

Catherine McCoy

From: Claude Flowers <claudio@nwlinc.com>
Sent: Friday, August 10, 2018 1:30 PM
To: Catherine McCoy
Subject: Concerns about Project#18-3178

Good afternoon:

My family and I live right off of Log Cabin Road, which becomes Cain Road. Today I saw a sign near McGrath Woods Park saying 5.01 acres of land are to be subdivided into "The Village at Cain Road," Project #18-3178.

The area already suffers from bad traffic which will only be exacerbated by adding 24 homes. The forested area that is to be developed is home to owls (which are not mentioned in the [ENVIRONMENTAL CHECKLIST \(SEPA\)](#)), and it contributes greatly to the charm of our community, especially given its proximity to McGrath Woods Park. I respectfully ask that the area be undeveloped and left as-is.

Thank you.

Claude Flowers

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Saturday, August 11, 2018 5:31 PM
To: Catherine McCoy
Subject: Re: Village at Cain Road Subdivision _081118

Hi Catherine,

Thank you for providing a summary of the some of the comments received to date on the proposed "Village at Cain Road". In order to prepare my comments, additional information is needed. Please let me know if you can respond to the following:

Of the 5.1 acre parcel, how much of it has been determined to be 'buildable'? My understanding is that net density is calculated after frontage easements, soil and vegetation areas, transportation infrastructure (roads, sidewalks, alleys, etc) have been subtracted from the total acreage of the parcel.

I presume traffic counts and studies have been done recently in the area of Cain, 22nd and Wilson Streets. Could you please share the most recent information, including the time period of the study? While vehicle counts are one measure, a study of traffic patterns is requested as well (the volume of E-W traffic on 22nd and the percentage of that traffic turning N and S onto Wilson and Cain). Please share what you have available.

Please let me know if additional clarification is needed.

Thank you.

Denise Pantelis, President
Cain Road Area Neighborhood Association

On Thu, Aug 9, 2018 at 8:56 AM, Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Dear Community Members,

Thank you for taking the time to share your concerns and interests related to the proposed Village at Cain Road subdivision, File 18-3178. I've received a few letters to date with concerns related to the density of 24 lots on the 5.01 acre parcel, traffic issues along Cain Road and the intersection, loss of trees, and impacts to McGrath Woods Park, to name a few. Please note that I will accept comments throughout the review of the project, until a decision is made by the Hearing Examiner (the date of which has not been scheduled).

I hope you will attend the neighborhood meeting scheduled for Aug. 21, 6:00 p.m., conference room 207, here at City Hall – 601 4th Ave E. The meeting is designed to provide you with information about the process of review and subdivision requirements (including addressing your concerns to date), the designs of the project, with the bulk of the meeting held for your questions and comments.

If you have the chance, please also stop by City Hall to review the project submittal including the site plan and reports. I've added your name to the "Parties of Record", which means you will be *notified* of public meetings, and the public hearing when dates are scheduled.

I look forward to seeing you on Aug. 21, or hearing from you during the review process. Please don't hesitate to forward questions and comments.

Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

(360) 570-3776 : 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: Sunday, August 12, 2018 6:54 PM
To: 'LINDA WOZNIAK'; Catherine McCoy
Subject: RE: The Village @ 22nd/Cain 081218

Dear Ms. McCoy,

We appreciate, and concur with, Linda Wozniak's concerns. In addition to the legitimate issues she addressed regarding ground saturation, increased exposure to light (and wind,) and noise and traffic considerations, we have an additional concern. We have two very large alder trees just inside of our fence line. The concern is that, if all the trees in the proposed development are removed using heavy machinery, the possibility of damaging the root system of our trees is very high. We would like assurance that there is an arborist overseeing this project, and that we would have the opportunity to consult with that individual prior to - and during - construction. Obviously, given our concern, we would agree with Ms. Wozniak's request for a 20-foot green belt between the three affected Nut Tree Loop homes and the new development.

Sincerely,

Barbara and John Whitbeck

2201 Nut Tree Loop SE

Olympia, WA 98501

(360-357-4339)

(Please feel free to call or leave a message at either this e-mail or the phone number above)

From: LINDA WOZNIAK [mailto:lswozniak@comcast.net]
Sent: Tuesday, August 07, 2018 5:31 PM
To: cmccoy@ci.olympia.wa.us
Subject: The Village @ 22nd/Cain

Dear Ms McCoy,

Thank you for the notification re the above. I live directly in back of the proposed development on Nut Tree Loop. I am one of 3 houses that border the project on Nut Tree Loop. The Preliminary Plat Map shows 7 of the 24 proposed homes to be built on the property line of 3 house's "back doors" one of which is mine.

I am the original owner of my home and have lived in it for 36 years. I have enjoyed the woods in back of my house and have added plants and flowers in the area directly in back of me. The woods have owls that live in them that I and other neighbors enjoy seeing and hearing. I have even had 2 baby owls visit my bird bath! I wish the woods could remain woods forever.

I most ardently object to the "high density" in this development. Following are the reasons why. There are not many green spaces like this in our city. The woods provide much needed protection from the sun. The woods help soak up the rain in our wet, rainy climate. The woods help with pollution and help keep our area from flooding. They bring natural beauty to the neighborhood. The high density of homes proposed will bring much more traffic, pollution and possibly flooding. The corner of Cain and 22nd is already busy. Traffic from Nova school when in session and the JWC church generates a lot of traffic.

I wonder if a Round About will be necessary to help with the traffic? The round about on 22nd/Boulevard and the one on 18th have not added to the beauty of our city because they are not maintained. It is disheartening to think of another one near by that will detract from the beauty and value of our neighborhood. It seems likely something will have to be done to help the traffic flow.

It is my hope that the plan will not be approved as submitted. I am requesting that a 20 foot green belt be added to protect me and my neighbors homes. I think the proposed homes that border the Nut Tree development should be eliminated.

Thank you for consideration of my suggestions.

Linda Wozniak

2205 Nut Tree Loop SE

Olympia 98501

360 352-5207 (home PH)

Catherine McCoy

From: Andrea Pareigis <andrea.pareigis@gmail.com>
Sent: Monday, August 13, 2018 2:36 PM
To: Catherine McCoy
Subject: Village at Cain Road_2

To Whom it May Concern

I am writing to voice my opinion on the proposed development "Village at Cain Road". I have been a resident of the neighborhood for several years and have a few concerns. While I understand that location is a prime place for development, going forward we need to plan carefully to ensure the character and safety of the neighborhood does not get compromised.

The most drastic change will obviously be the loss of the woodlands. While looking at the plans I appreciate the developers plan to green belt along the existing park. I saw that the initial environmental study mentions mostly common wildlife that can easy coexist or relocate. The only animal that I am concerned about and did not see mentioned were owls. I have seen, and more often heard, several owls using those woods as territory. I am no ornithologist and can not speak of the species of owls that habitat the area. But I am aware that many owls are endangered, or close to. As such, it is our responsibility to ensure that this development does not impede on this wildlife. I request that the proper studies be conducted before moving further.

The intersection of Cain and 22nd is a busy one. It is a main throughway from downtown to suburbia and as such is traveled extensively. While this is one of the appeals to develop this area, again we must move forward in a well thought and responsible matter. Twenty-four more homes brings new vehicular and pedestrian traffic. The plans submitted include the addition of a left turn lane. While that may help alleviate vehicular traffic, it may make the intersection more dangerous for pedestrians. There are several studies indicating that wider roads increase driver's speeds, and accidents.

(https://www.academia.edu/12488747/Narrower_Lanes_Safer_Streets_Accepted_Paper_for_CITE_Conference_Regina_June_2015) On a road where average traffic already commonly exceeds posted speed limits and with a school in the immediate vicinity we cannot afford to danger our pedestrians. This will also increase our commuters who use public transit. The bus stop traveling towards downtown is on the side of 22nd Ave SE without a sidewalk, and a couple blocks from proper crosswalks. The current plans add more pedestrians, add more cars and add more danger for both. I request that more research is placed to ensure a safer intersection. I propose increased sidewalks, and a three way stop at Cain and 22nd.

The final caution I would like to discuss is the character of the neighborhood. Olympia is a unique city full of unique people. The majority of the homes in the area are individually designed and speak to the hodgepodge of personalities that we have here. I would be extremely disappointed to lose the history and feel of the neighborhood with a "cookie cutter" addition. I just hope the developers take the current aesthetics in mind with design.

Thank you for your time, and considering my thoughts on this project.

Andrea Pareigis

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Tuesday, August 14, 2018 1:11 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd....your follow-up

Surprised that I still haven't heard from you, will be giving you a call.

