

## Joyce Phillips

---

**From:** Cristiana Figueroa-Kaminsky <cristianamfk@gmail.com>  
**Sent:** Monday, July 10, 2017 6:43 PM  
**To:** Joyce Phillips  
**Cc:** Maria Ruth  
**Subject:** Re: Bentrige Village/LBA Park

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Hi Joyce,

I am unable to attend the hearing tonight. However, I do want to voice the following suggestion:

*Please begin a process to properly designate parks, as parks in the City's zoning code.*

I would appreciate you sending this comment along to the Planning Commission.

Thanks.

-Cristiana Figueroa

On Jul 5, 2017, at 11:05 AM, Joyce Phillips <[jphillip@ci.olympia.wa.us](mailto:jphillip@ci.olympia.wa.us)> wrote:

Hi, Cristiana.

It was nice to meet you this morning. Thank you so much for taking the time to come in and talk about the City's proposal to rezone the property. The primary reason to go through this process is to essentially "do away" with the Bentrige Village Master Plan, which is the approved master plan for how development would occur on the site. Here are the materials I promised to email to you (and copy to Maria Ruth):

- 1) Application Packet
- 2) Background Information about when the City put together the option to purchase the property
- 3) Environmental Review of this current proposal – Determination of Nonsignificance and checklist with staff's review comments.

Please feel free to call or stop by with any additional questions.  
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](http://olympiawa.gov)

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

*<image001.png>*

<Bentridge CPA application packet.pdf><Mail Attachment.eml><DNS and Checklist with staff comments.pdf>

## Joyce Phillips

---

**From:** Dan Mathis <rundanorun@comcast.net>  
**Sent:** Monday, July 10, 2017 8:13 PM  
**To:** Joyce Phillips  
**Subject:** Zoning Designation for Parkland

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Completed

Dear Ms. Phillips,

I respectfully request the city of Olympia create/establish a zoning designation of "parkland" or "open space" rather than the current "Residential 4-8". This zoning is confusing and doesn't properly describe how the land is actually used. Thank you for your consideration.

- Dan Mathis

**Linda W. and George O. Lamb**  
**3809 Boulevard Rd. SE**  
**Olympia, WA 98501**

July 11, 2017

Olympia Planning Commission  
Olympia Community Planning & Development Dept.  
City of Olympia  
PO BOX 1967  
Olympia, WA 98507-1967



**Re. Bentrige Village/LBA Re-zone,**  
**File No. 17-1231**

Dear Planning Commission Members,

Thank you for considering amendment to land use designation of the property known as Bentrige Village in order to accommodate absorption of that parcel into LBA Park and in accordance with city acquisition for that purpose. In lieu of specific zoning designation for parks (per our understanding from your July 10 hearing), to qualify for park use the parcel must be designated R 4-8 zoning. We all are concerned that an R 4-8 could allow for development other than park use. We concur that park use would be best for this sensitive geography, wooded ridge and all it offers our community. We look forward to development only as park/LBA expansion.

We do object to proposed higher density and retail space in the SW corner 10 acre wedge and its separation from the 71.86 acre property. We have a variety of concerns about commercial development and the recommended density for this piece from the whole:

- That portion of the 71.86 acre property is a low geographic point and natural water-collector for developments within our Southeast Olympia area. It would be the retention pond for any improvements to LBA itself. We believe it currently serves as natural collector for the Log Cabin retention pond, the roundabout, Nottingham, Newcastle, Trillium/Ashton Woods and the Morse Merryman area water table. It will also be impacted by any extension to the Log Cabin Road arterial passage through the park to 37<sup>th</sup> and Herman Road at Wiggins Road and crossing College St. passing through Lacey east.
- When time comes for the planned extension of Log Cabin Road we assume there will be another entrance for LBA Park from the South side, with adequate parking. This would require paving that would also contribute to more water retention in the low section of Bentrige property.
- There is not an adequate sewer option for any development south of Log Cabin Road. All development is currently at capacity or above level for the current step-sewer system in place. We are not aware of a plan for improvements to that infrastructure.

