

**Catherine McCoy**

**From:** Cindi Brigden <cindilee14@comcast.net>  
**Sent:** Saturday, June 8, 2019 5:46 PM  
**To:** 'Denise Pantelis'; Cari Hornbein  
**Cc:** Catherine McCoy  
**Subject:** RE: SEPA DNS-Village at Cain Road

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

SAVE THE TREES!!!!

**From:** Denise Pantelis [mailto:dpantelis27@gmail.com]  
**Sent:** Friday, June 07, 2019 4:49 PM  
**To:** Cari Hornbein <chornbei@ci.olympia.wa.us>  
**Cc:** Catherine McCoy <cmccoy@ci.olympia.wa.us>  
**Subject:** SEPA DNS-Village at Cain Road

The City's Determination of No Significance from the applicant's SEPA checklist is concerning. The heavily wooded forest land is proposed for near total clearing (<.40 acre retained). The acknowledged loss of tree canopy does open up the potential for solar energy for both the development and existing adjacent homes. Unfortunately, those homeowners may be forced to consider running and/or installing air conditioning as the heat gain on the western exposure will be dramatically increased.

What is the environmental net gain of removing the tree canopy and opening up exposure to the sun for solar energy, if it means having to consume more energy to cool a home?

Who is burdened with the increased energy costs?

There are also impacts to air quality from increased idling traffic in an already congested area.

I understand that a requirement for tree units must be met, but prior requests for an accounting of how many existing trees will be retained has not been met (see Project file for prior correspondence with Catherine McCoy).

Thank you for your consideration and reply.

Denise Pantelis

## Catherine McCoy

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**From:** Lindsey Boldt <lindsbo@gmail.com>  
**Sent:** Sunday, June 9, 2019 11:38 AM  
**To:** Catherine McCoy  
**Subject:** Re: Village at Cain Road Subdivision

### External Email Alert!

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Hi Catherine,

Thank you so much for this update!

I will read over the materials on the project website and plan to come to the public hearing.

Thanks again for your responsiveness. Even on a Sunday!

All best,  
Lindsey

On Sun, Jun 9, 2019 at 11:32 AM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Hi Lindsey,

Lots happening with the preliminary plat proposal Village at Cain Road, File No. 18-3178 – moving through the land use review process (24-lot subdivision). Staff is nearing the end of the review, very close to a Hearing Examiner decision. The public hearing for the proposal will be held here at City Hall, Council Chambers, on Jun 24, 2019, beginning at 6:30 p.m.

For details on reviews, comments, proposal processing please check out the project website on the City's Construction News webpage, [Village at Cain Road](#).

I hope you can make the public hearing – they're usually pretty interesting, and if you'd like you can share your comments. The staff report and attachments will be posted on the project website one week before the hearing.

Thank you,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

Olympia Community Planning & Development

601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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

**From:** Lindsey Boldt <[lindsbo@gmail.com](mailto:lindsbo@gmail.com)>

**Sent:** Saturday, June 8, 2019 8:31 PM

**To:** Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>

**Subject:** Re: Village at Cain Road Subdivision

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Hi Catherine,

Thank you so much for your kind response back in January. I'm sorry I fell out of communication. Life got in the way, as it sometimes does, but I've been meaning to get back in touch with you for months. I wanted to let you know that I appreciate your willingness to talk with me. Thank you!

I wonder if you have heard any updates on plans for the development of the forest next to McGrath Woods Park. If you have time to talk next week or the week after, great!

Thanks again and all my best,

Lindsey Boldt

(360) 701-2651

On Thu, Jan 3, 2019 at 1:40 PM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Hi Lindsey,

Thank you for your additional questions. I'm sorry to hear of your housing issues in CA. I can appreciate the situation you found yourself in, and the challenges getting things sorted out thereafter. Oh my.

I think a phone call might be the best way to address some of your concerns and questions. Would you be available for a phone call tomorrow morning, between 10:00 and 12:30 p.m.? If so, please provide a phone number. If not, please let me know of an alternative time to call you, with a viable phone number.

Best,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

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**From:** Lindsey Boldt <[lindsbo@gmail.com](mailto:lindsbo@gmail.com)>

**Sent:** Tuesday, December 18, 2018 12:20 PM

**To:** Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>

**Subject:** Re: Village at Cain Road Subdivision

Hi Catherine,

Thanks so much for your quick response. I'm sorry I missed your call Monday morning.

Yes, my partner and I moved into the neighborhood in October. I was born and raised in Olympia and lived nearby in high school, but have been living in California for the past decade and moved back to the area in April. It's been interesting to see how my hometown has changed and how it has stayed the same. I feel very

protective of the wild places here, as you could probably tell from my email, and share my neighbors' concerns for the wildlife in McGrath Park.

That said, the need for more affordable housing is obvious. I just left a housing crisis in The Bay Area (after our apartment building was sold) only to encounter the same problems, though in earlier stages here. Is there an affordable housing component to The Village at Cain Road? At this time the City does not have affordable housing requirements of housing developers.

Have any other proposals been submitted for this land? I wonder if the city would consider purchasing the land to either extend McGrath Park or build affordable housing. It seems that moving forward, a balance will need to be struck, and I'd love to hear more about how the city is envisioning this.

I appreciate the update and you sharing the link to the materials submitted by the applicants. Thanks also for explaining the reason for the clearing. Makes sense!

Do you know if an environmental assessment has been done regarding the owls that live in the woods?

I'm sure you must be fielding a lot of questions, so I appreciate you taking the time to answer mine. I feel passionately about my hometown, and the indigenous land and water on which it sits. I hope a balance can be found between providing much needed housing, especially for those who are currently homeless or in danger of losing their homes due to rising rents, and a commitment to being good stewards of the land here.

If speaking on the phone is better for you, please let me know and we can schedule a time to talk.

All my best,

On Mon, Dec 17, 2018 at 8:24 AM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Lindsey,

I tried to reach you again this morning via phone. I'll provide a little information regarding the Village at Cain Road subdivision proposal and we can continue the discussion via email, unless you'd like to give me a specific time when I can call and reach you over the phone. Either way works for me. ☺

The project has not been decided by the Hearing Examiner, may happen in late January early February. No development will take place until a determination has been made. I'm not sure about a "road" going through on that site...I was just there Sat – no road is being put in. You may have noticed some clearing due to equipment and vehicles going onto the site for additional exploration in response to City and agency comments (drill pits for soils, hydrology, etc.).

