

Paula Smith

From: Amy Crewdson <amycrewatson@hotmail.com>
Sent: Friday, October 4, 2019 3:23 PM
To: Paula Smith
Cc: Tim Smith
Subject: Re: 2817 Boulevard Rd SE

External Email Alert!

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Hello Paula:

I reviewed the 2817 Boulevard Rd SE SEPA Checklist. Section 6 (Energy and Natural Resources) question b. asks if the project would affect the potential use of solar energy by adjacent properties. The answer that "Solar is not proposed at this time" is not responsive to the question.

Section 7, question a. asks about hazardous waste. The answer that the "Site was a home with many junk cars which was cleaned up many years ago" was not reassuring. Was there site remediation? Was proof submitted that the site was remediated? I live immediately to the south of this site since 2003 when the site was still occupied and junk cars were still present. I don't recall any remediation activity other than the removal of the junk vehicles.

Did the developer submit a Level 1 Contamination Report as your email below said would be required? If so, could you send me that report?

Other submittals include a Soil and Vegetation Plan, a Landscape Plan, a Critical Area Report, and Miscellaneous Other Plans. Are all submittals eventually posted online or can they only be viewed at City Hall?

Thanks,

Amy

From: Paula Smith <psmith@ci.olympia.wa.us>
Sent: Thursday, July 18, 2019 4:31 PM
To: amycrewatson@hotmail.com <amycrewatson@hotmail.com>
Cc: Tim Smith <tsmith@ci.olympia.wa.us>
Subject: RE: 2817 Boulevard Rd SE

Amy- this property has had a Presubmission Conference meeting (19-0302) earlier this year for a subdivision proposal to development 21 lots for single family housing.

At the time of the meeting, city staff discussed possible soil contamination and that a Level 1 Contamination Report would be needed at the time an application was submitted for the plat.

The applicant has an intake appointment next week to submit an application for such and we will be looking for this report.

A permit (19-2518) has been issued that allows a contractor to stub water and sewer main service lines to the property prior to the City of Olympia project to overlay Boulevard Road.

Please let me know if you have any further questions.

Paula Smith, Associate Planner

City of Olympia / Community Planning & Development

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

360.753.8596 | olympiawa.gov

psmith@ci.olympia.wa.us

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

From: Tim Smith <tsmith@ci.olympia.wa.us>

Sent: Thursday, July 18, 2019 2:30 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Subject: FW: 2817 Boulevard Rd SE

Do you of any info to pass along to this citizen?

From: Amy Crewdson <amycrewatson@hotmail.com>

Sent: Thursday, July 18, 2019 12:50 PM

To: Tim Smith <tsmith@ci.olympia.wa.us>

Subject: Re: 2817 Boulevard Rd SE

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Hi Tim:

I'm writing about permits 19-2518 and 19-0302 which apply to 2817 Boulevard Rd SE.

The parcel to which the permits apply is to the immediate north of my house. Neighbors who've lived in the area much longer than I have said that the former, longtime owners of the property had many, many junk vehicles on the property. I moved into my house in August 2003.

It is my understanding that one of the owners died (the husband) and his wife moved into a retirement home. She is now deceased. The estate, as I understand it, sold the property. The house on the property was torn down, brush was cleared, and so forth. Those owners were living on the property when I moved into my house. I recall seeing some junk vehicles on the property myself--at least those visible from Boulevard Rd. itself.

The purpose of my email is to ask whether any study was ever done about whether remediation of oil or other liquids that may have leaked from these vehicles was ever done. Was the soil sampled, for example?

It is also my recollection that a former Thurston County Superior Court judge I know told me that the City (or perhaps the County) brought one or more nuisance complaints against the former owners in connection with these junk vehicles.

I look forward to your response.

