

WHEREAS, the owners of sixty-one percent (61%) of the assessed valuation of the following described real estate situated in Thurston County, State of Washington, to wit:

That portion of Sections 4 and 9, Township 18 North, Range 2 West, W.M. and of the Benjamin F. Brown D.L.C. No. 62 and of the Hurd D.L.C. No. 59 described as follows:

BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF WOODLAND PARK, AS RECORDED JANUARY 15, 1968 UNDER AUDITOR'S FILE NO. 774669; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 28TH AVENUE NW; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE WESTERLY BOUNDARY LINE OF THE CORPORATE CITY LIMITS OF OLYMPIA; THENCE SOUTHERLY, ALONG SAID LINE TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE WESTERLY, SOUTHERLY, EASTERLY, SOUTHERLY, WESTERLY, SOUTHERLY ALONG SAID BOUNDARY TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 20TH AVENUE NW AND WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF COOPER POINT ROAD NW; THENCE NORTHERLY, ALONG SAID RIGHT-OF-WAY LINE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND WESTERLY, ALONG SAID LINE, TO THE WESTERLY LINE OF VACATED HURT STREET NW; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTHEAST CORNER OF THE PLAT OF COOPER CREST, AS RECORDED MAY 13, 2004 UNDER AUDITOR'S FILE NO. 3640731; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PLAT TO THE SOUTHWEST CORNER OF THE PLAT OF WOODLAND PARK; THENCE NORTHERLY, ALONG THE WEST LINE THEREOF TO THE NORTHWEST CORNER OF SAID SECTION 9; THENCE NORTHERLY, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 TO THE POINT OF BEGINNING.

Have previously notified the City of Olympia that they intended to commence proceedings to annex said property to the City of Olympia, and said city has previously agreed to accept said proposed annexation and likewise determined that the City of Olympia would require the assumption of said annexed areas of its fair share of any existing indebtedness of the City of Olympia; and

WHEREAS, a written petition signed by the owners of 61% in value according to the assessed valuation of said property was filed with the City of Olympia requesting the annexation of said property to the City of Olympia; and

WHEREAS, the Thurston County Boundary Review Board reviewed this annexation request and returned said annexation request to the City for final action under the provisions of RCW 36.93.100; and

WHEREAS, a date for a public hearing on said petition was fixed by the City Council of the City of Olympia and a notice of said hearing was published in a newspaper of general circulation in the City of



Olympia and was likewise posted in the area proposed to be annexed in the manner required by law and affidavits of publication and posting of said notice have been filed with the City Clerk; and

WHEREAS, the notice so published and posted provided said hearing be held on October 3, 2006 at 7:00 p.m. at in the Council Chambers of Olympia City Hall; and

WHEREAS, said hearing was held in accordance with the provisions of RCW 35A.14.130; the City Council found that said petition was signed by the owners of more than 61% in value according to the assessed valuation of the property described therein; said area proposed to be annexed is contiguous to the City of Olympia; the Thurston County Boundary Review Board returned the annexation to the City for final action; and the petition and hearing thereon were in all things regular and notice thereof was given as provided by law.

THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. That the hereinabove described property contiguous to the City of Olympia be, and the same is hereby annexed to and made a part of the City of Olympia and is subject to the laws and ordinances now and hereafter in effect, including but not limited to City of Olympia Resolution No. M-1588 as amended by City of Olympia Resolution No. M-1591 imposing a moratorium on the acceptance and on approval of applications for development utilizing or relying upon septic tank effluent pump systems; provided, however, that the property within the limits of said annexed area shall be taxed or assessed to pay its share of any bonded indebtedness of the City of Olympia contracted prior to or existing at the date of this annexation; provided further, that said annexed property shall not be released from any taxes or assessments levied against it or from any liability for the payment of any outstanding bonds or warrants issued prior to such annexation; provided further, that said property hereby annexed shall be subject to readdressing of existing street names and/or numbers if they are not consistent with either the established City of Olympia "100 Block" Grid Designations or the street naming conventions in the City of Olympia Municipal Code Title 12, Section 48; and provided further, that said property hereby annexed shall be and hereby is given the zoning designations depicted on the preannexation zoning map on file with the Thurston County Auditor.

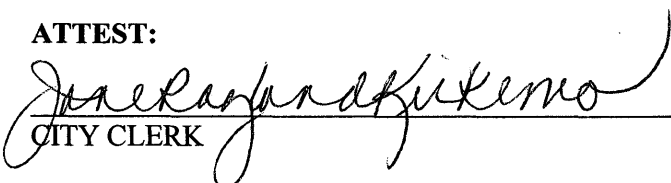
Section 2. Pursuant to RCW 35A.14.900, the City of Olympia plans to assume solid waste collection in the area here annexed in seven (7) years. The transition period therefore begins to run on the effective date of this ordinance.

Section 3. From and after the date of publication of this ordinance, and upon its being filed with the Board of County Commissioners of Thurston County, the area described herein shall become a part of the City of Olympia.



MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:

 Dave Nolen ACA
CITY ATTORNEY

PASSED: *October 24, 2006*

APPROVED: *October 24, 2006*

PUBLISHED: *October 26, 2006*



3878229

Page: 4 of 5

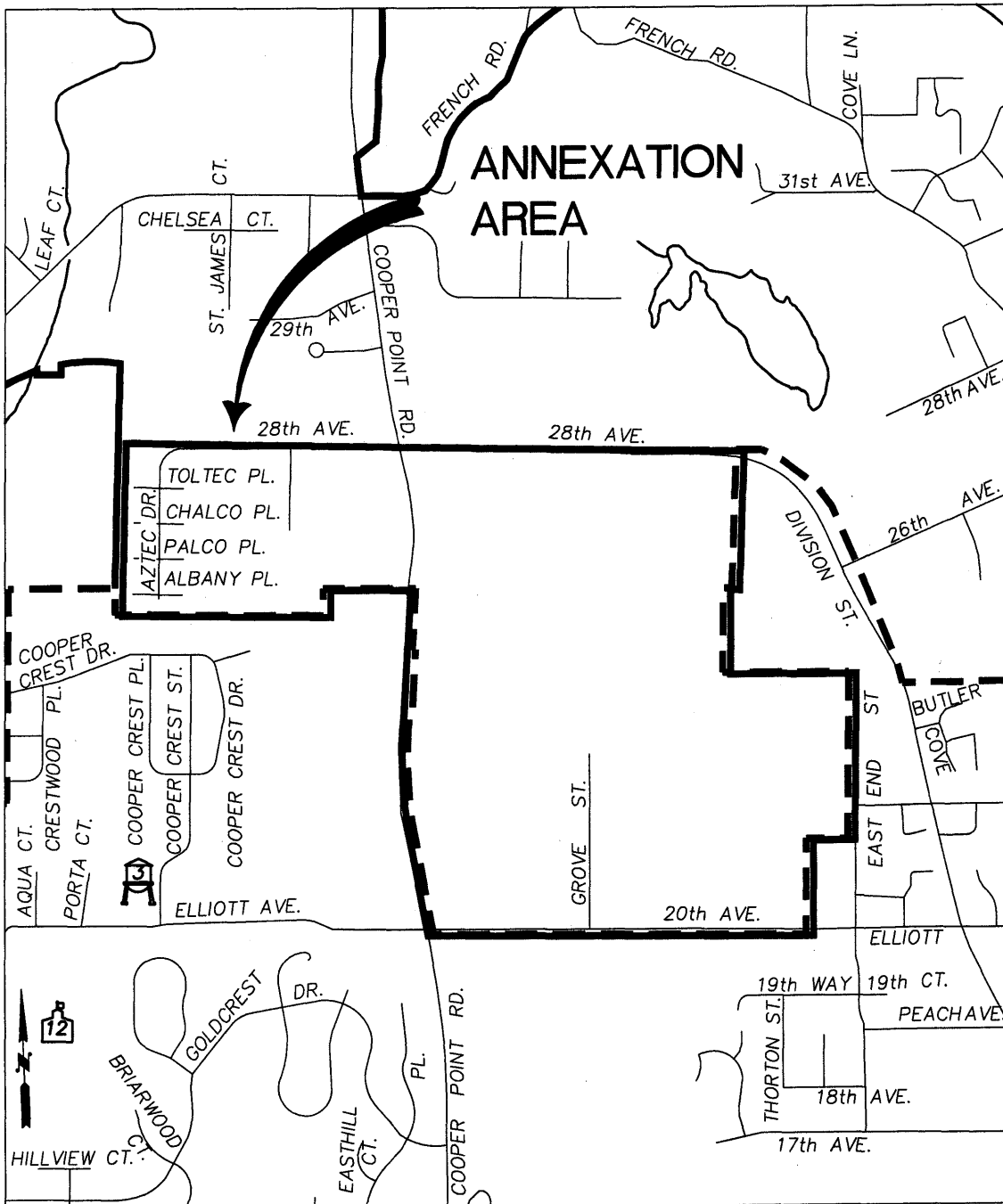
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CITY OF OLYMPIA

ORD

\$36.00

Thurston Co. Wa.



1" = 1000'

SUNDBERG ANNEXATION

CASE NUMBER: 04-0041
SUNDBERG FINAL.DWG
NOVEMBER 2, 2006



3878229

Page: 5 of 5

11/02/2006 01:52P

CITY OF OLYMPIA

ORD

\$36.00

Thurston Co. Wa.

ORDINANCE 6433
SUNDBERG & WOODLAND PARK

Parcel	Owner name	Assessed value for each property	Petition rec'd	Petitioner Values	
1	84980001700	WOODLAND PARK UTILITY CO	40,700.00	yes	40,700.00
2	84980001900	SAUNDERS, STEPHEN L	173,200.00	yes	173,200.00
3	84980002000	CAALIM	177,300.00	yes	177,300.00
4	84980002100	JUNK TRUSTEES, RICHARD & BARBARA	191,400.00	yes	191,400.00
5	84980001400	BARNHART, RICHARD B	208,600.00	yes	208,600.00
6	84980001500	WILDER, JOHN	160,000.00	yes	160,000.00
7	84980001600	BURNETT, KIM	181,400.00	yes	181,400.00
8	84980001200	BAILY, STEPHEN	212,700.00	yes	212,700.00
9	84980001300	BARNHART, RICHARD	11,500.00	yes	11,500.00
10	84980002200	BONNEAU, KATHLEEN	200,400.00	yes	200,400.00
11	84980002300	BILL, ROBERT	177,500.00	yes	177,500.00
12	84980002400	MC DONALD, SANDRA	178,200.00	yes	178,200.00
13	84980002500	CARR, DAVID	195,200.00	yes	195,200.00
14	84980001000	CUSIMANO, ROBER	206,500.00	yes	206,500.00
15	84980001100	KRIVCHENIA FAMILY	168,600.00	yes	168,600.00
16	84980000800	NYGREN, LYLE	182,700.00	yes	182,700.00
17	84980000900	RIDLING, JAMES	172,100.00	yes	172,100.00
18	84980002600	IVERSON, JASON	163,000.00	yes	163,000.00
19	84980002700	CALIFORNIA UNION PROPERTIES	119,800.00	no	
20	84980002800	HAMILTON, NANCY	199,600.00	yes	199,600.00
21	84980002900	LYNCH, MICHAEL	125,200.00	tele	
22	84980000600	EWERT, PHILIP	93,500.00	yes	93,500.00
23	84980000700	KINDERMAN, PAUL	207,400.00	yes	207,400.00
24	84980000400	MARTINEZ, JUAN	156,100.00	yes	156,100.00
25	84980000500	O BEE CREDIT UNION	35,350.00	no	
26	84980003000	TAYLOR, NANCY	131,400.00	yes	131,400.00
27	84980003100	TAYLOR, NANCY	44,200.00	yes	44,200.00
28	84980003200	HUFFMAN, FLOYD	169,850.00	no	
29	84980000200	FRANCIS, RICHARD A & REBECCA	168,000.00	yes	168,000.00
30	84980000300	KASHISHIAN-APILADO, SHERRI	168,100.00	no	
31	84980000101	OTT, GARRY	400.00	no	
32	84980000100	MC KAY, GRETCHEN	208,000.00	yes	208,000.00
33	66000001101	OTT, GARRY	198,950.00	yes	198,950.00
34	66000001100	INMAN, JERRY & DIANE	71,950.00	no	
35	12809220200	INMAN, DIANE L & JERRY	224,250.00	no	
36	12809220101	CRUICKSHANK, ELAINE	10,050.00	no	
37	66000001200	ROTH, RICHARD	121,950.00	no	
38	66000001301	KORN, CHARLES	130,500.00	no	
40	66000001300	OLYMPIA OIL & WOOD PRODUCTS	137,900.00	no	

	Parcel	Owner name	Assessed value	Petition rec'd	Petitioner Values
41	66000001403	NYCO CONSTRUCTION INC	107,900.00	yes	107,900.00
42	66000001402	NYGREN, LYLE E & VANESSA J	65,700.00	yes	65,700.00
43	66000001400	PEREGRIN, RICHARD L & KATHY	192,250.00	no	
45	66000001500	SUNDBERG, THEODORE	107,650.00	yes	107,650.00
44	66000001501	GWINN, MICHAEL	397,150.00	no	
46	66000001603	SHANEWISE, STEVE	149,050.00	waiver	149,050.00
47	66000001602	SAYRE, KATHY A	176,600.00	no	
48	66000001601	BATTEN, RICHARD ALAN	111,800.00	no	
49	66000001600	GUNTER, JAMES L & JANET	226,550.00	no	
50	66000001604	GILLINGHAM, DAVID	65,700.00	no	
51	74202900000	BORST, PATRICIA	92,650.00	yes	92,650.00
52	81700000000	SUNDBERG CO-TRUSTEE, THEODORE	152,950.00	yes	152,950.00
53	50400400100	SUNDBERG, THEODORE	19,450.00	yes	19,450.00
54	50400402000	SUNDBERG, THEODORE	1,100.00	yes	1,100.00
55	50400402100	SUNDBERG, THEODORE	2,600.00	yes	2,600.00
56	50400402300	SUNDBERG, THEODORE	2,600.00	yes	2,600.00
57	50400402500	SUNDBERG, THEODORE	5,200.00	yes	5,200.00
58	50400100100	SUNDBERG, THEODORE	31,550.00	yes	31,550.00
59	50400200100	SUNDBERG, THEODORE	29,600.00	yes	29,600.00
60	50400202700	MUSGROVE, LEWIS	2,600.00	no	
61	50400300100	SUNDBERG, THEODORE	31,550.00	yes	31,550.00
62	80200100100	ELLIOTT, DONNETTE	196,050.00	no	
63	80200100800	SPRINGER, JULIA MARIE	4,150.00	no	
63a	80200102000	THURSTON, COUNTY OF	2,100.00	no	
64	74202500200	SUNDBERG, THEODORE	112,050.00	yes	112,050.00
65	12809140200	PETTUS, BARBARA	282,350.00	yes	282,350.00
66	12809140100	ELLIOTT, JAMES	351,800.00	no	
67	74202500100	EVANS, CHARLES O & JOSEPHINE	117,500.00	yes	117,500.00
68	12809140201	CARLSON, JUDITH	133,700.00	no	
69	74202500000	STRAND, DOUGLAS	75,550.00	no	
70	12809140300	STRAND, DOUGLAS	253,400.00	no	
71	12809140401	ALEXANDER, JERRY & ANNE	297,400.00	waiver	297,400.00
72	12809140402	NESBIT, JAMES ROBERT & TRISTA LYNN	353,100.00	waiver	353,100.00
73	12809140403	WOFFORD, CHRISTOPHER L & MARY	285,000.00	waiver	285,000.00
74	12809140404	EKLUND, DEAN	239,900.00	waiver	239,900.00
75	12809130100	WEBSTER-JOHNS, NADINE	115,450.00	no	
76	12809140600	DAVIS, JOHN R	211,000.00	no	
77	12809140800	BROZINA, JOHN	213,400.00	no	
78	12809140500	NEWMAN, BRIAN	59,400.00	no	
79	12809140501	BLAKE, RICHARD	209,450.00	no	
			\$11,208,400.00		\$6,895,000.00
	11,208,400.00	6,895,000.00	0.6152		0.00