You might take a look at materials submitted by the applicant team, City and agency review comments, requirements for further action, among other documents on the website for the project, <http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>.

Neighbors have brought to my attention traffic concerns along 22<sup>nd</sup> Avenue, concerns over removing the trees on the property, increased density in the area, and other concerns. I'd be happy to discuss these issues with you if you have the time.

Take a peek at the website and call or email with questions or concerns of your own. I'd love to hear from you. You said you're a new resident to the area?

Thank you,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

Olympia Community Planning & Development

601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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## Catherine McCoy

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**From:** Amos Callender <amoscall@yahoo.com>  
**Sent:** Monday, June 10, 2019 1:59 PM  
**To:** Catherine McCoy  
**Subject:** Village at Cain Road - Design Review comments & Retention Pond Location

### External Email Alert!

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Catherine-

I just saw the plan for the Village at Cain Road and noticed the Storm Cell Pond located on the corner of Cain and 22<sup>nd</sup>.

I am curious to know why they chose to dis-engage the corner and put the stormwater pond on a major corner like that?

It is also hard to tell from the drawings if they plan to fence the stormwater pond and if that is chain-link, wood or what?

Landscape around a stormwater pond is a very low on the totem pole item for contractors and developers and I am concerned there will not be enough energy put into such a high traffic intersection. Please consider ordinances or design guidelines that can be shared with the designer that might suggest a different site layout that does not turn it's back to two already existing and charming streets (Cain and 22<sup>nd</sup>).

From the landscape plan it looks like a lot of effort was put into screening the stormwater from the new residents of the development but only a fraction of that was focused on the rest of the public that commute through that intersection each day to see an unattractive boxy underdeveloped storm pond surrounded by chain-link fence.

I think the finish materials terminating on the outside corners is a minimalist effort to 'front' the street while not addressing how the façade relates to either side of the house and the views of the building as you approach it from either corner of the lot.

I am not sure if I will be able to attend the Hearing Examiner Public Meeting, and I am wondering if the above can be shared with the Hearings Examiner for his consideration.

Thanks  
-Amos

## Catherine McCoy

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**From:** jhawk@gglbbs.com  
**Sent:** Monday, June 10, 2019 2:23 PM  
**To:** CityCouncil; cpdinfo; Steve Hall; Jay Burney; Connie Cobb; publicworks; brewstp@trpc.org; Catherine McCoy; Leonard Bauer; Nicole Floyd; Cari Hornbein  
**Subject:** Trees, the City, development, and us.

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Dear City Council members, Ms. McCoy, CPD, Mr. Hall, City Planners, and others, (C. McCoy: please enter these as official comments for the Village at Cain Rd. project),

I am sending this article around widely to city and area agencies, but focus intently on the Planning Department, City Council and those who would be making decisions about our citywide TREE population.

[https://www.organicconsumers.org/blog/regeneration-2019-state-movement?utm\\_medium=email&utm\\_source=engagingnetworks&utm\\_campaign=OB+625&utm\\_content=OB+625+Sunday](https://www.organicconsumers.org/blog/regeneration-2019-state-movement?utm_medium=email&utm_source=engagingnetworks&utm_campaign=OB+625&utm_content=OB+625+Sunday)

Please, take the time to read it.

The entire article is excellent, about regenerative practices...however I would draw your attention specifically to about 2/3 down the article, under the heading: "**New incentives for reforestation and ecosystem restoration**" on TREES.

Please read about the facts around carbon sequestration, the crucial role trees play in our planet's survival, and the importance of not only KEEPING the trees we have, but in planting MORE.

Though the City of Olympia may think it is, I don't believe you are listening.

Olympia is not reaching for the progressive role we need to be taking, on local climate action. (Yes, I do know about the climate action 'plan'...but where is the massive tree-planting campaign which should be embedded in it? Where is the commitment right NOW, to stop cutting the big trees in the city? To stop allowing developers to raze whole forests to put up 24 single housing units?)

In the Plans in Progress page on the City website...I do not see a massive tree-planting action as one of the plans. Why not?

It is not front and central in the perception of too many in city and county planning, that we need to be thinking in bold concepts RIGHT NOW, to change our practices...that it will be necessary to plant more than a trillion trees on this planet in the coming decade, to slow down the degradation we have wrought and are creating....which Olympia



continues to create.

***And it will be necessary to stop removing the valuable trees we do have, to build single-family housing developments.***

I am distressed at the permits being given out for a number of extended housing developments citywide, but will focus here on just one...the relatively small but destructive Village at Cain Road, File No. 18-3178.

***A proposal to fell a forest***, for some single-family homes, with no affordable housing or density proponent included, directly across from a school...and in a school district which is burgeoning with over-population already, for which other developments in the same neighborhood the City is considering (LBA parcel, etc.).

***\*\*It is in the City's best interests to preserve these trees, to preserve the land where a tiny park already sits right next door, and to which this parcel could be added, to extend this park.***

Denise Pantelis, our CRANA Neighborhood Board President, has submitted comments for her concern over this project, as have many other neighbors in the City. If you look at Next Door, you will find at least 5 or 6 different, lengthy strings started, on just this project. None of the citizens are for it, and many bring up excellent issues and concerns. Recently Ms. Pantelis had some particularly salient comments on the SEPA DNS:

"The City's Determination of No(n-)Significance from the applicant's SEPA checklist is concerning. The heavily wooded forest land is proposed for near total clearing (<.40 acre retained). The acknowledged loss of tree canopy does open up the potential for solar energy for both the development and existing adjacent homes. Unfortunately, those homeowners may be forced to consider running and/or installing air conditioning as the heat gain on the western exposure will be dramatically increased. What is the environmental net gain of removing the tree canopy and opening up exposure to the sun for solar energy, if it means having to consume more energy to cool a home? Who is burdened with the increased energy costs? There are also impacts to air quality from increased idling traffic in an already congested area. I understand that a requirement for tree units must be met, but prior requests for an accounting of how many existing trees will be retained has not been met (see Project file for prior correspondence with Catherine McCoy)."