Amy Crewdson

From: Tim Smith <tsmith@ci.olympia.wa.us>
Sent: Wednesday, July 11, 2018 5:23 PM
To: Amy Crewdson
Subject: RE: 2817 Boulevard Rd SE

Amy,

The plan submitted by Rob Rice was a conceptual layout for staff feedback at a pre-application stage of review. The new owner can use the plan as a starting point to prepare a formal preliminary plat application, but will likely need to revise to address issues raised by staff at the presubmission conference.

If a formal application is submitted to the City, the site will be posted with a notice and property owners in the vicinity will be notified via mailings of public input opportunities. A neighborhood meeting and a formal public hearing will be required for a 13-lot preliminary plat application.

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

From: Amy Crewdson <amycrawdson@hotmail.com>
Sent: Wednesday, July 11, 2018 4:47 PM
To: Tim Smith <tsmith@ci.olympia.wa.us>
Subject: Re: 2817 Boulevard Rd SE

Thanks, Tim.

Can the new owner attach itself to the Rob Rice plan submitted to subdivide into 13 lots? Or, must the new owner submit a new plan to subdivide and develop?

Amy

From: Tim Smith <tsmith@ci.olympia.wa.us>
Sent: Wednesday, July 11, 2018 2:19 PM

To: Amy Crewdson
Subject: RE: 2817 Boulevard Rd SE

Amy,

We are looking into this. Regular brush clearing doesn't need a permit. Damage to trees is usually a concern with this, however. Removal of trees may need a permit, depending on the number. If it is in proximity to a critical area such as a wetland then it may, depending on the type of wetland and whether it's regulated and has a protected buffer.

Thank you for this information. We will need to contact the property owner to get information on what they are doing. Please contact me if you wish to discuss further.

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

From: Amy Crewdson <amycrewatson@hotmail.com>
Sent: Wednesday, July 11, 2018 2:07 PM
To: Tim Smith <tsmith@ci.olympia.wa.us>
Subject: Re: 2817 Boulevard Rd SE

Hi Tim:

I own property adjacent to this undeveloped parcel. Last year, the City prepared worksheets after meeting with Rob Rice. Those worksheets are attached.

The parcel in question was recently sold to Kapa Construction LLC according to the County Assessor's website. In the last few weeks, someone has been clearing brush on the property with a bulldozer. The large brush pile created by this activity is visible from Boulevard Rd.

I also think a surveyor has also been on the property.

Can you tell me whether the brush clearing activity requires a permit, and if so, whether a permit has been issued?

I didn't see anything on the website and the employee I spoke with said she couldn't find anything either.

Thanks,

Amy

Paula Smith

From: Jean Jensen <jean.djville@outlook.com>
Sent: Thursday, October 17, 2019 8:58 PM
To: Paula Smith
Subject: Boulevard Road Plat File# 19-3976

External Email Alert!

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Dear Paula,

I could not attend tonight's Neighborhood Meeting concerning the proposed development of 2817 Boulevard RD SE. Our property (2335 28th CT SE) is adjacent to this proposed development and we are VERY concerned about the density of it. We have lived here 25 years.

I contacted your office a few years ago when this same property was "cleared" *by the City of Olympia without a permit* for use as the City of Olympia's Staging Area for the Log Cabin Rd / Boulevard Rd roundabout. In a phone call to the City Planning Department, it was confirmed they had not obtained a permit. We had considered hiring an attorney at that time to look into it, but decided against it as the damage was done. The hazelnut and other trees were already cut down and the undergrowth removed. I was angry that the City of Olympia did not follow its own permitting rules and its clear disregard for the immediate area's flood plain, part of which is on *my* property.

Advance the timeline to 2018, when the property was subdivided into 2 parcels and sold to 2 different parties. One of the parties started clearing again, but this time we and other neighbors called the city before further damage was done and got that halted. Next thing I knew, I received a letter dated Jan 28, 2019, that the City of Olympia was reassessing our flood plain. That is fine, but what is interesting is that the City of Olympia never mailed us the results of that reassessment. I had to call the city myself to see what the results were. My understanding of that conversation was that there was no change.

