

Cari Hornbein

From: Lydia Lindwall <lydialindwall@comcast.net>
Sent: Thursday, February 05, 2015 1:35 AM
To: Cari Hornbein
Subject: Bayan Trails Multifamily, Case No. 14-0139

Cari Hornbein, Senior Planner

Hi, my name is Lydia Lindwall and I live in San Mar. I would like more information about this planned development that will back up to San Mar, the Bayan Trails Multifamily development . I am sorry I missed the recent meeting. I have no excuse but evening entropy. I apologize if I ask questions that you covered at the meeting.

I heard from a neighbor that the developers plan to open up the road into San Mar. I have concerns about the added traffic and would like to review the traffic study prepared by the developer; Assuming this would be required before a permit would be issued for that kind of action. How many units do they plan to build? How many cars do they estimate would be added to the traffic on Sleater-Kinney and if you were to open up the road between the developments, how many vehicles would be going through our neighborhood? I don't think the new development should disrupt us.

I am concerned about the added traffic onto Sleater-Kinney. We don't have a dedicated turn lane into our development and people speed real fast once through the stop light at Martin Way. And when my kids went to Chinook and NTHS, they would use the cross walk right in front of NTHS and almost every day had a close call with a car.

I tried to get a crosswalk improvement there, like one of those that lights up and flashes, but when I called the school, they said the city is responsible for that. So I called the city of Olympia and they said even though I live in Olympia and the crosswalk abuts my development, that it isn't their crosswalk, it belongs to the city of Lacey. So I called the city of Lacey and they said it wasn't their crosswalk if the school wanted they could do something about it. So I just reminded my kids that they needed to look out for their own life.

I would prefer they manage their development within their development and not route their traffic through our neighborhood. They should be responsible to build adequate ingress and egress to their development and not impact our development in the process.

We have cats and dogs and children that play on our (narrow in places) winding streets with very little lighting and no sidewalks. We don't need to add more cars to this situation. Water pools at San Mar Drive and Shadow Lane every time it rains. People walk through the neighborhood regularly, including the infirm and elderly. Children play in the street. We also have several handicapped people and group homes in our development. Folks from these facilities are often in the road in wheel chairs.

Children stand in two places waiting for the school bus. We really don't need more cars using our neighborhood roads to exit the area. They should provide at least two of their own ways to access their planned development. They shouldn't rely on our roads. Two cars barely fit, especially when someone is parked on the road. If you do anything, open it up so folks can walk through or ride their

bikes between the two developments, but please don't open it up to motorized vehicles. Have the developer make it a little park area or grass patch at the walk through.

If more cars are going to be routed through our development, I would like to request that the developer pay to add street lighting, address the stormwater system and street grading to ensure all water disperses properly during rain events, make sure people trim their bushes so you can see the extra cars coming at you, and put in sidewalks all along at least one side of San Mar Drive and Alonna so the kids can walk safely to school or the bus stop. And none of these costs should be carried by the residents of San Mar. If they are going to use our area, I think they should fund safety enhancements to ensure the safety of our little community.

I also have concerns about the wetland. I would like to see the footprint of the planned development if possible and I am wondering if the developer has prepared an analysis of the wetland and stormwater impacts to get their permits. Are they required to any form of environmental impact analysis? If so, I would like to review these documents.

And are there design options that could minimize any impacts to the homes that will border our development? I am sure these homeowners have concerns about what this will be like for them.

I would appreciate it if you would inform me of any other planned public meetings on this development.

Thank you,
Lydia

Cari Hornbein

From: bahu461@comcast.net
Sent: Wednesday, February 04, 2015 1:09 PM
To: Cari Hornbein
Cc: Jo-Anne H. Quitadamo; bhue461@comcast.net
Subject: Proposed Bayan Trails Development
Attachments: Bayan Buildings-J-Rs comments_B.docx

Greetings Cari,

Attached are our comments on the Proposed Bayan Trails Development.
Thank you.