I agree fully.

Does Community Planning take these questions into consideration when they authorize such developments? What about the extra energy needed to heat and cool large family homes? What about the loss of natural shade and cooling? The loss of carbon sequestration? How does it justify so little gain, for so much loss?

*Citing statistics about solar potential is meaningless when solar installations are financially out of range for most citizens, few are in place, and there are no aggressive programs to assist citizens in their acquiring and installation.*

There is no advantage to solar potential, unless it's being utilized.

I welcome and ask for feedback.

I would like to hear from City Councilmembers, planners, and others I've targeted here...about these concerns, about who we are as a progressive City taking seriously the future of this climate crisis, and what our role should/will be.

What you think and feel about the importance of TREES?

What you will do in your powers and position to protect them, to protect all of us?

Citizens of our city are agitating and organizing around these issues, and **the continued poor habit of knocking down forests to build single family housing developments while simultaneously passing zoning regulations (the Missing Middle) to densify already-existing single family neighborhoods....do you see this dis-connect???**

Please...we need to stop the dissonance in our planning, in our vision, in our goals, and in our achievements.

Thank You, I look forward to hearing from you~

Janine Lindsey  
Olympia, WA

## Catherine McCoy

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**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Monday, June 17, 2019 7:28 AM  
**To:** Catherine McCoy  
**Subject:** Village at Cain Road Tract C

### External Email Alert!

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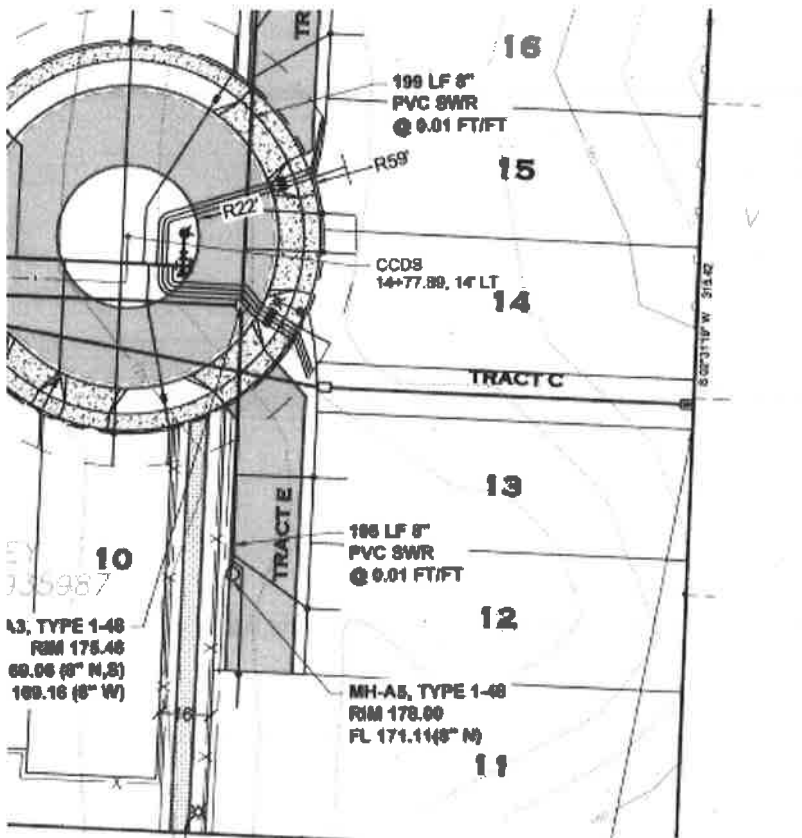
Hello Catherine -

Where does the Tract C on this plan connect? Is there a public pathway in Nut Tree that this will connect to or is this for future connection purposes?

As a separate comment, I think plat and plan should need to show the surrounding lots so that we can see how things fit together. Are there no requirements of this type for plan submittal?

Thanks

Karen Messmer



Karen Messmer  
360-357-8354

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has."  
-Margaret Mead

## Catherine McCoy

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**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Monday, June 17, 2019 5:42 PM  
**To:** Jennifer Priddy; Catherine McCoy  
**Subject:** Re: Busing Commitment for Village at Cain Road

### External Email Alert!

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Jennifer - It is Catherine McCoy who is the lead planner on this project. Catherine McCoy (360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

When I was reviewing the materials for this development it seemed odd that the District would have only made a verbal comment and that it included bus transportation. If that was a response about school capacity, it should not be used separately to cover the need for safe walking routes to local schools.

My area of concern is making sure that all City development requirements are met for walking support such as connecting pathways, safe street crossings, etc. If there are requirements that come in to play because of safe walking routes to school, I want to make sure those are identified and additional safety measures are added when new development occurs. Depending on enrollment and local population I would hope that any individual local student might walk to the local schools and I understand that at times the District may bus some students to even out enrollment/capacity.

Karen Messmer

On 6/17/2019 4:31 PM, Jennifer Priddy wrote:

Hello Karen,

I am reaching out because I believe we have caused some worry about a commitment to bus students who live very close to a school. If I understand the issue it is that in the city process to identify whether or not there was sufficient space for new students generated by the Village at Cain Road, the district committed to busing such students rather than enforcing our walk zone.

Do you know the city staff member that I could reach out to. I think we may have a miss-communication, and if so, I would like the chance to correct our commitment.

Thank you for any hints on how to delve into this further,  
jennifer

Jennifer Priddy  
Assistant Superintendent,  
Finance and Operations  
Olympia School District  
(360) 596-6129 - office  
(360) 890-6895 - cell

--  
Karen Messmer  
360-357-8354

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## Catherine McCoy

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**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Thursday, June 20, 2019 3:56 PM  
**To:** Catherine McCoy  
**Subject:** Village at Cain Road 18-3178 - HEX Testimony for June 24, 2019 Hearing  
**Attachments:** K Messmer HEX testimony Village at Cain Road June 20 2019.docx

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Catherine - I have attached my testimony for the June 24 Hearings Examiner Hearing on the Village at Cain Road. Is there someone else who should also receive this? Please provide this to the Hearings Examiner. I cannot attend the hearing on that day.