So, one parcel is on "high" ground, the other is in the "gully". Both parties have no intention of using either property for their own homes, but to develop them for profit. However, my 1/3 acre is my home. I live here. Part of it is in the flood plain. So are my neighbors homes, built I might add, 40 or more years ago. Many of them are assessed at over half a million dollars, a few close to a million dollars.

We all know, including Thurston County's LOTT, that water levels are rising. So rapidly and assuredly, in fact, that LOTT must soon move its plant to higher ground. Do we know how these rising waters will effect our flood plains? Can the City of Olympia justify to me that it can endanger my home and property by allowing such dense development in a known flood area? What about the guy who bought the "gully"? What happens to his land? What if you allow him to build, too? What about the homes across Sherwood Street, across from the gully? Right behind those homes is another gully. Where is the water going to go?

Then, we haven't even begun to talk about the poor Washington Middle School. It was occupied at an additional 50% of its original capacity when we moved here in 1994. It has since been remodeled, but is the school prepared for an influx of this size when combined with the dense development next to McGrath Woods also going in?

Also, I have concerns about traffic, noise, and parking. I am concerned that all the existing homes in this area are single family with the exception of one sweet little apartment complex of A-Frames next to McGrath Woods park, which is less dense than this proposal I would guess. It has lanes, tons of green area and trees and parking.

We moved here for the quality of life to be found here. If we had wanted density, we would still be living in the big city. This is an old established neighborhood on large lots where we enjoy quiet and safety. Don't let profiteers who will never live here sway you into destroying our neighborhood, literally (with water) and spiritually (with high density).

Respectfully,
Jean Jensen
2335 28th CT SE, Olympia, WA 98501
(360) 705-2796

Sent from [Mail](#) for Windows 10



COMMENT SHEET

19-3976 Boulevard Road Plat

Please feel free to leave comments or questions regarding tonight's Public Meeting. Your feedback is important - we would love to hear from you. *Thank you.*

This development is too big for this area, which doesn't have later running buses or great internet access (disconnections) frequently. The wetland behind the lot has pipe runoff already from pollutants. Many waste vehicles there further have contaminated the field in front of it. I already have problems crossing the road with my bicycle; so the increased car volume couldn't easily be accommodated. There should be a tree buffer around the lot to respect people's privacy, be a good neighbor, & to prevent further road flooding that happens w/ rains here. Stormwater runoff will be a big problem.

If you prefer to email or discuss the project with the Lead Planner on the project, contact:

Paula Smith, Associate Planner

psmith@ci.olympia.wa.us

Community Planning & Development (CPD)

- Dr. Robert
Nabas, Jr.

Paula Smith

From: Ken Malmin <kma1305@gmail.com>
Sent: Monday, October 21, 2019 4:31 PM
To: Paula Smith
Subject: Re: Public Input RE: Boulevard Road Plat, File Number 19-3976

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Thank you for the clarification. Still a concern though.
Ginger

On Mon, Oct 21, 2019, 4:28 PM Paula Smith <psmith@ci.olympia.wa.us> wrote:

That's correct. A townhome unit would be 4 units and would be placed over 4 lots. 1 unit per lot.

[Paula Smith](#)

Associate Planner

Community Planning & Development

City of Olympia

360.753.8596 psmith@ci.olympia.wa.us

From: Ken Malmin <kma1305@gmail.com>
Sent: Monday, October 21, 2019 4:25 PM
To: Paula Smith <psmith@ci.olympia.wa.us>
Subject: Re: Public Input RE: Boulevard Road Plat, File Number 19-3976

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I think I understand now what you are saying....you are saying for example one (1) townhouse on lots 32 through 35 etc.

not one (1) townhouse per lot.

Ginger

On Mon, Oct 21, 2019 at 3:52 PM Ken Malmin <kma1305@gmail.com> wrote:

Thank you for your quick reply. I understand one townhouse per lot, but each townhouse has 4 families living in them.

On Mon, Oct 21, 2019 at 3:49 PM Paula Smith <psmith@ci.olympia.wa.us> wrote:

Ginger Thanks for providing your comments. I just want to let you know that there are only 37 lots total, meaning only 37 dwelling units not 142 units (Homes) as you stated below.