On Thu, Aug 9, 2018 at 11:18 AM, Jean Meyn <jeanmeyn3@gmail.com> wrote:

Catherine - I appreciated meeting with you on August 2 and gaining understanding of the permit process. Through the NextDoor app, I have shared with neighbors your interest in getting us accurate information and ready willingness to answer our questions. As you may recall, my expressed concerns with this 24-lot, 5 acre development were traffic and noise.

The city only, it appears, requiring right turn lane onto 22nd from Cain and allowing main entrance onto Cain with no traffic devices, seems shortsighted. Living on Parkwood on corner of Cain right near proposed entrance, I am well aware of the increase in traffic on Cain and 22nd in the 9 years I've lived here. At certain times, it is a long wait to turn onto 22nd, especially with cars coming from Wilson, less than a block from Cain. We already need a traffic device.

On the Notice to homeowners, the studies listed did not include Traffic Impact Study. You indicated this was up to Transportation Department (City?) and said you would check with them and get back to me - on study and why only right turn lane.

What did you find?

Jean Meyn
1934 Parkwood Dr SE
360-280-2928

Catherine McCoy

From: LINDA WOZNIAK <lswozniak@comcast.net>
Sent: Tuesday, August 14, 2018 9:04 AM
To: Catherine McCoy
Subject: Re: Village at Cain Road Subdivision

Thank you so much for taking time to see me Catherine regarding "The Village". You were very helpful in explaining some of the particular designs of the project. It was also helpful to know that the plan may undergo further changes that will address some of my concerns.

You mentioned you would like to walk on the parcel so you would have first hand knowledge of the site. Please feel free to enter the property from my property any time. There is no fence between my house and the parcel. It may be easier to access the area from my house on Nut Tree Loop than from Cain Road. You asked me how "dense" the woods were and I honestly have never walked very far into the property in back of my house. It seems to me that a lot of the trees have fallen so it may be hard to walk around. I think the deer have made some paths through the woods but I've never walked on them.

Again, thank you for seeing me to address my concerns. I plan on attending the neighborhood meeting scheduled for August 21 at 6:00 pm.

Linda Wozniak

2205 Nut Tree Loop SE (3rd house on the right as you enter Nut Tree Loop.)

98501

On August 9, 2018 at 8:56 AM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Dear Community Members,

Thank you for taking the time to share your concerns and interests related to the proposed Village at Cain Road subdivision, File 18-3178. I've received a few letters to date with concerns related to the density of 24 lots on the 5.01 acre parcel, traffic issues along Cain Road and the intersection, loss of trees, and impacts to McGrath Woods Park, to name a few. Please note that I will accept comments throughout the review of the project, until a decision is made by the Hearing Examiner (the date of which has not been scheduled).

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Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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Catherine McCoy

From: Larry H. <lhadz37@gmail.com>
Sent: Wednesday, August 15, 2018 4:50 PM
To: Catherine McCoy
Subject: 081518Village at Cain Road_LH

Attn. Catherine McCoy

We have concerns about the proposed project, Village at Cain Road, file number 18-3178.

The intersection at Cain Road and 22nd already has traffic congestion problems, especially during the school year. Traffic is backed up on Cain Road since individuals are stopped there waiting to pull out on 22nd. We think the proposed development will add to the already serious traffic issues. From the informational letter the City sent out, it is unclear how traffic and parking issues will be addressed. It appears that a turn lane will be implemented but the preliminary plat map was too small to actually see the complete plan.

The number and density of homes proposed for the corner of Cain and 22nd Street is much too high. Twenty-four homes in a 5 acre plot is too high for that location. In addition, it is worrisome that our current property taxes continue to rise at an alarming rate to pay for schools and infrastructure issues, but the city is determined to encourage a larger number people to live within the area adding even more pressure to schools and the existing infrastructure.

There is also the issue of how many trees and forests are being destroyed within our city to provide more and more developments. Many people move to Olympia because of its natural beauty but small wooded areas are disappearing all over this city in the name of progress.

For the above reasons we are opposed to the current preliminary plat map for the development. This congestion requires more infrastructure, will produce more pollution in the area and will result in higher property taxes within the district. Zoning needs to be well thought out and a long term plan developed that represents the majority of the residents before further development occurs.

We appreciated that we were mailed the notice of land use application and would like to be further appraised of plans and the final Decision. Thank you.

Sincerely,

Larry Hadley and Judy Brunson-Hadley

2244 Nut Tree Loop SE
Olympia, WA 98502

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Thursday, August 16, 2018 2:32 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd...your follow-up

I am on the City website, but need help finding things - Village at Cain Road as a search term got nothing helpful and our neighborhood meeting is not on the city calendar for August 21st.

In notes from our meeting, I believe I see where you were going to send me some helpful links. I would appreciate it. I'm trying to get informed before the 8/21 meeting so I can ask the most helpful questions and, it's less than a week away.

thank you

On Thu, Aug 9, 2018 at 11:18 AM, Jean Meyn <jeanmeyn3@gmail.com> wrote:

Catherine - I appreciated meeting with you on August 2 and gaining understanding of the permit process. Through the NextDoor app, I have shared with neighbors your interest in getting us accurate information and ready willingness to answer our questions. As you may recall, my expressed concerns with this 24-lot, 5 acre development were traffic and noise.

The city only, it appears, requiring right turn lane onto 22nd from Cain and allowing main entrance onto Cain with no traffic devices, seems shortsighted. Living on Parkwood on corner of Cain right near proposed entrance, I am well aware of the increase in traffic on Cain and 22nd in the 9 years I've lived here. At certain times, it is a long wait to turn onto 22nd, especially with cars coming from Wilson, less than a block from Cain. We already need a traffic device.

On the Notice to homeowners, the studies listed did not include Traffic Impact Study. You indicated this was up to Transportation Department (City?) and said you would check with them and get back to me - on study and why only right turn lane.

What did you find?

Jean Meyn
1934 Parkwood Dr SE
360-280-2928

Catherine McCoy

From: Barbara McConkey <informbarb@comcast.net>
Sent: Thursday, August 23, 2018 11:47 AM
To: Catherine McCoy
Subject: 082318Cain road development

Hello, I want to voice my concerns about the new development on Cain and 22nd. I am an advocate of more housing and especially more affordable housing but the location of this development — most especially the entrance/exit — is not good.

I live on Forest Hill Circle and that intersection on 22nd & Cain already gets incredibly congested as it is laid out now. I can't imagine what traffic would be like with an added entrance/exit. I have a concern about the amount of traffic, (the proposed traffic light "solution" planned for over a decade away?) and difficulty with emergency vehicles being able to access my neighborhood as well as other nearby neighborhoods.

I also have concerns about cutting down so many trees in McGrath woods. Removing trees will increase stormwater runoff from impervious surfaces like the very driveways, streets, sidewalks and rooftops that come with such a development. Stormwater runoff carries pollutants into our streams, lakes rivers and Puget Sound. I saw there was a fraction of an acre of trees being left on the site (which doesn't seem like enough). How much other "green space" will be in the new development?

At the very LEAST, I hope you will please consider moving the entrance to 22nd PAST the Nova School entrance. For the safety of both cars AND pedestrians — many of whom walk or ride their bikes across the intersection.

Barbara McConkey

Catherine McCoy

From: Brian Gmail <bconsidine@gmail.com>
Sent: Thursday, August 23, 2018 6:37 AM
To: Catherine McCoy
Subject: 082318Village at Cain Road _c

Ms. McCoy,

My name is Brian Considine and my family lives on Cain Road a little down from the proposed Village at Cain Road development. I was unable to make the August 21st Public meeting and will there be minutes posted or a summary of the meeting posted?

Additionally, I understand that comments are accepted during the land use review process and when is the process expected to close?

Lastly, I see that the public meeting had a sign-in sheet for residents to provide contact information to receive updates and my information is below in case I may also sign up to receive information/updates from the city about this project.

Thank you for your time,

Brian

Brian Considine
2705 Cain Rd SE
Olympia WA 98501
206-499-5084 (cell)
Bconsidine@gmail.com

Catherine McCoy

From: Christina Lock <christinalock@gmail.com>
Sent: Thursday, August 23, 2018 11:40 PM
To: Catherine McCoy
Subject: 082318Housing development : 22nd Ave and Cain road

Hello Catherine,

I'm writing regarding the planned development on 22nd Ave and Cain rd in Olympia. I was disappointed to hear that a single family development with only 24 homes was planned for this parcel. With such good transit connection and being so close to town, it's a great location for higher density housing. I am honestly also disappointed that no retail is planed for the parcel. It would be a great location for a small coffee shop and/or market.

The 22nd Avenue corridor bisects Indian Creek and Cain neighborhoods, it is uniquely positioned close to town but still, sometimes frustratingly, unwalkable. Traffic also moves very quickly through this corridor. It's natural for cars to drive above 35 mph although the posted speed is 25mph. Posted speed has very little impact on driver behavior although the way the road is constructed can have a large impact. From the notes I read it looks like a stoplight could be planned many years from now, I'm wondering if traffic calming measures could be incorporated in this development now. There is no reason why cars need to drive 35+ through this corridor although almost nothing prevents them from doing so. Even though I live on the street and hate when people speed I still find myself speeding on the road! The road was clearly not built as a residential 25mph street.