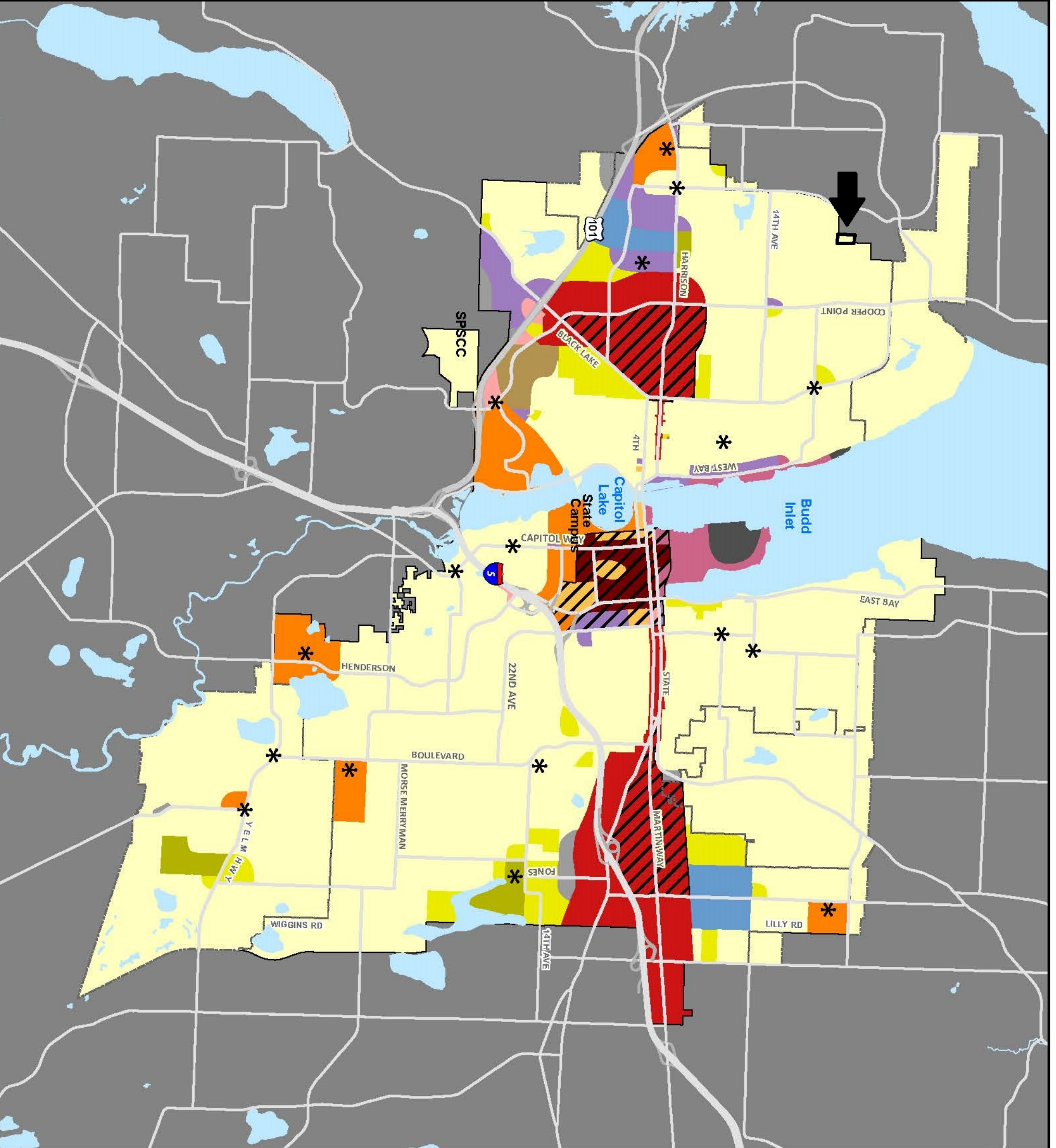
SUMMARY OF ORDINANCE 6433

On October 24, 2006, the Olympia City Council passed ordinance 6433 - AN ORDINANCE annexing to the City of Olympia approximately 188 acres plus adjacent right-of-way located in northwest Olympia in the vicinity of Cooper Point Road and 28th Avenue.

The full text of Ordinance No. 6433 may be obtained for a fee at Olympia City Hall, 900 Plum Street, SE or will be mailed upon request for a fee. Call (360)753-8325 or write to City of Olympia, P.O. Box 1967, Olympia, WA 98507-1967.

Do not publish below this line








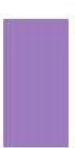










PUBLISH: Thursday, October 26, 2006

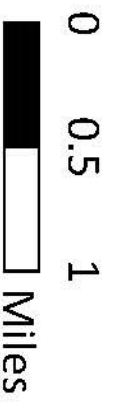


Future Land Use

Publication Date: 12/18/2014 Effective Date: 12/23/2014

Ordinance #6945

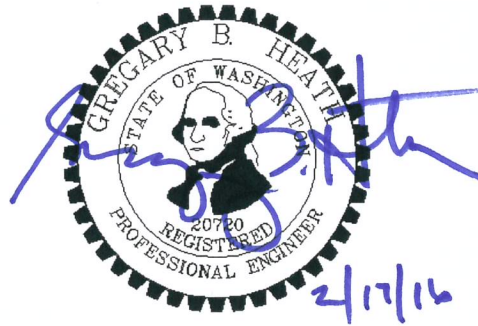
-  High Density Neighborhoods Overlay
-  Low Density Neighborhoods
-  Medium Density Neighborhoods
-  Mixed Residential
-  Neighborhood Centers
-  Residential Mixed Use
-  Planned Developments
-  Professional Office & Multi-family Housing
-  Urban Corridor
-  Urban Waterfront
-  Central Business District
-  General Commerce
-  Auto Services
-  Medical Services
-  Light Industry
-  Industry
-  City Limits
-  Urban Growth Area



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 herein are based on record information and aerial photos only. It is recommended the recipient and/or user heed every 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.

BRANBAR REZONE
TRAFFIC IMPACT ANALYSIS – LEVEL 1

City of Olympia, WA



Prepared for: Barry Anderson Sr.
BranBar.LLC.
Professional Service Consultants
18215 72nd Ave SE, Kent 98032
P.O. Box 7157, Covington, Washington 98042

FEBRUARY 2016

BRANBAR REZONE
TRAFFIC IMPACT ANALYSIS – LEVEL 1

TABLE OF CONTENTS

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IV.	Future Traffic Conditions	6
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BRANBAR REZONE
TRAFFIC IMPACT ANALYSIS – LEVEL 1

I. INTRODUCTION

The main goals of this study focus on the assessment of existing roadway conditions and forecasts of newly generated project traffic. The first task includes the collection of general roadway information, public transportation information, and entering sight distance data. Forecasts of future traffic and dispersion patterns on the street system are then determined using established trip generation and distribution techniques. As a final step, appropriate conclusions and mitigation measures are defined if needed.

II. PROJECT DESCRIPTION

This report summarizes anticipated traffic impacts related to the BranBar Rezone residential project. The project is located inside the city limits of Olympia, directly west of Cooper Crest Dr NW and northwest of the 20th Avenue NW & Road 65 NW corner. The project proposes a rezone for tax parcel #128-08-110200 from the existing R 1/5 – Residential zoning to the proposed RLI – Residential Low Impact zoning. With the rezone, the parcel will be able to yield up to 20 single family lots. An exact number of lots will be at the subsequent plat phase. Access to the site is available via two existing road right of ways that are part of an existing plat.

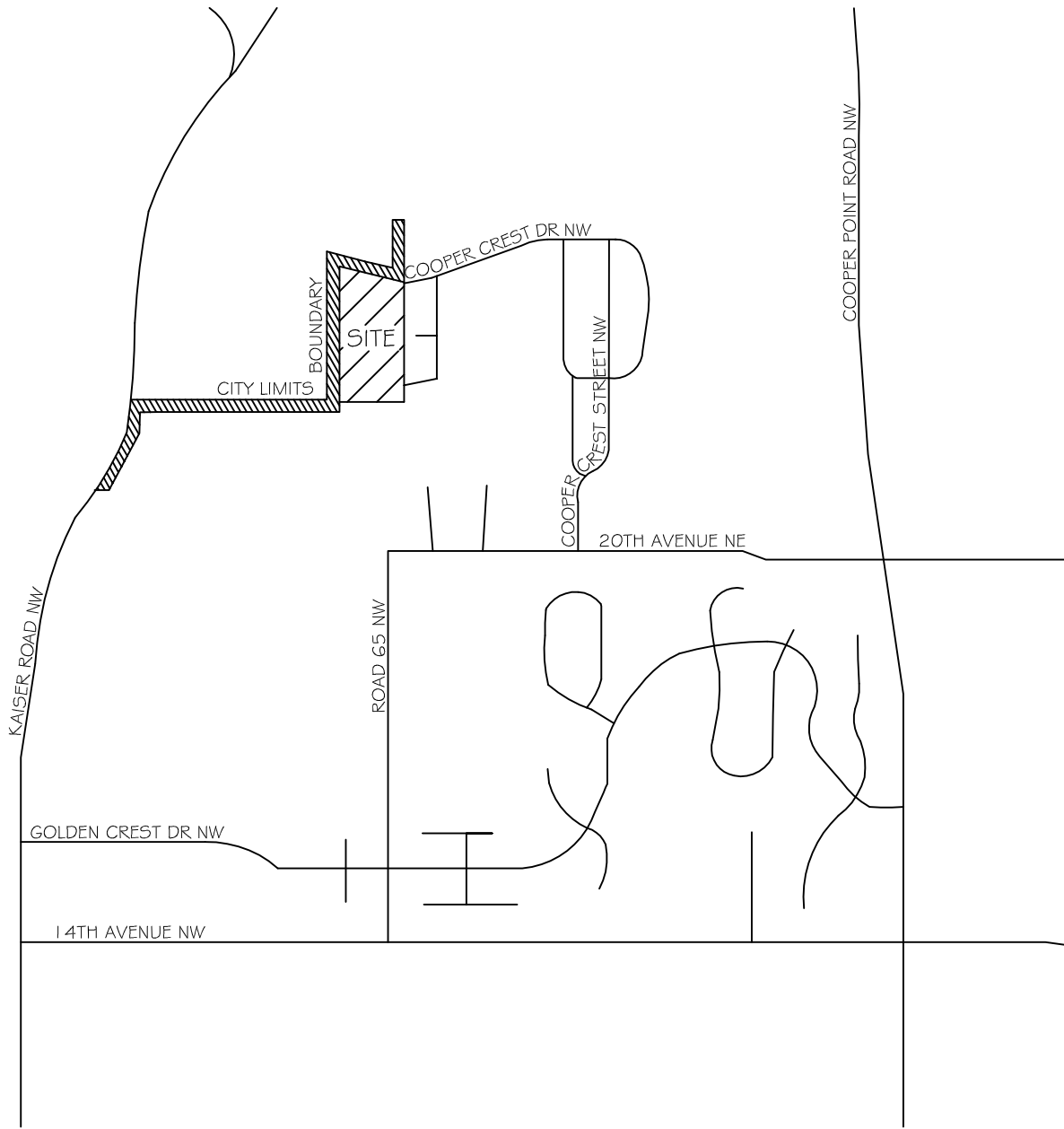
The area surrounding the project is primarily residential as well as school uses located to the south. Figure 1 shows the general site location with the surrounding street network and primary arterials. A site plan illustrating the proposed rezone location is given in Figure 2.

III. EXISTING CONDITIONS

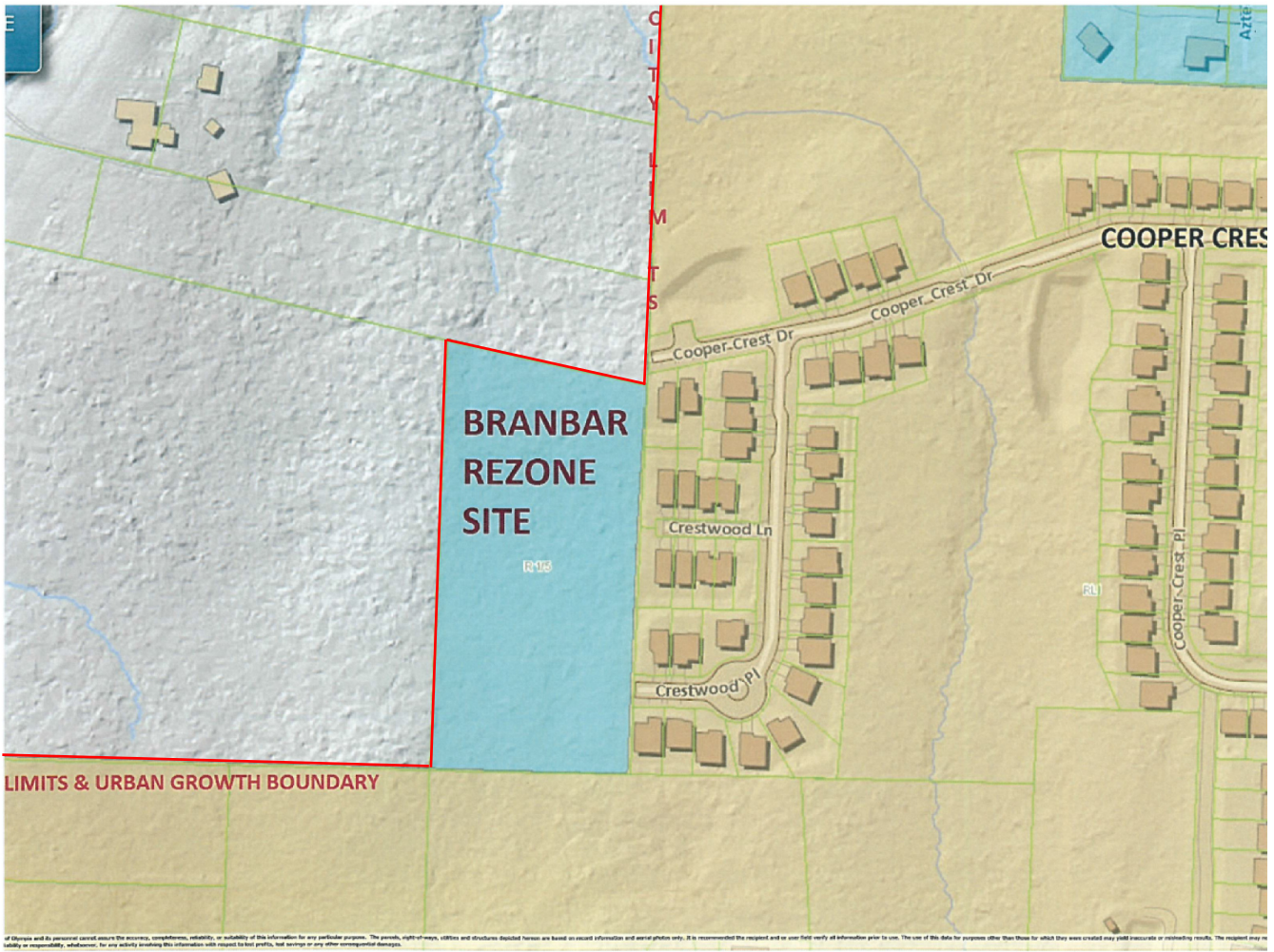
A. Existing Roadway Characteristics

The street network serving the proposed project consists of a variety of roadways. Characteristics for these roadways vary with respect to lane widths, grades, speeds, and function. The major roadways and arterials surrounding the site are listed and described below.

