

## Tim Smith

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**From:** Brittney Seabourn  
**Sent:** Friday, August 06, 2021 8:08 AM  
**To:** Tim Smith  
**Subject:** FW: Public comment  
**Attachments:** Hearing Examiner Harrison Mixed Use Project.pdf

Hi Tim,

This goes to you, correct?

Thank you!

**Brittney Seabourn**  
**Program Assistant** | Community Planning and Development  
**City of Olympia** | [olympiawa.gov](http://olympiawa.gov)  
360.570.3811 | [bseabour@ci.olympia.wa.us](mailto:bseabour@ci.olympia.wa.us)

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**From:** Barbara Andrews <barandnew@gmail.com>  
**Sent:** Thursday, August 5, 2021 5:50 PM  
**To:** cpdinfo <cpdinfo@ci.olympia.wa.us>; CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** Public comment

### External Email Alert!

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Please see attached public comments to the Hearing Examiner regarding the Harrison Avenue Mixed Use Project.

Regards,  
Barbara Andrews, Secretary  
Grass Lake Village HOA

August 2, 2021

[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)

Attn: Mr. Mark Scheibmeir, Hearing Examiner, Harrison Avenue Mixed Use project

Dear Sir:

The members of the Grass Lake Village HOA Board of Directors and the community at large thank you for your thorough and impartial evaluation of the Harrison Avenue Mixed Use Project. It was evident during the July 26th meeting that you had not only familiarized yourself with the documents related to the project, but you had taken time to make onsite visits and evaluate the project first hand. Not all city employees making crucial decisions regarding this project have taken time to physically visit the property.

It was interesting to learn that it was the city and not Kern Rexius that requested access to 3<sup>rd</sup> Avenue and to Craftsman. The city apparently puts higher value on following their master plan for continuity of streets than on how those changes would impact the citizens of the city.

Opening 3<sup>rd</sup> Avenue and Craftsman Drive would not make it easier for people to get anywhere as there are no schools, churches, or commercial areas that need to be accessed. This would simply put an unnecessary burden on the narrow streets and the limited parking that currently exists. Residents wholeheartedly agree.

The city's plan for calming devices and signs for limiting commercial traffic into and out of Grass Lake Village is not understood by the various staff working on the project.

- There is no plan to limit access for trucks entering the project via 3<sup>rd</sup> Avenue. At most it is an attempt to limit access leaving the project.
- The staff is unable to describe the signs or where they will be placed.

Because of the extreme narrowness of the street, opening 3<sup>rd</sup> Avenue would create:

- Inadequate parking
- Poor line of sight resulting in opportunities for crashes
- Increased traffic, impacting the safety of residents and vehicles

There is a discrepancy between soil tests done by the previous property owner and the project documents.

- Previously the soil was described as hardpan. This would make runoff of increased concern for a high-density project like this.
- During times of heavy rain there is flooding at the intersection of 3<sup>rd</sup> and Yauger.
- You found a swale at the dead end of 3<sup>rd</sup>. Could this be related to continual over saturation of the soil and poor runoff?

This high-density project will create elevated noise.

- The location of the dumpster in the site plan backs up directly behind the fences of homes just north of the development property. There will be people opening and closing the dumpster at all hours.
- The dump truck picking up the garbage will be within feet of their back doors.

Although it may not impact this evaluation, members of the community have made the following observations and suggestions:

- Rather than open 3<sup>rd</sup> Avenue, removable posts could be placed at the end of the street. This would allow pedestrian and bicycle access while limiting vehicular traffic. These posts can be removed for access by emergency vehicles.
- Remove the center median and replace it with a center two-way turn lane.
- Install a left turn signal onto Yauger from Harrison at the entrance to Grass Lake Village to decrease accidents at that intersection.


In general, the residents of Grass Lake Village are not opposed to the development of the neighboring property. The sentiment is that the project should take into account the community's quality of life and to disturb it as little as possible.

The HOA Board and the undersigned residents of Grass Lake Village, appreciate your astute evaluation of the impacts the Harrison Avenue Mixed Use Project will have on the future quality of life in the community.

