

Joyce Phillips

From: Phil Jones <pjjones_1099@msn.com>
Sent: Monday, July 17, 2017 2:35 PM
To: Joyce Phillips
Subject: Hayes School - Yelm and Henderson
Attachments: YELMHENDERSONHAYESSCHOOL.jpg

Hi Joyce,

Came across this - believe it is the school that sat on the foundation still on the nursery property. One of our Orvas Ct residents - who just moved, had an uncle that went there- is going to see if family can identify kids pictured. Her great-great-great-grandfather (James Longmire) led an wagon train here in 1853's.

Lots of history going bye bye here, especially the Chambers Grange. Tumwater apparently very upset about that. The original Chambers was married to one of Andrew Jackson's cousins. There's some humor there, considering what he did for a living....

Thanks again for your help in answering questions and giving us such a great background to voice our concerns.

When will the City Council vote on this? I assume the PC will ok it.

"Good is better than evil because it's nicer" - *Mammy Yokum*



Joyce Phillips

From: Sharon Markey <moonstars45@hotmail.com>
Sent: Friday, June 09, 2017 8:47 PM
To: Joyce Phillips
Subject: RE: Contact information for Joyce Phillips

Joyce

Thank you for getting back to me.

My husband and I are both voting "NO" for the advancement of this project. We would like to be informed and receive all information from today forward on this project. Thank you again.

The field trip was great.

I also forwarded your email to another resident in the Farm, Jason Roberts.

Looking forward to hearing from you to soon.

Sharon & Bruce Markey
1229 Wickie Ct SE
Tumwater, WA 98501
360 870 7194 cell

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Joyce Phillips <jphillip@ci.olympia.wa.us>
Date: 6/8/17 10:46 AM (GMT-08:00)
To: moonstars45@hotmail.com
Subject: Contact information for Joyce Phillips

Hi, Sharon.

Thank you so much for letting me know they email you tried to send me did not come through. Hopefully a reply to this email will work. My email address is jphillip@ci.olympia.wa.us and the rest of my contact information is included below.

Hope you had a great time on the field trip today!

Joyce

Joyce Phillips, AICP, Senior Planner

City of Olympia | Community Planning and Development

601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967

Note: Emails are public records, and are potentially eligible for release.



Joyce Phillips

From: Alan Mui <alanmui@yahoo.com>
Sent: Sunday, June 18, 2017 6:36 PM
To: Joyce Phillips
Cc: Alan Mui
Subject: Opposition to proposed rezoning in Olympia (File#: 17-1263)

Dear Ms. Phillips:

I am writing to express my strong opposition to proposed rezoning of the properties currently developed as Tsuki Nursery at 1705/1707/1611 Yelm Highway SE and 4920 Henderson Blvd SE, Olympia, WA. I firmly disapprove of such proposed rezoning for a variety of reasons, with the more important ones as outlined below.

1. **Safety:** With potential redevelopment of the property into commercial businesses (stores and/or professional offices) after such rezoning, there will likely be many more nonresidents/visitors in the area literally next to our backyard. This can result in direct and ready access to our property by others, which can pose as a genuine safety concern that is especially worrisome to our family with three young children (ages ranging from 3 to 9).
2. **Privacy:** With potential redevelopment of the property into multistory buildings (commercial or residential) next to our property that may be higher than most two-story residential homes, our privacy will likely be compromised more than typical single-family neighboring homes would.
3. **Traffic:** We have lived in this neighborhood for almost 5 years now and can attest the traffic around the aforementioned properties during rush hours has progressively worsened since our move here. Specifically, the east-bound traffic on Yelm Highway and north-bound traffic on Henderson Blvd along the properties often have long backups during morning and evening rush hours, which render entering/exiting 53rd Ave SE challenging and aggravating at times. Hence, increasing traffic flow to this area by redeveloping the properties into commercial or high-density residential entities will likely further exacerbate an already frustrating issue.
4. **Negative impact on property value:** When we were contemplating the purchase of our current property, our real estate agent emphasized that the aforementioned properties can only be redeveloped into low-density residential homes (ie: mostly single-family) in the future because of zoning restrictions in place. We anticipate any change to such zoning resulting in commercial development will likely lead to depreciation of adjacent residential properties as potential safety and privacy as well as other concerns will undoubtedly be on the mind of prospective home buyers.