Cooper Point Rd NW is a north-south, two lane roadway that lies to the east of the site. The posted speed limit for this roadway is 35 mph. Pavement surfacing consists of asphalt concrete with lane widths of approximately 11 feet. Shoulders are paved and roughly 6-8 feet wide. Grades near the project are mild.



BRANBAR REZONE



BRANBAR REZONE

20th Avenue NW is an east-west, two lane roadway that lies to the south of the project. The posted speed limit for the roadway is 25 mph with signage of a reduced 20 mph speed limit near the proximity of the schools when children are present. Sidewalks are available typically on the north side of the roadway. Shoulders are either paved and/or grass/gravel. There is horizontal and vertical curvature along the roadway east of the site.

Cooper Crest St NW is a north-south, two lane residential roadway that lies to the east of the project. There is no posted speed limit, so the City of Olympia's 25 mph unless otherwise established rule applies. Total roadway width is approximately 23 feet with bottlenecking to roughly 15 feet wide in some areas along the roadway. On-street parking is typically available one side of the roadway. Shoulders consist of curb/gutter/sidewalk.

B. Transit Service

A review of the Intercity Transit route map shows that the nearest transit service provided near the site is Route 48. Route 48 provides service to and from the Olympia Transit Center. The nearest stop in the vicinity of the project is at the 20th Avenue NW & Cooper Point Rd NW intersection.

C. Project Access

Primary access is available via an extension of Cooper Crest Dr NW as well as an additional access extension onto Crestwood Pl NW.

D. Non-Motorist Facilities

The project when platted would have pedestrian amenities in keeping with city of Olympia requirements. The Cooper Crest plat located east of the Branbar rezone currently has sidewalks on at least one side of the existing roadways.

IV. FUTURE TRAFFIC CONDITIONS

A. Trip Generation

Trip generation is used to determine the magnitude of project impacts on the surrounding street system. Data presented in this report was taken from the Institute of Transportation Engineer's publication *Trip Generation*, Ninth Edition. The designated land use for this project is defined as Single Family Detached Housing (LUC 210). Table 1 on the following page shows the trip generation values expected with the rezone capacity of up to 20 single family lots. Included are the average weekday daily volume and the AM and PM peak hour generation volumes.

TABLE 1
Project Trip Generation
20 Single Family Units

<u>Time Period</u>	<u>Volume</u>
AWDT	190 vpd
AM Peak Inbound	4 vph
AM Peak Outbound	11 vph
AM Peak Total	15 vph
PM Peak Inbound	13 vph
PM Peak Outbound	7 vph
PM Peak Total	20 vph

Table 1 indicates that the PM peak hour will generate approximately 20 trips entering or exiting the roadway servicing the project. This equates to one additional car every three minutes during the PM peak hour. The trip generation in Table 1 is shown to depict the highest possible capacity, 20 single family units, for the proposed RLI – Residential Low Impact zoning at the project site. Exact number of units and PM peak hour tips associated with the number of units will be determined at the time of the subsequent platting phase.

B. Trip Distribution and Assignment

Trip distribution describes the process by which project generated trips are dispersed on the street network surrounding the site. The specific destinations and origins of the generated traffic primarily influences the key intersections, which will effectively receive the bulk of project impacts. The trips generated by the project are expected to follow the general trip pattern as shown in Figure 3 on the following page. Figure 3 gives a best guess estimate of how traffic is likely to travel to and from the site during the critical peak hour. As shown in the figure, it is expected that the east-west split on 20th Avenue NW for inbound and outbound traffic is initially estimated at 80 percent east and 20 percent west.

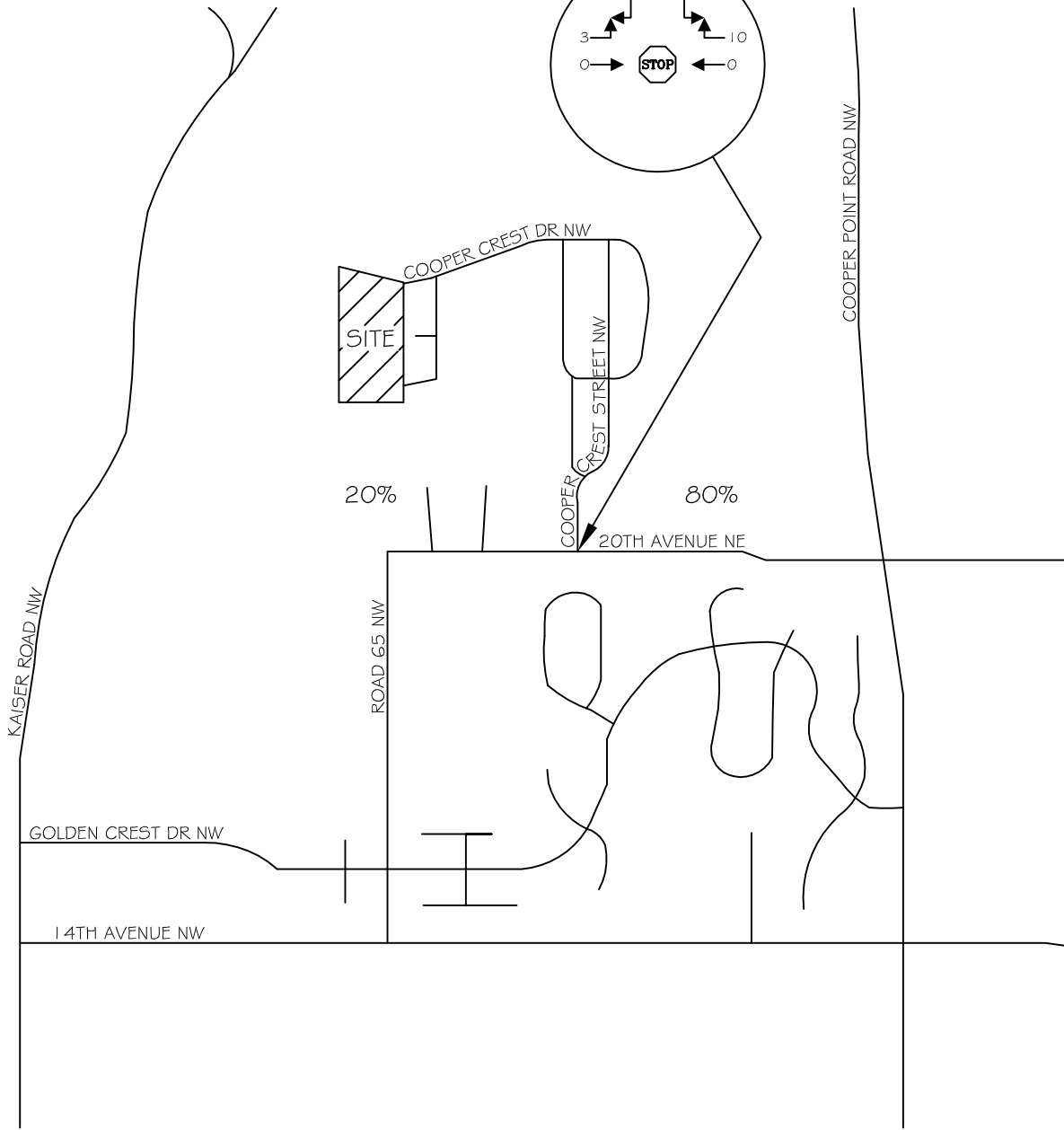
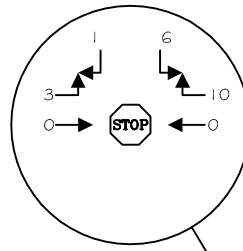
V. SUMMARY

The BranBar Rezone is a proposed rezone in the City of Olympia on tax parcel #128-08-110200. The rezone would entail changing the current R 1/5 – Residential zoning, which allows for one dwelling unit per 5 acres, to the proposed RLI – Residential Low Impact zoning which would allow for 2 to 4 units per acre. The site is located within the city limits of Olympia and urban growth boundary just west of Cooper Crest Dr NW.

A trip generation was provided with the maximum capacity for the 5.17 acre lot and RLI zoning code of 20 units to depict the highest possible output in regards to traffic conditions. Based on Table 1, roughly 13 PM peak hour trips will be entering the site

and 7 trips exiting the site. The 20 new PM peak hour trips equates to one car every three minutes entering or exiting the roadway servicing the project. Access to the site is available at two locations. A northern entrance could connect to the existing Cooper Crest Dr NW roadway, and a southern entrance could connect to the existing Crestwood Pl NW roadway.

Subsequent to the rezone and once a project has been determined, additional analysis as determined by the city of Olympia could be required.



NEW PM PEAK HOUR TRIPS
INBOUND: 13 VPH
OUTBOUND: 7 VPH

BRANBAR REZONE

BRANBAR REZONE
TRAFFIC IMPACT ANALYSIS – LEVEL 1

APPENDIX

Detailed Average Rate Trip Calculations
 For 20 Dwelling Units of Single Family Detached Housing(210) - [R]

Project: BranBar Rezone
 Phase:

Open Date:
 Analysis Date:

Description:

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	9.52	3.70	1.00	190
7-9 AM Peak Hour Enter	0.19	0.00	1.00	4
7-9 AM Peak Hour Exit	0.56	0.00	1.00	11
7-9 AM Peak Hour Total	0.75	0.90	1.00	15
4-6 PM Peak Hour Enter	0.63	0.00	1.00	13
4-6 PM Peak Hour Exit	0.37	0.00	1.00	7
4-6 PM Peak Hour Total	1.00	1.05	1.00	20
AM Pk Hr, Generator, Enter	0.20	0.00	1.00	4
AM Pk Hr, Generator, Exit	0.57	0.00	1.00	11
AM Pk Hr, Generator, Total	0.77	0.91	1.00	15
PM Pk Hr, Generator, Enter	0.65	0.00	1.00	13
PM Pk Hr, Generator, Exit	0.37	0.00	1.00	7
PM Pk Hr, Generator, Total	1.02	1.05	1.00	20
Saturday 2-Way Volume	9.91	3.72	1.00	198
Saturday Peak Hour Enter	0.50	0.00	1.00	10
Saturday Peak Hour Exit	0.43	0.00	1.00	9
Saturday Peak Hour Total	0.93	0.99	1.00	19
Sunday 2-Way Volume	8.62	3.36	1.00	172
Sunday Peak Hour Enter	0.46	0.00	1.00	9
Sunday Peak Hour Exit	0.40	0.00	1.00	8
Sunday Peak Hour Total	0.86	0.95	1.00	17

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
 Trip Generation Manual, 9th Edition, 2012

TRIP GENERATION 2013, TRAFFICWARE, LLC

City of Olympia Public Works Traffic Study for BranBar Rezone Proposal
Cooper Crest Subdivision
Conducted March 1-3, 2016

As per City of Olympia Public Works policy, interpretation of the attached data is based in part on the Institute of Transportation Engineers Trip Generator Manual. This estimates the traffic volume for a single-family residence at 10 daily trips. Should the parcel be redeveloped, the resulting increase in traffic volume at 10 daily trips per single-family dwelling unit would be estimated as follows:

- Under current zoning (R1/5): Approx. 1 unit = est. 10 daily trips
- Under proposed zoning (RLI): Approx. 10-20 units = est. 100-200 daily trips

Also under consideration is how different streets can handle traffic capacity. The existing streets in the Cooper Crest neighborhood have been classified as “local access streets” and “neighborhood collectors”. The traffic volume threshold for maintaining public safety for each of these classifications is as follows:

- Neighborhood Collector = Approx. 3,000 daily trips
- Local Access Street = Approx. 500 daily trips

The City of Olympia Public Works Department conducted a traffic study to help determine if the estimated increase in traffic that could result from development under the proposed RLI zoning could maintain the safety of residents of Cooper Crest neighborhood. The study was conducted March 1-3, 2016 using different counting methods.

Using these data and the report by Heath & Associates, Inc., which was submitted by the applicant, Public Works Transportation Engineers determined that an additional 100-200 daily trips would in principle come in under the traffic volume thresholds for the neighborhood collectors and local access streets.

Text approved by Dave S. Smith, P.E., Public Works Transportation Engineer, on July 6, 2016

From: [David Smith](#)
To: [Michelle Sadlier](#)
Subject: BranBar Rezone No. 15-0130 - Traffic Impact Analysis - Supplemental Traffic Counts
Date: Thursday, March 17, 2016 3:55:05 PM
Attachments: [Cooper Crest Tube Counts 030816.pdf](#)
[Cooper Crest Int Counts 030816.pdf](#)
[Cooper Crest Daily Summary 031016.pdf](#)

Good Day Michelle:

Attached is the City's analysis of the existing traffic volumes in the Cooper Crest Neighborhood. From our observations, approximately 40 percent of the residence use the fire access lane. This can be attributed to faster travel times, shorter travel distance to homes and access to the mail boxes on Cooper Crest Place. In addition, the 40 residential units that are separated in the western part of the development also use fire access lane and Cooper Crest Place as a route though the development. Approximately 40 percent of these residents use Cooper Crest Place (Local Access Street) rather than Cooper Crest Street (Neighborhood Collector) as a way to travel though the development.

Typically the narrow 18-foot wide Local Access streets like Cooper Crest place are designed to carry approximately 500 daily trips and primarily intended for traffic destinations on that street. Ideally most traffic in Cooper Crest should use wider 25-foot neighborhood collector Cooper Crest Street to traverse development. This type of street can safely accommodate higher traffic volumes and better circulation though the development.

Placement of mail boxes on Cooper Crest Place west of Cooper Crest Street is problematic. Given that Cooper Crest Place is a local access 18-foot wide street with on-street parking on one side, causes street blockages when residents are stopped along a parked car and collecting mail. At times this creates drive confusion and erratic driving behaviors (stopping and parking within the intersection, parking the wrong way on Cooper Crest Street) at the intersection of Cooper Crest Street and Cooper Crest Place for those residents wanting mail box access. Therefor the existing mail box location not only adds additional traffic circulation on to Cooper Crest Place but increases accident potential in the area.

It is likely with the development of the BranBar property that similar travel patterns will continue though the Cooper Crest Neighborhood and further exacerbate impacts to Cooper Crest Place beyond the characteristics of a Local Access street. Therefore a mitigation plan may be needed to help offset additional impacts to the Cooper Crest Neighborhood and Cooper Crest Place.

Please have the applicant include these existing 2016 traffic daily volumes in the traffic impact analysis and document what the street capacity impacts would be in Cooper Crest from the BranBar property development. City of Olympia Engineering Design and Development Standards (EDDS) give Local Access streets a threshold capacity of 500 daily trips and neighborhood collectors a 3000 daily trip threshold. Also document what the capacity difference is with and without a new street connection to from the BranBar property to 20th Avenue NW and effect on emergency response times.

Thank you,

Dave S. Smith, P.E.

