

2012 Comprehensive Plan Amendments

Proposal: South Olympia and Chambers

The following are comments received after the October 10, 2012, joint public hearing with the Thurston County Planning Commission.

*** TX REPORT ***

JOB NO. 3380
ST. TIME 09/16 20:00
SHEETS 12
FILE NAME

TX INCOMPLETE -----
TRANSACTION OK -----
ERROR abuckler@ci.olympia.wa.us amy buckler

Amy Buckler

From: Jeremy Davis [davisj@co.thurston.wa.us]
Sent: Tuesday, October 16, 2012 10:01 AM
To: Amy Buckler
Subject: Emailing: Additional Written Public Hearing Comments from Hearing 10102012
Attachments: Additional Written Public Hearing Comments from Hearing 10102012.pdf

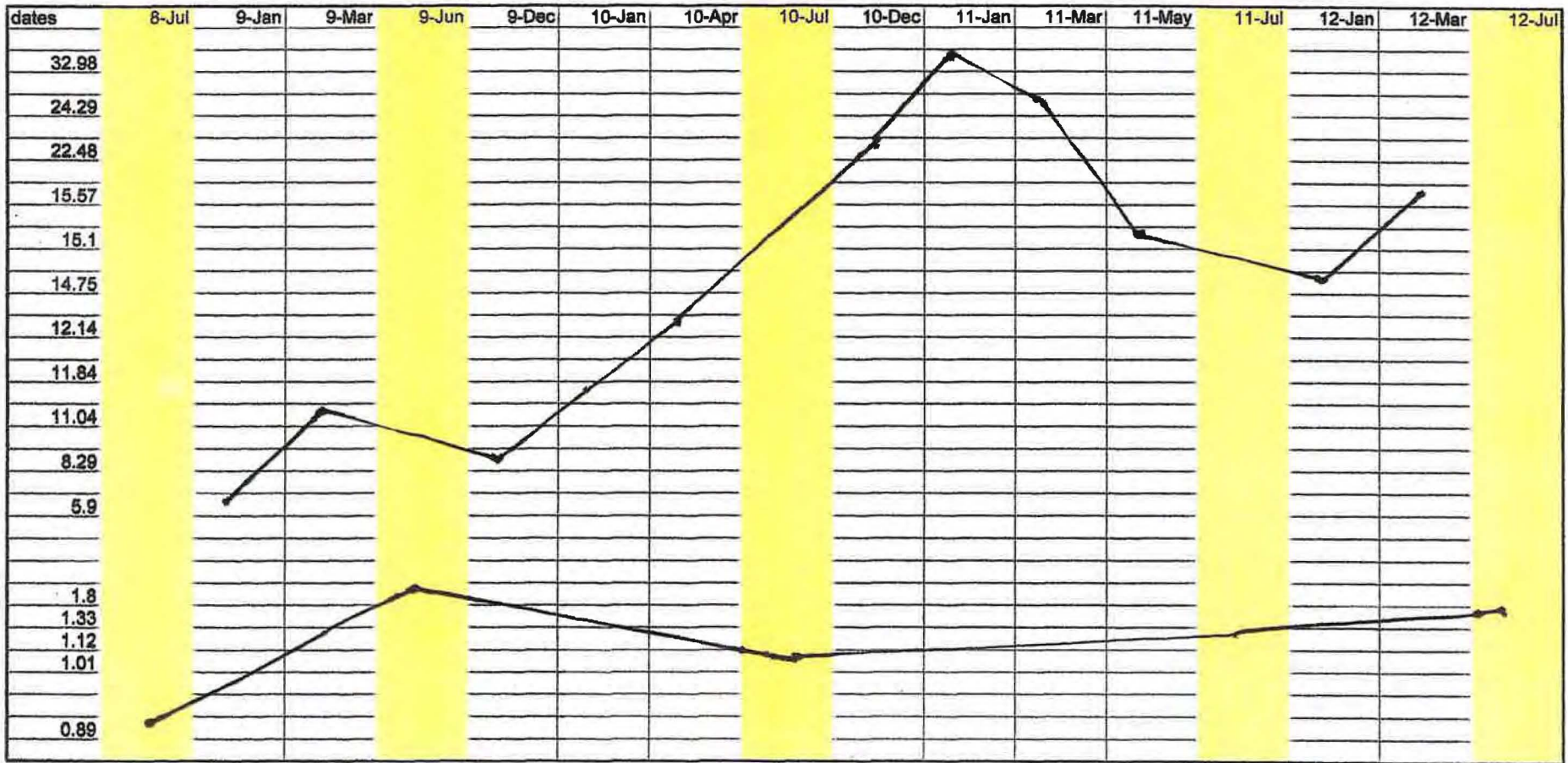
Amy,

You should already have the hearing comments I sent via email.