We are hopeful these legitimate concerns on the proposed rezoning are sufficient for you and/or the appropriate authority at the City of Olympia to decline such request. As we suspect most, if not all, of our neighbors with bordering properties (Henderson Ridge) share similar concerns in addition to their own, we feel that the interests and benefits of the owner(s) of the involved properties should not be prioritized over the greater good of the neighborhood as a whole.

Thanks for your time and we look forward to attending the public hearing once it has been scheduled to further our effort to defeat the proposal. Please do not hesitate to contact us if you need clarification of our concerns.

Sincerely,

Alan Mui, MD and Kit Cheng, PharmD

Property owners at 1708 52nd Ave. SE, Tumwater, WA



City of Olympia
Community Planning & Development Department
Attention: Joyce Phillips, Senior Planner
601 4th Ave E, Olympia, WA 98501
(360) 753-8314
jphillip@ci.olympia.wa.us

Henderson Ridge Home Owner's Association
President, Michael F. Lorch
1685 52nd Ave SE
Tumwater, WA 98501
(360)570-2161
michael.f.lorch@gmail.com

June 21, 2017

In response to the request for comment from the city of Olympia Community Planning & Development Department (CP&D), the Henderson Ridge Home Owner's Association (HRHOA)[We] offer the following points:

In December of 2016 the Director of the Community Planning & Development Department, Keith Stahley, issued the following Message: "We protect and enhance quality of life, sustainability, and safety through our plans, regulations, and programs."

We provide the following response to the request for comment from the City of Olympia CP&D concerning the rezoning proposal in the area of Henderson Blvd and Yelm Hwy.

It is our position that rezoning from Single Family Residential 4-8 (R-4-8) current to the proposed Professional Office/Residential Multifamily (PO/RM) does not protect, enhance, or sustain our quality of life; nor our safety. We are an established neighborhood. Sustainability in a larger sense may fit the City's consideration for diversification but this does not sustain the local neighborhood environment.

We offer the following points:

Intro:

Current zoning provides for Single Family Residential 4-8 Units per Acre

OMC 18.04.020 Purposes

B.4. Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.

Future zoning allows for Professional Office/Residential Multifamily

OMC 18.06.020 Purposes

B9. Professional Office/residential Multifamily District (PO/RM).

This district is intended to:

a. Provide a transitional area, buffering residential areas from more intensive commercial uses. Development within this district should be compatible with residential uses and generate low vehicular traffic characteristic of less intrusive uses.

A handwritten signature in black ink, appearing to be "MFL", is located in the bottom right corner of the page.

OMC 18.06.020 Purposes (continued)

b. Provide for a compatible mix of office, moderate- to high-density residential, and small-scale commercial uses, in order to provide opportunities for people to live, work, and recreate in a pedestrian-oriented area.

Specific Concerns:

Our concerns will obviously be driven by specific use plans as they are submitted for consideration to the CP&D Department however, as this is not required of the requestor at the present time our general concerns are delineated below and are not necessarily listed in order of merit.

1) Water Run-Off: Where will the water go (retention ponds, storm water drains, etc) and what is the capacity to handle the volume in a 100-year flood scenario. This does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.

2) Noise: Construction and post construction considerations are relevant. The duration, intensity, and timing throughout the day will again be plan specific. In any event, this will be a significant change from current practice and does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.

3) Traffic: Street volume, foot volume, and parking lot capacity will all be impacted. Currently, this is a very busy corner especially during commute hours and poses a significant hazard to pedestrian movement. Increased density and use changes will only increase this safety risk. The proposed change with expected higher traffic is not environmentally friendly given current commuter standards. However, proximity to local established public transportation may enhance use and economy of this system. Overall, this does not appear to enhance the quality of life, sustainability, or safety of our neighborhood.

