



April 27, 2013

To Whom it Concerns,

Our property on Delta Lane S.W. joined the Briggs Village. We have lived here over 44 yrs.

Gary always told us there would be a fence put along the property line.

This is our wish that you would do that.

Thank you,

Sincerely,

Lillian & Dave Clark
(Briggs)

Steve Friddle

From: callicoat3@comcast.net
Sent: Tuesday, October 01, 2013 9:29 PM
To: Paula Smith
Cc: Catherine McCoy; Steve Friddle; info@tarcstudio.com
Subject: Re: City of Olympia- Site Plan Review Committee REVISED Agenda September 25, 2013

Hello Paula: We want to send a note stating that we are supportive of the Master Plan changes proposed by the developer Joe Amaroso for the Briggs Village Town Center. There was a meeting tonight that illustrated the proposed changes. It is easy for a community to get spun up about proposed changes and start using phrases like "strip mall", etc. However, once you separate fact from fiction, the proposed changes maintain the integrity and intent of the urban village design and architectural standards. In fact, the design guidelines are now more defined and would provide more assurance that the builder would follow the architectural features of an urban village.

We encourage the City of Olympia to pass the amended Briggs Village master plan as proposed. These changes will align the plan with the financing realities and market demands for commercial and retail space.

Please let us know if there is a more appropriate venue for voicing this support.

Thank you,

Will and Jeana Callicoat
Briggs Village residents since 2009



**FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY**



December 2, 2013

Steve Friddle
City of Olympia
PO Box 1967
Olympia, WA 98507-1967

Re: South Sound YMCA Comment on Briggs Village Master Plan Amendment

Dear Steve:

Thank you for the opportunity to provide comment on the Hearings Examiner's consideration of the proposed amendment of the Briggs Village Master Plan to allow a decreased mix of commercial development.

As you may know, the Briggs YMCA was the pioneer development in the Briggs Village 20 years ago. As such, we are on the historical record in support of the urban village development proposed for Briggs Village. Our comments conveyed via this letter are in regards to the proposed reduction in the amount of square footage originally proposed for commercial space within the development. Please know that given a review of market conditions — with consideration of recent historical trends and current projected market demand — we strongly recommend that the proponent's proposal to reduce the required commercial space be approved.

The South Sound YMCA is a strong proponent of the Briggs Urban Village and we encourage the City to approve the proponent's proposal to reduce the commercial/office/retail space of the development. Such a reduction will allow the project to meet its original goals for a vibrant planned urban village.

Please do not hesitate to contact me if we can provide anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael West".

Michael West
President/CEO

A handwritten signature in black ink, appearing to read "Steven Hatton".

Steven Hatton
South Sound YMCA Board Chair

Steve Friddle
Principle Planner
City of Olympia WA
PO Box 1967
Olympia, WA 98507-1967



Regarding File Number: 13-0039

Dear Mr. Friddle,

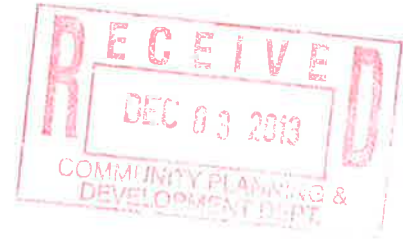
I am in favor of the "Briggs Village Master Plan Amendment". I am encouraging the City to approve the amendment so that the completion of Briggs Village can take place in a timely manner. The complicated structures in the original plan are not suitable for today's economy. It would take many years of population growth to absorb the space as configured in the original plan. Let's move ahead now so that property values can increase and everyone will benefit from that.

Sincerely,

A handwritten signature in black ink that reads "Craig Adair". The signature is written in a cursive, flowing style.

Craig Adair
1508 Brighton WY SE
Olympia, WA 98501

Steve Friddle
Principle Planner
City of Olympia WA
PO Box 1967
Olympia, WA 98507-1967



Regarding File Number: 13-0039

Dear Mr. Friddle,

I have studied the "Briggs Village Master Plan Amendment" and I am in favor of the amendment. I believe that the initial plan was "grand" in concept and after many years, the economy is still not ready for the types of mixed use structures in the original plan. The village can be completed a few short years only if the structures are simplified. I encourage the City to amend the master plan now so that the Briggs residents and neighbors can enjoy the completed community.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Adair".