Karen Messmer

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Karen Messmer  
360-357-8354

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## Catherine McCoy

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**From:** Tim Smith  
**Sent:** Wednesday, June 12, 2019 5:39 PM  
**To:** jhawk@gglbbs.com  
**Cc:** CityCouncil; Steve Hall; Jay Burney; Connie Cobb; Catherine McCoy; Leonard Bauer; Cari Hornbein  
**Subject:** The Village at Cain Road Preliminary Subdivision Application

Ms. Lindsey,

Thank you for your comments. Staff will make sure your comments are provided to the Olympia Hearing Examiner, who will be making a final decision on this proposal. The Hearing Examiner will be holding public hearing on the proposed preliminary subdivision on June 24<sup>th</sup>, starting at 6:30pm in the Council Chambers at City Hall. Public testimony will be taken prior to the Examiner making a decision.

The project is being reviewed to ensure it meets all the City's development regulations. The project is subject to standards in the Olympia Municipal Code, Chapter 18.60 regarding tree densities and tree protection during construction. For residential subdivisions of five units or more at least 75 percent of the required minimum tree density must be located within separate deeded Soil and Vegetation Protection Area(s) held in common ownership by the homeowner's association, or comparable entity. Developing properties are required to meet the minimum density of 30 tree units per acre. For this project, 138 tree units will be retained within a 0.39-acre Soil and Vegetation Area to be provided along the south boundary of the property.

Please contact me with further questions.

**Tim Smith, AICP | Principal Planner**  
City of Olympia Community Planning & Development  
P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967  
(360) 570-3915  
[tsmith@ci.olympia.wa.us](mailto:tsmith@ci.olympia.wa.us)

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Thank You, I look forward to hearing from you~

Janine Lindsey  
Olympia, WA

## Catherine McCoy

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**From:** Catherine McCoy  
**Sent:** Tuesday, June 18, 2019 1:48 PM  
**To:** Cheryl Selby  
**Cc:** Tim Smith  
**Subject:** RE: City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

Hello Mayor Selby,

Let me see if I can help answer your questions...

1. Allowance for smaller setbacks to accommodate increased density on the properties: **Density** is set at a maximum of 6-12 units per acre in this proposed subdivision; this density is static, and **will not change** in the foreseeable future. The applicants are proposing the lowest number of housing units possible – 6.36 units per acre. They *could* have proposed up to 46 units, but with the requirements of storm, vegetation, open space, private access lanes, and the public street tracts they could only get in 24 residential units (very low on the density scale).

**Setbacks** in the zoning district **will not change**. The lots are very small, particularly as related to the rear yard where an ADU *might* be able to go. There *might* be three total lots in the subdivision that *might be able* to support an ADU, based on lot size.

2. Trees in Tracts B and D, along the southern border of the property and along the northern border, must be maintained in perpetuity. In other words, **the trees in the two tracts may never be removed or harmed** regardless of ownership (this will become a requirement of the HOA). All trees that will be saved will be located in Tract B, 17,075 sq.ft. (0.39 acre), and Tract D, 4,980 sq.ft. (0.11 acre) preservation area. Total tree tract area comes to 22,055 sq.ft. (0.5 acre).

Trees will also be planted along the internal public street, and will be planted around the storm drainage pond close to the intersection of Cain Road and 22<sup>nd</sup> Ave.

I hope that helps, and I hope you and yours are very well!

Catherine

**Catherine McCoy, Associate Planner, LEED AP**  
Olympia Community Planning & Development  
601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967  
(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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**From:** Cheryl Selby <[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)>  
**Sent:** Monday, June 17, 2019 10:45 AM  
**To:** Beverly Cox <[bcox@ci.olympia.wa.us](mailto:bcox@ci.olympia.wa.us)>  
**Cc:** Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>  
**Subject:** Re: City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

Hi Beverly

I had a question from a constituent regarding this development proposal and whether there would be an allowance for smaller setbacks to accommodate the increased density on the property? I think it was a concern related to the missing middle ordinances. I couldn't answer her but was curious myself if all of the trees could be cut down on the perimeter of the project?

Thanks for any clarification!

Cheryl Selby  
Mayor, City of Olympia  
[Cselby@ci.olympia.wa.us](mailto:Cselby@ci.olympia.wa.us)

---

**From:** Beverly Cox  
**Sent:** Friday, June 14, 2019 8:38:38 AM  
**Cc:** Catherine McCoy  
**Subject:** City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

The City of Olympia has issued the following **Notice of Public Hearing agenda** for the projects known as **Village at Cain Road** located at **2017 22<sup>nd</sup> Ave SE**

**PROJECT: 18-3178**

You can view the agenda on the city website at the following link: [City of Olympia - Meeting of Hearing Examiner on 6/24/2019 at 6:30 PM](#)

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Catherine McCoy, Associate Planner, 360.570.3776, [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)**

Ken Haner  
Program Assistant  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

## Catherine McCoy

---

**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Monday, June 17, 2019 7:28 AM  
**To:** Catherine McCoy  
**Subject:** Village at Cain Road Tract C

### External Email Alert!

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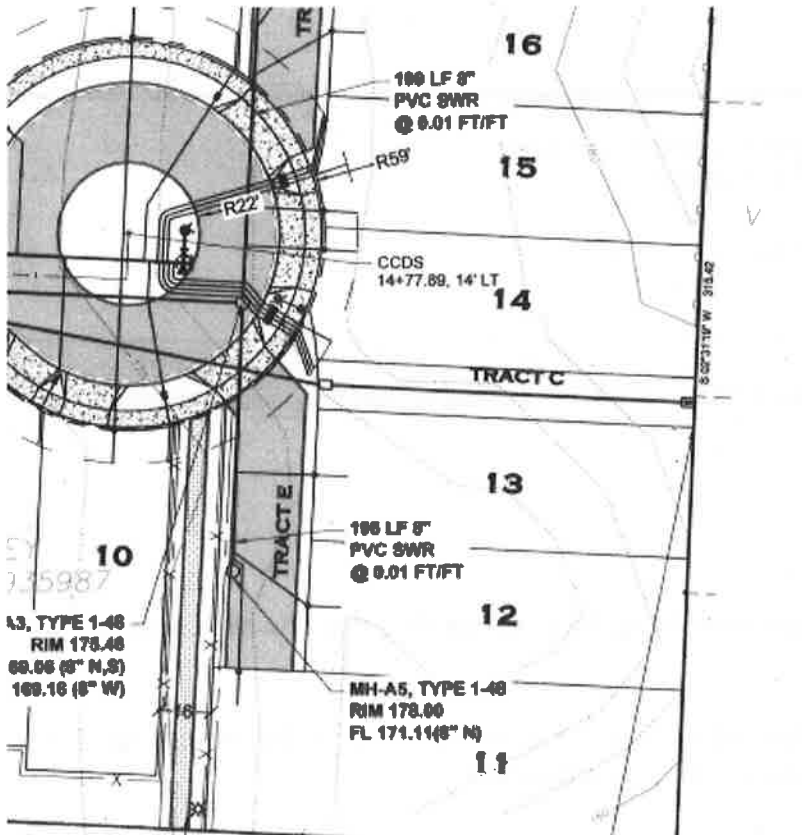
Hello Catherine -