4) Set-backs: Again, this is variable given possible business, light industry, and high density housing facilitated by possible rezoning. We submit that any of these developments will negatively impact the quality of life and sustainability of our neighborhood.

5) Buffers: Once again, this is variable given possible business, light industry, and high density housing facilitated by possible rezoning. We submit that any of these developments will negatively impact the quality of life and sustainability of our neighborhood.

6) Property values: Local property values have not yet recovered. Any further drop would impact each of the individual Homeowners however the aggregate decreased loss of tax revenue is likely less than the overall increase in revenue generated by increased utility of the land under new zoning.

7) Tax revenue vs Increased use of public services: Does tax revenue off-set increased public service use (are there enough support mechanisms for local Police & Fire Departments, schools, traffic volume, sewage, trash collection, etc.?). Recent developments, apartments and townhomes in the Briggs area, have already severely strained the local school system and additional townhomes are pending construction. As an example, class size in the local schools has already exceeded sustainable quality standards; our children are paying a price. Will there be sufficient revenue to support new school construction or expansion of existing schools as well as support future teacher hiring and sustainment?

8) Crime: This is simple. Increased population density and/or traffic volume for businesses is accompanied by an increase in crime. Again, We submit that this will negatively impact the safety, quality of life, and sustainability of our neighborhood.

Summary: This is a fundamental change that impacts our neighborhood. While there are some pluses (increased tax revenue, increased housing availability, more opportunity for local school attendance), there are significant minuses (list above). In total, the minuses outweigh the pluses. Growth is not always a good thing (cancer grows slowly and steadily too).

Conclusion: This is not an action that We, the HRHOA, can support as it does little to protect and enhance quality of life, sustainability, and safety of our neighborhood and the surrounding area.

Thank you for your attention.

Respectfully,



Michael F. Lorich
President, HRHOA
michael.f.lorich@gmail.com



Cc: Treasurer, HRHOA
Secretary, HRHOA

Dennis Morr
Andrew Easley

dnmorr@comcast.net
apeasley3@gmail.com





June 04 2017

Public Comment

File Number: 17-1263

Project Name: Tsuki Nursery Comprehensive Plan Amendment and Rezone

Project Description: Redesignate and Rezone approximately 8.48 acres of land

To: Joyce Phillips, Senior Planner of the Olympia Community Planning and Development Department

Dear Ms. Phillips,

My name is Jong Seog Park and my family and I currently live on 1656 52nd Ave SE Tumwater, WA. Our home is next to the Tsuki Nursery development area with our backyard right behind the nursery. I noticed a Public Notice sign stating that they would be developing and rezoning the nursery area into a multifamily residential/professional office area which deeply concerns not only my family, but many of the families in the neighborhood. If the building is built with a height up to sixty feet, it would encroach on the land right behind our home, which would mean we would have multiple floors of homes that would be able to see our backyard and inside our home along with some of the other neighbors. This may compromise our home's privacy and it would take away from not only our home's value, but the value of all the other homes affected.

Not only will there be a lack of privacy of our own home, but the construction of the building would cause extremely loud noises, disrupting our entire neighborhood. Our neighborhood already has problems with the traffic that comes from Henderson Blvd and Yelm Highway that lie right below it. If the multi-family building is built, the traffic can become more congested, and there will be more white noise.

And the truth is, the home my family is living in now is a home we invested in to a retirement home for my wife and I. Our home is incredibly important to us and I am sure it is very precious to those around me too. I am highly concerned that the new construction could negatively affect the situation.

If the area is rezoned our home's value and the other homes affected will be much lower, and suffer a significant fall in the market, making the homes less valuable and more difficult to sell.

With this problem, the many homes that could be affected by this problem have convened and we all strongly disagree with the current rezoning and express our discomfort about this plan.

Please, I ask you to hear our voice and the voices of the other neighbors. We greatly disagree with the current plan to rezone because it negatively affects our

community and many families living in the neighborhood. I would like to also thank you for explaining the situation to me beforehand. If you could alert the neighborhood about when the Public Hearing will take place it would greatly be appreciated, we are all willing to go and share our voice. Here is my phone number, address and email, so feel free to contact me and add me to the mailing list for this project for further notice of the Public Hearing and other relevant information.