**Linda W. and George O. Lamb**  
**3809 Boulevard Rd. SE**  
**Olympia, WA 98501**

- Allowance of up to 170 residences on that 10 acre portion could not be developed adequately and provide safety. The multi-residential housing and Neighborhood Center that was in the previous Master Plan took into consideration need to bend around the ridge and property low points with a large retention pond. The retail originally (under the Parkside Plan in the 1980s) was to be within the center and higher up the ridge.
- More homes cannot be adequately served by our already strained schools in the Olympia School District. The immediate two to three elementary schools nearby and the Washington Middle and Olympia High Schools cannot serve additional students. How will the city accommodate school district needs when spaces are non-existent?
- Adding significant traffic to ingress and egress so close to the same roundabout that also will be a significant connector to a high volume East-West arterial with the extension of Log Cabin is asking for problems of safety for those being served, for those transporting and/or walking nearby. Certainly, more foot traffic will result with park expansion.
- We do not believe a strip mall at that site benefits anyone. There are existing services less than one mile south and 20 blocks north. Any use should relate to the use of the LBA park itself and needs to allow setbacks from the already busy road.

If it is determined, against our request, and multi-residential zoning is allowed, the impact should be moved inward past the low point where natural water collection occurs, for the least disruption and maximum safety, including safe in/out access.

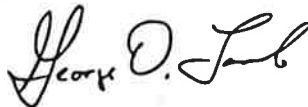
We should also point out that the roundabout and road work at Log Cabin and Boulevard Road SE have already been strained. It is becoming more difficult to access our neighbors's and our driveways. Future road work planning was done in conjunction with plans for Bentrige that would improve the east side of Boulevard Road, including sidewalks, turn lanes and bus pullouts; all were to come from the East side of the road to align from the roundabout to Newcastle. Is the City planning to make those improvements now that we citizens of Olympia are owners of the Log Cabin extension and this property?

Thank you for your good work on master planning for our community

Sincerely yours,



Linda W. Lamb  
George O. Lamb, MD  
[lamb8@comcast.net](mailto:lamb8@comcast.net)  
360-357-5068



## Joyce Phillips

---

**From:** Barbara Tomford <b.l.leonard@msn.com>  
**Sent:** Monday, July 10, 2017 1:14 PM  
**To:** Leonard Bauer; Joyce Phillips  
**Subject:** City of Olympia/Bentridge Village Comprehensive Plan Amendment and Rezone Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am confused by the notice I received in the mail.

My issues:

1. keeping the two large conifers near Boulevard Rd
2. reserving the large deciduous tree near the treed hill
3. saving the hill and the trees on it
4. understanding the projection for the land directly across from me

I will attend the hearing tonight.

Barbara Tomford  
3901 Boulevard Rd SE  
Olympia WA 98501  
360-357-7670

## Joyce Phillips

---

**From:** cattledrive@comcast.net  
**Sent:** Monday, July 10, 2017 8:53 AM  
**To:** Joyce Phillips  
**Subject:** Resident Comment Ref: File # 17-1231 City of Olympia LBA Woods

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

As a resident of Olympia and a neighborhood resident directly impacted by the commissions actions on this matter I want to make the following comments for the record:

### Overview

When the city purchased LBA woods, I and others in my neighborhood were led to believe that LBA woods would remain a city park based on public comments made by the city at the time the purchase was announced.

Recently a major construction project began in LBA woods to increase water holding capacity - Not sure why we need it, there seems to be plenty of capacity and the existing tank adjacent to the Log Cabin Roundabout appears to be in excellent condition.

Two weeks ago we received a letter in the mail from the city that described possible changes to the park zoning and the proposal of some of the park to be rezoned to RM 18 - This is very concerning.

### Concern and Comments

Housing in the Boulevard Road area is dense enough - Selling city land so someone can profit by building densely spaced housing zoned RM 18 is not in the current neighborhood residents' best interest.

The expanded LBA Park needs certainty not ambiguity - the current construction of water tanks and the rezoning proposal of some park land to RM 18 is very ambiguous as to its true future.

I believe one of the city's primary purposes is to address the best interests of its current residents, especially the tax paying residents who make all of city governments activities possible - Please think about the current residents and act in our best interest, we don't need anymore density in our Boulevard Road neighborhoods'.

### Closing Comment

My Wife and I moved to our neighborhood because of what it was, and what it wasn't. About 10 years ago we received notice from the city that the LBA woods was going to be developed into a large housing development - We immediately started making plans to sell and move away, fortunately the housing was not built and we stayed.