Barb Huether
San Mar Dr

February 4, 2015

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning & Development
601 4th Avenue E – P.O. Box 1967
Olympia, WA 98501-1967

Attention: Dear Cari:

Subject: Proposed Bayan Trails Development

Thank you for providing an opportunity to comment on the Bayan Trails proposed development on Sleater-Kinney Road.

First, for the good of the environment it would be preferable to leave the existing property as is. It provides habitat, natural water runoff to the wetland, and it is esthetically very pleasing. Also, it would benefit the environment and the community to re-purpose a number of the many existing empty buildings in Olympia instead of erecting yet more buildings.

In reviewing the plans at the January 22, 2015 public meeting, we found a number of significant concerns:

Zoning: The entire surrounding neighborhoods are single family dwellings! Tossing in a multi-family facility is going totally against the prevailing character of the community.

Design of buildings needs to be more residential-friendly in appearance. They need *CHARACTER*. The Bayan Development is not in keeping with the rest of the area. In the project plans, the buildings appear to look very cheap, particularly the roof lines. The appearance of the “butterfly” roof design is far too commercial for a residential area; they are reminiscent of gas stations. The proposal is too contemporary for this area. More attention should be put into textural interest of the buildings themselves. A better balance of design concepts between variation and repetition of design is needed As it appears in the plans, there is way too much repetition alone which lacks interest, more variation of design is needed. The proposed buildings lack charm!

Recommendations:

- Revise the roof lines so they are more residential in appearance, less commercial looking; eliminate the “butterfly” roof lines;
- Soften the “feel” of the buildings with more variation of design so they don’t look like they came off an assembly line.

- Add lots of interest in building materials such as real masonry and pavers in appealing colors and textures to blend with the environment.
- See Providence St. Peter's Hospital parking areas in front of the hospital... they managed to keep the natural feel of the environment yet provide essential services to the community. That approach should be used.

Traffic: San Mar now enjoys a quiet neighborhood. It is strongly recommended that the proposed street and trail entering San Mar from Bayan Trails in the plan be eliminated in order to maintain the ambiance of our neighborhood. Having a connection to Bayan Trails would simply encourage numerous vehicles to use San Mar as a short-cut; it would also significantly reduce the safety of our streets. Importantly, egress from San Mar onto Sleater-Kinney would become an egregious situation -- it is already difficult to get out of the San Mar subdivision due to the existing traffic on Sleater-Kinney. PLUS.... there will be considerably more traffic due to:

- New developments at Lilly Road and 26th Avenue,
- New development on Sleater-Kinney, Freestone Communities Trailside
- (Apparent) new development on 15th Avenue
- A new development on Brinon Parkway in the area of Cabela's,
- Add the Bayan development, and we have gridlock.

The problem is, all these new developments, brining too many people into a very small area, are going to funnel traffic right onto Sleater-Kinney and become a traffic nightmare, not to mention the adverse impact to residents of the San Mar subdivision.

Sewers: IF approval is ultimately given, consider stubbing out the sewer system to facilitate San Mar's future access to Olympia's sewer system. This would be consistent with Thurston County's and the City of Olympia's endeavors to phase out septic systems.

Impacts to the residents of an existing housing development should be given primary consideration. It was implied that the proposed Bayan Trails project was for senior housing, *not* housing to include children. There is already a lunch-time issue with high schoolers and their drugs and drinking at the back of the San Mar subdivision; as well as strewing their leavings all over the streets on their way in and out of the area. Adding more kids to the mix would simply exacerbate the problem.

More input from the neighborhood should be considered before any decisions are made about another development so close to San Mar.

Again, thank you for the opportunity to comment.

Barb Huether
Bev Huether
Jo-Anne Quitadamo

Cari Hornbein

From: Linda <shakylady1@comcast.net>
Sent: Monday, January 26, 2015 11:27 AM
To: Cari Hornbein
Subject: Re: Bayan Trails Project Status

Cari -\

I was out of town for the meeting last week - sorry for not getting back to you sooner.