I am having Josh copy the DVD movies submitted by Lou Guethlein, I may have to drop these off later in the week.

Jeremy

Chambers Creek
discharge
Cubic feet per second



Submitted 10/22/12
Lou Guethlein

2012 Comprehensive Plan Amendments

Proposal: Medela

The following are comments received after the October 10, 2012, joint public hearing with the Thurston County Planning Commission.

Medela Group, LLC Re-zoning Project
Owners/Siblings, Melvin Armstrong
DeAnn Armstrong Sack
LaRay Armstrong



Oct

LaRay Armstrong

Office: 360.352.1325
Cell: 360.359.0779
armstronglj@comcast.net
www.NuSkin.com



Planning Commission Members:

To clarify untruths expressed at the October 10th 2012 Planning Commission hearing, may I qualify my experiences with the Medela property.

- Air near Interstate 5 is NOT unhealthy.
My family moved to the Medela property in 1942. I was born in 1946. Interstate 5 was completed in 1957 when I was 11 years old. I am now 66 years of age. I continue to live on the Medela property approximately 125 feet from the freeway, inhaling and exhaling the "Interstate 5 air" for 55 years. I have no respiratory illnesses, I have no cancer, I show no signs of Alzheimer's disease or compromised health.
- Half of this property is NOT wetlands.
Indian Creek (which is no longer a creek but is now, only mud) is located to the east on Puget Sound Energy property. On the west side of this property is 20 feet of low land that softens in the winter. In 66 years, never have I encountered surface water.
- Traffic routing will NOT be a concern.
I trust in the knowledge and capabilities of our Thurston county and Olympia city traffic engineers. I'm certain your engineers encounter traffic flow situations on a regular basis and continue to responsibly improve arterial and controlled intersection concerns.

Currently these 9+ acres holds 9 houses, 2 of which are abandoned and rotting. There a 2 small barns and 4 outbuildings, either collapsed or encroached with wild berry vines. The remaining acreage has several evergreen and deciduous tress, vacant land with wild berry vines, noxious Scotch Broom and underbrush. The close proximity to stores and Intercity Transit routes along with the convenient proximity of urban "wooded acreage" is a haven for vagrants.....aggressive vagrants (thieves).

This plat is completely surrounded by Olympia city limits with Olympia city water already in place and the city sewer system immediately adjacent to the property. I'm certain the Planning Commission members can envision a convenient, vital prosperous community providing urban homes for Thurston county families and apartments, possibly housing young college students? These homes and apartments will be close to local retail businesses and Intercity Transit routes. Important beyond the southeast area of Thurston county are the significant county tax revenues this project will generate. The Medela property, with astounding housing and financial potential, is wasting away year after year after year.

Much respect and appreciation,

A large, elegant handwritten signature in black ink that reads "LaRay Armstrong".

LaRay Armstrong

Thurston county Planning Commission
City of Olympia Planning Commission

OBJECTIVE:

- To achieve the most beneficial land use of property owned by the Medela Grp. LLC

OWNERS:

- Siblings, Melvin R. Armstrong, DeAnn Armstrong Sack and LaRay Armstrong

LOCATION:

- 700, 800, 900 blocks of Chambers Road SE and
- 2400 and 2500 blocks of 8th and 9th Avenues SE

SURROUNDING PROPERTY:

- To the north: Forest Memorial Gardens cemetery in the 2500 block of Pacific Avenue SE
- To the east: Puget Sound Energy property
- To the south: Interstate 5
- To the west: Chambers Street S.E. and Boulevard Road

This property is completely surrounded by the city of Olympia

AREA:

- 9.2 urban acres

CURRENT USE:

- 9 single family dwellings (2 are abandoned), 2 small barns, 4 out-buildings (collapsed and rotting) with remaining acreage comprised of several evergreen and deciduous trees, vacant land encroached with wild berry vines, noxious Scotch Broom and underbrush.

POTENTIAL USE:

- A vital, prosperous and profitable urban single and multi-family dwelling community.