Where does the Tract C on this plan connect? Is there a public pathway in Nut Tree that this will connect to or is this for future connection purposes?

As a separate comment, I think plat and plan should need to show the surrounding lots so that we can see how things fit together. Are there no requirements of this type for plan submittal?

Thanks

Karen Messmer



Karen Messmer  
360-357-8354

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has."  
-Margaret Mead

## Catherine McCoy

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**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Monday, June 17, 2019 5:42 PM  
**To:** Jennifer Priddy; Catherine McCoy  
**Subject:** Re: Busing Commitment for Village at Cain Road

### External Email Alert!

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Jennifer - It is Catherine McCoy who is the lead planner on this project. Catherine McCoy (360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

When I was reviewing the materials for this development it seemed odd that the District would have only made a verbal comment and that it included bus transportation. If that was a response about school capacity, it should not be used separately to cover the need for safe walking routes to local schools.

My area of concern is making sure that all City development requirements are met for walking support such as connecting pathways, safe street crossings, etc. If there are requirements that come in to play because of safe walking routes to school, I want to make sure those are identified and additional safety measures are added when new development occurs. Depending on enrollment and local population I would hope that any individual local student might walk to the local schools and I understand that at times the District may bus some students to even out enrollment/capacity.

Karen Messmer

On 6/17/2019 4:31 PM, Jennifer Priddy wrote:

Hello Karen,

I am reaching out because I believe we have caused some worry about a commitment to bus students who live very close to a school. If I understand the issue it is that in the city process to identify whether or not there was sufficient space for new students generated by the Village at Cain Road, the district committed to busing such students rather than enforcing our walk zone.

Do you know the city staff member that I could reach out to. I think we may have a miss-communication, and if so, I would like the chance to correct our commitment.

Thank you for any hints on how to delve into this further,  
jennifer

Jennifer Priddy  
Assistant Superintendent,  
Finance and Operations  
Olympia School District  
(360) 596-6129 – office  
(360) 890-6895 - cell

--  
Karen Messmer  
360-357-8354

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has."

—Margaret Mead



## Catherine McCoy

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**From:** Catherine McCoy  
**Sent:** Tuesday, June 18, 2019 1:48 PM  
**To:** Cheryl Selby  
**Cc:** Tim Smith  
**Subject:** RE: City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

Hello Mayor Selby,

Let me see if I can help answer your questions...

1. Allowance for smaller setbacks to accommodate increased density on the properties: **Density** is set at a maximum of 6-12 units per acre in this proposed subdivision; this density is static, and **will not change** in the foreseeable future. The applicants are proposing the lowest number of housing units possible – 6.36 units per acre. They *could* have proposed up to 46 units, but with the requirements of storm, vegetation, open space, private access lanes, and the public street tracts they could only get in 24 residential units (very low on the density scale).

**Setbacks** in the zoning district **will not change**. The lots are very small, particularly as related to the rear yard where an ADU *might* be able to go. There *might* be three total lots in the subdivision that *might be able* to support an ADU, based on lot size.

2. Trees in Tracts B and D, along the southern border of the property and along the northern border, must be maintained in perpetuity. In other words, **the trees in the two tracts may never be removed or harmed** regardless of ownership (this will become a requirement of the HOA). All trees that will be saved will be located in Tract B, 17,075 sq.ft. (0.39 acre), and Tract D, 4,980 sq.ft. (0.11 acre) preservation area. Total tree tract area comes to 22,055 sq.ft. (0.5 acre).

Trees will also be planted along the internal public street, and will be planted around the storm drainage pond close to the intersection of Cain Road and 22<sup>nd</sup> Ave.

I hope that helps, and I hope you and yours are very well!

Catherine

**Catherine McCoy, Associate Planner, LEED AP**  
Olympia Community Planning & Development  
601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967  
(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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

---

**From:** Cheryl Selby <[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)>  
**Sent:** Monday, June 17, 2019 10:45 AM  
**To:** Beverly Cox <[bcox@ci.olympia.wa.us](mailto:bcox@ci.olympia.wa.us)>  
**Cc:** Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>  
**Subject:** Re: City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

Hi Beverly

I had a question from a constituent regarding this development proposal and whether there would be an allowance for smaller setbacks to accommodate the increased density on the property? I think it was a concern related to the missing middle ordinances. I couldn't answer her but was curious myself if all of the trees could be cut down on the perimeter of the project?  
Thanks for any clarification!

