
Comments to be added to record for development proposal adjacent to Cooper Crest

From : n parkes <n.parkes@comcast.net>
Subject : Comments to be added to record for development proposal adjacent to Cooper Crest
To : msadlier@ci.olympia.wa.us

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EXHIBIT

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7/25/16

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Please include my comments in the public record. If possible, please don't give out my personal email address.

Nancy A. Parkes
3817 Cooper Crest Drive NW
Olympia, WA 98502

I am writing to raise several objections and concerns regarding the BranBar proposal adjacent to Cooper Crest.

First, I have only adult children. Yet this is a neighborhood that was built with exceptionally narrow streets, two-car garages, and without envisioning the degree to which there would be on street parking throughout the neighborhood. To come into or leave my home, I am always having to navigate the fact that there is no room for two cars heading in opposite directions--while at the same time, as there are no pocket parts and few yards, the children quite naturally play in the street. I'm a careful driver. I drive well below the speed limit. Many visitors to our neighborhood don't. I am concerned for the children. I see parents constantly putting orange codes in the road to warn for this, but speed bumps would be more appropriate--and if for any reason this development is allowed, they should be put in--and the developer should be required to put in at least two pocket parks to make up for the additional 20 percent traffic.

Next, our neighborhood, meant to be Olympia's premier sustainable neighborhood, is an environmental nightmare. We have significant run-off that is too much for the ground to percolate and the storm ponds to handle. Many homes, though not mine, suffer from these water-related catastrophes. The city prescribed the wrong soils for construction of many homes, deleted many of the original rain gardens, swails, and others safeguards to help absorb storm water in order to facilitate far too dense a development, and has provide inadequate safeguards and remedies to deal with this.

There is only one ingress and egress to Cooper Crest. As it is, I can barely get to the mailboxes, and it is treacherous to reach my home. To increase traffic by one fifth is highly inappropriate.

We have already endured the traffic and noise of construction, none of which took place during key hours. I had construction people literally hook up to hoses at my house to work at other homes with, park in my driveway, etc.

This additional traffic and noise is more than the people of Cooper Crest should endure. Your city, and the planners, already have a very special nickname for our development because of all the environmental problems we face, especially flooding and groundwater.

With regard to the extra traffic, the hill outside my home is one that is impossible to navigate in ice, and the city never comes to treat it. The hill is like a pinball machine of spinning and wrecked cars when it is icy. Adding a fifth more traffic to this will make it more dangerous to pedestrians and others.

Finally, the hill leading up 20th to the development has no stop sign at the entrance to our development, and no reduced speed limit or speed bumps. I am one of many people, a careful driver, who was T-boned trying to turn left out of the development. This road is a school zone just 50 feet past the blind spot that late parents come flying over. Due to the blind spot on the hill, the fast drivers cannot see drivers turning left, nor can drivers turning left see the speeding cars coming over the blind hill. Especially, and regardless, of whether this is allowed, this situation will at some point lead to a death--and hopefully not of a child crossing there to go to school. I will be sure to testify when that happens that I pleaded with the city (now twice) to put in a stop sign or reduced speed limit at that juncture.

Thank you. Please contact me with any questions.