I am wondering if there is a plan to connect the new development to McGrath woods park with a walking trail? This would be a natural connection and I think a real shame to miss an opportunity to connect a residential development to a neighborhood park. Also will the developer be required to include a sidewalk on Cain road and 22nd Avenue?

Thank you for your time,

Christina Lock Noddings

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Sent from Gmail Mobile

Catherine McCoy

From: Jill Van Hulle <jill@PGWG.COM>
Sent: Thursday, August 23, 2018 9:52 AM
To: Catherine McCoy
Subject: 082318Village at Cain Road_a

I'm sorry but the Village at Cain Road is really a hideous idea! I realize that we don't get a vote on what the City allows and I understand the rationale behind allowing high level density, but this project basically involves scraping every last tree off of a nice forested 5 acre lot, and paving or building over every last square inch and digging a big hole for a stormwater pond!

Olympia can do better! We can build nice liveable developments that are appropriate for the scale of the neighborhood. I live at 2909 Sherwood Drive on a ¼ acre lots and I can tell you that is too small . . . and these lots will be a lot smaller. There are no areas for kids to place, or places for people to walk dogs. AND the traffic at that Cain Road/22nd Street intersection is already really bad during the morning and evening commute.

Make the minimum lot size consistent with the other neighborhoods, triple the set back from McGruff Woods, and consider passing a regulation that says that open space needs to be at least equal to the size of the stormwater pond!

Whatever you can do to save us from this hot mess would be greatly appreciated.

Jill

Catherine McCoy

From: Mary Dussol <mary.dussol@yahoo.com>
Sent: Thursday, August 23, 2018 7:08 AM
To: Catherine McCoy
Subject: 082318 Concern about Cain Road development_b

Good morning,

My name is Mary Dussol and my family lives on Parkwood Drive, very near the proposed new development on Cain Road. I was unable to attend the meeting the other night, but have read the summary and want to add my voice to those of others concerned about the traffic impact of this proposed project. To add more houses and cars to a spot that is already congested and difficult to navigate is deeply concerning. Residents of my street have no option other than using Cain Road, and I can't imagine how much more difficult it will become.

Is it correct that the plan is to install a traffic light in 2030? That is not timely. A turn lane is insufficient, and I second all the concerns about pedestrian safety. We already feel challenged crossing roads in this area.

My question is, why won't this development be accessed via 22nd rather than Cain? That would take the issue of the Cain / 22nd intersection off the table.

I urge you to reconsider the configuration of this development. That spot already needs a traffic light or circle- or at least a three-way stop.

Thank you,
Mary Dussol

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Friday, August 24, 2018 4:06 PM
To: Catherine McCoy
Subject: DenisePantelis 082418

Categories: CRM TO-DO

Hi Catherine,

I was notified of this development as President of the Cain Road Area Neighborhood Association (CRANA). However, my comments are not to be construed as a statement of the CRANA Board, its Officers, nor its Members.

Thank you for arranging Tuesday's neighborhood meeting with Rob Rice to discuss The Village at Cain Road. Rob has earned an excellent reputation in the community for building quality homes and I genuinely hesitate to raise objections, but the proposed development and landscape design raise some concerns that I believe the city is obligated to consider in making any permitting decisions.

Below are a few questions as well as my comments. Thank you for your consideration and reply.

- 1) From the meeting and presentation held on Tuesday, my understanding is that the net density is 3.7 acres. Please confirm.
- 2) Also, can you clarify whether or not a traffic study has been/or will be done in the vicinity of 22nd Avenue, Cain Road, and Wilson Streets?
- 3) During Tuesday night's discussion, I recall the developer stating that 137 tree units would be part of the development. Could you please explain how tree units are calculated? Further, please quantify the existing number of trees on the site and how many trees (not tree units, but existing trees) will be preserved?

Additional Comments:

During Tuesday's meeting, the developer expressed a distinct bias against townhomes and sole preference for building single-family detached homes, even when existing code in R 6-12 allows for other options. Has the city considered requiring a mix of housing types when platting a development of a certain minimum size? The proposal to largely tear down the 5-acre wood on the corner of Cain and 22nd and develop it into a high-end neighborhood for 24 families who can afford to pay \$400,000+ per unit may pencil out, but the small lots and destruction of mature trees, and loss of tree buffer does not fit well with the existing neighborhood character nor with the City's Comprehensive Plan.

What I also noticed during the meeting, and will focus on here, is the emphasis placed on landscaping. I find this perplexing. The property is and has been landscaped since long before many of us were born. Nature designed it and it fulfills important functions like stormwater management, air filtration, shade and cooling that protects adjacent homes from strong western exposures, provides sound buffers, a rest stop along the wildlife corridor, and habitat for many creatures.

Destroying the existing woods and eradicating all of its functions to create 24 detached residential units with a cul de sac, storm water retention pond, a privacy fence on the eastern perimeter, and 137 tree units does not preserve the neighborhood's existing character. In contrast, the Chalet Townhomes, developed by a long-time CRANA resident and builder, has co-existed in the neighborhood for decades with nary a complaint about 'renters'. Was it

built to the maximum allowable density and minimum set back requirements? No. Did the developer preserve considerable tree buffer on all sides? Yes.

Please consider the following provisions of the Comprehensive Plan and associated comments: **PL1.2 Focus development in locations that will enhance the community and have capacity and efficient supporting services, and where adverse environmental impacts can be avoided or minimized.**

Adverse environmental impacts from this proposal include:

- loss of a carbon sink
- loss of shade will likely lead to increased cooling costs
- loss of a natural sound buffer
- loss of wildlife habitat
- disruption and loss of the wildlife corridor

PL1.8 Buffer incompatible industrial, commercial and residential uses by requiring landscaped buffers or transitional uses, such as plazas, offices, or heavily landscaped parking; use natural buffers where possible and require clustering where warranted.

It is possible to use the existing stands of trees to preserve natural buffers.

“Studies of Olympia and other communities also reveal that including open space and appropriate landscaping within site designs improves developments by providing places for relaxing, restoration and outdoor activities in general. In particular, trees provide a valuable public resource, enhance the quality of the environment, provide visual buffers and natural beauty, preserve the natural character of an area, and soften the impact of buildings and streets. Trees and other landscaping help reduce air pollution, noise and glare, provide cooling in summer and wind protection in winter, and in some cases provide materials and food for wildlife and humans. The goals and policies below encompass all of these elements of good design.”

An example of this is the neighboring Chalet Townhomes located just south of McGrath Woods Park on Cain Road. The townhomes were developed at less than maximum allowable density and with more generous setbacks than required. This enabled the preservation of existing tree buffer on all sides of the development, preserved the natural character of the area, softened the impact of the buildings, buffered against noise and glare, and preserved the cooling shade and health benefits for humans as well as habitat for wildlife.

PL3.5 Encourage development that is compatible with historic buildings and neighborhood character, and that includes complementary design elements such as mass, scale, materials, setting, and setbacks.

CRANA's neighborhood character is generally seen in large lots with more than minimum set backs, mature trees, and many wooded buffers. This current development proposal is not compatible with the existing character of neighborhood.

PL3.7 Identify, protect and maintain historic trees and landscapes that have significance to the community or a neighborhood, including species or placement of trees and other plants.

Has an urban forester inventoried the number of trees, by species, estimated age, height, and health as well as an accounting of the 137 tree units proposed for the development (how many are pre-existing trees and how many are proposed as new).

PL6.2 The design review process should recognize differences in the city with the objective of maintaining or improving the character and livability of each area or neighborhood.

The proposed development does not maintain or improve the character of the neighborhood. A privacy fence is no replacement for 80+foot trees that provide shade from western exposures. Removing so many trees

removes the existing sound buffer. Developing to densities proportionally higher than surrounding areas does not maintain existing character. Increased vehicle trips originating so close to an intersection that already experiences bottlenecks and safety concerns does not increase livability.

PL7.4 Increase the area of urban green space and tree canopy within each neighborhood proportionate to increased population in that neighborhood.

The proposal drastically decreases the urban green space and tree canopy.

PL7.5 Establish urban green space between transportation corridors and adjacent areas.

Preserving not just green space, but wooded buffer along all sides of the development should be required.
Thank you.

Denise Pantelis

Catherine McCoy

From: kathryn turpin <kathrynturpin@gmail.com>
Sent: Saturday, August 25, 2018 11:07 AM
To: Catherine McCoy
Subject: KathrynTurpin 082518

Good morning Catherine,

Form my understanding you are the Lead Project Manager for the development "The Village at Cain Rd". I was unable to attend the council meeting and hope you will consider my concerns with this development.