My primary concerns over the Bayan Trails project are that of traffic. Sleater-Kinney Rd. already backs up almost to 15th St. on weekday mornings, and when the project off Lilly & 26th is completed, there will be another influx of traffic on Lilly & Sleater Kinney roads that neither one is equipped to handle at this moment. Vehicles making the left turn from 6th onto Sleater-Kinney (both NTHS and Chinook MS traffic) can wait up to 10 minutes now just trying to get onto Sleater-Kinney. Bayan Trails will add another dimension to this already congested and dangerous traffic issue. I believe all of our San Mar residents will confirm that students walking through our development and crossing Sleater-Kinney Rd. in the dark mornings already face danger just trying to get across the street - some of these students come from the apartment complexes just across the Chehalis Western Trail on a daily basis, in addition to our own children. Adding more resident and vehicles to this area will exponentially increase both the risks and traffic issues we are already dealing with. The fact that very few people drive the 25 mph speed limit is also a contributing factor.

I assume an environmental impact study of some type will also be required due to the wetlands behind our development? That would be another area of concern - we already have unexplained and unaddressed water pooling in our streets during heavy rains, and I am concerned that development would exacerbate that issue as well.

I would be interested to hear what issues and concerns were addressed at the meeting.

Linda Salo

From: "Cari Hornbein" <chornbei@ci.olympia.wa.us>
To: "guy d adams" <guy.d.adams@comcast.net>, 'hippurus@yahoo.com', 'andersonbret@me.com', 'mnmoly@gmail.com', 'hbatacan83@yahoo.com', 'mbrazier211@comcast.net', 'carly@masonjar-media.com', 'doug brodin' <doug.brodin@comcast.net>, 'musephil@aol.com', 'ecampv@gmail.com', 'ddonges@comcast.net', 'qponmom89@yahoo.com', 'khalrain@netscape.net', 'candlelime@comcast.net', 'ddgibler@msn.com', 'klausies@comcast.net', "'shamilton nchs" <'shamilton.nchs@gmail.com'>, '13thiowa@gmail.com', 'robinsnest406@gmail.com', 'bbinoly@comcast.net', 'info@woodlandtrail.org', 'huntsam@comcast.net', "'papaw ed" <'papaw_ed@yahoo.com'>, 'k999dan@gmail.com', 'aljack456@yahoo.com', "'katherine jackson" <'katherine.jackson@europaexpress.com'>, 'jesscarljones@gmail.com', 'wkeeney8051@yahoo.com', 'brucedianekirk@hotmail.com', 'micanloi@yahoo.com', 'professionalpride@msn.com', 'professionalpride@msn.com', "'carolyn lee" <'carolyn.lee@goldenalon.com'>, 'lynettelin@aol.com', 'purplegirlnurse@yahoo.com', 'tallynrita@gmail.com', 'micanloi@yahoo.com', 'cnwroice@hotmail.com', 'sjrutkowski@comcast.net', 'shakylady1@comcast.net', 'lsanti295@comcast.net', 'linda@sunsetfibers.com', 'okslemmer@reachone.com', 'angelasutter1@hotmail.com', 'candlelime@comcast.net', 'ronaldtoliver44@yahoo.com', 'brantian@comcast.net', 'veneystrucking@aol.com', 'mwofford512@yahoo.com', 'bahu461@comcast.net', 'leduc4015@comcast.net', 'tmcguire@kiddermathews.com'
Sent: Friday, January 16, 2015 4:39:28 PM
Subject: Bayan Trails Project Status

Good afternoon, all-

I wanted to touch base to give you an update on the Bayan Trails project. This message is going to those for whom we have e-mail addresses on file, so please pass along to your neighbors.

On January 2, we sent out a notice postponing the Design Review meeting to next **Thursday, January 22**. If you did not receive it, please let me know. The meeting will be at **Olympia City Hall starting at 6:30 p.m.** The packet (which includes a staff report, plans, and related exhibits) should be available on the City's website by the end of the weekend. You can check by clicking on this link: <https://olympia.legistar.com/Calendar.aspx>.

On January 8, city staff sent *Preliminary Land Use Review* comments to the applicant. These comments outline the information that's needed for us to continue reviewing the project and to develop our recommendation for the Hearing Examiner (hearing date has not been scheduled). I'm happy to send a copy to those who are interested.