Lynne Adair
1508 Brighton WY SE
Olympia, WA 98501

Steve Friddle

From: David Smith
Sent: Friday, December 06, 2013 8:55 AM
To: Steve Friddle
Subject: FW: Master Plan Amendment - Trip Generation - YMCA Access - Commercial Streets Signing
Attachments: Site Plan.pdf; 100_4606.JPG; 100_4605.JPG; 100_4609.JPG; Brigg Village MP Amendment 2013 Trip Gen Analysis.pdf

FYI

From: David Smith
Sent: Thursday, October 03, 2013 11:34 AM
To: Alan Murley
Subject: Master Plan Amendment - Trip Generation - YMCA Access - Commercial Streets Signing

Alan:

Attached is Briggs Village Master Plan amendment proposed trip generation analysis. In general the analysis show an approximate 45 percent decrease in new p.m. peak hour trips. While the total trip generations is accurate, the individual land uses trips are not. I have modified Table 3 on page 3 to represent the correct values. This will become critical in the future for determining transportation impact fees and subsequent traffic impact analyses for the individual land uses prior to permitting. Each use will need to a TIA to determine impact to Henderson Boulevard and potential need for traffic signals.

In addition, the additional access need to the YMCA lot (see email below) and the nonfunctional design of the current access need to be address prior to master plan amendment approval. Both of these conditions impact the public street network that surrounds the master plan area. Specific to the current access, the corner design radii are either too big or too small to accommodate proper vehicle turning radii and need to be reconstructed.

Dave S. Smith, P.E.
 Transportation Engineer
 Olympia, Public Works Dept. Transportation
 360.753.8496
 924 7th Ave. SE - Suite A
 Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

From: David Smith
Sent: Monday, April 22, 2013 4:47 PM
To: Alan Murley
Subject: Briggs Issues - YMCA Access - Commercial Streets Signing

Alan:

YMCA Parking Lot Access

Over the past year we have been receiving complaints from YMCA members about the new traffic circulation patterns in and out of there parking lot. With the construction of Henderson Boulevard the Briggs access was eliminated turned into an emergency vehicle access only. This was planned to eliminate vehicle conflicts with the operation of the traffic signal. The YMCA traffic was then to be allowed direct access to the Briggs Town Center and have access to Henderson Boulevard via the Briggs Town Center Commercial Shot Plat Site Access #1. This is discussed and shown in the Briggs Town Center Commercial Short Plat Site Traffic Circulation Analysis (see attached site plan).

Since the completion of the Henderson Boulevard and the Briggs Town Center Commercial private internal street network no north-south street connections or access has been provide for the YMCA parking lot to mitigate the closure of the YMCA parking driveway access on Henderson Boulevard. As a result all the YMCA traffic enters and exists the eastern most driveway to access Yelm Highway via Briggs and does not use the Town Center Access #1. This causes unanticipated delay and congestion on Briggs Drive and at its intersection with Yelm Highway.

To be consistent will the traffic circulation analysis done for the Briggs Town Center Commercial Short Plat and Briggs Village Grocery, a secondary access needs to be open from the YMCA parking lot to the Briggs Town Center north-south private street. This will help disperse traffic, mitigate the closure of the YMCA Henderson Boulevard driveway and lessen traffic impacts on Briggs Drive and Yelm Highway.

Miscellaneous Punch List Items

- Briggs Town Center Commercial Short Plat private street network is missing stop signs and street name signs. Stop signs should be install immediately or sooner.
- The "Right Lane Must Turn Right" sign is behind a tree and was never relocated to the street light
- The 90 degree turn from the very most southern east-west and north-south private street in the Town Center is to narrow. I do not believe two vehicle could safely pass one another though the curve. This should be reconstructed to an intersection and allow access to the YMCA parking lot.

Please look into any possible solutions we might have to remedy the situation. Stop signs should be install immediately or sooner or the streets need to be closed.

Thanks,

Dave S. Smith, P.E.
Transportation Engineer
Olympia, Public Works Dept. Transportation
360.753.8496
924 7th Ave. SE - Suite A
Olympia, WA 98507-1967
dsmith3@ci.olympia.wa.us
www.olympiawa.gov

Steve Friddle

From: Heather Burgess <hburgess@pwblawgroup.com>
Sent: Wednesday, November 27, 2013 6:31 AM
To: Steve Friddle
Cc: Jean Carr (jeanc@scjalliance.com) (jeanc@scjalliance.com); Ron Thomas <Ron@tarcstudio.com> (Ron@tarcstudio.com)
Subject: Briggs/Revised Village Center Plans
Attachments: A1.1 MstrPlanAmendment Housing.pdf; BV Mixed Use District Plan.pdf

Good morning Steve,

Attached please find revised Village Center plans for Briggs Village reflecting two mixed use buildings with additional residential square footage of 11,000 SF. These will be 10 condo units of single family over commercial for density purposes. Please note that Ron has also corrected the square footage summaries on the table at the right – these were not changed, but the prior roll up didn't include all floors.