ADVANTAGE TO RE-ZONING:

- Allows construction of urban single and multi-family dwellings within close proximity to the city of Olympia including bus routes, grocery stores, gas stations, public schools and a city park. City water is currently in place and Thurston county sewer runs immediately adjacent to this property.
- This project could generate significant Thurston county / Olympia city tax revenue.
(upon annexation)

DISADVANTAGE TO RE-ZONING:

- Not re-zoning this property would perpetuate the decline an urban neighborhood that would otherwise serve many citizens and Thurston county.

Please include the attached submission during your deliberation regarding the re-zoning of the Medela Group LLC.

Thank you,



LaRay Armstrong
2525 9th Avenue SE
Olympia, WA 98501
(360) 352-1325

Amy Buckler

From: Cindy Wilson [wilsonc@co.thurston.wa.us]
Sent: Friday, October 26, 2012 1:44 PM
To: Amy Buckler; Christy Osborn
Subject: Project #2009103063 Medela, SEPA comments
Attachments: 2009103063_SEPA comments_1.pdf; 2009103063_SEPA comments_2.pdf; 2009103063_SEPA_comment_memo.pdf

Greetings!

Attached are the SEPA comments received so far for the project above.

Please let me know if you need additional information or have any comments.

Thanks

Cindy

Cynthia Wilson, Senior Environmental Planner
Thurston County Long Range Planning Lakeridge Dr. SW
Olympia, WA 98502-6045
(360) 786-5475
FAX (360) 754-2939
wilsonc@co.thurston.wa.us

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"We abuse land because we regard it as a commodity that belongs to us. When we see land as a community to which we belong, we may begin to use it with love and respect." --Aldo Leopold

October 24, 2012

Cynthia Wilson, Thurston Co. Development Services
Building #1, Administration
2000 Lakeridge Dr. SW
Olympia, WA 98502



Teresa Goen-Burgman
553 Malibu Dr. SE
Lacey, WA 98503

RE: Comment period for Determination of Nonsignificance for Olympia UGA Site Specific
Comprehensive Plan, Land Use Plan Amendment – Project Number 2009103063

Dear Ms. Wilson,

I work in this area and it is my belief that this above referenced Determination of Nonsignificance is premature given all of the “unknowns” regarding the Medela site. According to this notice “critical areas, including Indian Creek and an associated wetland system, lie to the east and southeast of the subject area.” However, if one used Thurston geodata and overlaid wetland areas and flood zones, it seems to indicate that there is wetland on the subject area itself as well as to the east and southeast. Please refer to the map attached to this letter (attachment 1). Although this is a non-project action, proper delineation of this wetland should occur to determine whether it can sustain RM 18, which you are recommending.

