

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 thruway 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
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