My biggest concern is eliminating the existing vegetaion. I believe that their is a plan to leave an acer of vegetation as a surrounding boarder. I do not believe this is sufficient and would like to minimize the amount of homes build. From an environmental stand point, building less homes on larger lots preserves the land by minimizing the amount of foundations, driveways, and roads. Larger lots will also make it possible to leave more of the mature trees.

I would like to note that last night I witnessed a 3 point buck walk out of that lot and continue down 22nd. To densify Olympia with large homes on tiny lots will remove these animals along with many other native wildlife.

Thank you for your time.

Kate Dickinson

Catherine McCoy

From: Henry Carson <dr.hank.carson@gmail.com>
Sent: Sunday, August 26, 2018 7:57 PM
To: Catherine McCoy
Subject: HenryCarson 082618

Ms. McCoy,

I hope it is not too late to comment on the proposal for the development of the Village at Cain Road. Although I am disappointed that the land could not be purchased to expand green space / McGrath Woods Park, I do have a couple specific comments on the proposed construction.

1) I believe the number of existing, mature trees planned to be left standing is insufficient. I know space is tight with 24 lots going in, but the value of the properties on both the Village side and the Nut Tree Loop / 22nd Ave sides would be greatly enhanced / preserved by leaving a buffer of existing trees on all sides. The neighborhood unnecessarily lost many wonderful trees as a result of the 22nd sidewalk project - it would be a shame to lose more than necessary here.

2) I applaud the project's design to place pedestrian trails connecting the Village to both McGrath Woods Park and Nut Tree Loop. I believe that in general our neighborhoods are not well connected for pedestrians - which encourages driving and creates higher risk for children on busy roads. I hope these trails are retained in the final design.

Thanks for your work on this project,
Henry

Catherine McCoy

From: Rick Perry <tucoyohei@gmail.com>
Sent: Wednesday, August 29, 2018 1:26 PM
To: Catherine McCoy
Subject: 082918 RickPerry

Dear Catherine McCoy,

I am writing a quick note to say that I am very very opposed to the proposal on Cain and 22nd. In an age where Olympia is rapidly growing, any development that only includes single family homes should be vetoed out of hand. In an era where climate change is ripping the world apart, and use of land that doesn't encourage more environmentally responsible options should likewise be vetoed out of hand. Right now we have a copse of trees, which have significant value to the people who live in Olympia. Trees and wilderness within the city, within our neighborhoods, are the thing that makes Olympia Olympia. When people talk about our neighborhoods being special, this is what they're talking about. Those trees, that nature, is precious to us, and selling it for a few homes is a crime against the community.

I'm not advocating that we do nothing with this property, only that that land is something very precious, and it should not be sold lightly. If we care at all about Olympia, the world, or our children's future, then we need to stop building these little developments. The trees are worth far more than a few single family homes. Do not let that land be developed for anything less than denser housing, and a wildwood market style complex to serve the people living here. We need food we can walk to. We need rational places for people to live. We do not need a development designed to line some developers pockets at the expense of what makes Olympia great.

Thank you for your time,
-Rick Perry
2711 Fir St SE,
Olympia, WA.

Catherine McCoy

From: jillogy28 <jillogy28@aol.com>
Sent: Tuesday, September 4, 2018 7:46 AM
To: Catherine McCoy
Subject: JillHulbert 090418

Catherine,

IT was brought to my husband and my attention at the meeting that a major concern was the traffic at the corner of 22nd/Cain/Wilson. When driving by that area daily, we noticed that the city bus stop is at that intersection, causing more traffic delays. Maybe it would be a good decision for the city to move the city transit stop further West.

Just a suggestion.

I was in favor of the three-way stop. Turning left at that corner is very frustrating. Your right lane turn is nice, but people turning left on 22nd is a nightmare.

Thank you for all your time with this project.

Blessings,

Jill & Steve Hulbert

Sent from my Galaxy Tab A

Catherine McCoy

From: BHutton <BHutton@novaschool.org>
Sent: Monday, September 10, 2018 12:50 PM
To: Catherine McCoy
Cc: BHutton
Subject: Barbara Hutton 091018

Good afternoon Cindy,

I attended the neighborhood meeting on August 21 regarding the development of the Village at Cain Road. As the Head of School at NOVA Middle School, which occupies the north east corner of the intersection of Cain, Wilson and 22nd., I spoke about my concern about the proper design of the streets and lanes to accommodate the likely increase of traffic at that intersection. This email is to formalize my comments.

NOVA serves 108 middle school students. They travel here from the local neighborhood on foot and via bikes, Intercity bus route 94 and multiple car pools that bring students from further away in Olympia plus surrounding communities. The traffic created by NOVA between 7:30 am - 8:15 am and 2:30 p.m.- 3:15 p.m. is compounded by neighborhood traffic and commuters traveling into and out of downtown Olympia and families and students attending Washington Middle School which is four blocks, less than a mile away on Cain. It is quite intense during those 45 minute windows. The traffic from the Village at Cain Road will no doubt add more traffic to that already complicated mix.

The City created a sidewalk along the north side of 22nd which ends at Wilson. That greatly improved the safety of pedestrians on that segment of 22nd. There is no sidewalk west of Wilson to the Intercity bus stop which neighbors and students ride. There is a crosswalk from the east side of Wilson to the south side of 22nd at the school. There is no direct crosswalk from the south side of 22nd to the bus stop west of Wilson. There are international school crossing signs on 22nd in each direction on 22nd approaching the crosswalk. There is no flashing, school zone or other indication of a school crossing.

The plan presented by the developer of the Village at Cain Road indicates a right turn lane from Cain onto 22nd. The plan, as I understand it, deposits cars directly into the school crosswalk. The movement of cars between Cain, 22nd and Wilson is often crowded and complex and the streets are not in perfect alignment. The potential for a car/pedestrian accident is high given the speed, density and signage at the intersection.

I request that safety for pedestrians and cyclists be the highest priority for the design and construction of sidewalks, signage and roads in the area of the intersection of Cain, 22nd and Wilson.

Sincerely,

Barbara Mitchell Hutton

Barbara Mitchell Hutton, MBA
Head of School

NOVA Middle School

2020 22nd Avenue SE
Olympia, WA 98501
360.491.7097
www.novaschool.org

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Friday, April 5, 2019 11:23 AM
To: Catherine McCoy
Subject: No reply since 3/14.....Re: 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.

Catherine - are you ok? Please answer

On Wed, Mar 20, 2019, 8:57 AM Jean Meyn <jeanmeyn3@gmail.com> wrote:
checking again please reply

On Thu, Mar 14, 2019 at 12:03 PM Jean Meyn <jeanmeyn3@gmail.com> wrote:

Hello Catherine - I just checked the City site for above proposed development and saw no response from developer to the Nov 4, 2018 Substantive Review.

1. Have they responded formally or informally?
2. Is it still the case that if they don't within 6 months of the date of letter (Nov 5, 2018) that the application is null and void?
 - a. what is the date of their deadline
 - a. what would that mean?
 - b. Can they reapply?
 - 1) if yes, would they have to start the process all over again?

Thanks, Jean
360-280-2928

Catherine McCoy

From: Catherine McCoy
Sent: Thursday, April 25, 2019 10:11 AM
To: Jean Meyn
Subject: RE: Your vm Villsge at Cain Road

My email and phone were set with messages of my absence, with other staff contact info – not sure how you may not have heard or seen the messages. So sorry for the confusion. Enjoy the camping!

Please let me know if you have questions or comments at this point in the land use application review of the Village at Cain Road subdivision proposal.

Catherine

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

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

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Wednesday, April 24, 2019 10:23 AM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: Your vm Villsge 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.

Got your voicemail message in response to my emails which began on March 14. I'm sorry you needed to take family leave for 3 months.

Would have helped greatly if you'd left an email and voicemail message that you were out of office longterm and provide another staff contact in your absence.

Doesn't the office have staff coverage plans ?

I do like phone communication at times and calling me was a good option after the long delay. I am camping and cell coverage spotty so sending this before I lose again.