Transportation Engineer

Olympia, Public Works Dept. Transportation

360.753.8496

601 4th Avenue East

Olympia, WA 98501

dsmith3@ci.olympia.wa.us

www.olympiawa.gov

Weekly Volume

Interval Start	Mon 2/29/2016		Tue 3/1/2016		Wed 3/2/2016		Thu 3/3/2016		Fri 3/4/2016		Sat 3/5/2016		Sun 3/6/2016		Mon - Fri Average	
	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd
12:00 AM	-	-	2	1	2	0	5	4	-	-	-	-	-	-	3.0	1.7
1:00 AM	-	-	0	0	0	0	1	6	-	-	-	-	-	-	0.3	2.0
2:00 AM	-	-	1	0	1	0	2	2	-	-	-	-	-	-	1.3	0.7
3:00 AM	-	-	0	0	1	2	3	3	-	-	-	-	-	-	1.3	1.7
4:00 AM	-	-	2	7	1	6	0	6	-	-	-	-	-	-	1.0	6.3
5:00 AM	-	-	4	23	3	16	3	14	-	-	-	-	-	-	3.3	17.7
6:00 AM	-	-	7	28	7	30	8	29	-	-	-	-	-	-	7.3	29.0
7:00 AM	-	-	31	82	38	94	29	90	-	-	-	-	-	-	32.7	88.7
8:00 AM	-	-	40	63	31	68	34	69	-	-	-	-	-	-	35.0	66.7
9:00 AM	-	-	12	23	10	20	22	36	-	-	-	-	-	-	14.7	26.3
10:00 AM	-	-	8	26	13	20	16	22	-	-	-	-	-	-	12.3	22.7
11:00 AM	-	-	26	23	41	40	20	20	-	-	-	-	-	-	29.0	27.7
12:00 PM	-	-	23	29	30	34	26	25	-	-	-	-	-	-	26.3	29.3
1:00 PM	-	-	18	18	21	22	21	17	-	-	-	-	-	-	20.0	19.0
2:00 PM	-	-	37	36	32	26	35	42	-	-	-	-	-	-	34.7	34.7
3:00 PM	-	-	54	35	53	38	62	36	-	-	-	-	-	-	56.3	36.3
4:00 PM	-	-	59	24	43	34	48	56	-	-	-	-	-	-	50.0	38.0
5:00 PM	-	-	68	46	63	42	64	31	-	-	-	-	-	-	65.0	39.7
6:00 PM	-	-	54	32	68	37	56	31	-	-	-	-	-	-	59.3	33.3
7:00 PM	-	-	40	24	36	17	39	15	-	-	-	-	-	-	38.3	18.7
8:00 PM	-	-	22	18	28	23	26	6	-	-	-	-	-	-	25.3	15.7
9:00 PM	-	-	22	6	21	14	19	12	-	-	-	-	-	-	20.7	10.7
10:00 PM	-	-	8	1	16	5	4	6	-	-	-	-	-	-	9.3	4.0
11:00 PM	-	-	3	0	6	6	6	0	-	-	-	-	-	-	5.0	2.0
Totals	0	0	541	545	565	594	549	578	0	0	0	0	0	0	551.7	572.3
Comblned	0		1086		1159		1127		0		0		0		1124.0	
Split (%)	-	-	49.8	50.2	48.7	51.3	48.7	51.3	-	-	-	-	-	-	49.1	50.9

Peak Hours

12:00 AM - 12:00 PM	-	-	8:00 AM	7:00 AM	11:00 AM	7:00 AM	8:00 AM	7:00 AM	-	-	-	-	-	-	8:00 AM	7:00 AM
Volume	-	-	40	82	41	94	34	90	-	-	-	-	-	-	35.0	88.7
12:00 PM - 12:00 AM	-	-	5:00 PM	5:00 PM	6:00 PM	5:00 PM	5:00 PM	4:00 PM	-	-	-	-	-	-	5:00 PM	5:00 PM
Volume	-	-	68	46	68	42	64	56	-	-	-	-	-	-	65.0	39.7

COOPER CREST - FIRE LANE @ COOPER CREST ST. 03.08.15

AM

FIRE LANE	NB	SB	
0000 - 0029	0	0	
0029 - 0059	1	0	
0059 - 0129	0	0	
0129 - 0158	1		
0158 - 0228	0	0	
0228 - 0258	0	0	
0258 - 0327	0	0	
0327 - 0357	0	0	
0357 - 0427	0	0	
0427 - 0457	0	1	
0457 - 0528	0	4	
0528 - 0556	1	2	
0556 - 0601	1	2	
0601 - 0630	0	2	
0630 - 0700	3	5	
0700 - 0730	3	13	
7:30 - 0759	9	13	
0759 - 0829	5	10	
0829 - 0859	8	15	
0859 - 0928	3	5	
0928 - 0958	4	4	
0958 - 1028	4	3	
1028 - 1058	2	6	
1058 - 1127	6	5	
1127 - 1207	7	4	
	58	94	152

PM

FIRE LANE	NB	SB	
1201 - 1230	7	6	
1230 - 1300	3	4	
1300 - 1330	8	2	
1330 - 1359	5	5	
1359 - 1429	3	7	
1429 - 1459	7	7	
1459 - 1528	14	7	
1528 - 1558	9	5	
1558 - 1628	9	5	4:30
1628 - 1658	12	3	
1658 - 1727	15	10	
1727 - 1801	11	3	
1801 - 1830	12	9	* 6:30
1830 - 1900	9	5	
1900 - 1930	7	7	
1930 - 1959	5	2	
1959 - 2029	5	0	
2029 - 2059	9	0	
2059 - 2128	5	2	
2128 - 2158	5	1	
2158 - 2228	3	2	
2228 - 2258	2	1	
2258 - 2327	2	1	
2327 - 2400	2	0	
	169	94	263

• 20 UNITS

Weekly Volume

Interval Start	Mon 2/29/2016		Tue 3/1/2016		Wed 3/2/2016		Thu 3/3/2016		Fri 3/4/2016		Sat 3/5/2016		Sun 3/6/2016		Mon - Fri Average	
	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd
12:00 AM	-	-	0	1	0	0	3	1	-	-	-	-	-	-	1.0	0.7
1:00 AM	-	-	0	0	0	0	0	1	-	-	-	-	-	-	0.0	0.3
2:00 AM	-	-	1	0	1	0	1	0	-	-	-	-	-	-	1.0	0.0
3:00 AM	-	-	0	0	1	0	1	0	-	-	-	-	-	-	0.7	0.0
4:00 AM	-	-	2	3	0	2	0	3	-	-	-	-	-	-	0.7	2.7
5:00 AM	-	-	3	8	1	6	1	6	-	-	-	-	-	-	1.7	6.7
6:00 AM	-	-	2	18	2	18	2	15	-	-	-	-	-	-	2.0	17.0
7:00 AM	-	-	8	20	5	22	9	22	-	-	-	-	-	-	7.3	21.3
8:00 AM	-	-	9	13	6	17	7	18	-	-	-	-	-	-	7.3	16.0
9:00 AM	-	-	4	9	4	2	8	14	-	-	-	-	-	-	5.3	8.3
10:00 AM	-	-	1	14	3	10	1	7	-	-	-	-	-	-	1.7	10.3
11:00 AM	-	-	6	10	12	14	4	4	-	-	-	-	-	-	7.3	9.3
12:00 PM	-	-	7	8	7	14	4	10	-	-	-	-	-	-	6.0	10.7
1:00 PM	-	-	3	4	13	9	11	4	-	-	-	-	-	-	9.0	5.7
2:00 PM	-	-	10	10	16	11	10	12	-	-	-	-	-	-	12.0	11.0
3:00 PM	-	-	18	9	16	14	18	9	-	-	-	-	-	-	17.3	10.7
4:00 PM	-	-	18	10	14	6	19	19	-	-	-	-	-	-	17.0	11.7
5:00 PM	-	-	20	16	17	15	14	9	-	-	-	-	-	-	17.0	13.3
6:00 PM	-	-	18	7	20	7	17	10	-	-	-	-	-	-	18.3	8.0
7:00 PM	-	-	13	9	11	5	13	8	-	-	-	-	-	-	12.3	7.3
8:00 PM	-	-	8	6	7	8	8	2	-	-	-	-	-	-	7.7	5.3
9:00 PM	-	-	8	3	4	4	5	7	-	-	-	-	-	-	5.7	4.7
10:00 PM	-	-	2	0	5	5	1	1	-	-	-	-	-	-	2.7	2.0
11:00 PM	-	-	1	0	0	2	0	0	-	-	-	-	-	-	0.3	0.7
Totals	0	0	162	178	165	191	157	182	0	0	0	0	0	0	161.3	183.7
Combined	0		340		356		339		0		0		0		345.0	
Spilt (%)	-	-	47.6	52.4	46.3	53.7	46.3	53.7	-	-	-	-	-	-	46.8	53.2

Peak Hours

12:00 AM - 12:00 PM	-	-	8:00 AM	7:00 AM	11:00 AM	7:00 AM	7:00 AM	7:00 AM	-	-	-	-	-	-	7:00 AM	7:00 AM
Volume	-	-	9	20	12	22	9	22	-	-	-	-	-	-	7.3	21.3
12:00 PM - 12:00 AM	-	-	5:00 PM	5:00 PM	6:00 PM	5:00 PM	4:00 PM	4:00 PM	-	-	-	-	-	-	6:00 PM	5:00 PM
Volume	-	-	20	16	20	15	19	19	-	-	-	-	-	-	18.3	13.3

Weekly Volume

Interval Start	Mon 2/29/2016		Tue 3/1/2016		Wed 3/2/2016		Thu 3/3/2016		Fri 3/4/2016		Sat 3/5/2016		Sun 3/6/2016		Mon - Fri Average	
	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd	Nbnd	Sbnd
12:00 AM	-	-	1	0	1	0	0	2	-	-	-	-	-	-	0.7	0.7
1:00 AM	-	-	0	0	0	0	0	2	-	-	-	-	-	-	0.0	0.7
2:00 AM	-	-	0	0	0	0	1	2	-	-	-	-	-	-	0.3	0.7
3:00 AM	-	-	0	0	0	0	1	1	-	-	-	-	-	-	0.3	0.3
4:00 AM	-	-	0	3	1	4	0	2	-	-	-	-	-	-	0.3	3.0
5:00 AM	-	-	1	7	1	6	3	5	-	-	-	-	-	-	1.7	6.0
6:00 AM	-	-	3	5	4	6	3	9	-	-	-	-	-	-	3.3	6.7
7:00 AM	-	-	10	21	12	19	8	17	-	-	-	-	-	-	10.0	19.0
8:00 AM	-	-	9	15	9	19	9	17	-	-	-	-	-	-	9.0	17.0
9:00 AM	-	-	4	5	3	7	5	6	-	-	-	-	-	-	4.0	6.0
10:00 AM	-	-	3	5	5	2	7	1	-	-	-	-	-	-	5.0	2.7
11:00 AM	-	-	6	5	13	10	7	9	-	-	-	-	-	-	8.7	8.0
12:00 PM	-	-	8	6	7	7	8	8	-	-	-	-	-	-	7.7	7.0
1:00 PM	-	-	5	7	5	7	2	7	-	-	-	-	-	-	4.0	7.0
2:00 PM	-	-	9	13	8	10	14	15	-	-	-	-	-	-	10.3	12.7
3:00 PM	-	-	12	7	17	8	16	6	-	-	-	-	-	-	15.0	7.0
4:00 PM	-	-	15	9	8	14	12	11	-	-	-	-	-	-	11.7	11.3
5:00 PM	-	-	14	9	18	8	13	11	-	-	-	-	-	-	15.0	9.3
6:00 PM	-	-	8	14	17	5	15	4	-	-	-	-	-	-	13.3	7.7
7:00 PM	-	-	11	4	12	6	14	4	-	-	-	-	-	-	12.3	4.7
8:00 PM	-	-	6	6	10	9	5	1	-	-	-	-	-	-	7.0	5.3
9:00 PM	-	-	6	1	4	3	6	3	-	-	-	-	-	-	5.3	2.3
10:00 PM	-	-	2	0	6	2	3	1	-	-	-	-	-	-	3.7	1.0
11:00 PM	-	-	2	0	1	0	1	0	-	-	-	-	-	-	1.3	0.0
Totals	0	0	135	142	162	152	153	144	0	0	0	0	0	0	150.0	146.0
Combined	0	0	277		314		297		0	0	0	0	0	0	296.0	
Split (%)	-	-	48.7	51.3	51.6	48.4	51.5	48.5	-	-	-	-	-	-	50.7	49.3

Peak Hours

12:00 AM - 12:00 PM	-	-	7:00 AM	7:00 AM	11:00 AM	7:00 AM	8:00 AM	7:00 AM	-	-	-	-	-	-	7:00 AM	7:00 AM
Volume	-	-	10	21	13	19	9	17	-	-	-	-	-	-	10.0	19.0
12:00 PM - 12:00 AM	-	-	4:00 PM	6:00 PM	5:00 PM	4:00 PM	3:00 PM	2:00 PM	-	-	-	-	-	-	3:00 PM	2:00 PM
Volume	-	-	15	14	18	14	16	15	-	-	-	-	-	-	15.0	12.7

Cooper Crest Street
Cooper Crest Drive
25

Site: South Leg
3/1/2016
Tuesday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	26.0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	23.3
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4:00 AM	5	1	2	2	0	0	0	0	0	0	0	0	0	0	17.4
5:00 AM	11	2	0	8	1	0	0	0	0	0	0	0	0	0	21.1
6:00 AM	20	2	3	7	4	4	0	0	0	0	0	0	0	0	23.2
7:00 AM	28	6	11	9	1	1	0	0	0	0	0	0	0	0	19.2
8:00 AM	22	1	4	11	5	1	0	0	0	0	0	0	0	0	22.4
9:00 AM	13	5	1	4	2	1	0	0	0	0	0	0	0	0	19.9
10:00 AM	15	3	4	5	3	0	0	0	0	0	0	0	0	0	20.9
11:00 AM	16	0	3	9	2	2	0	0	0	0	0	0	0	0	23.7
12:00 PM	15	0	8	6	0	1	0	0	0	0	0	0	0	0	20.6
1:00 PM	7	1	0	2	4	0	0	0	0	0	0	0	0	0	23.9
2:00 PM	20	1	4	10	4	1	0	0	0	0	0	0	0	0	22.3
3:00 PM	27	2	8	11	5	1	0	0	0	0	0	0	0	0	21.6
4:00 PM	28	2	9	13	3	1	0	0	0	0	0	0	0	0	21.2
5:00 PM	36	6	11	15	4	0	0	0	0	0	0	0	0	0	20.5
6:00 PM	25	1	8	9	5	2	0	0	0	0	0	0	0	0	22.3
7:00 PM	22	2	3	8	9	0	0	0	0	0	0	0	0	0	22.8
8:00 PM	14	1	2	8	2	1	0	0	0	0	0	0	0	0	22.0
9:00 PM	11	0	2	7	2	0	0	0	0	0	0	0	0	0	22.2
10:00 PM	2	0	2	0	0	0	0	0	0	0	0	0	0	0	19.3
11:00 PM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	28.6
Total	340	36	85	145	58	16	0	0	0	0	0	0	0	0	21.6
%		10.6	25.0	42.6	17.1	4.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	21.6 mph	Minimum 10.1 mph			Maximum 33.9 mph			Pace Range 16.7 - 26.7 mph				243 vehicles (71.5 %)			
Percentile Speeds		10%	15%	50%	85%	90%									
	(mph)	14.9	16.7	21.9	26.6	27.9									
Speeds Exceeded	25 mph	35 mph		45 mph		55 mph		65 mph		75 mph					
	21.8 % (74)	0 % (0)		0 % (0)		0 % (0)		0 % (0)		0 % (0)					