Sincerely,

Jong S. Park

1656 52nd Ave SE

Tumwater, WA 98501

(360)-878-0931

jong62park@gmail.com



6/22/2017

Dear Members of Olympia Community Planning and Development:

I am writing in regards to the Tsuki Nursery comprehensive plan amendment. While considering this proposal, I ask that you consider the following impacts:

1. The plan may not be consistent with the surrounding residential area. Specifically, I would oppose any structure that exceeded the height of the Senior Living apartments across the street from this site.
2. I am concerned about the impact that a business may bring. Parking lot lights and delivery trucks may produce light and noise pollution which negatively affects the surrounding residential neighborhoods.
3. This development would increase traffic to the area at an intersection that is already very busy. If this plan is approved, please ensure that access to the property is planned in a way to prevent traffic from cutting through the Farm Neighborhood. I am concerned that Palomino Drive SE may be used as a cut through street to bypass the traffic light.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Jason Roberts". The signature is stylized and cursive.

Jason Roberts

City of Olympia
Community Planning & Development
Att: Joyce Phillips, Senior Planner
601 4th Ave E
Olympia, WA



Sam and Tina Jenson
1671 52nd Ave SE
Tumwater, WA 98501

June 21, 2017

Re: Tsuki Nursery Comprehensive Plan File Number 17-1263

Dear Ms Phillips:

We wish to give our input on the proposed project. We are against it. We live in the Henderson Ridge Neighborhood and may be the neighborhood that is the most impacted. We are property owners in the Henderson Ridge Neighborhood.

Traffic will definitely be impacted. Traffic in the area has already increased considerably. I believe the Yelm highway was expanded to the detriment of our neighborhood. The area contains a heavily used route on Henderson Blvd for State workers. The corner of Henderson Blvd and Yelm during certain periods has become very difficult to negotiate, especially if you are a pedestrian. As it is during certain times, it is already difficult to get out of our neighborhood onto Henderson. I do alot of walking in the neighboring areas. I have seen several recent accidents both pedestrian and vehicular. I have seen children coming home from school either walking or biking having a difficult time with the traffic.

We are concerned there will be an increase in crime. Higher population density usually results in higher crime rates. Additionally the highrise housing will be very close, almost on top of, our neighborhood. We have already seen a substantial increase in housing in our surrounding neighborhood. The housing area around the Briggs YMCA has expanded drastically in the last 4 years.

We believe property values would decrease with the changes. People who buy here buy because it is single family residential neighborhood. If the proposals take effect, you will look out your backdoor onto a multi-family residential or commercial area. The character of the neighborhood is lost. We've already been subjected to the huge Briggs development. We would like our neighborhood to stay single family residential. We wish to maintain our quality of life and safety.

Thank you.

Sincerely,


Sam and Tina Jenson

Joyce Phillips

From: cpdinfo
Sent: Friday, June 23, 2017 9:18 AM
To: Joyce Phillips
Subject: FW: comment on case # 17-1263 (corner of Yelm Hwy and Henderson Blvd)

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

From: Betsy Johnson [<mailto:betsy3johnson@gmail.com>]
Sent: Thursday, June 22, 2017 9:57 PM
To: cpdinfo
Subject: Fwd: comment on case # 17-1263 (corner of Yelm Hwy and Henderson Blvd)

I am forwarding this letter to Community Planning & Development, as I appear to not have the correct email address for Ms. Phillips.