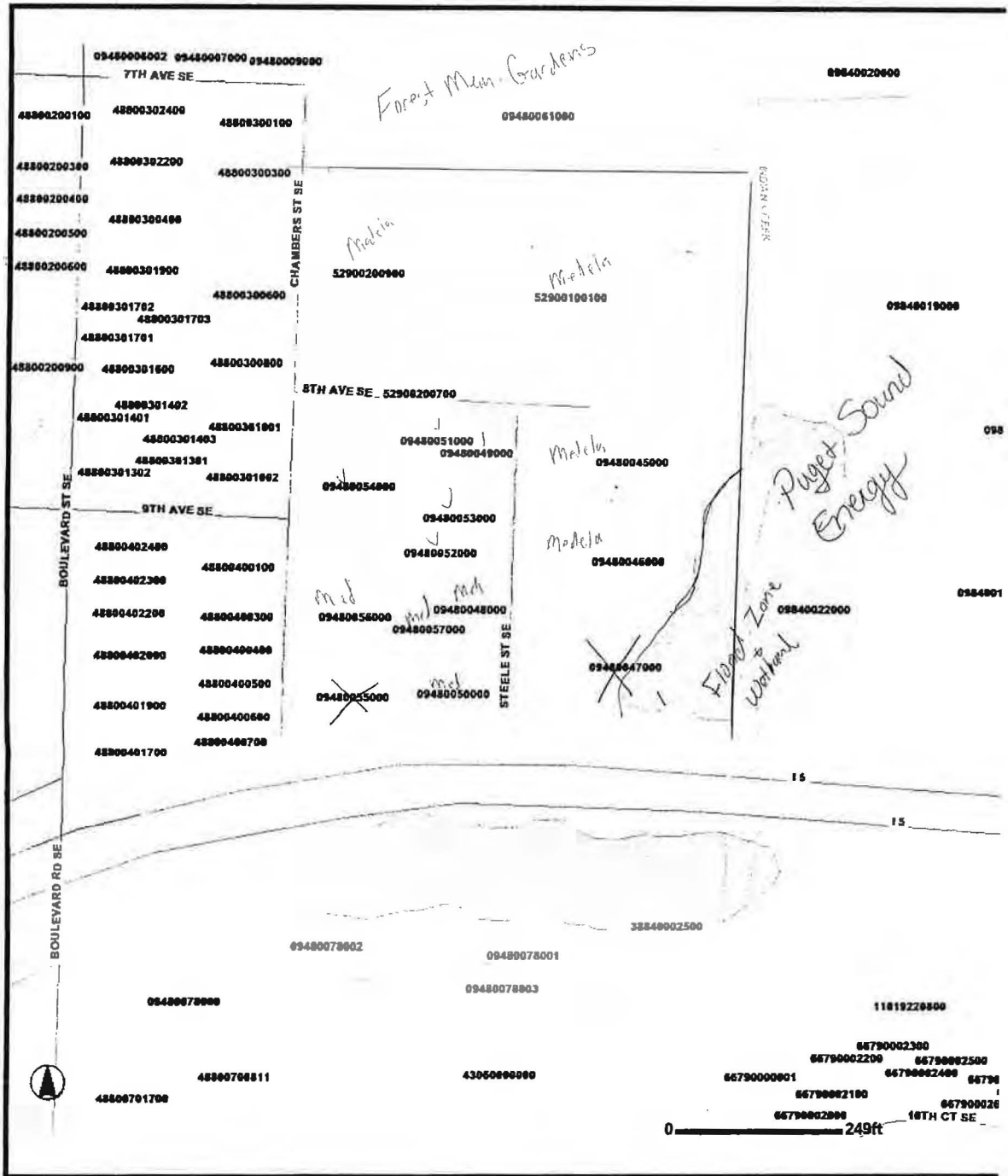
From my understanding of the Thurston geodata information, every year wetlands are measured via aerial reconnaissance during the wet season and the wetlands appear “colder” than the surrounding terrain. Maybe the wetland had a smaller print in 2009 than it does today.

Another concern I have is the following statement: “This decision was made after review by the Lead Agency of a completed Environmental Checklist and other information on file with the Lead Agency.” The environmental checklist referenced was done in 2009 and during the TC/Oly Joint Public Hearing held on Oct. 10, 2012, one member of the public went point by point and indicated the deficiencies in the checklist (oral testimony, Joe Hanna, 815 Chambers St. SE, Olympia, WA 98501). This testimony was given on the evening of Oct. 10, 2012, and the date of issue for this determination of nonsignificance was Oct. 11, 2012. This timeline is tremendously short for the Lead Agency to evaluate deficiencies in the checklist, which is one of the documents upon which this determination of nonsignificance is based.

Please reconsider this determination of nonsignificance at this time.

Sincerely,
Teresa Goen-Burgman
(502) 298-8529

Attachment A



October 24, 2012

OCT 25 2012

Cynthia Wilson
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502

RE: Comment period for Determination of Nonsignificance for Olympia UGA Site Specific Comprehensive Plan, Land Use Plan Amendment – Project Number 2009103063

Dear Ms. Wilson,

I reside in the affected neighborhood on 7th Avenue. I think it is very premature to make the Determination of Nonsignificance without proper studies conducted regarding the impact of rezoning and development of the proposed area. Under SEPA they recommend that all studies are done before a determination is made. The planning commission seems to want to just fill out check boxes on a list instead of doing an environmental impact statement.

There are a number of discrepancies based on public comment at the public hearing on October 10th that have not been addressed in the environmental checklist. They are:

- Loss of neighborhood character
- Crime and vandalism
- Traffic flow and redirection through residences near Lion's Park

I think the planning commission needs to slow down and really look at what will ACTUALLY happen to the neighborhood, not what the check boxes say.

Sincerely,



Deborah Smithingell
2324 7th Ave. SE (Home on Historical Register)
Olympia, WA 98501

Oct. 24, 2012

Cynthia Wilson
Thurston County Development
Building #1, Administration
2000 Lakeridge Dr. SW
Olympia, WA 98502

OCT 25 2012

Dear Ms. Wilson,

I have reservations about your Determination of Nonsignificance regard Olympia UGA Site Specific Comprehensive Plan, Land Use Plan Amendment - Project Number 2009103063. A few things stand out that I don't think are appropriate.