Cheryl Selby  
Mayor, City of Olympia  
[Cselby@ci.olympia.wa.us](mailto:Cselby@ci.olympia.wa.us)

---

**From:** Beverly Cox  
**Sent:** Friday, June 14, 2019 8:38:38 AM  
**Cc:** Catherine McCoy  
**Subject:** City of Olympia - Hearing Examiner - Notice of Public Hearing Agenda - 18-3178 Village at Cain Road

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**PROJECT: 18-3178**

You can view the agenda on the city website at the following link: [City of Olympia - Meeting of Hearing Examiner on 6/24/2019 at 6:30 PM](#)

Please forward questions and comments you may have regarding this project to the staff contact listed below:

- **Catherine McCoy, Associate Planner, 360.570.3776, [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)**

Ken Haner  
Program Assistant  
City of Olympia  
PO Box 1967 | 601 4th Avenue | Olympia WA 98507  
Phone: (360) 753-8735  
Email: [khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)

## Catherine McCoy

---

**From:** Karen Messmer <karen@karenmessmer.com>  
**Sent:** Thursday, June 20, 2019 3:56 PM  
**To:** Catherine McCoy  
**Subject:** Village at Cain Road 18-3178 - HEX Testimony for June 24, 2019 Hearing  
**Attachments:** K Messmer HEX testimony Village at Cain Road June 20 2019.docx

### External Email Alert!

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Catherine - I have attached my testimony for the June 24 Hearings Examiner Hearing on the Village at Cain Road. Is there someone else who should also receive this? Please provide this to the Hearings Examiner. I cannot attend the hearing on that day.

Karen Messmer

--

Karen Messmer  
360-357-8354

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it is the only thing that ever has."  
-Margaret Mead



Hearings Examiner Testimony of Karen Messmer  
1907 Lakehurst Dr SE Olympia WA  
June 20, 2019  
Village at Cain Road 18-3178

I live approximately 1 mile south of this project site and I walk and cycle in this area regularly. It is in my immediate neighborhood in terms of walking and cycling routes for recreation and transportation.

My comments are directed at the walking and cycling access around the perimeter of the development. It is clear from the Goals and Policies of the Comprehensive Plan that the City intends to provide for walking and cycling connectivity through the City. This connectivity needs to be at intervals at least as frequent as the planned street grid and there are special notes regarding connection to public places such as parks and playgrounds. I have attached selected items from the current Engineering Design and Development Standards for the City and selected Goals and Policies from the Olympia Comprehensive Plan. These reference the importance of connectivity and specific requirements of connectivity. Connecting streets and pathways need to be addressed when new developments are built and future connections adjacent to the development need to be identified and designated.

1. This project is located north of the McGrath Woods City of Olympia Park. A pathway connecting to the park property is shown on the plans as a "Planned 6' wide AC Public Trail." In the EDDS 2.040 D the requirements indicate that the pathway should be asphalt and ten feet wide. This needs to be corrected on the plans and constructed with required dedicated right of way, illumination and signage.
2. On the Preliminary Plat (Attachment C in the packet for this meeting) there is a pathway shown at the east perimeter of the development (Tract C) which I assumed will connect to the neighboring Old Orchard development in the future. Since the plans do not show details of the adjacent property I cannot be certain where it will connect. In any event, this pathway is important to comply with the EDDS requirements for block sizing and requirements to provide pathways when a street is not possible. See attached EDDS 2.040 Streets and Alleys requirements. Note especially that where a street may have been required but is not possible because of surrounding development, a public pathway must be constructed.

The staff response to substantive comments #35 indicates that the pathway is 'not practical' but that does not negate the requirement for a pathway that may eventually connect through to the Old Orchard site. This approach is similar to street connections that are required to be built in anticipation of a future connection. It is not clear to me that staff have the authority to allow a deviation from the EDDS in this case simply upon their determination that the connection is 'not practical' at this time. Either the pathway must be dedicated for future connection or there needs to be a request for a deviation from the EDDS.

Sincerely,  
Karen Messmer

Attachment to Karen Messmer Hearing Examiner Testimony Village at Cain Road June 2019

**Excerpts from 2019 City of Olympia Engineering Design and Development Standards (from City website access)**

**2.040 Street and Transportation Requirements**

**B. Streets and Alleys**

3. Alignment and Location. Proposed streets and other primary accesses will be aligned with existing streets or accesses as identified in the Transportation Element of the Olympia Comprehensive Plan. Street alignments will relate where practical, to natural topography and will be selected so as to minimize grading and avoid excessive runoff. Alignment and connections of newly constructed public streets will be provided in accordance with the following conditions in Chapter 4, unless otherwise prohibited:

- a. Street connection will be provided to any existing public street or right-of-way “stub” abutting the proposed development.
- b. Pedestrian and emergency access will be provided to any abutting public school, public building, urban trail, or transit stops.
- c. Streets will be located for the development of adjoining land.
- d. Provisions, such as stub roads, will be made for connection to any adjacent undeveloped, contiguous land area of one acre or more and to any site officially designated for a public facility. Such stubs will be located to provide for future block sizes consistent with these guidelines and connections to other stub roads on adjacent and nearby property. Signs indicating intent to extend in the future are required to be posted at the end of these stub streets.
- e. Blocks in residential zoning districts (listed in OMC 18.04 and 18.05) shall not exceed a perimeter of 1800 feet, measured at the edge of the right-of-way except one (1) block in a co-housing development (see OMC Section 18.04.060(F)), and all blocks in the R-4 District may have a perimeter of up to 2000 feet, provided street connections are made to adjoining streets and property as required by Section 2.040 B3 (a, c, d, and f). Such residential blocks with a perimeter greater than 1800 feet shall contain a public pathway near mid-block conforming to the Engineering Design and Development Standards.

Blocks in commercial districts (listed in OMC Chapter 18.06) shall not exceed a perimeter of 2000 feet. Commercial blocks will not exceed a walking perimeter of 2000 feet.

Where larger blocks are necessary due to topography, existing development, or other constraints, intervening public cross-block pedestrian, bicycle, and emergency access will be provided.

#### D. Bikeways and Walkways

- 1. Easements. Where needed for purposes of traffic safety or access to schools, playgrounds, urban trails, shopping facilities, or other community facilities, public easements for bikeways or walkways not less than 10 feet in width will be provided and installed.
- 2. Improvement Standards. Bikeways and walkways will be surfaced with asphalt concrete and designed to the standards in Chapter 4 of these Standards and in the Urban Trails Plan. Bikeways and walkways will be illuminated in accordance with the specifications set forth in this standard. Posts or other facilities designed to prohibit the passage of motor vehicles through pedestrian easements will be installed to the specifications of the Engineering Design and Development Standards.

#### Transportation Chapter

#### 4E TRAILS OR SHARED-USE PATHS

##### 4E.020 Pathway Illumination

Construction of all paved pathways, shared-use paths and trails shall provide illumination meeting the standards specified in Appendix 5, section 9-29.10(2) C, Ornamental Illumination System – Pathways.