Only one dwelling unit is allowed per lot.

If you want to comment again based on that information or if you have any questions, please let me know.

Sincerely, Paula

[Paula Smith](#)

Associate Planner

Community Planning & Development

City of Olympia

360.753.8596 psmith@ci.olympia.wa.us

From: Ken Malmin <kma1305@gmail.com>

Sent: Monday, October 21, 2019 3:40 PM

To: Paula Smith <psmith@ci.olympia.wa.us>

Subject: Public Input RE: Boulevard Road Plat, File Number 19-3976

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Project: Subdivide a 4.77 Acre parcel into 37 residential lots.

Hi.

Although the Neighborhood Meeting on Thursday night, October 17, 2019, at the Sonrise Church on Boulevard Road, was dominated by concerns over oil-contaminated soils, water run-off, wooded boundary removal, and potential fire control issues do to the narrow streets, I wanted to make sure that two other items made it into your meeting notes.

One was the realization that the added traffic to Boulevard Road from these 37 new residential lots had already been determined as insignificant and two, the impact to local schools seems to be treated as a "Shoulder-shrug", that is, the schools will just figure it out for themselves.

Are you sure enough weight is given these items in your decision matrix?

I hope the City of Olympia planners and/or the design review board do realize that 35 of the 37 lots are four-unit town houses. $35 \times 4 = 140$ individual family homes. Add the two single family homes and you have 142 families with 142 cars, and potentially 140 to 280 new pupils for area schools.

I would say these numbers would have a significant impact on not only those of us in the immediate area, but to everyone who commute on the north-south Boulevard Road corridor. From personal experience, I have lived off Boulevard Road for 19 years, it is virtually impossible to make a left, or cross-traffic turn going north or south onto Boulevard during peak hours. This is a safety concern.

Thank you for reading my note.

Sincerely, Ginger Malmin

Paula Smith

From: ROBERT VADAS <bobesan@comcast.net>
Sent: Tuesday, October 22, 2019 11:31 PM
To: Paula Smith
Cc: Nathaniel
Subject: Blvd. Rd. Plat (#19-3976) , further comments

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Dear Paula;

After discussions with the landowner (Pawel Oberc), looking at the proposed building plans online, and attending the public-informational hearing last week for the proposed Blvd. Rd. Plat (#19-3976), I'd like to add further comments beyond the concise, handwritten comments that I provided the other evening. Although he is a more-responsible developer than the infamous DR Horton or Bob Rice for stormwater/wetland impacts, etc., I was surprised to hear that Oberc wants to put 35 townhomes and 2 single-family detached homes on just a 5-acre site. At \$300 K+ each, they are hardly "starter" homes, but just another "get-rich" scheme to build yet another "yuppyville". Here are my concerns:

1. It's already hard to cross Blvd. Rd. as a cyclist or to reach the bus stop. I'm worried that this area would become very dangerous for cyclists and pedestrians if this major development is approved.
2. It doesn't fit the character of the neighborhood, which is semi-rural. There aren't commercial amenities nearby to serve it, other than a veterinary clinic. Moreover, we regularly have internet-connection problems in the CRANA area, so it's a quasi-hinterland though close to downtown Olympia. Oberc would do better to make such a proposal in the downtown area itself.
3. There are no provisions to provide a tree buffer, or otherwise orient the proposed homes to respect the privacy of nearby residents and the church. Oberc would simply not be a "good neighbor" to impose such an urban development there. Indeed, I regularly hear owls & see deer in the CRANA area. I'd love to see a full wildlife-species list developed for that site, much like has been done for the LBA Park area. Moreover, the bike lane near Oberc's present driveway already floods regularly, such that I'd expect flooding to reach the car lanes unless proper tree buffers are maintained around the site. And what about a stormwater-detention pond?
4. Development should pay for itself, so what good deeds does Oberc plan to mitigate his stormwater/wetland impacts? Simply putting more pollution into the kettle "sinkhole" behind it isn't the answer, as much already goes there from present housing. Olympia does this with many of its kettle depressions, which is why toxins had to be cleaned up before Briggs Village could be built along Yelm Hwy. We'll just end up paying higher taxes for a development that many of us don't want, which is "taxation without representation". Many of us are already concerned about the potential impacts of Olympia's "Missing Middle" mandate, which (a) was implemented despite widespread public opposition and (b) has failed GMA muster in the courtroom. Indeed, I've seen what has happened in the Lower Mainland of BC from such willy-nilly development, particularly in Surrey. There, large housing-development projects have removed much woodland and field habitats for wildlife, caused major traffic problems,