As soon as I can talk to you about my remaining density calculation issues I will follow up with the calculations and compliance table I mentioned yesterday for your use in review of the project and preparation of the staff report.

Please let me know how many hard copies of the above you will need submitted.

Heather

Heather Burgess

Attorney | Phillips Wesch Burgess PLLC

Olympia: 360-742-3500 | 724 Columbia St. NW Suite 140 | Olympia WA 98501

Tacoma: 253-292-6640 | 505 Broadway St. Suite 408 | Tacoma WA 98402

www.pwblawgroup.com

IMPORTANT/CONFIDENTIAL: This e-mail message (and any attachments accompanying it) may contain confidential information, including information protected by attorney-client privilege. The information is intended only for the use of the intended recipient(s). Delivery of this message to anyone other than the intended recipient(s) is not intended to waive any privilege or otherwise detract from the confidentiality of the message. If you are not the intended recipient, or if this message has been addressed to you in error, do not read, disclose, reproduce, distribute, disseminate or otherwise use this transmission, rather, please promptly notify the sender by reply e-mail, and then destroy all copies of the message and its attachments, if any.

IRS Circular 230 Disclaimer: To ensure compliance with requirements imposed by the IRS, we inform you that to the extent this communication contains advice relating to a Federal tax issue, it is not intended or written to be used, and it may not be used, for (i) the purpose of avoiding any penalties that may be imposed on you or any other person or entity under the Internal Revenue Code or (ii) promoting or marketing to another party any transaction or matter addressed herein.

BEFORE THE HEARING EXAMINER OF THE CITY OF OLYMPIA

In the matter of Briggs Village Master Plan Amendment	File No. 13-0039 Notice of Appearance of Robert B. Shirley on behalf of Lynne A. McGuire
--	--

1 PLEASE TAKE NOTICE that Robert B. Shirley will appear in the above entitled
2 proceeding on behalf of his client, **Lynne A. McGuire.**

3 Consistent with the Hearing Examiner Rules of Proceeding, 29 November, 2012,
4 please direct all required communication, documents, and other material to the following
5 email address:


6 robertshirleyattorney@hotmail.com

7 In the event you have material that cannot be submitted electronically, it may be
8 mailed to the address below. In such circumstance, please send an email informing me
9 the material has been sent by USPS.

10 In order to avoid costly duplication of documents, I would be happy to discuss
11 document production with counsel or representatives for other parties.

12 In the event you need to contact me by telephone, please call 360-556-7205.

13 Respectfully this 30th day of November, 2013,

14 
15 _____
16 Robert B. Shirley
17 Attorney at Law
18 WSBA 25252

From: Holly Gadbow [<mailto:hollygadbow@comcast.net>]
Sent: Tuesday, December 03, 2013 10:18 PM
To: Steve Friddle
Cc: Keith Stahley; Steve Hall
Subject: RE: Your attachment for Briggs

Thanks, Steve, for setting up the meeting with Ron Thomas. We appreciated the information, and your work with the developer representatives. I think it is much better than the first time we saw it. Most of my concerns have been addressed. I think it is important that the City hired some design expertise. I have been impressed with Makers work. I wish the City could afford it for all large projects or have this expertise in house. This kind of help could get us higher quality buildings that I envisioned our design standards achieving.

Thanks again for taking time to address our concerns.

Holly

Steve Friddle

From: mfoutch@juno.com
Sent: Wednesday, December 04, 2013 12:08 PM
To: Keith Stahley
Cc: hollygadbow@comcast.net; Steve Friddle; Steve Hall; Leonard Bauer; mcphmsquare18@aol.com; jeanette5@comcast.net
Subject: [BULK] RE: Your attachment for Briggs
Attachments: RE: Your attachment for Briggs
Importance: Low

Hello, Keith,

Thanks to everyone for taking the time to meet with us. Besides the project team's explanations being useful to us, I hope our perspectives added something to the project.

Mark

Please note: message attached

From: Keith Stahley <kstahley@ci.olympia.wa.us>
To: Holly Gadbow <hollygadbow@comcast.net>, Steve Friddle <sfriddle@ci.olympia.wa.us>
Cc: Steve Hall <shall@ci.olympia.wa.us>, "mfoutch@juno.com" <mfoutch@juno.com>, Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: RE: Your attachment for Briggs
Date: Wed, 4 Dec 2013 10:31:12 -0800

Do THIS before eating carbs (every time)
1 EASY tip to increase fat-burning, lower blood sugar & decrease fat storage
<http://thirdpartyoffers.juno.com/TGL3131/529f8bfd61984bfd725cst01vuc>