1) The surrounding area is single family dwelling area that dates back to the 1900's. RM 7B is high density living, whatever the specific plan to come might be, and is incompatible with the majority of the Eastside Neighborhood.

2) The road system (Blvd / Pacific / 9th / Chambers / 7th) cannot accommodate RM18 and the high volume of traffic that RM 18 would generate regardless of whether there is a site specific plan or not.

3) The area abuts a cemetery, which was established circa 1859. RM-18, regardless of ~~the site~~ a specific site plan, being next to a cemetery, is unacceptable.

4) The buffer between 2 vastly different land uses (cemetery, single family) and RM-18 is woefully inadequate. Speaking of buffers, there is the Indian Creek drainage area w/ associated wetlands that would greatly diminish the use of the property under rezoning consideration.

5) Storm water at the present time w/ the existing road system will pond on the property. Adding a higher density with more impervious surface over the whole site is going to be an engineering nightmare.

These are a few of my concerns. The project would forever change the complexion and character of the Eastside Neighborhood. The president of our Eastside Neighborhood Association is VERY concerned about traffic. Please take a closer look at your Determination of Nonsignificance.

Sincerely,
Property owner at 2324 7th Ave SE



Mailing address: P.O. Box 3274, Lacey, WA 98509

October 24, 2012

Cynthia Wilson
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502

OCT 25 2012

Regarding the City of Olympia Planning Commission's recent recommendation on the Madela Sit Specific Proposal.

The Planning Commission recommended that the area currently zoned R4-8 be rezoned RM18 based on a Determination of Non-Significance issued by Thurston County on October 11, 2012. I maintain that there are some VERY significant issues that need to be addressed per SEPA guidelines. The specific issues that I will address in this letter are transportation and earth.

RCW 43.21C.030 Guidelines for state agencies, local governments — statements — reports — advice — information.

The legislature authorizes and directs that, to the fullest extent possible: (1) The policies, regulations, and laws of the state of Washington shall be interpreted and administered in accordance with the policies set forth in this chapter, and (2) all branches of government of this state, including state agencies, municipal and public corporations, and counties shall:

(c) Include in every recommendation or report on proposals for legislation and other major actions significantly affecting the quality of the environment, a detailed statement by the responsible official on: More than a moderate adverse impact: Earth, Air, Water, Plants, Animals, Energy, Natural Resources, Environmental Health, Land and Shoreline, Transportation, Public Services, Utilities.

1. Transportation – No full traffic analysis has been completed even though both county and city engineers are recommending it. Kevin Hughes, Thurston County Public Works and David Smith, Olympia Public Works recommended it be done before any rezone.
 - a. It is significant that both Hughes and Smith say that there will be a need for a complete rebuild of Chambers and 7th (including road bed) and 7th change will require seizure through eminent domain
 - b. It is significant that the Planning Commission recommends 9th be made a collector street and makes no mention of Chambers or 7th.

2. Earth – According to the Determination of Nonsignificance “Critical areas, including Indian Creek and an associated wetland system, lie to the east and southeast of the subject area and may limit development around this area or require the transfer of density outside of critical areas and buffers.”
 - a. According to a Geodata map of the area, the wetland and buffers are partially located on the proposed area for rezoning.
 - b. It is significant that there needs to be further study of the area before any rezoning is considered.

I strongly urge you to not make any rezoning changes to this area without a much more thorough study conducted regarding the above stated issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Hanna', with a stylized flourish at the end.

Joe Hanna

October 24, 2012

Cynthia Wilson
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502



Regarding the City of Olympia Planning Commission's recent recommendation on the Madela Site Specific Proposal.

The Planning Commission recommended that the area currently zoned R4-8 be rezoned RM18 based on a Determination of Non-Significance issued by Thurston County on October 11, 2012. I maintain that there are some VERY significant issues that need to be addressed per SEPA guidelines. The specific issues that I will address in this letter are public services and environmental health.

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Public Services – Increased population means increases in police presence to counteract vandalism and crime. Apartment residences attract people who do not have a long term commitment to the community. Vandalism is a long term issue, especially for the nearby cemetery with headstones dating back to the 1800's.