Cooper Crest Street
Cooper Crest Drive
25

Site: South Leg
3/2/2016
Wednesday

24 Hour Speed

mph	Combined Channels														Avg.	
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200		
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	23.3
3:00 AM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	14.7
4:00 AM	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	17.6
5:00 AM	7	1	1	3	2	0	0	0	0	0	0	0	0	0	0	22.2
6:00 AM	20	1	3	11	4	1	0	0	0	0	0	0	0	0	0	23.2
7:00 AM	27	0	10	12	4	1	0	0	0	0	0	0	0	0	0	21.6
8:00 AM	23	0	4	11	8	0	0	0	0	0	0	0	0	0	0	23.8
9:00 AM	6	1	2	2	1	0	0	0	0	0	0	0	0	0	0	20.0
10:00 AM	13	3	4	2	2	2	0	0	0	0	0	0	0	0	0	21.6
11:00 AM	26	0	9	14	3	0	0	0	0	0	0	0	0	0	0	21.5
12:00 PM	21	1	6	8	6	0	0	0	0	0	0	0	0	0	0	21.8
1:00 PM	22	5	2	9	6	0	0	0	0	0	0	0	0	0	0	21.2
2:00 PM	27	3	10	8	5	1	0	0	0	0	0	0	0	0	0	21.4
3:00 PM	30	6	14	6	4	0	0	0	0	0	0	0	0	0	0	19.0
4:00 PM	20	1	3	7	8	1	0	0	0	0	0	0	0	0	0	23.8
5:00 PM	32	2	10	13	6	1	0	0	0	0	0	0	0	0	0	21.9
6:00 PM	27	6	2	13	5	1	0	0	0	0	0	0	0	0	0	21.3
7:00 PM	16	0	2	8	5	1	0	0	0	0	0	0	0	0	0	24.0
8:00 PM	15	0	4	8	2	1	0	0	0	0	0	0	0	0	0	23.1
9:00 PM	8	0	3	4	1	0	0	0	0	0	0	0	0	0	0	21.6
10:00 PM	10	2	2	4	2	0	0	0	0	0	0	0	0	0	0	20.9
11:00 PM	2	0	0	1	0	0	1	0	0	0	0	0	0	0	0	29.0
Total	356	33	93	145	74	10	1	0	0	0	0	0	0	0	0	21.8
%		9.3	26.1	40.7	20.8	2.8	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	21.8 mph	Minimum 10.2 mph			Maximum 36.0 mph			Pace Range 16.7 - 26.7 mph				260 vehicles (73.0 %)				
Percentile Speeds		10%	15%	50%	85%	90%										
(mph)		15.3	16.9	21.9	26.6	27.9										
Speeds Exceeded	25 mph	35 mph		45 mph	55 mph	65 mph	75 mph									
	23.9 % (85)	0.3 % (1)		0 % (0)	0 % (0)	0 % (0)	0 % (0)									

Cooper Crest Street
Cooper Crest Drive
25

Site: South Leg
3/3/2016
Thursday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	4	0	1	3	0	0	0	0	0	0	0	0	0	0	21.3
1:00 AM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	19.6
2:00 AM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	23.3
3:00 AM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	17.7
4:00 AM	3	0	1	2	0	0	0	0	0	0	0	0	0	0	21.2
5:00 AM	7	1	0	5	1	0	0	0	0	0	0	0	0	0	22.1
6:00 AM	17	1	2	7	7	0	0	0	0	0	0	0	0	0	23.4
7:00 AM	31	2	8	15	6	0	0	0	0	0	0	0	0	0	21.9
8:00 AM	25	2	3	12	7	1	0	0	0	0	0	0	0	0	22.4
9:00 AM	22	2	4	9	7	0	0	0	0	0	0	0	0	0	22.5
10:00 AM	8	1	2	3	1	1	0	0	0	0	0	0	0	0	21.6
11:00 AM	8	0	1	4	2	0	1	0	0	0	0	0	0	0	24.5
12:00 PM	14	1	3	7	3	0	0	0	0	0	0	0	0	0	22.2
1:00 PM	15	2	4	6	1	2	0	0	0	0	0	0	0	0	21.7
2:00 PM	22	2	4	10	6	0	0	0	0	0	0	0	0	0	21.8
3:00 PM	27	1	14	10	2	0	0	0	0	0	0	0	0	0	20.2
4:00 PM	38	4	10	18	4	2	0	0	0	0	0	0	0	0	21.2
5:00 PM	23	1	11	11	0	0	0	0	0	0	0	0	0	0	19.8
6:00 PM	27	7	9	7	4	0	0	0	0	0	0	0	0	0	19.2
7:00 PM	21	0	4	10	6	1	0	0	0	0	0	0	0	0	23.3
8:00 PM	10	1	5	4	0	0	0	0	0	0	0	0	0	0	19.3
9:00 PM	12	1	2	6	3	0	0	0	0	0	0	0	0	0	21.9
10:00 PM	2	1	0	1	0	0	0	0	0	0	0	0	0	0	19.7
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Total	339	30	90	151	60	7	1	0	0	0	0	0	0	0	21.5
%		8.8	26.5	44.5	17.7	2.1	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	21.5 mph	Minimum 10.5 mph			Maximum 36.0 mph			Pace Range 16.7 - 26.7 mph				268 vehicles (79.1 %)			
Percentile Speeds		10%	15%	50%	85%	90%									
(mph)		15.5	17.2	21.5	26.0	26.6									
Speeds Exceeded		25 mph	35 mph	45 mph	55 mph	65 mph	75 mph								
		20.1 % (68)	0.3 % (1)	0 % (0)	0 % (0)	0 % (0)	0 % (0)								

Cooper Crest Place
Cooper Crest Drive
25

Site: South Leg
3/1/2016
Tuesday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	11.8
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4:00 AM	3	0	3	0	0	0	0	0	0	0	0	0	0	0	17.5
5:00 AM	8	1	3	2	2	0	0	0	0	0	0	0	0	0	20.0
6:00 AM	8	2	4	2	0	0	0	0	0	0	0	0	0	0	18.1
7:00 AM	31	6	16	9	0	0	0	0	0	0	0	0	0	0	18.0
8:00 AM	24	3	12	8	1	0	0	0	0	0	0	0	0	0	19.1
9:00 AM	9	2	5	2	0	0	0	0	0	0	0	0	0	0	17.6
10:00 AM	8	1	2	4	1	0	0	0	0	0	0	0	0	0	20.8
11:00 AM	11	3	4	4	0	0	0	0	0	0	0	0	0	0	18.6
12:00 PM	14	5	7	2	0	0	0	0	0	0	0	0	0	0	16.8
1:00 PM	12	2	6	1	3	0	0	0	0	0	0	0	0	0	19.4
2:00 PM	22	4	8	9	1	0	0	0	0	0	0	0	0	0	19.0
3:00 PM	19	5	11	3	0	0	0	0	0	0	0	0	0	0	16.6
4:00 PM	24	5	11	8	0	0	0	0	0	0	0	0	0	0	18.0
5:00 PM	23	9	10	4	0	0	0	0	0	0	0	0	0	0	16.1
6:00 PM	22	7	12	3	0	0	0	0	0	0	0	0	0	0	17.0
7:00 PM	15	9	5	1	0	0	0	0	0	0	0	0	0	0	14.3
8:00 PM	12	4	6	2	0	0	0	0	0	0	0	0	0	0	17.2
9:00 PM	7	1	5	1	0	0	0	0	0	0	0	0	0	0	18.1
10:00 PM	2	1	0	1	0	0	0	0	0	0	0	0	0	0	18.4
11:00 PM	2	0	1	1	0	0	0	0	0	0	0	0	0	0	19.7
Total	277	71	131	67	8	0	0	0	0	0	0	0	0	0	17.8
%		25.6	47.3	24.2	2.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	17.8 mph	Minimum 10.2 mph			Maximum 29.4 mph					Pace Range 11.5 - 21.5 mph					220 vehicles (79.4 %)
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>									
(mph)		12.3	13.0	17.7	21.9	22.8									
Speeds Exceeded	<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>									
	2.9 % (8)	0 % (0)	0 % (0)	0 % (0)	0 % (0)	0 % (0)									

Cooper Crest Place
Cooper Crest Drive
25

Site: South Leg
3/2/2016
Wednesday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	1	1	0	0	0	0	0	0	0	0	0	0	0	0	13.0
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4:00 AM	5	0	1	4	0	0	0	0	0	0	0	0	0	0	22.0
5:00 AM	7	1	4	0	2	0	0	0	0	0	0	0	0	0	19.3
6:00 AM	10	1	5	3	1	0	0	0	0	0	0	0	0	0	19.5
7:00 AM	31	7	14	10	0	0	0	0	0	0	0	0	0	0	17.8
8:00 AM	28	6	10	11	1	0	0	0	0	0	0	0	0	0	19.0
9:00 AM	10	3	5	0	2	0	0	0	0	0	0	0	0	0	17.9
10:00 AM	7	3	2	2	0	0	0	0	0	0	0	0	0	0	16.3
11:00 AM	23	6	9	8	0	0	0	0	0	0	0	0	0	0	18.1
12:00 PM	14	0	10	3	1	0	0	0	0	0	0	0	0	0	19.3
1:00 PM	12	7	3	2	0	0	0	0	0	0	0	0	0	0	16.1
2:00 PM	18	7	8	3	0	0	0	0	0	0	0	0	0	0	16.1
3:00 PM	25	8	12	5	0	0	0	0	0	0	0	0	0	0	17.0
4:00 PM	22	7	11	3	0	1	0	0	0	0	0	0	0	0	16.8
5:00 PM	26	8	11	6	1	0	0	0	0	0	0	0	0	0	17.6
6:00 PM	22	9	12	1	0	0	0	0	0	0	0	0	0	0	15.8
7:00 PM	18	7	10	1	0	0	0	0	0	0	0	0	0	0	16.1
8:00 PM	19	7	2	9	1	0	0	0	0	0	0	0	0	0	18.6
9:00 PM	7	2	5	0	0	0	0	0	0	0	0	0	0	0	17.1
10:00 PM	8	3	4	0	1	0	0	0	0	0	0	0	0	0	16.4
11:00 PM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	21.5
Total	314	93	138	72	10	1	0	0	0	0	0	0	0	0	17.6
%		29.6	43.9	22.9	3.2	0.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	17.6 mph	Minimum 10.1 mph			Maximum 30.2 mph			Pace Range 11.5 - 21.5 mph				256 vehicles (81.5 %)			
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>									
(mph)		12.3	13.3	17.2	21.9	22.8									
Speeds Exceeded		<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>								
		3.5 % (11)	0 % (0)	0 % (0)	0 % (0)	0 % (0)	0 % (0)								

Cooper Crest Place
Cooper Crest Drive
25

Site: South Leg
3/3/2016
Thursday

24 Hour Speed

mph	Combined Channels													Avg.	
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70		70 - < 200
12:00 AM	2	0	2	0	0	0	0	0	0	0	0	0	0	0	17.2
1:00 AM	2	1	1	0	0	0	0	0	0	0	0	0	0	0	14.5
2:00 AM	3	1	1	0	1	0	0	0	0	0	0	0	0	0	18.1
3:00 AM	2	0	1	0	1	0	0	0	0	0	0	0	0	0	20.6
4:00 AM	2	0	0	2	0	0	0	0	0	0	0	0	0	0	23.1
5:00 AM	8	2	4	2	0	0	0	0	0	0	0	0	0	0	18.1
6:00 AM	12	3	4	3	2	0	0	0	0	0	0	0	0	0	19.2
7:00 AM	25	3	14	7	1	0	0	0	0	0	0	0	0	0	18.7
8:00 AM	26	4	11	9	1	1	0	0	0	0	0	0	0	0	19.9
9:00 AM	11	3	7	1	0	0	0	0	0	0	0	0	0	0	17.3
10:00 AM	8	1	3	4	0	0	0	0	0	0	0	0	0	0	19.2
11:00 AM	16	3	4	8	1	0	0	0	0	0	0	0	0	0	19.6
12:00 PM	16	6	8	2	0	0	0	0	0	0	0	0	0	0	16.3
1:00 PM	9	3	5	0	0	1	0	0	0	0	0	0	0	0	17.7
2:00 PM	29	14	14	1	0	0	0	0	0	0	0	0	0	0	15.6
3:00 PM	22	12	6	4	0	0	0	0	0	0	0	0	0	0	15.3
4:00 PM	23	13	10	0	0	0	0	0	0	0	0	0	0	0	14.8
5:00 PM	24	13	6	5	0	0	0	0	0	0	0	0	0	0	16.3
6:00 PM	19	8	11	0	0	0	0	0	0	0	0	0	0	0	15.8
7:00 PM	18	5	8	5	0	0	0	0	0	0	0	0	0	0	17.5
8:00 PM	6	1	5	0	0	0	0	0	0	0	0	0	0	0	17.6
9:00 PM	9	3	3	3	0	0	0	0	0	0	0	0	0	0	17.5
10:00 PM	4	0	3	1	0	0	0	0	0	0	0	0	0	0	18.2
11:00 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	18.9
Total	297	99	132	57	7	2	0	0	0	0	0	0	0	0	17.3
%		33.3	44.4	19.2	2.4	0.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	17.3 mph	Minimum 10.1 mph			Maximum 33.9 mph			Pace Range 10.7 - 20.7 mph 236 vehicles (79.5 %)							
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>									
(mph)		12.3	12.8	16.9	21.9	22.8									
Speeds Exceeded	<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>									
	3.0 % (9)	0 % (0)	0 % (0)	0 % (0)	0 % (0)	0 % (0)									

Weekly Volume

Interval Start	Mon 2/29/2016		Tue 3/1/2016		Wed 3/2/2016		Thu 3/3/2016		Fri 3/4/2016		Sat 3/5/2016		Sun 3/6/2016		Mon - Fri Average	
	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd	Ebnd	Wbnd
12:00 AM	-	-	0	0	0	1	2	2	-	-	-	-	-	-	0.7	1.0
1:00 AM	-	-	0	0	0	0	2	1	-	-	-	-	-	-	0.7	0.3
2:00 AM	-	-	0	1	0	1	2	2	-	-	-	-	-	-	0.7	1.3
3:00 AM	-	-	0	0	0	0	1	1	-	-	-	-	-	-	0.3	0.3
4:00 AM	-	-	2	0	5	1	4	0	-	-	-	-	-	-	3.7	0.3
5:00 AM	-	-	9	1	6	0	6	1	-	-	-	-	-	-	7.0	0.7
6:00 AM	-	-	10	2	14	2	13	3	-	-	-	-	-	-	12.3	2.3
7:00 AM	-	-	23	11	21	12	21	11	-	-	-	-	-	-	21.7	11.3
8:00 AM	-	-	14	12	17	10	18	10	-	-	-	-	-	-	16.3	10.7
9:00 AM	-	-	6	3	3	3	7	5	-	-	-	-	-	-	5.3	3.7
10:00 AM	-	-	11	3	3	4	3	4	-	-	-	-	-	-	5.7	3.7
11:00 AM	-	-	6	6	15	12	9	8	-	-	-	-	-	-	10.0	8.7
12:00 PM	-	-	4	4	13	9	7	4	-	-	-	-	-	-	8.0	5.7
1:00 PM	-	-	4	3	10	8	5	6	-	-	-	-	-	-	6.3	5.7
2:00 PM	-	-	11	8	9	12	12	10	-	-	-	-	-	-	10.7	10.0
3:00 PM	-	-	10	17	9	19	7	22	-	-	-	-	-	-	8.7	19.3
4:00 PM	-	-	8	21	9	14	18	17	-	-	-	-	-	-	11.7	17.3
5:00 PM	-	-	12	15	13	19	9	10	-	-	-	-	-	-	11.3	14.7
6:00 PM	-	-	11	16	8	19	8	17	-	-	-	-	-	-	9.0	17.3
7:00 PM	-	-	3	11	5	10	5	10	-	-	-	-	-	-	4.3	10.3
8:00 PM	-	-	8	8	7	10	3	9	-	-	-	-	-	-	6.0	9.0
9:00 PM	-	-	1	7	3	5	3	7	-	-	-	-	-	-	2.3	6.3
10:00 PM	-	-	0	1	4	8	0	2	-	-	-	-	-	-	1.3	3.7
11:00 PM	-	-	0	2	2	0	0	0	-	-	-	-	-	-	0.7	0.7
Totals	0	0	153	152	176	179	165	162	0	0	0	0	0	0	164.7	164.3
Combined	0		305		355		327		0		0		0		329.0	
Spplt (%)	-	-	50.2	49.8	49.6	50.4	50.5	49.5	-	-	-	-	-	-	50.1	49.9