Following the Design Review meeting, the applicant will be preparing their response to staff's comments and any direction given by the Design Review Board. At this time, I don't know when plans will be resubmitted.

Thank you for your interest, and please do not hesitate to contact me if you have questions.

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us

Cari Hornbein

From: Doug Brodin <doug.brodin@comcast.net>
Sent: Thursday, January 15, 2015 2:52 PM
To: Cari Hornbein
Subject: Re: Bayan Trails Project 14-0139

Thanks Cari!

I have two concerns with the connection and they are related: increased traffic and speeding vehicles. I could accept the increase traffic if speed was controlled. The biggest issue we have right now is vehicles speeding through the neighborhood. We have approached the city about speed bumps but to no avail. To now increase traffic only escalates the speed issue. I think if speed bumps were added throughout the San Mar development you could sell us on the street connection.

Is this type of negotiation possible?

Doug

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

From: [Cari Hornbein](#)
To: [Doug Brodin](#)
Sent: Thursday, January 15, 2015 2:10 PM
Subject: RE: Bayan Trails Project 14-0139

Doug –

I'm going back through my in-box and ran across your e-mail from last month. I don't have any record of ever responding for which apologize.

The City will be requiring a street connection to San Mar Drive based on the transportation map in the Comprehensive Plan and engineering standards. No other connections between San Mar and Bayan Trails will be required.

I'm aware of the opposition to the street connection based on the neighborhood meeting last fall and subsequent written comments. The applicant doesn't want to build the connection, either. Knowing that street connections are a big issue with new development and the possibility of an appeal, the project was referred to the Hearing Examiner. A hearing has not been scheduled yet, but you will receive notice when it goes out.

Hope this answers your question, but let me if it doesn't.

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us

From: Doug Brodin [<mailto:doug.brodin@comcast.net>]
Sent: Wednesday, December 24, 2014 12:58 PM
To: Cari Hornbein
Subject: Bayan Trails Project 14-0139

Hi Cari,

Is there any plan now or in the future to connect San Mar Drive or any other existing city street from within San Mar to the new Bayan Trails development?

Thanks!

Doug Brodin
4003 Alonna Drive NE

Cari Hornbein

From: BRENDA HOOD <bbinoly@comcast.net>
Sent: Wednesday, December 03, 2014 3:49 PM
To: cpdinfo; Cari Hornbein
Cc: Sam Hunt-home; Jeannine Roe
Subject: Bayan Trails proposal--14-0139

To: City of Olympia, Cari Hornbein, Senior Planner
Re: Public Comment on Bayan Trails Multifamily Housing, File 14-0139
Fr: Brad Judson and Dr. Brenda Hood, 415 San Mar Dr NE, Olympia, WA 98506

We write in strong opposition to the planned ten townhome-style apartment buildings (70 units) location and connecting the proposed development to San Mar, either by road or trail. The logical connection for any trail should be to the adjoining Chehalis-Western Trail and not to San Mar Villas and any road connections should be to Sleater-Kinney.

In reviewing Olympia city policy T3.2 as referenced by city senior planner Cari Hornbein, we argue that the details on the proposed Bayan Trails development adjacent to San Mar Villas at 607 & 709 Sleater-Kinney is not a "neighborhood" but a commercial development – a senior development and an apartment complex that was never envisioned when devising a policy of connecting "neighborhoods". Adding 168 units of senior housing and 70 units of apartments has the potential to add 238-500+ motor vehicles into the San Mar neighborhood from residents alone, plus an additional several hundred cars daily from employees working at the senior center, visitors, commercial service vehicles, medical vehicles, etc. This is not a neighborhood development, with single family homes – no such housing is even considered - it is a commercial operation for the purpose of profit. This does nothing to facilitate and distribute traffic, but to divert traffic from where it should be – on the main street to get to the intersection and beyond – into our neighborhood.