Jean Meyn

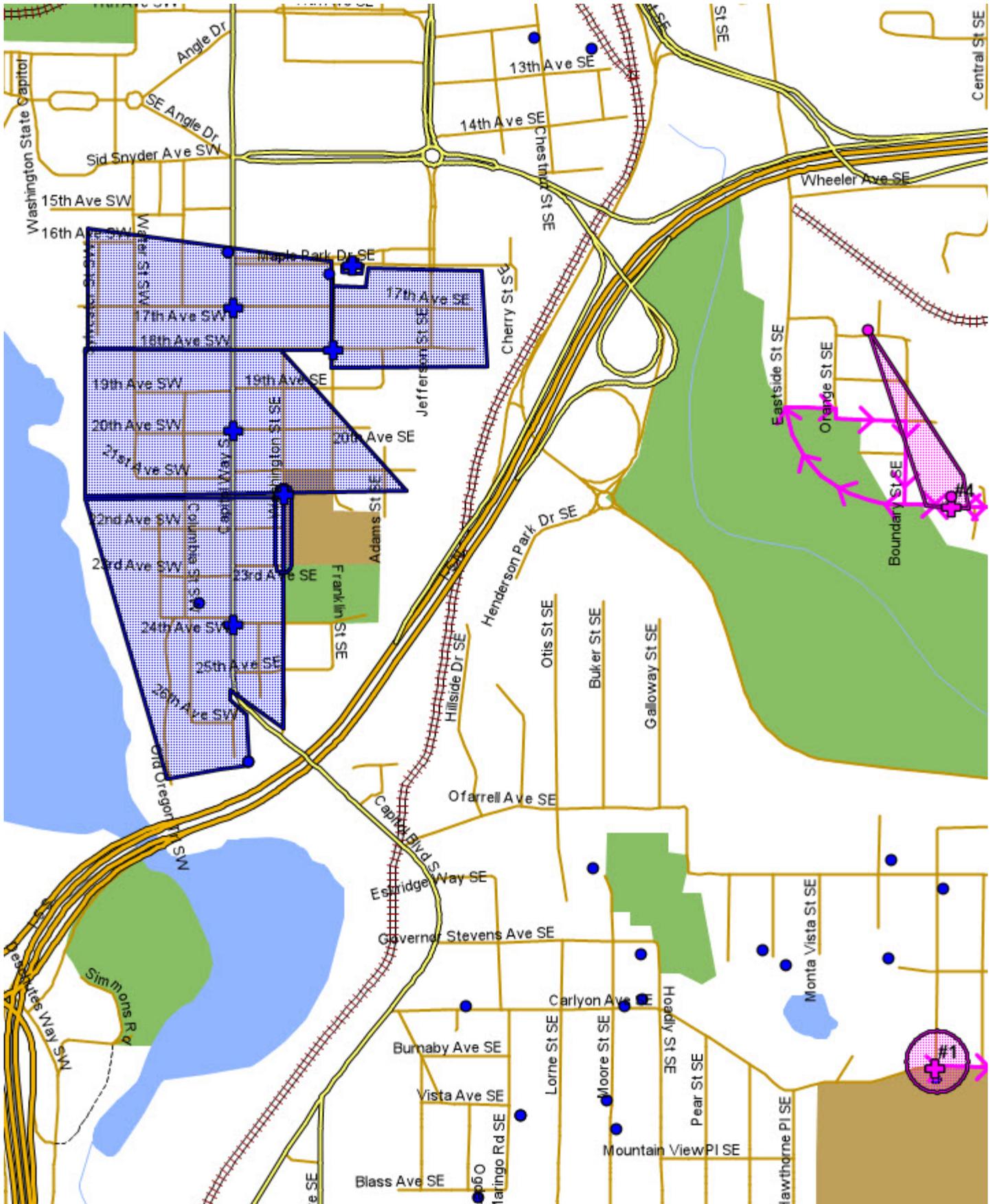
Catherine McCoy

From: Rhonda Morton <rmorton@osd.wednet.edu>
Sent: Wednesday, May 1, 2019 3:34 PM
To: Catherine McCoy
Subject: Re: NEW Cain Road Subdivision - Bus routes and stops

External Email Alert!

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

Catherine, Here is Rt. #13 for WMS...



Rhonda Morton
 Director of Transportation
 Olympia School District
 360-596-7705

 Sender notified by
[Mailtrack](#) —

On Wed, May 1, 2019 at 3:32 PM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Hi Rhonda – my contact info is below. I would love it if you sent prints of routes 24 and 13 near the Cain Road and 22nd Ave SE intersection to WA Middle School and Pioneer Elementary.

Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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Catherine McCoy

From: Karen Messmer <karen@karenmessmer.com>
Sent: Monday, May 6, 2019 9:56 PM
To: Catherine McCoy
Subject: The Village at Cain Road, 2017 22nd Ave SE, 18-3178

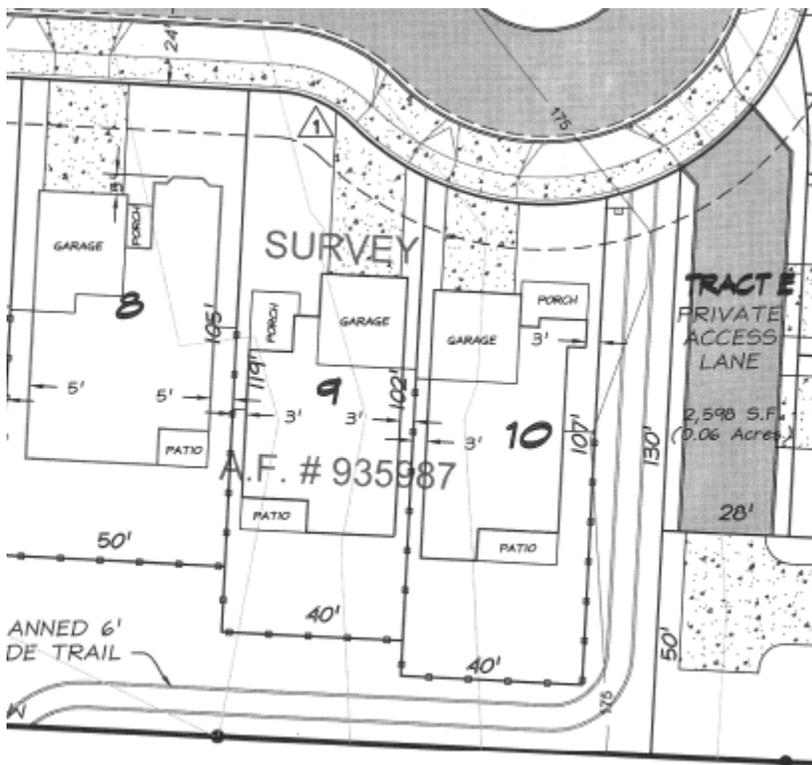
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Hello Catherine - I see the Village at Cain Road has a pathway/trail planned between the cul de sac and the City park. The plan says a 6 foot path - is that the standard they need to meet?

It seems odd that it is not a direct trail but has a long section parallel to the city property. Also, this pathway needs to be signed on both ends to indicate it is public and it needs lighting. I think the EDDS require lights but I don't know if the sign is required or not.

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

From: Karen Messmer <karen@karenmessmer.com>
Sent: Thursday, May 9, 2019 4:58 PM
To: Catherine McCoy
Subject: Re: The Village at Cain Road, 2017 22nd Ave SE, 18-3178

Categories: CRM TO-DO

External Email Alert!

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Thanks Catherine - it just seems as if this pathway has more potential to be blocked in the future or left unmaintained if it is longer. The sideways jog is not needed and makes it a longer walk to get to the park. I wonder what the parks staff provided for comment on this project.

Regards,

Karen M

On 5/9/2019 4:48 PM, Catherine McCoy wrote:

Hi Karen,

You're right, it is odd that the path angles west along the south property line. I hadn't thought to ask why (too many other things to think about), but I think I will – curious. When I find out I'll let you know.

The 6 foot path is a recreational pedestrian path designated to accommodate pedestrians in a 'natural environment'. It requires crushed rock surfacing. The path is the standard required and the type is suitable to the immediate area/site context.

Also – we've got the signage and lighting (one light) covered.

Thanks for your input. I hope all is well with you and yours.