I ask you to please think of the current residents, we are the people who have paid and sacrificed to make this area, and keep this area what it is - packing more people into our area may increase the city's tax base but it is not in our best interest.

Do not rezone any part of LBA park to RM 18.

Thank you for accepting my comments

Mark Davis  
3604 Blacksmith St SE  
Olympia, WA 98501



## Joyce Phillips

---

**From:** Terry Simmonds <tsimmonds@q.com>  
**Sent:** Monday, July 03, 2017 2:09 PM  
**To:** Joyce Phillips  
**Subject:** Bentrige Village Comprehensive Plan  
**Attachments:** NEWCASTLE Bentrige City Letter.doc

Ms. Phillips, attached is a copy of the letter I provided to the City and to the hearing examiner some years back. The problems that we talked about escalated for a number of years until we finished building the natural burms that I told you about.

If you would like to discuss further please feel free to contact me at 360-943-3323.

I have been the President of Newcastle Homeowners Association since the development was turned over to the residents of Newcastle from Mr. Dennis Adams the developer of the development, so 19  $\frac{1}{2}$  years ago.

I have tried sending this to you three times before and it bounced back each time, please let me know if you receive this e-mail. Thank You

June 10, 2009

City of Olympia  
Community Planning and Development Department  
P.O. Box 1967  
Olympia, WA 98507

Regarding: Bentrige Master Plan

To Whom It May Concern:

The NewCastle Homeowners Association met with Mr. Prutzman of Boston Harbor Land Company several times over the past couple of years and discussed a number of concerns that our members had with the new development. Mr. Prutzman took our concerns under consideration and worked with his engineering staff in revising the plan that is now before you. However, Mr. Prutzman has informed us that the City insists on a street connector between NewCastle and Bentrige.

The members of the NewCastle Homeowners Association are opposed to this connector for a number of reasons, but paramount to all is safety. Based on our experience the street connector between NewCastle and Wilderness acts as a conduit for people to take a short cut and many do with excessive speed. Just last Wednesday, June 3rd, we had an accident on 41st Way which is our entry way to our development involving a teenager who lives in the Wilderness Development. Lucky there were no serious injuries. This is not the first time incidents like this has occurred as people cut through using the connector between NewCastle and Wilderness. We have a number of small children in the neighborhood and regardless of our efforts increased traffic and speeding through the development still exists. Our Board met with the Sheriff's Office and they have assisted whenever possible but they have limited resources and other priorities.

We prefer no connection between the developments, but we could live with a pedestrian/bicycle connection with removable columns (bollards) for emergency vehicle access. No number of stop signs, traffic calming devices or other traffic mitigation measures can assure the safety of our children and residents if a street connection was installed; the Wilderness connection is testimony to this fact. We see no positive reasons for a street connection as we have and Bentrige residents will have sufficient access to adjoining streets.

With regards to the potential development along Boulevard Road, we have some concerns that the City is either unaware of or refuses to acknowledge to adverse impact to neighboring land owners. There is a natural swale from the wooded area that runs just North of the Newcastle property line, this swale runs basically West to East. In 1991, 1995 and 2004/5 the runoff was sever, so much so that the water in the swale backed up from Boulevard Road back toward the wooded area and the swale could not handle the runoff and water actually backed up into our back yard right up to the deck and back door of our house. Enclosed are pictures for your records and for future discussion about development in this area. We would suggest that NO development be allowed in this area do to the potential flood damage it could cause.

Also, we have an agreement with Mr. Prutzman regarding the protection of this property. There is a main trail that starts from the middle of our common area near the Natural

Gas Sub Station and runs up to the Van Epps Road and people use this trail all the time for pleasure walks. The problem is the side trails that people are making, there is an old Maple Tree near the Newcastle property line, that homeless people use for shelter they build a tree fort either under the tree or on the limb that sticks out to the South. We have had to call the Fire Department twice to put out fires that these folks have started, to date we have picked up numerous bags of trash and most disturbing is the 12 bags of needles and syringes that we have picked up thus far. Mr. Prutsman and I agreed that we would report problems to the City when problems arose. We also agreed that we would find methods to stop the development of these side trails which prevents access to this area.

If we can be of further assistance please let me know. Thank You

Sincerely,

Terry Simmonds  
President  
NewCastle Homeowners Association  
4041 Wexford Loop SE  
Olympia, WA 98501