Sleater-Kinney backs up from the north to south direction every day due to traffic into and out of North Thurston High School (NTHS). The proposed development is just north of NTHS, therefore an abundance of vehicle traffic would be motivated to come through San Mar in order to avoid the NTHS area and more quickly get to the intersection of Sleater-Kinney and Martin Way. Similarly, northbound traffic into the proposed development would be motivated to go through San Mar neighborhood to avoid the NTHS ingress and egress.

This is not in any neighborhood's best interest in terms of safety, traffic load, pollution, noise pollution, etc. We have mixed families with many small children – recently, a house two homes down from the proposal had two deaf children. They were so concerned about the potential situation that they had the military base move them back onto the base. This is how much this situation frightens families of San Mar Villas.

The proposal is in no way benefiting the connectivity of neighborhoods, as there is no reason for San Mar residents to ever travel into the proposed commercial/residential development. This proposal does not create a disconnected neighborhood "pod." To reiterate, it is a commercial senior living business and multiple stacked apartments. We already have apartment complexes across from the Chehalis-Western trail. Children and young adults use a path between the apartments, similar to the ones in the proposal, into San Mar which has resulted in excessive safety concerns. Numerous individuals use the convenience of the "path" which is out of sight of their parents to do drugs, drink, loiter, litter, and leave bottles and hypodermic needles strewn everywhere. They come onto adjacent single family homes in San Mar Villas and destroy property, harass pets, and cause other safety and health concerns. This is not what public official envisioned when creating the policy, and the policy should not apply to this situation as it does not carry out that intent.

As residents of San Mar, the proposal to connect the proposed development directly to San Mar Drive would have a negative impact on all residents of our small neighborhood.

In addition, with respect to the citing of the 70 townhomes, we note that the survey work was done in the driest time of the year, and no effort has been made to determine the flood issues, standing water issues, and wetland issues with the land adjacent to and at the location of these townhomes. This information was brought to light in the public meeting held recently, where a neighbor directly adjacent to the proposal is a professional in this field and asked about these concerns, only to be told that there was no documentation from the applicant or representatives of the applicant (including the surveyors and the SCJ Alliance firm) of these issues. We were told these would be "looked into," and yet the proposal has moved forward without any consideration, documentation, or response to our neighborhood about them. The only response we received personally from Cari Hornbein is that a few trees would be left as a buffer between the large, 3-story development and our neighborhood, as if that was in any way sufficient.

Finally, we object to the manner in which the developers have gained the wholehearted and enthusiastic support of staffperson Cari Hornbein. She stood up at the so-called neighborhood meeting, in which our neighborhood as a whole had not been notified, and stated how excited she was about this development. She showed absolutely no concern nor interest in hearing from San Mar Villas residents, and defended the applicants/developers in a manner unprofessional of her role and position. We watched as the applicants and their representative smiled at her defending their proposal. The applicants discussed this was "their dream", and when we brought to their attention that "their dream" was potentially going to have a terribly negative affect on hundreds of others, there was no concern nor interest in working with us to mitigate these concerns.

A final note is that the notice of land use application did not arrive until the Thanksgiving Holidays, when a good number of people are visiting family, extended relatives, and friends or hosting others, and were given an extremely limited time to response in the first comment period. This timing again reflects a "ramming it through" approach that is not conducive to working constructively nor positively with this neighborhood.

Our home is on the corner of the new proposal, and the impact to us will be substantial, both in terms of economic loss of value in our home/property, as well as the quality of life if there is a road or trail connecting our neighborhood to this commercial/multi-family residential proposal. The project should be set further to the north, should be limited in height to fit into the existing community, and should include multiple single-family residences, not 70 crammed townhomes. This project should have a substantial fence that runs the entirety of the San Mar neighborhood east to west on the boundary of the neighborhood and the proposed for-profit commercial/multi-family residential proposal. And a traffic pattern and load study should be conducted, along with a 12-month land study that considers the abundance of water that accumulates on the proposed site.