Respectfully,

  
Karmen Franko, Vice President

  
Barbara Andrews, Secretary

  
Mike Little, Treasurer

  
Mary Morris, Member-at-Large

Additional signatures on the following page(s).

Name	Street Address	phone #
Odell Clymer	524 Craftsman Dr NW	360-628-8470
Cathy Russell	516 Craftsman Dr	360-556-2731
Joseph A. Roe	508 Craftsman Dr	360-789-2305
Mr. R. A. Roe	503 Craftsman Dr	206-250-2780
Sandy Morrow	509 Craftsman Dr	360-790-1292
Wendy A. Roe	509 Bungalow Dr	360-485-5992
Carol A. H. H. H.	3143 6th Ave NW	360-915-6322
R. A. H.	3709 3rd Ave NW	608-487-7609
Paul E. H.	3713 3rd Ave NW	360-556-3761
T. H.	3708 3rd Ave NW	360-359-3094
Greg Knight	3704 3rd Ave NW	360-634-9016
Jennifer Lassley Knight	3704 3rd Ave NW	360-634-9017
Carol M. Leaberg	3624 4th Avenue NW	208-755-4324
AILEEN DENTON SETTER	3644 4th Avenue NW	360-888-8561
Sharon Gilbert	504 Bungalow Dr NW	360-790-3994
Paul E. H.	3629 4th Ave NW	213-261-9286
Ruby L. H.	522 Cozy Dr. NW	360-943-0371

Name

Street Address

phone #



Chuck Locke

3137 6th Ave NW 360-791-1831

Gloria McCleave

418 Yanger Way NW 360-350-0117

Marie Esley

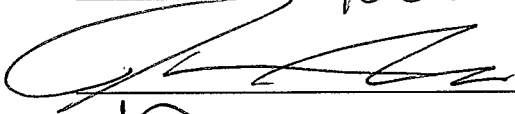
420 Yanger Way NW 360-350-0441



503 Bungalow Dr NW 425-444-5106



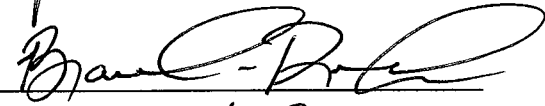
533 Yanger Way NW 360-754-4635



3214 6th AVE NW (360) 956-1712



516 BUNGALOW DR NW 626/422-3164



11 626/422-1188

Margant Allen

334 Yanger Way



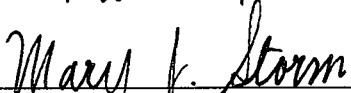
528 Bungalow Dr NW 360-628-8688



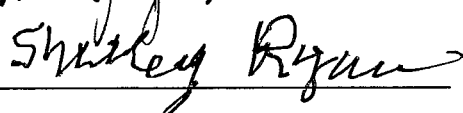
528 Bungalow Dr. NW 360-628-8688

Anna M Parsons

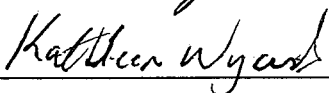
529 Bungalow Dr NW 360-556-9422



527 Yanger Way NW 360-790-2312



3138 6th AVE N.W. 360-791-1831



3134 6th Ave NW 360-844-8688

3147 6th Ave. N.W.

Name

Street Address

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Magdalena Webb

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Patricia Lee

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Dont Vacca

3406 6<sup>th</sup> Ave NW 425-367-7711

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Amy L. Farker

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John Roberts

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Katrie Amey

3705 4<sup>th</sup> Ave NW 901-605-5241

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Name

Street Address

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Uncle M Marburger

3122 - 6<sup>th</sup> Ave NW 360-9439012

Peter Marburger

3130 6<sup>th</sup> Ave NW 360-352-2953

Judy Kuehnt

3106 Grass Lake Ln NW 719-207-0077

Jan Kuehnt

3106 GRASS LK LN NW 719-207-0076

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Lynne X Personius

3126 6<sup>th</sup> Ave NW 360-918-8898

Don D. Personius

3126 6<sup>th</sup> Ave NW 360-918-8898

## Tim Smith

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**From:** Brittney Seabourn  
**Sent:** Tuesday, August 03, 2021 8:03 AM  
**To:** Tim Smith  
**Subject:** FW: Proposed Development at Harrison adjacent to Grass Lake Village  
**Attachments:** HEARING HARRISON DEV RESPONSE LETTER.docx

Here is the original email.