Peak Hours

12:00 AM - 12:00 PM	-	-	7:00 AM	8:00 AM	7:00 AM	7:00 AM	7:00 AM	7:00 AM	-	-	-	-	-	-	7:00 AM	7:00 AM
Volume	-	-	23	12	21	12	21	11	-	-	-	-	-	-	21.7	11.3
12:00 PM - 12:00 AM	-	-	5:00 PM	4:00 PM	12:00 PM	3:00 PM	4:00 PM	3:00 PM	-	-	-	-	-	-	4:00 PM	3:00 PM
Volume	-	-	12	21	13	19	18	22	-	-	-	-	-	-	11.7	19.3

Cooper Crest Drive
 Cooper Crest Place
 25

Site: West Leg
 3/1/2016
 Tuesday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	27.9
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4:00 AM	2	0	1	0	1	0	0	0	0	0	0	0	0	0	22.3
5:00 AM	10	0	1	6	2	1	0	0	0	0	0	0	0	0	24.1
6:00 AM	12	0	1	4	6	1	0	0	0	0	0	0	0	0	25.1
7:00 AM	34	0	6	20	7	1	0	0	0	0	0	0	0	0	22.8
8:00 AM	26	0	4	8	11	3	0	0	0	0	0	0	0	0	24.7
9:00 AM	9	0	2	3	3	1	0	0	0	0	0	0	0	0	24.6
10:00 AM	14	0	3	4	5	2	0	0	0	0	0	0	0	0	25.0
11:00 AM	12	0	1	6	4	1	0	0	0	0	0	0	0	0	24.7
12:00 PM	8	0	1	4	3	0	0	0	0	0	0	0	0	0	24.1
1:00 PM	7	2	0	3	2	0	0	0	0	0	0	0	0	0	21.0
2:00 PM	19	0	3	7	4	5	0	0	0	0	0	0	0	0	25.1
3:00 PM	27	2	2	13	6	4	0	0	0	0	0	0	0	0	24.0
4:00 PM	29	0	3	14	9	3	0	0	0	0	0	0	0	0	24.5
5:00 PM	27	2	7	6	10	2	0	0	0	0	0	0	0	0	22.8
6:00 PM	27	0	6	11	7	3	0	0	0	0	0	0	0	0	23.9
7:00 PM	14	0	0	4	9	1	0	0	0	0	0	0	0	0	27.0
8:00 PM	16	0	0	9	6	1	0	0	0	0	0	0	0	0	25.5
9:00 PM	8	0	1	2	3	2	0	0	0	0	0	0	0	0	26.1
10:00 PM	1	0	0	1	0	0	0	0	0	0	0	0	0	0	20.3
11:00 PM	2	0	0	1	1	0	0	0	0	0	0	0	0	0	24.4
Total	305	6	42	126	100	31	0	0	0	0	0	0	0	0	24.3
%		2.0	13.8	41.3	32.8	10.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	24.3 mph	Minimum 10.8 mph			Maximum 34.9 mph			Pace Range 20.3 - 30.3 mph				238 vehicles (78.0 %)			
Percentile Speeds (mph)		10%	15%	50%	85%	90%									
		18.9	19.9	24.3	28.6	29.4									
Speeds Exceeded	25 mph	35 mph		45 mph		55 mph		65 mph		75 mph					
	43.0 % (131)	0 % (0)		0 % (0)		0 % (0)		0 % (0)		0 % (0)					

Cooper Crest Drive
Cooper Crest Place
25

Site: West Leg
3/2/2016
Wednesday

24 Hour Speed

mph	Combined Channels														Avg.
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	
12:00 AM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	18.3
1:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
2:00 AM	1	0	0	0	1	0	0	0	0	0	0	0	0	0	27.9
3:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
4:00 AM	6	0	1	3	2	0	0	0	0	0	0	0	0	0	24.4
5:00 AM	5	0	0	4	2	0	0	0	0	0	0	0	0	0	25.2
6:00 AM	16	0	1	4	9	2	0	0	0	0	0	0	0	0	25.8
7:00 AM	33	1	7	14	9	2	0	0	0	0	0	0	0	0	23.0
8:00 AM	27	0	2	14	11	0	0	0	0	0	0	0	0	0	24.3
9:00 AM	6	0	2	1	1	2	0	0	0	0	0	0	0	0	25.2
10:00 AM	7	1	2	1	1	1	1	0	0	0	0	0	0	0	24.7
11:00 AM	27	1	2	16	7	0	1	0	0	0	0	0	0	0	23.9
12:00 PM	22	0	0	12	7	3	0	0	0	0	0	0	0	0	25.8
1:00 PM	18	1	3	7	7	0	0	0	0	0	0	0	0	0	23.1
2:00 PM	21	1	1	13	3	3	0	0	0	0	0	0	0	0	24.2
3:00 PM	28	3	5	11	6	3	0	0	0	0	0	0	0	0	23.3
4:00 PM	23	0	4	10	7	2	0	0	0	0	0	0	0	0	24.5
5:00 PM	32	0	6	12	13	1	0	0	0	0	0	0	0	0	24.0
6:00 PM	27	0	6	10	10	1	0	0	0	0	0	0	0	0	24.1
7:00 PM	15	0	5	5	4	1	0	0	0	0	0	0	0	0	23.9
8:00 PM	17	1	6	3	6	1	0	0	0	0	0	0	0	0	22.5
9:00 PM	8	1	0	4	2	1	0	0	0	0	0	0	0	0	24.4
10:00 PM	12	1	4	3	3	1	0	0	0	0	0	0	0	0	22.1
11:00 PM	2	0	1	0	0	1	0	0	0	0	0	0	0	0	26.9
Total	355	11	59	147	111	25	2	0	0	0	0	0	0	0	24.0
%		3.1	16.6	41.4	31.3	7.0	0.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	24.0 mph	Minimum 11.2 mph				Maximum 38.5 mph				Pace Range 18.9 - 28.9 mph				272 vehicles (76.6 %)	
Percentile Speeds		10%	15%	50%	85%	90%									
(mph)		18.3	19.3	24.3	28.6	29.4									
Speeds Exceeded	25 mph	35 mph	45 mph	55 mph	65 mph	75 mph									
	38.9 % (138)	0.6 % (2)	0 % (0)	0 % (0)	0 % (0)	0 % (0)									

Cooper Crest Drive
Cooper Crest Place
25

Site: West Leg
3/3/2016
Thursday

24 Hour Speed

mph	Combined Channels													Avg.	
	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70		70 - < 200
12:00 AM	4	0	0	3	1	0	0	0	0	0	0	0	0	0	24.3
1:00 AM	3	0	3	0	0	0	0	0	0	0	0	0	0	0	17.1
2:00 AM	4	0	1	1	1	1	0	0	0	0	0	0	0	0	24.2
3:00 AM	2	0	1	0	0	1	0	0	0	0	0	0	0	0	24.5
4:00 AM	4	0	0	2	2	0	0	0	0	0	0	0	0	0	23.6
5:00 AM	7	0	0	3	4	0	0	0	0	0	0	0	0	0	25.4
6:00 AM	16	0	1	6	7	1	1	0	0	0	0	0	0	0	26.3
7:00 AM	32	0	6	17	7	2	0	0	0	0	0	0	0	0	23.3
8:00 AM	28	0	5	8	10	4	1	0	0	0	0	0	0	0	25.4
9:00 AM	12	1	0	5	4	2	0	0	0	0	0	0	0	0	25.7
10:00 AM	7	1	2	3	1	0	0	0	0	0	0	0	0	0	20.9
11:00 AM	17	0	0	8	6	1	2	0	0	0	0	0	0	0	26.5
12:00 PM	11	0	2	3	4	2	0	0	0	0	0	0	0	0	25.4
1:00 PM	11	1	0	8	2	0	0	0	0	0	0	0	0	0	23.0
2:00 PM	22	1	2	9	7	3	0	0	0	0	0	0	0	0	24.7
3:00 PM	29	0	3	16	9	1	0	0	0	0	0	0	0	0	23.8
4:00 PM	35	1	1	13	16	4	0	0	0	0	0	0	0	0	25.3
5:00 PM	19	0	5	10	4	0	0	0	0	0	0	0	0	0	22.4
6:00 PM	25	0	6	10	7	2	0	0	0	0	0	0	0	0	23.6
7:00 PM	15	0	3	3	7	2	0	0	0	0	0	0	0	0	25.5
8:00 PM	12	0	3	7	2	0	0	0	0	0	0	0	0	0	22.6
9:00 PM	10	0	1	3	5	1	0	0	0	0	0	0	0	0	25.9
10:00 PM	2	0	0	2	0	0	0	0	0	0	0	0	0	0	23.3
11:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-
Total	327	5	45	140	106	27	4	0	0	0	0	0	0	0	24.4
%		1.5	13.8	42.8	32.4	8.3	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Average (Mean)	24.4 mph	Minimum 11.5 mph			Maximum 39.9 mph			Pace Range 18.9 - 28.9 mph							258 vehicles (78.9 %)
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>									
(mph)		18.9	19.9	24.3	28.6	29.4									
Speeds Exceeded	<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>									
	41.9 % (137)	1.2 % (4)	0 % (0)	0 % (0)	0 % (0)	0 % (0)									

City of Olympia

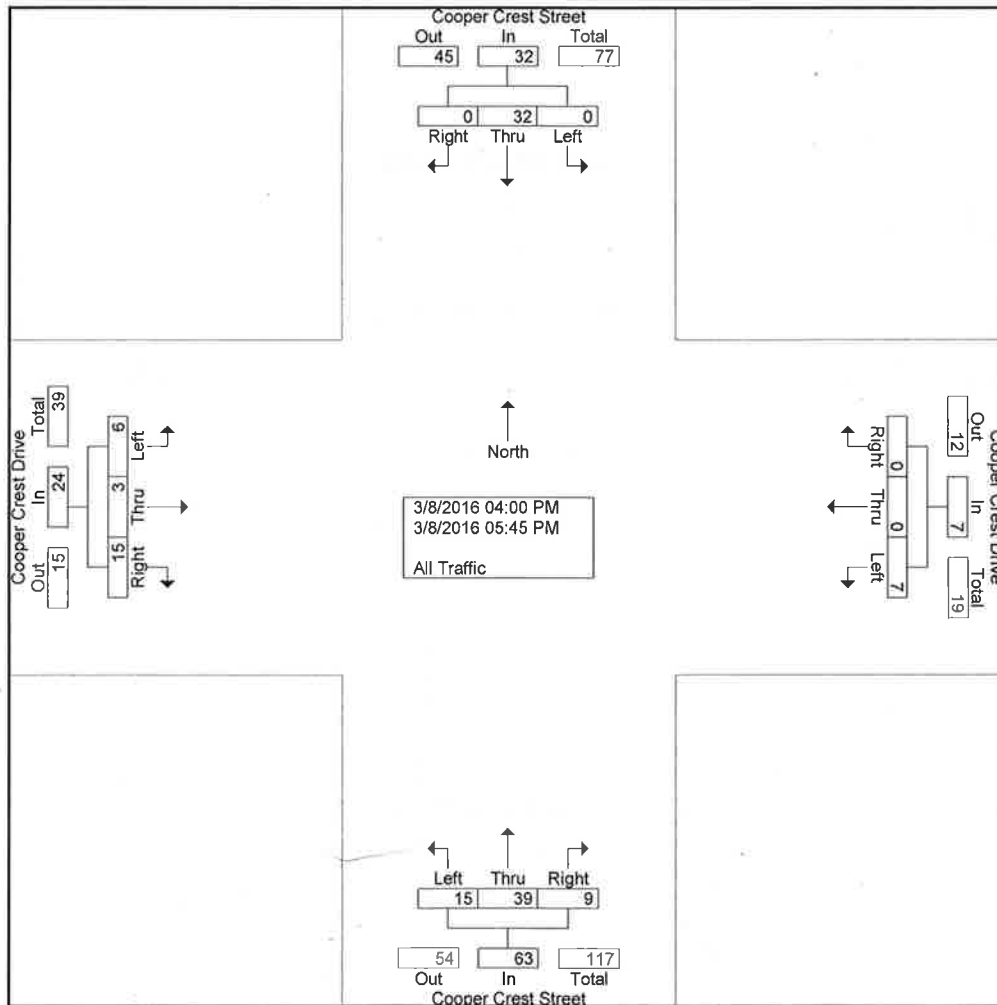
Public Works Department
Transportation Engineering

Cooper Crest Street
Cooper Crest Drive
Weather: Cloudy/Showers, Cool
Counted by: Dave S

File Name : CoopCrstSt-CoopCrstDr
Site Code : 669
Start Date : 3/8/2016
Page No : 1

Groups Printed- All Traffic

Start Time	Cooper Crest Street From North					Cooper Crest Drive From East					Cooper Crest Street From South					Cooper Crest Drive From West					Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total			
04:00 PM	0	3	0	0	3	0	0	1	0	1	1	5	2	0	8	2	0	1	0	3	0	15	15
04:15 PM	0	5	0	0	5	0	0	2	0	2	0	4	2	0	6	1	1	1	0	3	0	16	16
04:30 PM	0	6	0	0	6	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	0	11	11
04:45 PM	0	4	0	0	4	0	0	1	0	1	0	2	1	0	3	2	1	0	0	3	0	11	11
Total	0	18	0	0	18	0	0	4	0	4	1	16	5	0	22	5	2	2	0	9	0	53	53
05:00 PM	0	4	0	0	4	0	0	2	0	2	1	9	1	0	11	3	0	1	0	4	0	21	21
05:15 PM	0	5	0	0	5	0	0	0	0	0	0	7	4	0	11	0	1	2	0	3	0	19	19
05:30 PM	0	4	0	0	4	0	0	0	0	0	3	3	5	0	11	7	0	1	0	8	0	23	23
05:45 PM	0	1	0	0	1	0	0	1	0	1	4	4	0	0	8	0	0	0	0	0	0	10	10
Total	0	14	0	0	14	0	0	3	0	3	8	23	10	0	41	10	1	4	0	15	0	73	73
Grand Total	0	32	0	0	32	0	0	7	0	7	9	39	15	0	63	15	3	6	0	24	0	126	126
Apprch %	0	100	0			0	0	100			14.3	61.9	23.8			62.5	12.5	25			0	100	
Total %	0	25.4	0		25.4	0	0	5.6		5.6	7.1	31	11.9		50	11.9	2.4	4.8		19	0	100	