Sincerely,
Brad Judson and Brenda Hood

T 3.20* Establish residential local access street patterns which will:

- a. Facilitate and distribute local access through a dense pattern of interconnected local streets and collectors so that local traffic does not have to use arterial streets to circulate within the neighborhood.
- b. Provide multiple streets to and from residential developments for purposes of safety.
- c. Avoid creating disconnected "pods" of residential development.
- d. Undertake traffic calming strategies, where necessary, and especially when new streets are connected to existing streets. Special emphasis should be given at the point of connection with existing neighborhood streets.

Cari Hornbein

From: bahu461@comcast.net
Sent: Tuesday, December 02, 2014 6:29 PM
To: Cari Hornbein
Cc: bhue461@comcast.net; jq@comcast.net
Subject: Bayan Trails MultiFamily Housing - Comment Period Ending December 3, 2014

According to the "Notice of Land Use Application", this project is "proposed to connect to San Mar Drive to the south".

My family and I are residents of San Mar Drive. We have significant concerns about this project.

1. The most obvious issue is the enormous influx of vehicles that are going to be impacting Sleater-Kinney Road. At present, the traffic already backs up to San Mar at Martin Way at times, making it difficult to exit. The enormous arrival of so many new vehicles is going to make the situation significantly worse.
2. What is meant by the "trail connecting to San Mar...", we do not want San Mar to become a thoroughfare whether for vehicles OR bicycles.
3. It is extremely disappointing to see the destruction of what little habitat remains in Olympia. It is such a shame when so many other existing buildings are empty and needing tenants. Why are new buildings going up when the empty buildings need to be repurposed?
4. What form of sanitary waste treatment will be used, sewer or septic? If sewer, does the line already exist? Would this make it easier for San Mar residents to upgrade to sewer (NOT a step system) eventually with greater economy?

Thank you for providing the opportunity to comment.

Cari Hornbein

From: Doug Brodin <doug.brodin@comcast.net>
Sent: Monday, December 01, 2014 7:55 AM
To: Cari Hornbein
Subject: Bayan Trails Project 14-0139

Cari,

I live in the San Mar development next to this proposed project. My number one concern is the proposed trail shown on the project map that appears to connect the new development with the end of San Mar Drive at the back of our development. I am **strongly opposed** to this. We already have significant problems with foot traffic between Sleater-Kinney and the Chehalis Western Trail. The area where people can access the trail from the back of the San Mar development is already a gathering point for drug activity, littering and parties and the Olympia Police do not seem able to control it now. We also have significant issues with break-ins and car prowling that more access will only cause to increase.

I am also concerned about auto traffic impacts on Sleater-Kinney. Traffic already backs up north from the Martin Way light to Alonna Drive at peak times and increased traffic will only worsen this.

Stormwater runoff is also a concern with the addition of more hard surface in the area. We already have problems in the neighborhood with large "lakes" of water during heavy rain due to poorly designed streets and insufficient drainage systems. This new area will only worsen this in my opinion.

Thanks for listening and please keep me informed as to next steps with the project and any opportunities to have additional input!

Doug Brodin
4003 Alonna Drive NE
Olympia, WA 98506
360-456-4036

Cari Hornbein

From: Caroline <candlelime@comcast.net>
Sent: Friday, November 21, 2014 7:30 PM
To: Cari Hornbein
Subject: project file number 14-0139

Hello Cari,
I'm writing you to give my written comment regarding the proposed project name: Bayan Trails Multifamily Housing, File Number: 14-0139.

The San Mar Villas neighborhood is a close knit community. We know our neighbors, we know who is driving down our roads, and we know who is walking down our streets. With a proposed townhouse apartment complex nearby and allowing those tenants access to our streets poses a safety risk to our neighborhood. We already experience many of the teenagers from the nearby high school wandering around our neighborhood smoking during their breaks, littering, and using our nearby cul-de-sacs to park and meet with their friends. A trail/road connecting to San Mar Drive will negatively impact our neighborhood because of the excess traffic it will cause.

Please do not connect Bayan Trails to San Mar Villas via a trail and/or road on San Mar Drive. This neighborhood is 51 years old and we'd like to preserve its integrity.

Thank you!