Thank you!

**Brittney Seabourn**  
**Program Assistant** | Community Planning and Development  
**City of Olympia** | [olympiawa.gov](http://olympiawa.gov)  
360.570.3811 | [bseabour@ci.olympia.wa.us](mailto:bseabour@ci.olympia.wa.us)

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**From:** Brittney Seabourn  
**Sent:** Monday, August 2, 2021 2:54 PM  
**To:** Nicole Floyd <[nfloyd@ci.olympia.wa.us](mailto:nfloyd@ci.olympia.wa.us)>  
**Subject:** FW: Proposed Development at Harrison adjacent to Grass Lake Village

Hi Nicole,

I think this is Paula's project but since she is out can you point me in the direction of the best person to address this?

Thank you,

**Brittney Seabourn**  
**Program Assistant** | Community Planning and Development  
**City of Olympia** | [olympiawa.gov](http://olympiawa.gov)  
360.570.3811 | [bseabour@ci.olympia.wa.us](mailto:bseabour@ci.olympia.wa.us)

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**From:** Shari Oliver <[shari\\_is\\_loved@yahoo.com](mailto:shari_is_loved@yahoo.com)>  
**Sent:** Sunday, August 1, 2021 4:27 PM  
**To:** cpdinfo <[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)>  
**Subject:** Proposed Development at Harrison adjacent to Grass Lake Village

### External Email Alert!

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To Whom it may Concern -



Thank you for directing our attached letter to the Hearing Clerk who is receiving public comments regarding the Proposed Development at Harrison Avenue that is adjacent to Grass Lake Village.

We are a married couple that owns property and lives in Grass Lake Village. We appreciate that our concerns will be heard and considered by the Hearing Examiner.

Cordially,  
Shari Oliver, M.S., MFCC  
Chuck Ruth, PE  
909-953-0373 (Shari's phone)

City of Olympia  
Hearing Clerk  
601 4<sup>th</sup> Avenue E.  
Olympia, WA 98501

July 30, 2021

To Whom it may Concern:

I have been a resident of Grass Lake Village for 11 years after purchasing the home at 415 Cimmaron Lane, NW. I am a retired University Professor and Psychotherapist. My husband, Chuck Ruth, is a licensed Civil and Structural Engineer and worked for Washington DOT for many years. He now works as an engineering consultant.

We were present for the July 26<sup>th</sup> Public Hearing on Zoom regarding the proposed Development on Harrison (hereafter referred to as "Development") that abuts Grass Lake Village. Both of us checked in on Chuck's computer and remained present at the Hearing for its entirety.

When one considers our address on Cimmaron Lane in relationship to the Development, it might be assumed that we are sheltered from any impact that will result. Nothing could be further from the truth. When we leave our home to drive anywhere, we travel either north or south on Yaeger Way. We make six trips out of Grass Lake Village per day at minimum, traveling south on Yaeger Way at least 98% of the time. Thus, we would be significantly impacted by the proposed traffic connectivity with 3<sup>rd</sup> Avenue.

We continue to be opposed to this Development due to multiple problems involving zoning changes, connectivity and public safety. These concerns appear to be insufficiently considered and clearly addressed by the City and/or the Developer. In addition to those matters that have already been raised by other residents and apologizing for any redundancy, we are particularly concerned about these issues:

1) Our home was purchased when the Development property under consideration was zoned for similar housing and density to that existing in Grass Lake Village. We opposed the City's re-zoning at the time it was done and we continue to oppose it. We must now face the likelihood that not only will the density increase significantly, but that the proposed traffic connectivity will radically and permanently diminish our quality of life. What has been a peaceful, pleasant neighborhood is being sacrificed.

2) The City appears to be committed to the idea of traffic connectivity as some sort of an ideal that must be applied everywhere. It does not appear that they are considering the needs of our particular neighborhood. Neither we nor anyone living in Grass Lake Village will benefit in any way from traffic connectivity to the Development. Yet this is being required despite the fact that we Grass Lake Village residents will probably outnumber the residents and workers in said Development. The proposed traffic connectivity for the Development is removes benefits from us by increasing traffic on Yaeger Way.