obstructed neighbors' skyline (nature) views, forced many students to have trailer classrooms, and have increased gang-related crime (especially for drugs).

In sum, if Oberc wants to build there, he should develop a more-progressive proposal that better fits the character and ecology of the neighborhood. This includes dealing with traffic-congestion issues, as it's not unusual to see nearby road kill for rabbit and opossum. The proposed new sidewalk and pervious driveway would help, but that won't get us across Blvd. Rd. safely. And how about installing solar panels for every housing unit, to reduce the climate footprint, given Olympia's new climate-change resolution? This would be better than having 2-car garages, which is excessive in this day and age.

Dr. Robert L. Vadas, Jr. (Bob)

Fish & Wildlife Ecologist

2909 Boulevard Rd. SE

Olympia, WA 98501-3971

Tel. (360) 705-2231 (H), (360) 584-2135 (C)

E-mail bobesan@comcast.net (H)

Paula Smith

From: ROBERT VADAS <bobesan@comcast.net>
Sent: Thursday, October 24, 2019 1:09 PM
To: Paula Smith
Cc: Nathaniel
Subject: RE: Blvd. Rd. Plat (#19-3976) , further comments

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P.S. I'd like to add a bit more comment to the record, thanks Paula:

1. IT Bus 94 doesn't run very late from downtown Olympia, so the landowner should put up funds to have it run later. Else it's us that'll have to pay for it.
2. Being from back east, things are more progressive via open-space management, where you get to build if you set aside and tree-plant some of the land. What can Oberc do on this count?

On October 24, 2019 at 12:47 PM ROBERT VADAS <bobesan@comcast.net> wrote:

Thx for that info, Paula. Am glad that Oly. is reviewing the developer's wetland assumption. I do hope the potential road-flooding problems will be examined, too.

-Bob

On October 24, 2019 at 8:16 AM Paula Smith <psmith@ci.olympia.wa.us> wrote:

Robert- See my response to your question below, in red.

Thanks Paula

[Paula Smith](#)

Associate Planner

[Community Planning & Development](#)

[City of Olympia](#)

360.753.8596 psmith@ci.olympia.wa.us

From: ROBERT VADAS <bobesan@comcast.net>
Sent: Wednesday, October 23, 2019 11:15 PM
To: Paula Smith <psmith@ci.olympia.wa.us>
Subject: RE: Blvd. Rd. Plat (#19-3976) , further comments

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Thx Paula. If you've got any answers to my questions, I'd love to hear them. I wish that I could've made the whole hearing last Thurs., but full (for bike rack) & early-running buses in the rain thwarted that.

-Bob V.

On October 23, 2019 at 8:00 AM Paula Smith
<psmith@ci.olympia.wa.us> wrote:

Robert- Thank you for your comments. Your comments will be placed into the record and provided to the hearing examiner before he renders a decision.