Caroline Geist
3901 Alonna Drive NE
Olympia, WA 98506

Cari Hornbein

From: JessCarl Jones <jesscarljones@gmail.com>
Sent: Sunday, November 30, 2014 3:57 PM
To: Cari Hornbein
Subject: Bayan TrailsMultifamily Housing

We have no reason to not want this development, except for the increase in traffic flow.

We have lived in San Mar for over 15 years, started with a 2 lane road, less traffic and then thanks to Lacey development we now have a four lane road, high traffic volume, including large delivery trucks. It is like getting an unwanted beating every day, but we tolerate it all.

As it stands now, at anytime of the day, it can take 15-20 minutes to get onto Sleater-Kinney from San Mar Estates, if a person is coming from Chinook Mid school and trying to get out onto Sleater that is a long 10-20 minute wait. When school starts, at lunch breaks and when school gets out and then 4-6 commute traffic the wait is worse.

We just hope that the developer puts in a 4 way stop/signal light at that intersection and flashing lites at the crossings. Many kids walk home across and down Sleater, we have seen some kids almost get hit. Most people go 35-45 MPH on this street. Now with this development you are going to add 238 units, that will house at least 1-4 people to each unit, add a car each and senior dial up bus and then visitors and you will have a traffic jam for sure. Please consider the residents that have been here for many years. We need housing for seniors that is true, but this is money based, a business and all residents in the new area, as well as those of us that have been established for some time should be considered and respected.

We look out our kitchen and see all this go on or the heavy noise will let you know, if it gets any worse, we are going to sell and move to the country, many of the residents here are talking of doing the same.

Please consider all involved with this and maybe the "Golden Rule" might apply in this case.

Thank you for your consideration,
Carl and Jessica Jones
4023 Shadow Circle NE
San Mar Villa Estates
360-455-4337

Cari Hornbein

From: Sam Hunt <huntsam@comcast.net>
Sent: Wednesday, November 19, 2014 7:12 PM
To: cpdinfo; Cari Hornbein
Cc: Steve Hall; Jeannine Roe
Subject: Bayan Trails proposal--14-0139

My neighbor sent me the details on the proposed Bayan Trails development adjacent to San Mar Villas at 607 & 709 Sleater-Kinney. The Notice of Land Use Application says, "This notice has been provided to agencies, neighborhood associations, parties of record, and neighboring property owners." I received no such notice. As a resident of San Mar, the proposal to connect the proposed development directly to San Mar Drive would have a negative impact on all residents of our small neighborhood. The addition of 238 residences and 500 or more people would result in a significant increase in traffic through our neighborhood.

I am strongly opposed to connecting the proposed development to San Mar, either by road or trail. The logical connection for any trail should be to the adjoining Chehalis-Western Trail and not to San Mar Villas and any road connections should be to Sleater-Kinney.

I strongly recommend that the city notify all residents of San Mar about this proposal. There should be no positive action toward this proposal until all San Mar residents have the opportunity to read and review the proposal.

Sam Hunt
Olympia, Washington
huntsam@comcast.net





City of Olympia | Capital of Washington State

P.O. Box 1967, Olympia, WA 98507-1967

COMMENT SHEET

Please feel free to leave comments or questions regarding tonight's Public Neighborhood Meeting. Your feedback is important - we would love to hear from you. Thank you.

Bayan Trails
 - Wetland! Run off ^{water} if built on, Additional traffic to Cleiter Kinney ↑ cost to current neighbors
 - Concern regarding road or path between proposal and San Mar Villas neighborhood as this is not a neighborhood but a senior development and mass apartment. Traffic will consist of commercial deliveries, etc. 2/17.
 Wetlands not evaluated during wet season - identified by San Mar Neighbors but not reflected in reports on proposed apartments
 Please accept email sent 12-3-14, attached here, as comments for the record

If you prefer to talk to the Lead Planner on the project, contact:

Cari Hornbom, Sr. Planner
 Catherine McCoy, Associate Planner
 Community Planning & Development (CPD)
 (360) 570-3776
 cmccoy@ci.olympia.wa.us