- >
- > Dear Ms. Joyce Phillips, Senior Planner,
- >
- > I am writing to comment on the public notice regarding case # 17-1263 "Amend Comprehensive Plan and Rezone to PO/RM." This is a property on the corner of Yelm Hwy and Henderson Blvd.
- > I'm sure that you are already aware of the Briggs Village and associated development planned for the area just north of Yelm Hwy on Henderson. My concerns include the following:
- >
- > 1. What would be the the housing and commercial density? The development north of Yelm would be extremely dense.
- > 2. How would you manage stormwater on-site? Do you plan in incorporate rain gardens, permeable pavers/permeable asphalt, rooftop gardens, on-site storage vaults?
- > 3. When do you plan to survey the cite for Mazama pocket gophers (a federally-listed species)? This needs to be done prior to permitting.
- > 4. How do you plan to reduce impermeable and non-reflective surfaces, i.e. How do you plan to minimize the "heat island effect?"
- > 5. Where, exactly, is stormwater to be discharged? All efforts should be made to reduce run-off to the south kettle (north of Yelm Hwy).
- > 6. How do you plan to encourage ride-sharing?
- > 7. How do you plan to reduce night-time lighting with "blue" frequency, which is activating to people and may nocturnal wildlife.
- > 8. How do you plan to prevent bird strikes on windows?
- > 9. How do you plan to design a site that has relevance, sustainability, and appropriateness 20 years into the future?
- >
- > How can I stay in the loop with this project? I would like to hear about any upcoming public meetings. We have a very nice wooded corridor linking the three kettles north of Yelm

Highway. It provides habitat for many species of animals and contributes to cooling the air in the local vicinity. I would very much like to see it remain undisturbed.

> Will you please also let me know to whom, specifically, in Olympia City Planning and Permitting sections I can address questions about the other planned developments in the area? I think some have already been permitted, but I don't know how to learn which ones they are.

>

> Thank you for the opportunity to comment.

> Betsy Johnson (neighbor to the projects)

June 21st, 2017

Joyce Phillips, Senior Planner,
Olympia Community Planning and Development
601 4th Avenue East,
PO Box 1967,
Olympia, WA 98507-1967



Re: File 17-1263, Tsuki Corner Rezoning application

Dear Ms. Phillips,

The Orvas Court Neighborhood Association strongly opposes the proposed rezoning of the four parcels located at 1705, 1707 and 1611 Yelm Hwy Se and 4920 Henderson Blvd SE from Low Density Neighborhood/Residential 4-8 to Professional Office/Residential Multifamily (PO/RM).

Orvas Court is a single ingress/egress neighborhood located directly East of these properties and this propose zoning change would have an extreme negative impact on our neighborhood for many reasons.

Traffic

Our first concern is with traffic. According to your study, "Yelm Hwy and Henderson Blvd are built to a road standard of an Arterial and Major Collector respectively, which currently accommodates approximately 20,000 (+) vehicles per day with peak hour of 1,8700 vehicles." We are assuming this number is 18,700 based on the heavy traffic when entering or exiting the neighborhood. Our area has had tremendous development in the last few years and there are already more new projects underway within a few blocks of Orvas Court. These developments include Briggs Urban Village and the Silver Leaf Senior Living. Both of these projects are currently adding many more condominiums and apartments. When completed, these projects will have a significant impact to a traffic area that is already nearing capacity. Adding additional commercial and residential developments on this already congested corner simply does not make sense.

Yelm Hwy has also become a major east/west throughway because of the major residential growth that has occurred on Yelm Hwy, Henderson Blvd., Brassfield Rd, Rich Road, and Boulevard. Traffic will continue to increase even more when these construction projects underway are completed in these areas.

Currently, when we leave our neighborhood during peak hours, we have to go east in order to travel west because there's rarely a break in traffic. There are multiple weekdays when traffic is backed up beyond the roundabout at Brassfield and often all the way to Henderson.

The crosswalk island in front our neighborhood was placed too close to our street and it makes it extremely difficult to enter Orvas Court when travelling west on Yelm Hwy. We often risk being rear-ended because it's difficult to get our whole car into the left turn lane.

Noise and Pollution

While the soundwall was an appreciated feature of the Yelm Highway Expansion project, it does not cancel out the noise. As traffic has continually increased, the noise and fumes from vehicle exhaust have also increased.