#### Selection of Olympia Comprehensive Plan Goals and Policies related to Connectivity

#### From the Comprehensive Plan Land Use and Urban Design Chapter

GL20 Development maintains and improves neighborhood character and livability.

- PL20.5 Prevent physical barriers from isolating and separating new developments from existing neighborhoods.

## From the Comprehensive Plan Transportation Chapter

PT1.9 Build streets in a grid pattern of small blocks to allow streets to be narrow and low-volume, encourage walking, and provide travelers with a choice of routes.

PT1.14 Provide adequate and safe street and pathway lighting, in a way that reduces light pollution.

GT2 As new streets are built and existing streets are reconstructed, add multimodal features as specified in the City of Olympia Engineering Design and Development Standards.

GT4 The street network is a well-connected system of small blocks, allowing short, direct trips for pedestrians, bicyclists, transit users, motorists, and service vehicles.

PT4.1 Connect streets in a grid-like pattern of smaller blocks. Block sizes should range from 250 feet to 350 feet in residential areas and up to a maximum of 500 feet along arterials.

PT4.11 Retrofit existing development into a pattern of short blocks.

PT4.12 Build bike and pedestrian pathways for safe and direct non-motorized access. Where street connections are not possible, build pathways based on block sizes defined in the Engineering Design and Development Standards.

PT4.15 Allow cul-de-sacs only when topographic and environmental constraints permit no other option. Cul-de-sacs that are built should have a maximum length of 300 feet and be built with pedestrian and bike connections to adjacent streets, or to destinations such as schools, parks and trails wherever possible.

PT4.17 Create public bicycle and pedestrian connections for interim use when street connections are not completed with new development.

PT4.18 Plan and identify street connections in undeveloped areas to ensure they are eventually connected.

PT5.3 In the event that a street connection is not made for motor vehicles, priority will be given to pedestrian, bicycle, transit and emergency vehicle access.

GT6 Pathways enhance the transportation network by providing direct and formal off-street routes for bicyclists and pedestrians.

PT6.1 Establish and improve pathways in existing built areas.

PT6.2 Require new developments to provide direct bicycle and pedestrian pathways that connect to adjacent, developed properties. These will be at the same interval spacing as street spacing requirements or at closer intervals.

PT6.3 Install signs at pathways to indicate they are open to the public and an official part of the transportation network.





## Catherine McCoy

---

**From:** Lindsey Boldt <lindsbo@gmail.com>  
**Sent:** Saturday, June 22, 2019 11:00 AM  
**To:** Catherine McCoy  
**Subject:** Re: Village at Cain Road Subdivision

### External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hi Catherine,

I would like my comments to be included in the public comments for the meeting on Monday, please.

Dear Catherine,

My name is Lindsey Boldt. I live in the Chalet Townhomes next to McGrath Woods Park. I share my neighbors concern about this proposed development. I have been impressed by some of the thoughtful comments I have read, that consider the environmental impacts of the destruction of this forest. This forest, though small, is a dense, rich habitat for a wide vareity of plant, animal, and fungal life. Some of the Cedars, Alders, and Maples are quite old and very well established. The proposed section of forest is full of Oregon Grape Root, Nettle, Cleavers, and Alder which are indigenous medicinal plants (probably among many others I can't identify). I share my neighbor's concerns about the Barred Owls especially, who I have heard hooting. I recently saw a Barn Owl in the forest nearby as well.

It is clear that Olympia needs more housing. Our city is growing and low-income and houseless people have been continuously disrespected and treated not as neighbors, but as a "problem." A development of single-family homes, with no affordable-housing component, that razes almost an entire forest, is not a solution. It is incredibly disrespectful to the Squaxin & Nisqually people on whose land most of Olympia's residents, including myself, are guests. Not to mention to the land, water, plants, and animals themselves. What other, more creative options are possible?

I ask the city to think creatively to consider what other more sustainable modes of construction are possible. If the City of Olympia is not amenable to this option, I suggest consulting with the State of Washington to acquire this land as part of the [land acquisition project](#) to expand McGrath Woods Park. It's a well-loved park, and as was recently pointed out by a young visitor, it could really use a slide.

Sincerely,  
Lindsey Boldt  
(360) 701-2651

On Sun, Jun 9, 2019 at 11:38 AM Lindsey Boldt <[lindsbo@gmail.com](mailto:lindsbo@gmail.com)> wrote:  
Hi Catherine,

Thank you so much for this update!

I will read over the materials on the project website and plan to come to the public hearing.

Thanks again for your responsiveness. Even on a Sunday!

All best,  
Lindsey

On Sun, Jun 9, 2019 at 11:32 AM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Hi Lindsey,

Lots happening with the preliminary plat proposal Village at Cain Road, File No. 18-3178 – moving through the land use review process (24-lot subdivision). Staff is nearing the end of the review, very close to a Hearing Examiner decision. The public hearing for the proposal will be held here at City Hall, Council Chambers, on Jun 24, 2019, beginning at 6:30 p.m.

For details on reviews, comments, proposal processing please check out the project website on the City's Construction News webpage, [Village at Cain Road](#).

I hope you can make the public hearing – they're usually pretty interesting, and if you'd like you can share your comments. The staff report and attachments will be posted on the project website one week before the hearing.

Thank you,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

Olympia Community Planning & Development

601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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

**From:** Lindsey Boldt <[lindsbo@gmail.com](mailto:lindsbo@gmail.com)>

**Sent:** Saturday, June 8, 2019 8:31 PM

To: Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>

Subject: Re: Village at Cain Road Subdivision

**External Email Alert!**

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Hi Catherine,

Thank you so much for your kind response back in January. I'm sorry I fell out of communication. Life got in the way, as it sometimes does, but I've been meaning to get back in touch with you for months. I wanted to let you know that I appreciate your willingness to talk with me. Thank you!

I wonder if you have heard any updates on plans for the development of the forest next to McGrath Woods Park. If you have time to talk next week or the week after, great!