MAYOR: Stephen H. Buxbaum MAYOR PRO TEM: Nathaniel Jones CITY MANAGER: Steven R. Hall
 COUNCILMEMBERS: Jim Cooper, Julie Hankins, Steve Langer, Jeannine Roe, Karen Rogers

12/13/14



COUNTY COMMISSIONERS

Cathy Wolfe
District One

Sandra Romero
District Two

Bud Blake
District Three

PUBLIC WORKS

An Accredited Agency of the
American Public Works Association

Ramiro A. Chavez, P.E., PgMP – Director

MEMORANDUM

TO: Dave Smith, City of Olympia

FROM: Kevin Hughes, Thurston County Public Works

DATE: May 12, 2015

SUBJECT: Bayan Trails
City of Olympia Project #: ?
Thurston County Project #: 2015103970

REFERENCE: Traffic Impact Analysis

Thank you for the opportunity to review the Traffic Impact Analysis. Based on an individualized examination of the proposal, we have determined that there will be a significant impact that can be mitigated. The County has one project that will need to be mitigated. I have included a copy of our Traffic Mitigation Estimate worksheet, outlining the affected CFP project, with the associated impact trips, and mitigation. The total Thurston County mitigation is \$24,750.

If you have any questions, I can be reached at (360) 867-2042.

County Project Reviewer	<u>Kevin Hughes</u>	Ref. Traffic Analysis (Firm, Date)	<u>SCJ Alliance - 11/2014</u>
Permit Type	<u>Commercial</u>	Project Description	<u>apartment/townhome</u>
Permit No.	<u>2015101652</u>	Number of New Trips	<u>95 PM Peak</u>
Permit Name	<u>Bayan Trails</u>		

County Road Project No.	Capital Facility Project Description	Project Cost <small>in Thousands of Dollars</small>	Constant Denominator	Per Trip Cost	New Trips	Mitigation	
61335A	15th Ave (Olympia City Limits - Draham)	\$8,000,000	4000	\$2,000	9	\$18,000	
61335B	Draham St NE (15th- Carpenter)	\$3,000,000	4000	\$750	9	\$6,750	
Affected Jurisdictions						THURSTON COUNTY SUBTOTAL	\$24,750
						TOTAL	\$24,750

NOTES:

1. This estimate was prepared with the best available information. The traffic mitigation estimate will be updated annually based on the most current Capital Facilities Plan (CFP).
2. All traffic mitigation unless otherwise noted are due prior to final plat approval, certificate of occupancy or final project acceptance.
3. Project Number: Accounting number for Capital Facility Project.
4. Trip "Hits": Project generated trips intersecting or passing through the project limits of a particular capital facilities project.
5. Project Cost: Please refer to the County Comprehensive Plan, Capital Facility Chapter for additional information.
6. Consistent Denominator: This number represents the capacity at or near Level of Service 'D' or 'C' in the urban and rural areas respectively under ideal conditions as described in the Highway Capacity Manual.
7. The Project cost for Yelm Highway Capacity Project (Henderson to Blvd) has been reduced by \$1,052,000 to reflect the City of Olympia owned/maintained portion.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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May 12, 2015

George Steirer, Lead Planner
City of Olympia
Community Planning and Development
PO Box 1967
Olympia, WA 98507-1967

Dear Mr. Steirer:

Thank you for the opportunity to comment on the mitigated determination of nonsignificance for the Bayan Trails Multifamily (File No. 14-0139) located at 607 and 709 Sleater-Kinney Road Northeast as proposed by Golden Alon Development, LLC. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

TOXICS CLEANUP: Thomas Middleton (360) 407-7263

If contamination is suspected, discovered, or occurs during the proposed SEPA action, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, Ecology must be notified. Contact the Environmental Report Tracking System Coordinator in the Southwest Regional Office (SWRO) at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Thomas Middleton with the SWRO, Toxic Cleanup Program at the phone number given above.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

(SM:15-2030)

cc: Thomas Middleton, TCP
Golden Alon Development, LLC (Applicant)
SCJ Alliance (Representative)