3) If the City and Developer fail to visit both the on-site location and Grass Lake Village itself at very specific peak times, they absolutely will fail in assessing Grass Lake Village's own existing and sometimes difficult conditions. These peak times would reveal the current nearly-full parking along Yauger Way, the peak times of traffic flow, the existing pedestrian traffic, and, especially, our neighborhood children playing back and forth across Yauger Way, a random yet frequent occurrence that requires drivers always be on high alert to protect these young ones in case they are out having fun. Please note that these various peak times differ from each other and most of them do not occur for the convenience of observation during traditional work hours. In the case of our neighborhood children and their outdoor play, someone would probably need to visit on weekends or holidays.

4) Parking places within the Development have been significantly scaled back. It has been stated that each residence will have one parking place. We believe there is a strong likelihood that various residences will be occupied by couples or families with two automobiles. Where will those additional vehicles be parked? What is the plan for them? It appears that required traffic connectivity will force slough-off parking into Grass Lake's narrow, already-crowded streets. Not everyone living in the Development will walk, ride bikes or use the bus instead of owning personal vehicles.

5) During the hearing, the City or Developer suggested that the parking places in the Development's retail section will be multi-use, meaning that the residents will use them at the day's end. It is a major assumption that the retail hours as well as retailer's necessary before-hours chores, after-hours chores and various deliveries will mesh seamlessly with the parking needs of the residents. What is the repercussion when they do not? What is the plan to resolve that very likely problem?

6) We are not convinced by the Developer's assertion that the periodic availability of parking in the Bark & Garden lot will have any meaningful long-term effect on Grass Lake Village. That argument does not sway us, given that the Developer was vague about when the parking would be made available, when it would be locked and unavailable, to whom it would be available, and over what length of months or years it would be available. Therefore, it appears that these parking spots will not be reliably available when all the residents move in.

7) Regarding traffic connectivity through 3<sup>rd</sup> Avenue, many negative consequences of this have already been brought up by the public. The City's new suggestion at the July 26<sup>th</sup> Hearing that the sight line for entering Yauger Way from 3<sup>rd</sup> Avenue can be improved by eliminating parking spaces on Yauger Way would have a huge negative impact on the adjacent Grass Lake Village residents and their guests. Where are they to go when those parking places no longer exist since it appears that they rely on them for both themselves and their guests? This would be yet another benefit removed from Grass Lake Village residents.

8) For traffic on Harrison that turns to go north on Yauger Way with a subsequent, almost-immediate left on 3<sup>rd</sup> Avenue to enter the Development, there is no left-turn lane. Does the City intend to create one? If it does not do this, there will be significant traffic congestion for northbound traffic on Yauger Way which could result in traffic back-up onto Harrison. Even with a dedicated lane, such a back-up may occur because of traffic moving south on Yauger Way which may delay those turning west on 3<sup>rd</sup> Avenue.

9) Children will be living in some of the Development's residences. We are very concerned about the apparent lack of a play space for them within the Development itself. Without such a provision, those children will likely be attracted to open spaces and green areas in Grass Lake Village, including the retention pond. Our primary fear is that children with varying levels of supervision will be walking along a connected, heavily-trafficked 3<sup>rd</sup> Avenue as well as crossing Yauger Way in incautious ways. This will surely increase the likelihood of a car vs. pedestrian accident which would be heart-breaking for all.

10) The Developer has stated clearly and repeatedly that for the Development's own needs, no traffic connectivity is required into Grass Lake Village at either 3<sup>rd</sup> Avenue or Craftsman Drive. Instead, the Developer has indicated that connectivity at Harrison alone will be sufficient. Thus, the demand for traffic connectivity into Grass Lake Village is from the City alone. It stands to reason that if a tragic accident occurs as a result of said traffic connectivity, the City will become the sole target regarding liability.

Thank you very much for your consideration of our concerns. If we can provide clarification, further information or be helpful in any way, please do not hesitate to call Shari at 909-953-0373.

Respectfully submitted,

Shari L. Oliver, M.S., MFCC  
Chuck Ruth, PE  
415 Cimmaron Lane NW  
Olympia, WA 98502