Environmental Health – With the clearing of most of the trees, which are a natural sound barrier between my neighborhood and I-5, there will be a significant increase in noise levels. My quiet neighborhood will suffer from noise pollution. At the October 22nd Olympia Planning Commission Meeting, one of the commissioners mentioned that in California there is a required 500ft buffer between human dwellings and major highways because of adverse health issues related to that level of noise.

I strongly urge you to not make any rezoning changes to this area without a much more thorough study conducted regarding the above stated issues.

Sincerely,

Lisa Hanna

Lisa Hanna

815 Chambers St SE
Olympia, WA 98501

October 24, 2012

Cynthia Wilson
Thurston County Development Services
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502



Dear Ms. Wilson,

It is with deep concern I write to you today. I recently read the Olympia Planning Commission's "Medela Site Specific Proposal City Staff Recommendation" document. Having attended the joint public hearing for the Thurston County Planning Commission and City of Olympia Planning Commission, I was very surprised at both the Determination of Nonsignificance by the county as well as the city recommendations.

In particular, under the heading "Consistency with the Comprehensive Plan and Rational for Recommendation", I do not see that 3 of the specific bullet points are being addressed at all.

- **Maintain or improve the character and livability of established neighborhoods - This could not be farther from the truth! The entire make-up, uniqueness and quietness of the neighborhood will be changed, and not for the better. The traffic, noise, and population density will ruin it.**
- **Provide for a variety of transportation alternatives to enable less reliance on automobiles - The location of the proposed site and road access to it, both existing and proposed, do not lend themselves to walking, bicycling, or any other form of non-motorized transport. There is a reference to the site being ¼ mile from Pacific Ave; that is only achieved if one crosses directly through the cemetery to Pacific. I find that very misleading.**
- **Encourage well-designated "infill" development so that Olympia will become more urban - Under the definition of "infill" it states: New development that occurs on vacant lots within areas already developed. The reason the lot is vacant is because there is a wetland and buffer zone on it. It also contributes to the quietness of the existing neighborhood by buffering the noise from nearby I-5. It shouldn't be developed.**

I have to ask, have any of the people making these decisions ever actually been on the property? Have they walked the property or the neighborhood near the property? If not, I would suggest that be done. Then perhaps they will

understand how ridiculous this recommendation is. I offer you a recommendation of my own. Actually have some real studies of the area done instead of taking for absolute truth what was filled out on the SEPA application by the developer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kathleen Blanchette', written in a cursive style.

Kathleen Blanchette

4610 28th Ave. SE
Lacey, WA 98503

OCT 25 2012

October 25, 2012

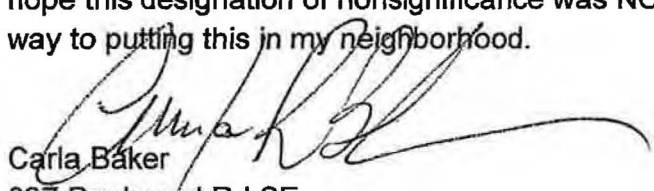
Thurston Co Development Services, Cynthia Wilson
Building #1, Administration
2000 Lakeridge Drive SW
Olympia, WA 98502

To Development Services,

I live at the corner of Boulevard and 9th on the northwest corner of the street. My home is 125 years old. There are a lot of issues about this rezoning that worry me. According to the determination of nonsignificance, this is a non-project action, so there is no site specific plan. However, if the rezone is to RM-18, then the assumption is that there will be some kind of high density development in the future. I think an old saying applies to this situation: if it walks like a duck and quacks like a duck, then the assumption is that it IS a duck!

Under SEPA rules, they recommend that all studies be done before a determination is made. Since Development Services seemed to rely on the checklist from the developer, I don't believe studies of the area were done. I believe closer study would show that this area is not suitable for RM-18.

I attended the joint public hearing on Oct. 10 and looked at the Olympia city staff recommendations. At the joint public hearing, the staff kept saying that there is no site specific plan. This confuses me. The city staff recommendation referred to the site plan included with Medela's original proposal, and yet planning commission repeatedly says the site plan is not needed (and that it doesn't exist), to make a recommendation regarding rezoning. This is a serious issue and will impact my neighborhood greatly. I hope this designation of nonsignificance was NOT just an item to be checked off on the way to putting this in my neighborhood.


Carla Baker

827 Boulevard Rd SE

Cc: Eastside Neighborhood Association