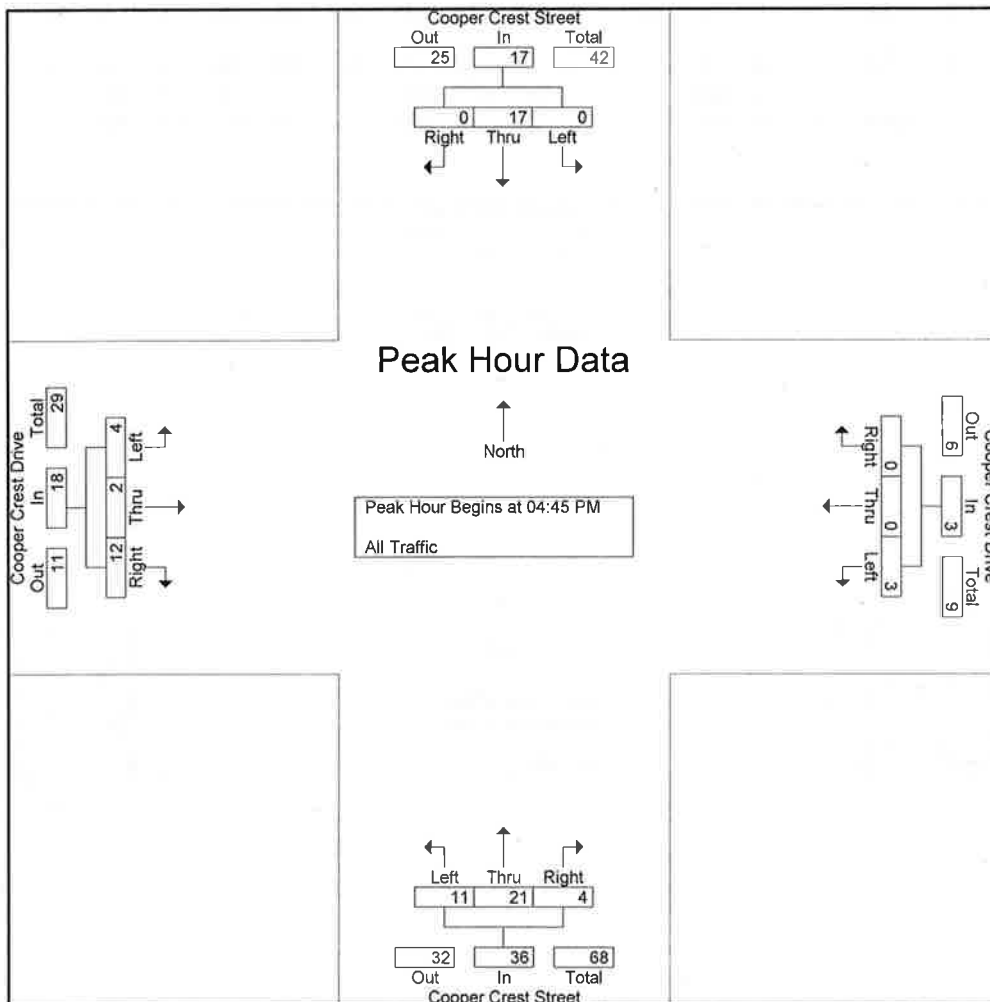
City of Olympia

Public Works Department
Transportation Engineering

Cooper Crest Street
Cooper Crest Drive
Weather: Cloudy/Showers, Cool
Counted by: Dave S

File Name : CoopCrstSt-CoopCrstDr
Site Code : 669
Start Date : 3/8/2016
Page No : 2

Start Time	Cooper Crest Street From North				Cooper Crest Drive From East				Cooper Crest Street From South				Cooper Crest Drive From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	4	0	4	0	0	1	1	0	2	1	3	2	1	0	3	11
05:00 PM	0	4	0	4	0	0	2	2	1	9	1	11	3	0	1	4	21
05:15 PM	0	5	0	5	0	0	0	0	0	7	4	11	0	1	2	3	19
05:30 PM	0	4	0	4	0	0	0	0	3	3	5	11	7	0	1	8	23
Total Volume	0	17	0	17	0	0	3	3	4	21	11	36	12	2	4	18	74
% App. Total	0	100	0		0	0	100		11.1	58.3	30.6		66.7	11.1	22.2		
PHF	.000	.850	.000	.850	.000	.000	.375	.375	.333	.583	.550	.818	.429	.500	.500	.563	.804



City of Olympia

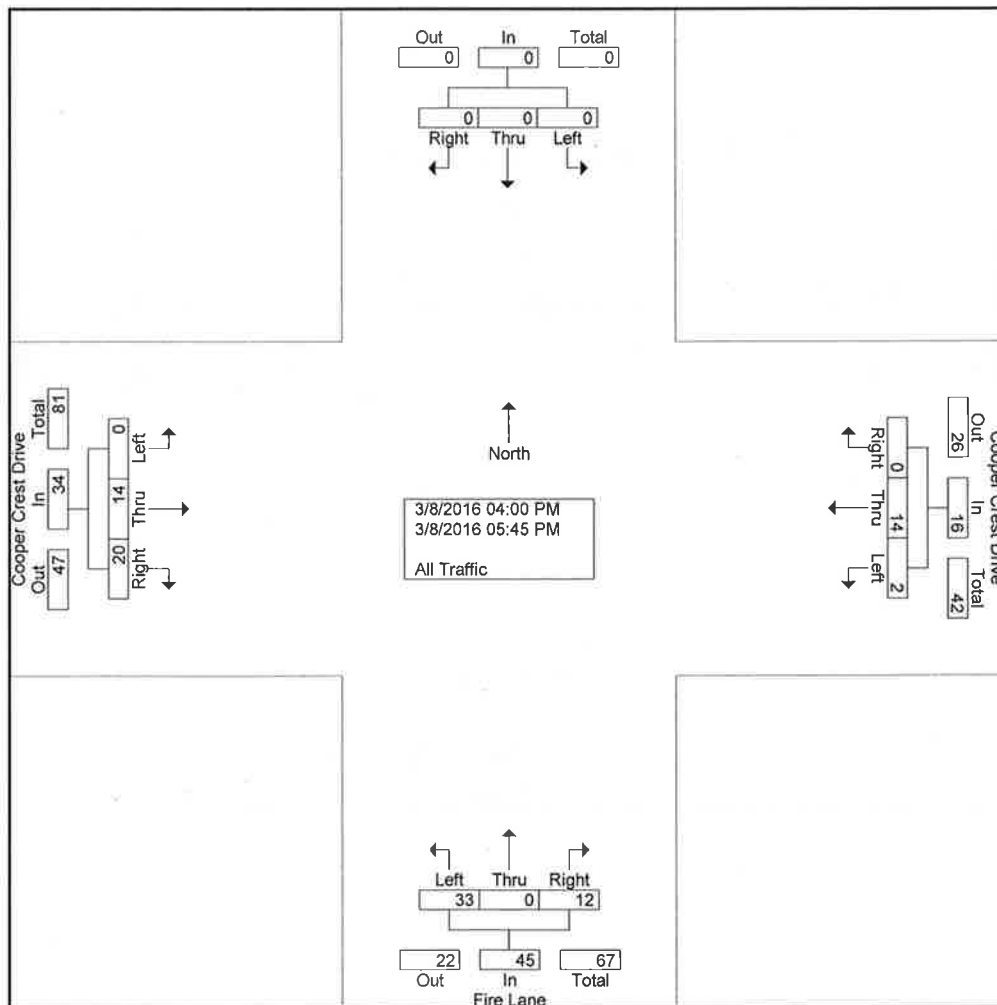
Public Works Department
Transportation Engineering

Fire Lane
Cooper Crest Drive
Weather: Cloudy/Showers, Cool
Counted by: Dave S

File Name : CoopCrstDr-FireLane
Site Code : 670
Start Date : 3/8/2016
Page No : 1

Groups Printed- All Traffic

Start Time	From North					Cooper Crest Drive From East					Fire Lane From South					Cooper Crest Drive From West					Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total			
04:00 PM	0	0	0	0	0	0	1	1	0	2	0	0	3	0	3	0	3	0	0	3	0	8	8
04:15 PM	0	0	0	0	0	0	2	0	0	2	2	0	4	0	6	4	1	0	0	5	0	13	13
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	5	0	5	1	0	0	0	1	0	6	6
04:45 PM	0	0	0	0	0	0	1	0	0	1	2	0	7	0	9	4	1	0	0	5	0	15	15
Total	0	0	0	0	0	0	4	1	0	5	4	0	19	0	23	9	5	0	0	14	0	42	42
05:00 PM	0	0	0	0	0	0	1	0	0	1	2	0	3	0	5	4	2	0	0	6	0	12	12
05:15 PM	0	0	0	0	0	0	4	0	0	4	3	0	5	0	8	3	0	0	0	3	0	15	15
05:30 PM	0	0	0	0	0	0	5	0	0	5	1	0	2	0	3	1	7	0	0	8	0	16	16
05:45 PM	0	0	0	0	0	0	0	1	0	1	2	0	4	0	6	3	0	0	0	3	0	10	10
Total	0	0	0	0	0	0	10	1	0	11	8	0	14	0	22	11	9	0	0	20	0	53	53
Grand Total	0	0	0	0	0	0	14	2	0	16	12	0	33	0	45	20	14	0	0	34	0	95	95
Apprch %	0	0	0	0	0	0	87.5	12.5	0	26.7	0	73.3	0	0	58.8	41.2	0	0	0	35.8	0	100	0
Total %	0	0	0	0	0	0	14.7	2.1	0	16.8	12.6	0	34.7	0	47.4	21.1	14.7	0	0	35.8	0	100	0



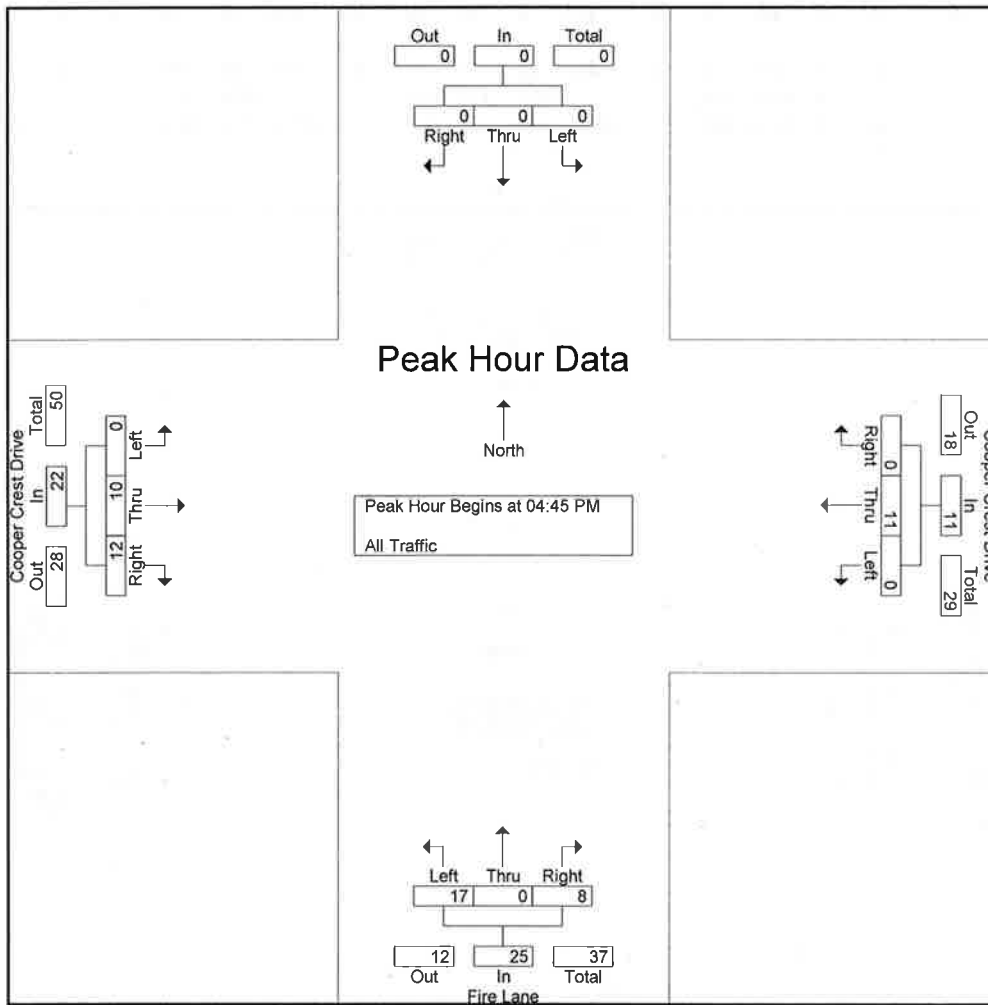
City of Olympia

Public Works Department
Transportation Engineering

Fire Lane
Cooper Crest Drive
Weather: Cloudy/Showers, Cool
Counted by: Dave S

File Name : CoopCrstDr-FireLane
Site Code : 670
Start Date : 3/8/2016
Page No : 2

Start Time	From North				Cooper Crest Drive From East				Fire Lane From South				Cooper Crest Drive From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:45 PM																	
04:45 PM	0	0	0	0	0	1	0	1	2	0	7	9	4	1	0	5	15
05:00 PM	0	0	0	0	0	1	0	1	2	0	3	5	4	2	0	6	12
05:15 PM	0	0	0	0	0	4	0	4	3	0	5	8	3	0	0	3	15
05:30 PM	0	0	0	0	0	5	0	5	1	0	2	3	1	7	0	8	16
Total Volume	0	0	0	0	0	11	0	11	8	0	17	25	12	10	0	22	58
% App. Total	0	0	0	0	0	100	0	100	32	0	68	100	54.5	45.5	0	100	100
PHF	.000	.000	.000	.000	.000	.550	.000	.550	.667	.000	.607	.694	.750	.357	.000	.688	.906



City of Olympia

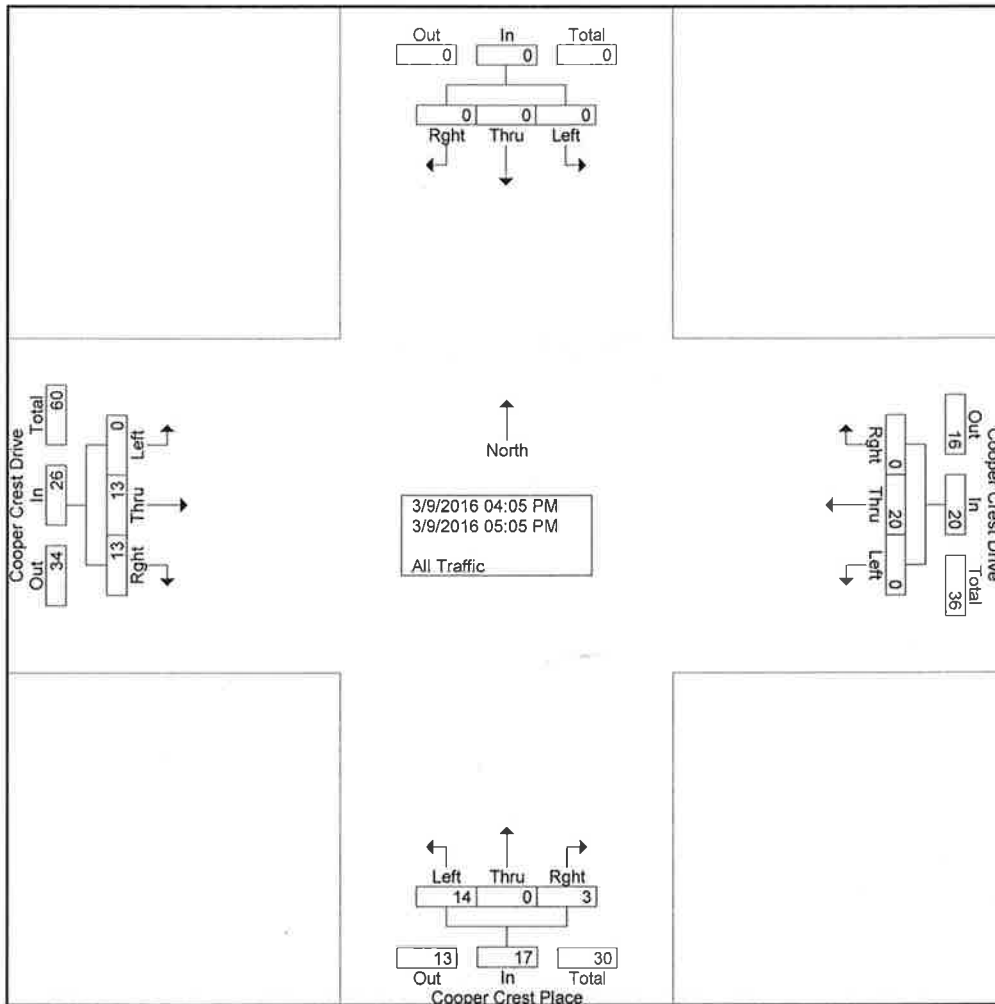
Public Works Department
Transportation Engineering