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development
601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967
(360) 570-3776 : cmccoy@ci.olympia.wa.us

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From: Karen Messmer <karen@karenmessmer.com>
Sent: Monday, May 6, 2019 9:56 PM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: The Village at Cain Road, 2017 22nd Ave SE, 18-3178

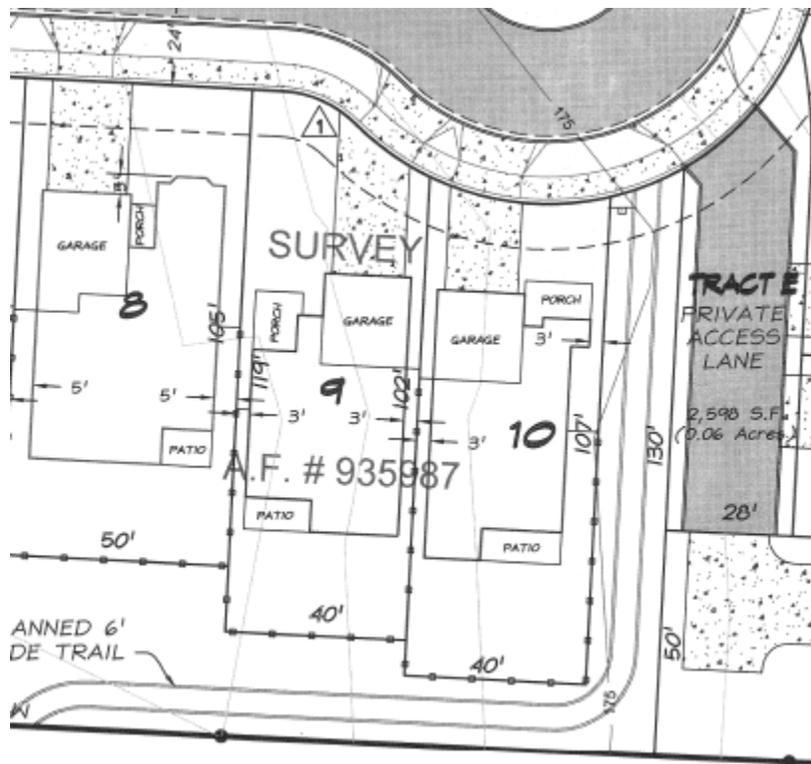
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360-357-8354

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Karen Messmer
360-357-8354

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-Margaret Mead

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Monday, May 13, 2019 12:14 PM
To: Tim Smith
Cc: Catherine McCoy; Denise Pantelis
Subject: Re: Today please - Village at Cain Rd - 5/22 Site Plan Review Committee

External Email Alert!

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Tim - thank you for your timely, informative return call.

Jean Meyn

On Mon, May 13, 2019 at 11:26 AM Jean Meyn <jeanmeyn3@gmail.com> wrote:

Tim Smith - I need to pass on information to our neighborhood association about the May 22 meeting as soon as possible (I was informed by email this morning) but Catherine McCoy is out today. Ken Hanson suggested you could help me.

I live across the street from the proposed development and have been active throughout the process in trying to get information and then distribute it. I recall you being present at the August 21st meeting.

I look forward to your call. (I left you a voicemail message, but you may check email first).

Jean Meyn, 360-280-2928
1934 Parkwood Dr SE

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Monday, May 13, 2019 10:48 AM
To: Catherine McCoy
Subject: VCR-Cain Road - 5/22 Site Plan Committee meeting

External Email Alert!

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

I just got your voicemail and left a message, so am covering communication bases. Please call and email with update on process.

I see no updates on the Construction News site for Village at Cain Road, so I do not have the information on developer's response to substantive review nor the staff's recommendation to the Site Plan Committee on May 22 at 9 a.m.

I am rushing to get other things done before going out of town Wednesday, so please reply as soon as you can.

Others in the Cain Road area have relied on me to up date them; I have repeatedly referred them to the website.

Jean, 360-280-2928

Catherine McCoy

From: Catherine McCoy
Sent: Tuesday, May 14, 2019 4:44 PM
To: Terrance.Wagner@gmail.com
Subject: 051419 Development on 22nd & Cain Road

Terrance,

Thank you for sending your questions and comments – very happy to hear from you. Please note my responses to your questions below. If there is anything else I can help you with, please don't hesitate to let me know.

Catherine

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

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From: Terrance Wagner <terrance.wagner@gmail.com>
Sent: Tuesday, May 14, 2019 12:41 PM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: Development on 22nd & 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.

We have just become aware of a development that is seeking approval at the subject location. Looking at the Plat Map found at this location: <http://olympiawa.gov/~media/Files/CPD/Planning/Village-Cain-Road/VCR-preliminary-plat-map.PDF?la=en> We are very concerned about the number of single family homes being literally stuffed into the very small space. A number of questions come to my mind:

1. Will there be adequate parking for all of the vehicles to support such a large number of homes? The number of homes is 24, and *each* home will have 2 off-street parking spaces. Every single family detached home must provide 2 off-street parking spaces.

2. How will fire and emergency vehicles be able to navigate in such a congested location? The layout of the homes along the internal public street includes the minimum required space for emergency vehicles to respond and turn around when needed (20 foot wide roadway). The plan also includes the addition of a new fire hydrant. The Fire Department weighs in on every development proposal to ensure adequate navigation and maneuverability.
3. Is there space for Dial-A-Ride to maneuver in such tight quarters? All vehicles – cars, trucks, vans, fire engines will have a minimum of 20 feet (22 feet wide in the cul-de-sac) to maneuver. Sidewalks and planting strips are proposed for this subdivision, unlike the conditions in your subdivision.
4. What happens if someone parks on the street, can emergency and other vehicles get past them? Only one side of the street will have on-street parking.

We live on a court with very limited amount of space and no sidewalks. There is both a sign posed, "No Parking" beyond the entrance to the court and a covenant in the HOA that prohibits overnight parking. Still yet, cars are parked nearly daily on the street in our court. This is the real world, not a mythical world. We have watched emergency vehicles and Dial-A-Ride and many other vehicles struggle to navigate in such a closed space.

5. Why would the city want to be a party to such a hazardous and potentially life-threatening situation by approving such a congested plan? The project will be decided by a Hearing Examiner and at no time would a Hearing Examiner approve a project that subjected residents to “hazardous and potentially life-threatening” conditions. The project, if approved, will meet every fire, zoning, urban forestry, engineering, building, and environmental requirements. The City does not prohibit development that meets development standards, codes, and regulations.

The plan appears to be a developer attempting to grab every single last cent of revenue above and beyond what common sense would dictate. If you'd like to review the development proposal and supplemental reports and studies, please take a look on the City's webpage for the Village at Cain Road Subdivision - <http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>

And finally,

6. How will this congested and noisy group of homes that are stacked literally upon one another affect the property values of the homes around the immediate area? The homes will be on lots that meet front, side, and rear yard setback requirements and in-fill housing design requirements. As proposed, the subdivision proposal also meets density requirements in the Residential 6-12 zoning district – will not be “congested”. Since the homes will meet development requirements, I can only assume the homes will be well-suited for sale, resale, and surrounding property values would be maintained if not increase in value.

We look forward to learning more from you concerning our questions.

Thank you,

Terrance Wagner
3508 Buckingham Ct SE
Olympia, WA

Catherine McCoy

From: Catherine McCoy
Sent: Thursday, May 23, 2019 8:46 AM
To: Karen Messmer
Subject: RE: The Village at Cain Road, 2017 22nd Ave SE, 18-3178

Karen – it appears that the path *can* shoot straight south, with no jog, saving trees in the soils and vegetation protection area. The Parks Department had no need for the pathway to jog – no connection there at the park; the applicant had no preference – brought in the plat at application with that route simply designed into the plat; however Urban Forestry and Planning indeed like the idea of the path not jogging, of course.

At engineering the path *will* shoot straight south, and hopefully connect to a path in the park at some point in the future – by residents or via Parks improvements.

I hope that makes sense. Great catch – thank you Karen.

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

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Regards,

Karen M

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Hi Karen,

You're right, it *is* odd that the path angles west along the south property line. I hadn't thought to ask why (too many other things to think about), but I think I will – curious. When I find out I'll let you know.

The 6 foot path is a recreational pedestrian path designated to accommodate pedestrians in a 'natural environment'. It requires crushed rock surfacing. The path is the standard required and the type is suitable to the immediate area/site context.

Also – we've got the signage and lighting (one light) covered.

Thanks for your input. I hope all is well with you and yours.

Catherine

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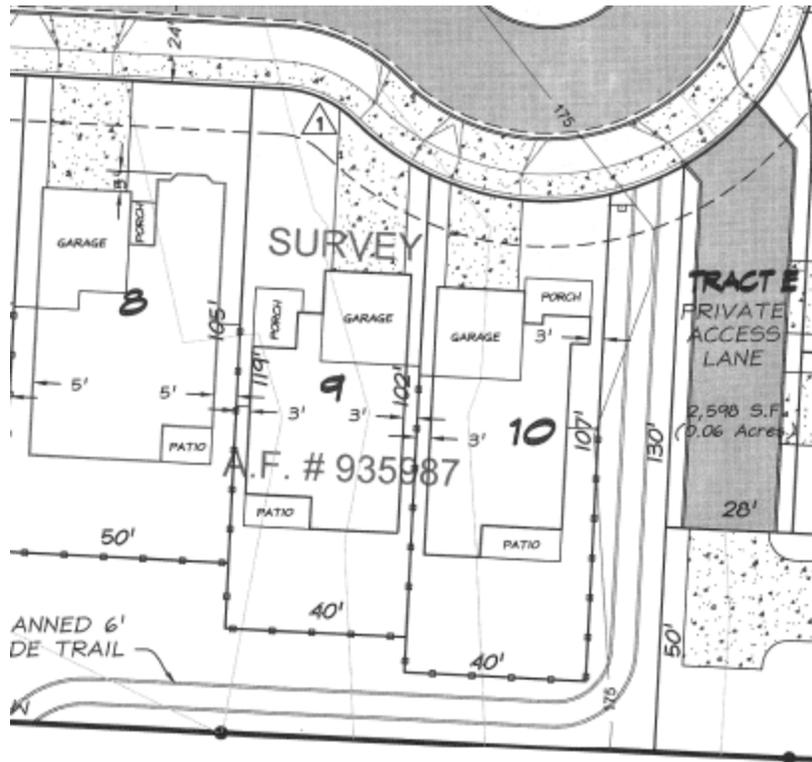
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--
 Karen Messmer
 360-357-8354

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 -Margaret Mead

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 Karen Messmer
 360-357-8354

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 -Margaret Mead

Catherine McCoy

From: Andrea Pareigis <andrea.pareigis@gmail.com>
Sent: Monday, December 10, 2018 9:32 AM
To: Catherine McCoy
Subject: Re: Village at Cain Road

What is the update on this project? I have not heard anything since the meeting in August.