Thanks again and all my best,

Lindsey Boldt

(360) 701-2651

On Thu, Jan 3, 2019 at 1:40 PM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Hi Lindsey,

Thank you for your additional questions. I'm sorry to hear of your housing issues in CA. I can appreciate the situation you found yourself in, and the challenges getting things sorted out thereafter. Oh my.

I think a phone call might be the best way to address some of your concerns and questions. Would you be available for a phone call tomorrow morning, between 10:00 and 12:30 p.m.? If so, please provide a phone number. If not, please let me know of an alternative time to call you, with a viable phone number.

Best,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

Olympia Community Planning & Development

601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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**From:** Lindsey Boldt <[lindsbo@gmail.com](mailto:lindsbo@gmail.com)>

**Sent:** Tuesday, December 18, 2018 12:20 PM

**To:** Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)>

**Subject:** Re: Village at Cain Road Subdivision

Hi Catherine,

Thanks so much for your quick response. I'm sorry I missed your call Monday morning.

Yes, my partner and I moved into the neighborhood in October. I was born and raised in Olympia and lived nearby in high school, but have been living in California for the past decade and moved back to the area in April. It's been interesting to see how my hometown has changed and how it has stayed the same. I feel very protective of the wild places here, as you could probably tell from my email, and share my neighbors' concerns for the wildlife in McGrath Park.

That said, the need for more affordable housing is obvious. I just left a housing crisis in The Bay Area (after our apartment building was sold) only to encounter the same problems, though in earlier stages here. Is there an affordable housing component to The Village at Cain Road? **At this time the City does not have affordable housing requirements of housing developers.**

Have any other proposals been submitted for this land? I wonder if the city would consider purchasing the land to either extend McGrath Park or build affordable housing. It seems that moving forward, a balance will need to be struck, and I'd love to hear more about how the city is envisioning this.

I appreciate the update and you sharing the link to the materials submitted by the applicants. Thanks also for explaining the reason for the clearing. Makes sense!

Do you know if an environmental assessment has been done regarding the owls that live in the woods?

I'm sure you must be fielding a lot of questions, so I appreciate you taking the time to answer mine. I feel passionately about my hometown, and the indigenous land and water on which it sits. I hope a balance can be found between providing much needed housing, especially for those who are currently homeless or in danger of losing their homes due to rising rents, and a commitment to being good stewards of the land here.

If speaking on the phone is better for you, please let me know and we can schedule a time to talk.

All my best,

On Mon, Dec 17, 2018 at 8:24 AM Catherine McCoy <[cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)> wrote:

Lindsey,

I tried to reach you again this morning via phone. I'll provide a little information regarding the Village at Cain Road subdivision proposal and we can continue the discussion via email, unless you'd like to give me a specific time when I can call and reach you over the phone. Either way works for me. ☺

The project has not been decided by the Hearing Examiner, may happen in late January early February. No development will take place until a determination has been made. I'm not sure about a "road" going through on that site...I was just there Sat – no road is being put in. You may have noticed some clearing due to equipment and vehicles going onto the site for additional exploration in response to City and agency comments (drill pits for soils, hydrology, etc.).

You might take a look at materials submitted by the applicant team, City and agency review comments, requirements for further action, among other documents on the website for the project, <http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>.

Neighbors have brought to my attention traffic concerns along 22<sup>nd</sup> Avenue, concerns over removing the trees on the property, increased density in the area, and other concerns. I'd be happy to discuss these issues with you if you have the time.

Take a peek at the website and call or email with questions or concerns of your own. I'd love to hear from you. You said you're a new resident to the area?

Thank you,

Catherine

**Catherine McCoy, Associate Planner, LEED AP**

Olympia Community Planning & Development

601 4<sup>th</sup> Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : [cmccoy@ci.olympia.wa.us](mailto:cmccoy@ci.olympia.wa.us)

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

## Catherine McCoy

---

**From:** Barbara Whitbeck <rhubarb5@comcast.net>  
**Sent:** Monday, June 24, 2019 8:42 AM  
**To:** Catherine McCoy  
**Subject:** FW: Tree1  
**Attachments:** IMG\_0056.jpg; Untitled attachment 00010.txt

### External Email Alert!

This email originated from a source outside of the City's network. Use caution before clicking on links or opening attachments.

Dear Ms. McCoy:

We live at 2201 Nut Tree Loop SE, Olympia, WA, 98501. Our backyard is adjacent to the proposed Village at Cain Road development. Our concern is about a large alder tree sitting next to the fence in our backyard (see picture attached). We have consulted with an arborist, Michael Moore of Moore Trees & Co Inc. We were informed that this tree - which is on the very edge of the wooded area, has grown toward the sun, and is therefore leaning toward our house - will be destabilized and become a hazard if all of the other large trees on the opposite side of the fence are removed.

We would like to arrange for this tree to be taken down at the same time as the rest of the large trees on the other side of our fence (which sit on property that will be part of the Village at Cain Road development). We are prepared to remove and then replace the section of our backyard fence so that the tree is easily accessible for removal. We would appreciate your investigation of this matter, and a response to our request.

John and Barbara Whitbeck  
(360) 357-4339  
rhubarb5@comcast.net





## Catherine McCoy

---

**From:** Barbara Whitbeck <rhubarb5@comcast.net>  
**Sent:** Monday, June 24, 2019 8:42 AM  
**To:** Catherine McCoy  
**Subject:** FW: Tree1  
**Attachments:** IMG\_0056.jpg; Untitled attachment 00010.txt

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Dear Ms. McCoy:

We live at 2201 Nut Tree Loop SE, Olympia, WA, 98501. Our backyard is adjacent to the proposed Village at Cain Road development. Our concern is about a large alder tree sitting next to the fence in our backyard (see picture attached). We have consulted with an arborist, Michael Moore of Moore Trees & Co Inc. We were informed that this tree - which is on the very edge of the wooded area, has grown toward the sun, and is therefore leaning toward our house - will be destabilized and become a hazard if all of the other large trees on the opposite side of the fence are removed.

We would like to arrange for this tree to be taken down at the same time as the rest of the large trees on the other side of our fence (which sit on property that will be part of the Village at Cain Road development). We are prepared to remove and then replace the section of our backyard fence so that the tree is easily accessible for removal. We would appreciate your investigation of this matter, and a response to our request.

John and Barbara Whitbeck  
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