Cooper Crest Place
Cooper Crest Drive
Weather: Showers, Cool
Counted by: Dave S

File Name : CoopCrstPI-CoopCrstDr
Site Code : 00000000
Start Date : 3/9/2016
Page No : 1

Groups Printed- All Traffic

Start Time	From North					Cooper Crest Drive From East					Cooper Crest Place From South					Cooper Crest Drive From West					Exclu. Total	Inclu. Total	Int. Total
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total			
04:05 PM	0	0	0	0	0	0	7	0	0	7	0	0	6	0	6	4	6	0	0	10	0	23	23
04:35 PM	0	0	0	0	0	0	7	0	0	7	0	0	6	0	6	4	6	0	0	10	0	23	23
05:05 PM	0	0	0	0	0	0	6	0	0	6	3	0	2	0	5	5	1	0	0	6	0	17	17
Grand Total	0	0	0	0	0	0	20	0	0	20	3	0	14	0	17	13	13	0	0	26	0	63	63
Apprch %	0	0	0	0	0	0	100	0	0	100	17.6	0	82.4	0	100	50	50	0	0	100	0	63	63
Total %	0	0	0	0	0	0	31.7	0	0	31.7	4.8	0	22.2	0	27	20.6	20.6	0	0	41.3	0	100	100



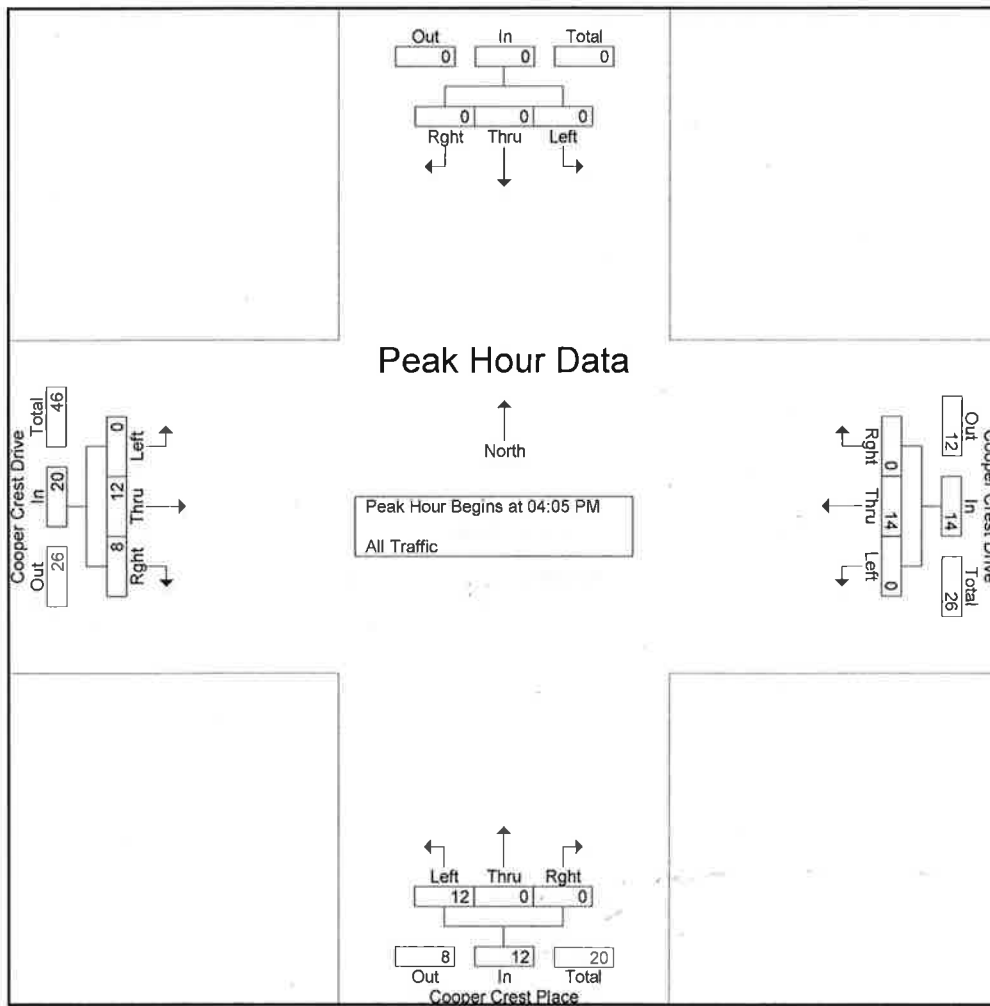
City of Olympia

Public Works Department
Transportation Engineering

Cooper Crest Place
Cooper Crest Drive
Weather: Showers, Cool
Counted by: Dave S

File Name : CoopCrstPI-CoopCrstDr
Site Code : 00000000
Start Date : 3/9/2016
Page No : 2

Start Time	From North				Cooper Crest Drive From East				Cooper Crest Place From South				Cooper Crest Drive From West				Int. Total
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	
Peak Hour Analysis From 04:05 PM to 05:05 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 04:05 PM																	
04:05 PM	0	0	0	0	0	7	0	7	0	0	6	6	4	6	0	10	23
04:35 PM	0	0	0	0	0	7	0	7	0	0	6	6	4	6	0	10	23
Total Volume	0	0	0	0	0	14	0	14	0	0	12	12	8	12	0	20	46
% App. Total	0	0	0	0	0	100	0	100	0	0	100	100	40	60	0	100	
PHF	.000	.000	.000	.000	.000	1.000	.000	1.000	.000	.000	1.000	1.000	1.000	1.000	.000	1.000	1.000



3.10.16



2016 DAILY TRAFFIC VOLUMES BALANCED



3.10.16



$\frac{329 \text{ TRIPS}}{40 \text{ UNITS}} = 8.2 \text{ TRIPS UNIT}$

40 UNITS

329
164 165

296
146 150

345
183 161

415
222 227
188 181

384 709
325

1124
572 552
275

27 SF = 226

TRIP GEN ASSUMED
 $\frac{1124}{134} = 8.4 \text{ TRIP/SF}$

2016 DAILY TRAFFIC VOLUMES
134 - UNITS

RAW

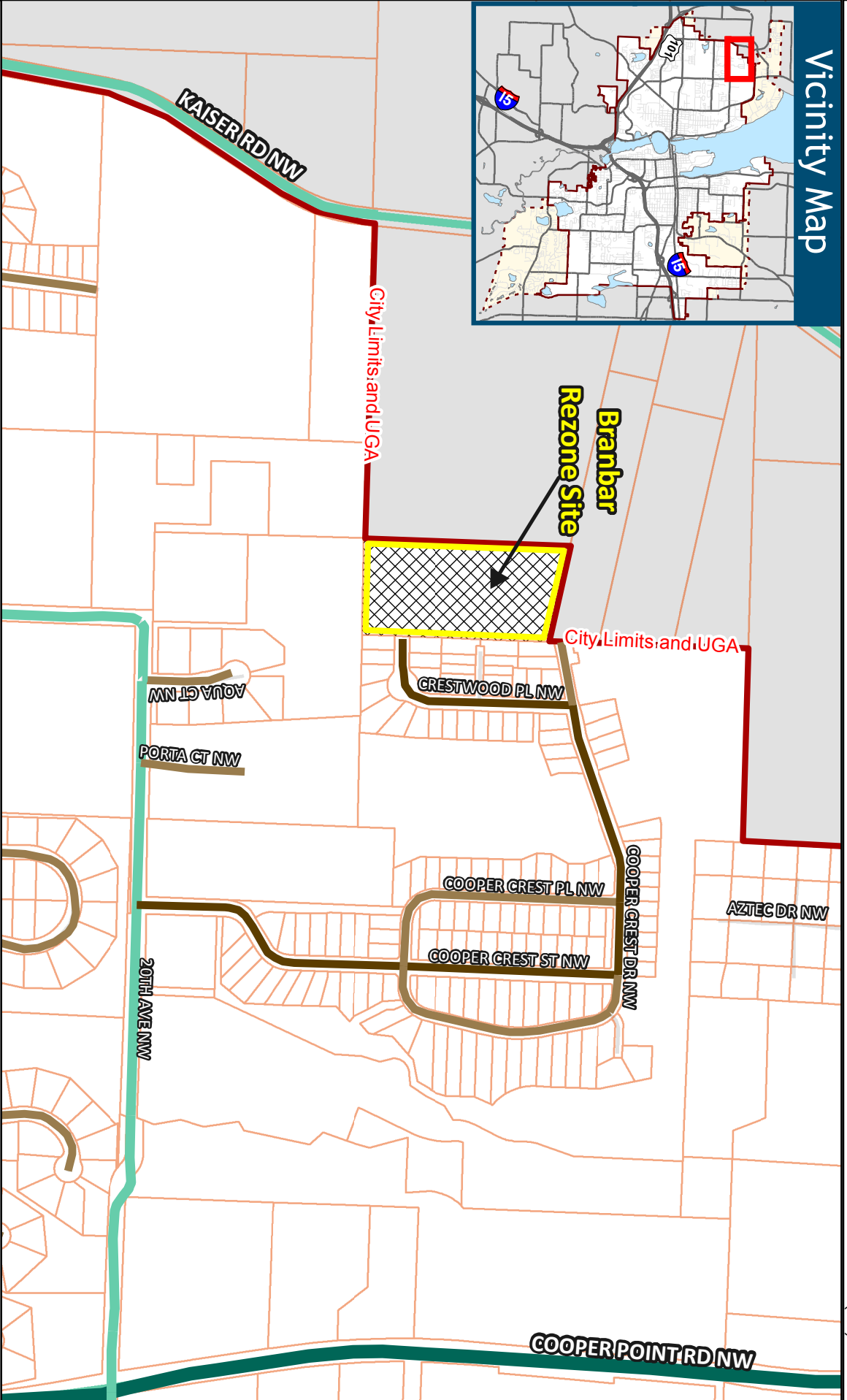
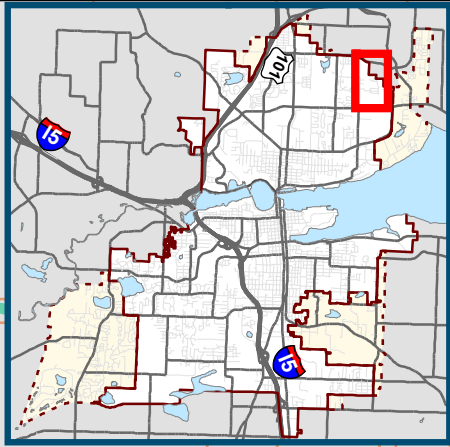




Community Planning & Development

Branbar Rezone

Vicinity Map



Branbar Rezone (Yellow hatched box)

City Limits (Red outline)

City Parcels (Orange outline)

Street Classification

Arterial (Thick green line)

Major Collector (Thin green line)

Neighborhood Collector (Thick brown line)

Local Access (Thin brown line)

0 0.05 0.1 Miles

1 inch = 483 feet

This map is intended for 8.5x11" landscape printing.

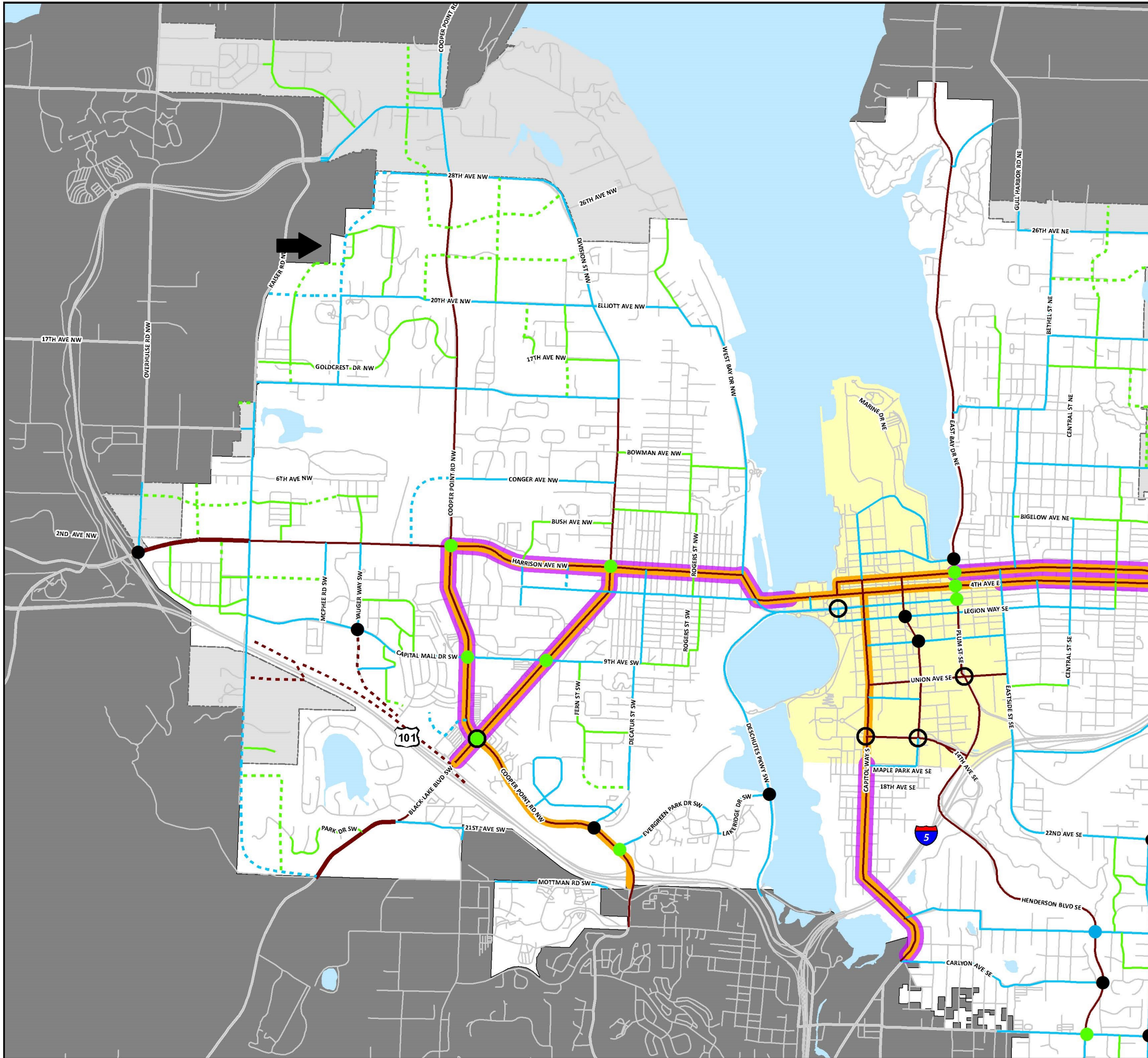
The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability, or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted herein are based on recent information and aerial photos only. It is recommended the 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.

Map printed 7/8/2016

For more information, please contact:
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 Msadlier@ci.olympia.wa.us
 (360) 753-8031

Transportation 2030 Westside and Downtown

January 2016



- 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:

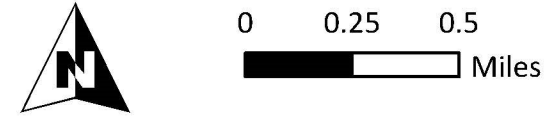
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

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.

Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

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.



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