Village on Cain Road, Corner of Cain and 22nd.

Thank you for your time and response

-Andrea Pareigis

On Mon, Aug 13, 2018, 2:36 PM Andrea Pareigis <andrea.pareigis@gmail.com> wrote:
To Whom it May Concern

I am writing to voice my opinion on the proposed development "Village at Cain Road". I have been a resident of the neighborhood for several years and have a few concerns. While I understand that location is a prime place for development, going forward we need to plan carefully to ensure the character and safety of the neighborhood does not get compromised.

The most drastic change will obviously be the loss of the woodlands. While looking at the plans I appreciate the developers plan to green belt along the existing park. I saw that the initial environmental study mentions mostly common wildlife that can easy coexist or relocate. The only animal that I am concerned about and did not see mentioned were owls. I have seen, and more often heard, several owls using those woods as territory. I am no ornithologist and can not speak of the species of owls that habitat the area But I am aware that many owls are endangered, or close to. As such, it is our responsibility to ensure that this development does not impede on this wildlife. I request that the proper studies be conducted before moving further.

The intersection of Cain and 22nd is a busy one. It is a main throughway from downtown to suburbia and as such is traveled extensively. While this is one of the appeals to develop this area, again we must more forward in a well thought and responsible matter. Twenty-four more homes brings new vehicular and pedestrian traffic. The plans submitted include the addition of a left turn lane. While that may help alleviate vehicular traffic, it may make the intersection more dangerous for pedestrians. There are several studies indicating that wider roads increase driver's speeds, and accidents.

(https://www.academia.edu/12488747/Narrower_Lanes_Safer_Streets_Accepted_Paper_for_CITE_Conference_Regina_June_2015)) On a road where average traffic already commonly exceeds posted speed limits and with a school in the immediate vicinity we cannot afford to danger our pedestrians. This will also increase our commuters who use public transit. The bus stop traveling towards downtown is on the side of 22nd Ave SE without a sidewalk, and a couple blocks from proper crosswalks. The current plans add more pedestrians, add more cars and add more danger for both. I request that more research is placed to ensure a safer intersection. I propose increased sidewalks, and a three way stop at Cain and 22nd.

The final caution I would like to discuss is the character of the neighborhood. Olympia is a unique city full of unique people. The majority of the homes in the area are individually designed and speak to the hodgepodge of personalities that we have here. I would be extremely disappointed to loose the history and feel of the

neighborhood with a "cookie cutter" addition. I just hope the developers take the current aesthetics in mind with design.

Thank you for your time, and considering my thoughts on this project.

Andrea Pareigis

Catherine McCoy

From: Catherine McCoy
Sent: Tuesday, December 11, 2018 2:11 PM
To: Andrea Pareigis
Subject: RE: Village at Cain Road

Andrea,

The Department is awaiting the applicant's response to Department and agency comments. The substantive comments were sent to the applicant on Nov 5, 2018; they have six months to response to those comments (May 2019), however I expect their revisions within the next two weeks (or so).

Next Steps (Tentative):

- Another round of review – two months or so to determine whether the project more closely meets regulatory requirements – Land Use Planning, Urban Forestry, Fire Protection, Engineering, Public Works.
- Site Plan Review Committee meeting to make recommendations to the Hearing Examiner – to approve, approve w/conditions, deny.
- We'll then schedule a public hearing with the Hearing Examiner – possibly early February, 2018.

I hope this helps. The project website is up-to-date. Click on the link below for submittals and information related to the proposal:

<http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>

Thank you,
Catherine

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

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The most drastic change will obviously be the loss of the woodlands. While looking at the plans I appreciate the developers plan to green belt along the existing park. I saw that the initial environmental study mentions mostly common wildlife that can easy coexist or relocate. The only animal that I am concerned about and did not see mentioned were owls. I have seen, and more often heard, several owls using those woods as territory. I am no ornithologist and can not speak of the species of owls that habitat the area But I am aware that many owls are endangered, or close to. As such, it is our responsibility to ensure that this development does not impede on this wildlife. I request that the proper studies be conducted before moving further.

The intersection of Cain and 22nd is a busy one. It is a main throughway from downtown to suburbia and as such is traveled extensively. While this is one of the appeals to develop this area, again we must more forward in a well thought and responsible matter. Twenty-four more homes brings new vehicular and pedestrian traffic. The plans submitted include the addition of a left turn lane. While that may help alleviate vehicular traffic, it may make the intersection more dangerous for pedestrians. There are several studies indicating that wider roads increase driver's speeds, and accidents.

(https://www.academia.edu/12488747/Narrower_Lanes_Safer_Streets_Accepted_Paper_for_CITE_Conference_Regina_June_2015) On a road where average traffic already commonly exceeds posted speed limits and with a school in the immediate vicinity we cannot afford to danger our pedestrians. This will also increase our commuters who use public transit. The bus stop traveling towards downtown is on the side of 22nd Ave SE without a sidewalk, and a couple blocks from proper crosswalks. The current plans add more pedestrians, add more cars and add more danger for both. I request that more research is placed to ensure a safer intersection. I propose increased sidewalks, and a three way stop at Cain and 22nd.

The final caution I would like to discuss is the character of the neighborhood. Olympia is a unique city full of unique people. The majority of the homes in the area are individually designed and speak to the hodgepodge of personalities that we have here. I would be extremely disappointed to loose the history and feel of the neighborhood with a "cookie cutter" addition. I just hope the developers take the current aesthetics in mind with design.

Thank you for your time, and considering my thoughts on this project.

Andrea Pareigis

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Saturday, December 29, 2018 12:29 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd Question

Wondering about estimated timeline and your #3 response below. If you expect developer to respond by end of January, and the final staff review might take 2 months (Feb-March), wouldn't that put the public hearing in March-April not Jan-Feb?

On Tue, Dec 11, 2018 at 3:23 PM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Jean,

Please note my responses in purple below. Thank you for writing.

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Tuesday, December 11, 2018 12:05 PM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: Village at Cain Rd Question

Catherine - Three questions.

1. Please clarify deadline for developer response to Substantive Review. In our November 5, 2018 letter you cite the ordinance that is no response within six (6) months, the application is null and void; but then, you include "or" respond twelve (12) months later - "by November 6, 2019." I realized the mistake today (after an extended medical leave). Substantive comments are due to staff six months from the issuance of the letter, or by **May 6, 2019**. I expect the applicant to resubmit within the next few weeks at the most.

2. People can still submit public comments to you, correct? Absolutely. I will take public comment until the public hearing, which has not been scheduled (likely in January-ish). And, the Hearing Examiner will take public testimony at the public hearing.

3. After receipt of response from developer and the review-intake meeting, what happens next? 1) There will be a final round of review to determine the extent to which the project responds to review comments/requirements (two months-ish); 2) there will be a Site Plan Review Committee meeting to review final conditions that will be forwarded to the Hearing Examiner for his determination; 3) finally, there will be the public Hearing wherein the Hearing Examiner will make a decision one way or the other (perhaps late Jan, early Feb).

I'm doing an article for our December CRANA neighborhood newsletter.

Thank you,

Jean Meyn



Virus-free. www.avg.com

Catherine McCoy

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Thursday, December 13, 2018 12:26 PM
To: Catherine McCoy
Subject: Re: Village at Cain Rd Question

What is Jeff Fant's contact information, phone, email address? I have specific questions for him based on his section of Substantive Review. I have searched City website for awhile now and found nothing.
thanks



Virus-free. www.avg.com

On Tue, Dec 11, 2018 at 3:23 PM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Jean,

Please note my responses in purple below. Thank you for writing.