Sincerely, Paula

[Paula Smith](#)

Associate Planner

Community Planning & Development

City of Olympia

360.753.8596 psmith@ci.olympia.wa.us

From: ROBERT VADAS <bobesan@comcast.net>
Sent: Tuesday, October 22, 2019 11:31 PM
To: Paula Smith <psmith@ci.olympia.wa.us>

Cc: Nathaniel <nathaniel@nathaniel-jones.com>

Subject: Blvd. Rd. Plat (#19-3976) , further comments

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Dear Paula;

After discussions with the landowner (Pawel Oberc), looking at the proposed building plans online, and attending the public-informational hearing last week for the proposed Blvd. Rd. Plat (#19-3976), I'd like to add further comments beyond the concise, handwritten comments that I provided the other evening. Although he is a more-responsible developer than the infamous DR Horton or Bob Rice for stormwater/wetland impacts, etc., I was surprised to hear that Oberc wants to put 35 townhomes and 2 single-family detached homes on just a 5-acre site. At \$300 K+ each, they are hardly "starter" homes, but just another "get-rich" scheme to build yet another "yuppyville". Here are my concerns:

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3. There are no provisions to provide a tree buffer, or otherwise orient the proposed homes to respect the privacy of nearby residents and the church. Oberc would simply not be a "good neighbor" to impose such an urban development there. Indeed, I regularly hear owls & see deer in the CRANA area. I'd love to see a full wildlife-species list developed for that site, much like has been done for the LBA Park area. Moreover, the bike lane near Oberc's present driveway already floods regularly, such that I'd expect flooding to reach the car lanes unless proper tree

buffers are maintained around the site. And what about a stormwater-detention pond?

4. Development should pay for itself, so what good deeds does Oberc plan to mitigate his stormwater/wetland impacts? **City staff is reviewing the critical area report (wetland) to ensure we concur with the report. Per OMC 18.32.525.I, Stormwater facilities may be allowed in a category IV wetland when its located in the outer 25% of a buffer and the location of the facility will not degrade or have a significant adverse impact of the functions or values of the wetland or buffer. Staff is reviewing and no determination has been made.** Simply putting more pollution into the kettle “sinkhole” behind it isn’t the answer, as much already goes there from present housing. Olympia does this with many of its kettle depressions, which is why toxins had to be cleaned up before Briggs Village could be built along Yelm Hwy. We’ll just end up paying higher taxes for a development that many of us don’t want, which is “taxation without representation”. Many of us are already concerned about the potential impacts of Olympia’s “Missing Middle” mandate, which (a) was implemented despite widespread public opposition and (b) has failed GMA muster in the courtroom. Indeed, I’ve seen what has happened in the Lower Mainland of BC from such willy-nilly development, particularly in Surrey. There, large housing-development projects have removed much woodland and field habitats for wildlife, caused major traffic problems, obstructed neighbors' skyline (nature) views, forced many students to have trailer classrooms, and have increased gang-related crime (especially for drugs).

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Dr. Robert L. Vadas, Jr. (Bob)

Fish & Wildlife Ecologist

2909 Boulevard Rd. SE

Olympia, WA 98501-3971

Tel. (360) 705-2231 (H), (360) 584-2135 (C)

E-mail bobesan@comcast.net (H)

Paula Smith

From: Karen Messmer <karen@karenmessmer.com>
Sent: Monday, June 1, 2020 5:38 PM
To: Paula Smith
Cc: Michelle Swanson
Subject: Blackberry Hill Plat, 2817 Boulevard Rd Se Lot, 19-3976 at SPRC

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Here is a chance to make a potential connection for a bit shorter walking distance for school students, families and staff. The walk would be on low traffic streets instead of Boulevard. The southwest corner of this plat has Access tract D and Lot 37 - which leads to the Morse Court open lot in the northwest corner of that group of houses. I don't know if that vacant lot is community property or a vacant home lot. There is potential here to make a walk/bike connection from this new Blackberry Hill Plat to Morse Court, which then can lead to the Morse Road connection to Washington Middle School. While it makes a bit of a winding walk it is still shorter to walk than going out to Boulevard Road. The school district should want these connections in order to have safe walking routes and avoid needing to bus students to school.

Please take a look at this to see if there is any potential and work with the developer and school district to try to make a walking connection.

Karen Messmer

--

Karen Messmer
360-357-8364

"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