Safety

There have been many times that cars will not yield to the flashing lights at the crosswalk. One of our Orvas Court residents runs a licensed daycare and there have been multiple instances where drivers have failed to yield to kids in the crosswalk. Often, a car in the right lane will stop but the car in the left continues at speed.

Crime and Homelessness

We are experiencing more crime in our neighborhood. We have had people trying to break into a vacant house in our neighborhood, we have had items stolen in daylight from our garages and we often find empty alcohol containers and drug paraphernalia that people are leaving at our street, in the school bus shed and in our community lot. The Thurston County Sherriff's Office recently removed an entire shopping cart filled with personal items that was left next to our community mailbox. We anticipate more crime with this rezoning change.

Apartments Overlooking our Community

We are very concerned that if the rezoning occurs and an apartment complex with a 100 foot height limit is built next to our neighborhood, that our quality of life will be extremely impacted. The homes that our located on the east side of our community will lose their privacy, which will certainly affect their resale value. Additionally, our entire neighborhood will be exposed to more noise, pollution, traffic, and potential for crime.

We certainly understand that with growth you will have more tax income, but this growth comes at too high of a cost to its residents. Please consider the impact that it will make on our community.

Sincerely,

Scott Reese
President, Orvas Court Homeowners Association
5028 Orvas Ct SE
Olympia, WA 98501
360-357-5349
reesesa@yahoo.com

Joyce Phillips

From: Billy Pitt <pittbull5700@hotmail.com>
Sent: Monday, July 03, 2017 8:59 AM
To: Joyce Phillips
Subject: RE: Email for Joyce Phillips/City of Olympia

From: Billy Pitt
Sent: Friday, June 30, 2017 10:10 PM
To: jphillip@ci.olympia.wa.us
Subject: No to Tsuki Nursery rezone

To the planning commission of the city of Olympia,
My name is Billy Pitt and I am the owner of the home at 1672 52nd Ave SE, which is directly behind the Tsuki Nursery which is requesting to be rezoned from low density neighborhood to professional office/residential multifamily. I want strongly protest against this rezoning. This lot backs up to an established low density residential neighborhood. Many of the homeowners, including myself, researched what the lot behind us was zoned as knowing that development of the nursery would probably happen at some point. My wife and I decided to go forward with this purchase knowing that the area behind us at worst would get developed into more houses, which would not affect our investment or our privacy. I am highly concerned if this gets rezoned. Not only will this potentially affect the value of my home negatively, but we have lots of windows across the back of our home which would now potentially be exposed to condos or apartments up to 60 feet tall, which would eliminate our privacy. Also there have already been a lot of high density housing projects across Yelm Highway. Traffic has already started to increase and the most recent ones have not been fully completed yet, which means it is going to get even worse. If this property would have been zoned as a high density residential prior to the purchase of my home, we would have not purchased this home. As there is plenty of high density residential already in the area, this has the potential to oversaturate this area and is not needed as there is still plenty of undeveloped land that could accommodate high density residential nearby without impacting the low density neighborhoods which have made this area so desirable. This also is not consistent with the zoning on this side of Yelm highway that is all low density neighborhoods. This is not something that is wanted or needed in this area and does not make sense with the development and planning that has been occurring in this area. The zoning of low density neighborhood is correct and should be left.

Thank You
Billy Pitt

Sent from my Windows 10 phone

From: Joyce Phillips
Sent: Monday, July 3, 2017 8:47 AM
To: pittbull5700@hotmail.com
Subject: Email for Joyce Phillips/City of Olympia

Hi, Billy.

I'm sorry your emails to me have not come through. I hope that by sending this one to you that a reply email will work. I will confirm receipt of your email when it does come through! And if that does not work, please try sending it to cpdinfo@ci.olympia.wa.us. And if

that does not work either I will call our IT folks and ask for assistance or will gladly make other arrangements.

Thanks! And Happy Fourth of July!

Joyce

Joyce Phillips, AICP, Senior Planner
City of Olympia | Community Planning and Development
601 4th Avenue East | PO Box 1967, Olympia WA 98507-1967
360.570.3722 | olympiawa.gov

Note: Emails are public records, and are potentially eligible for release.