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Tuesday, December 11, 2018 12:05 PM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: Village at Cain Rd Question

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1. Please clarify deadline for developer response to Substantive Review. In our November 5, 2018 letter you cite the ordinance that is no response within six (6) months, the application is null and void; but then, you include "or" respond twelve (12) months later - "by November 6, 2019." I realized the mistake today (after an extended medical leave). Substantive comments are due to staff six months from the issuance of the letter, or by **May 6, 2019**. I expect the applicant to resubmit within the next few weeks at the most.
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I'm doing an article for our December CRANA neighborhood newsletter.

Thank you,

Jean Meyn



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Catherine McCoy

From: Catherine McCoy
Sent: Friday, December 14, 2018 8:56 AM
To: 'Jean Meyn'
Subject: RE: Village at Cain Rd Question

My contact information is provided in the email string below.

Best,

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

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

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Friday, December 14, 2018 8:38 AM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Subject: Re: Village at Cain Rd Question

Thanks. And, email best way to keep you directly/clearly I'm the loop'

On Fri, Dec 14, 2018, 7:53 AM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Oh my, you need that! jfant@ci.olympia.wa.us

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

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

From: Jean Meyn <jeanmeyn3@gmail.com>
Sent: Thursday, December 13, 2018 3:34 PM

To: Catherine McCoy <cmccoy@ci.olympia.wa.us>

Subject: Re: Village at Cain Rd Question

Thanks, glad to. I may have missed it, but did you include his email?

On Thu, Dec 13, 2018, 3:09 PM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Jean,

Please copy me on emails to Jeff – I'll need this information to submit with Hearing Examiner exhibits and to stay 'in the loop' on issues.

Jeff Fant | Engineering Plans Examiner

City of Olympia Community Planning & Development

P.O. Box 1967 | 601 4th Avenue E | Olympia, WA 98507-1967

Office 360-753-8315 | Cell 360-239-6066

Thank you,

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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Sent: Thursday, December 13, 2018 12:26 PM

To: Catherine McCoy <cmccoy@ci.olympia.wa.us>

Subject: Re: Village at Cain Rd Question

What is Jeff Fant's contact information, phone, email address? I have specific questions for him based on his section of Substantive Review. I have searched City website for awhile now and found nothing.

thanks



Virus-free. www.avg.com

On Tue, Dec 11, 2018 at 3:23 PM Catherine McCoy <cmccoy@ci.olympia.wa.us> wrote:

Jean,

Please note my responses in purple below. Thank you for writing.

Catherine

Catherine McCoy, Associate Planner, LEED AP

Olympia Community Planning & Development

601 4th Avenue East : PO Box 1967, Olympia WA 98507-1967

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

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

From: Jean Meyn <jeanmeyn3@gmail.com>

Sent: Tuesday, December 11, 2018 12:05 PM

To: Catherine McCoy <cmccoy@ci.olympia.wa.us>

Subject: Village at Cain Rd Question

Catherine - Three questions.

1. Please clarify deadline for developer response to Substantive Review. In our November 5, 2018 letter you cite the ordinance that is no response within six (6) months, the application is null and void; but then, you include "or" respond twelve (12) months later - "by November 6, 2019." I realized the mistake today (after an extended medical leave). Substantive comments are due to staff six months from the issuance of the letter, or by **May 6, 2019**. I expect the applicant to resubmit within the next few weeks at the most.
2. People can still submit public comments to you, correct? Absolutely. I will take public comment until the public hearing, which has not been scheduled (likely in January-ish). And, the Hearing Examiner will take public testimony at the public hearing.
3. After receipt of response from developer and the review-intake meeting, what happens next? 1) There will be a final round of review to determine the extent to which the project responds to review comments/requirements (two months-ish); 2) there will be a Site Plan Review Committee meeting to review final conditions that will be forwarded to the Hearing Examiner for his determination; 3) finally, there will be the public Hearing wherein the Hearing Examiner will make a decision one way or the other (perhaps late Jan, early Feb).

I'm doing an article for our December CRANA neighborhood newsletter.

Thank you,

Jean Meyn



Virus-free. www.avg.com

Catherine McCoy

From: Catherine McCoy
Sent: Monday, December 17, 2018 8:24 AM
To: 'lindsbo@gmail.com'
Subject: Village at Cain Road Subdivision

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 22nd 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 4th Avenue East : PO Box 1967, Olympia WA 98507-1967
(360) 570-3776 : cmccoy@ci.olympia.wa.us

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

Catherine McCoy

From: Cari Hornbein
Sent: Tuesday, May 28, 2019 12:37 PM
To: waltjorgensen@comcast.net
Cc: Catherine McCoy
Subject: FW: City of Olympia - Notice of Public Hearing and SEPA DNS - 18-3178 Village at Cain Road
Attachments: 18-3178 SEPA DNS + Hearing Notice.pdf; SEPA Checklist 051719.pdf

Walt,

I'm forwarding the notice that went out last week containing the DNS/hearing notice and checklist.

Cari Hornbein, AICP, Senior Planner
City of Olympia
Community Planning and Development Department
360-753-8048 | chornbei@ci.olympia.wa.us

The City of Olympia has issued the following **Notice of Public Hearing and State Environmental Policy Act Determination of Nonsignificance (SEPA DNS)** for the project known as **Village at Cain Road** located at **2017 22nd Ave SE**.

PROJECT: **18-3178**

See the above attachments for further details.

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**

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

Catherine McCoy

From: Denise Pantelis <dpantelis27@gmail.com>
Sent: Friday, June 7, 2019 4:49 PM
To: Cari Hornbein
Cc: Catherine McCoy
Subject: 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.

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

From: kirkerkarl <kirkerkarl@comcast.net>
Sent: Friday, June 7, 2019 6:01 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.

Denise,

I totally agree. I am seeing all around us. The tree that make oxygen cut down. The trees put back are non native a shame. Perhaps we protest at City Hall chambers.

Karl

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

From: Denise Pantelis <dpantelis27@gmail.com>
Date: 06/07/2019 4:49 PM (GMT-08:00)
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.

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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

From: Catherine McCoy
Sent: Friday, June 7, 2019 9:31 AM
To: Walt Jorgensen
Subject: RE: Automatic reply: SEPA Threshold Determination of Non-Significance for the "Village at Cain Road" housing development?
Attachments: 18-3178 SEPA DNS + Hearing Notice.pdf

Walt,

I've attached the SEPA DNS for your convenience. Please refer to the City's website of the project for additional materials should you need any.

<http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>

Thank you,
Catherine

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

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

From: Walt Jorgensen <waltjorgensen@comcast.net>
Sent: Friday, May 24, 2019 6:50 PM
To: Catherine McCoy <cmccoy@ci.olympia.wa.us>
Cc: Cari Hornbein <chornbei@ci.olympia.wa.us>
Subject: Re: Automatic reply: SEPA Threshold Determination of Non-Significance for the "Village at Cain Road" housing development?

External Email Alert!

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

Catherine, Could you provide me the SEPA Threshold Determination of Non-Significance for the "Village at Cain Road" housing development? Thank you, Walt

Final Hearing June 24, 6:30 PM - Development at 22nd & Cain

Public Hearing on the "Village at Cain Road" housing development, replacing 5 wooded acres, is on Monday, June 24 at 6:30 p.m. in Olympia City Council chambers, City Hall, 4th Ave and Cherry Street. If the Hearing Examiner approves it that night, work could begin immediately thereafter. According to developer Rob Rice, it will consist of 24 detached houses and resemble Whitmore Glen on Log Cabin Road. Public comments are accepted up to and including the Public Hearing on June 24th. Direct written comments to Catherine McCoy,

Associate Planner, at PO Box 1967, Olympia WA 98501, or cmccoy@ci.olympia.wa.us. If you have questions, and to highlight your submission of a comment by email, call Ms. McCoy at 360-570-3776. To review all documents (and, there are lots), go to <http://olympiawa.gov/news-and-faq-s/construction-news/village-cain-road.aspx>. NOTE: On May 24, 2019, the City will issue the SEPA Threshold Determination of Non-Significance, a staff decision which is appealable with a 3-week deadline for comment and appeal. [SEPA: State Environmental Policy Act]. To obtain the SEPA Determination document, contact Cari Hornbein, Senior Planner and its author, at 360-753-8048, chornbei@ci.olympia.wa.us or Ms. McCoy.

Walter R. Jorgensen
823 North St SE
Tumwater, WA 98501-3526
waltjorgensen@comcast.net
360-489-0764 (home)
360-819-0678 (cell)

On May 24, 2019 at 5:11 PM Cari Hornbein <chornbei@ci.olympia.wa.us> wrote:

I will be out of the office until Tuesday, May 28, 2019. If you need immediate assistance, please call 360-753-8314.

Cari Hornbein, AICP, Senior Planner

City of Olympia

Community Planning and Development Department

360-753-8048 | chornbei@ci.olympia.wa.us

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

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Thank you for your consideration and reply.

Denise Pantelis