

Kenneth Haner

From: Leonard Bauer
Sent: Monday, September 14, 2020 9:29 AM
To: Karen Messmer
Cc: Nicole Floyd
Subject: RE: Changes to uses allowed at Ingersoll Stadium

Hi Karen,
I hope you are able to stay out of the smoke as much as possible these days!

We have just received an application for an amendment to the conditional use permit for the stadium from the Olympia School District. Principal Planner Nicole Floyd will be handling this application, and will send a notice of application out this week. The School District has applied to change the Hearing Examiners Condition of approval related to the user groups. A Neighborhood Meeting and Public Hearing will be scheduled shortly.

We will add you to the interested parties list for this application so you will receive all notices as it moves through the process. Please feel free to contact Nicole with any questions or comments you have.

Leonard Bauer, FAICP
Community Planning & Development Director City of Olympia PO Box 1967 Olympia, WA 98501
(360) 753-8206
www.olympiawa.gov
Remember: City e-mails are public records.

-----Original Message-----

From: Karen Messmer <karen@karenmessmer.com>
Sent: Saturday, September 12, 2020 9:04 PM
To: Leonard Bauer <lbauer@ci.olympia.wa.us>
Subject: Changes to uses allowed at Ingersoll Stadium

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Leonard,

I saw a DNS issued by Olympia School District to make changes to their allowed uses by non-district organizations for Ingersoll Stadium.

I was not aware that the City is allowed to make changes to the 2004 Hearings Examiner Decision (as reaffirmed in April 2013) on the uses of the stadium.

It is my understanding that the non-district uses are limited to Thurston County Youth Football, Youth Soccer Associations and City of Olympia Parks, Arts and Recreation Track meets.

Is there something in process at the City about this?

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

Kenneth Haner

From: hellocallie@comcast.net
Sent: Saturday, September 26, 2020 11:49 AM
To: Nicole Floyd
Subject: Yes, expand use of the stadium

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Attention re Ingersoll Use restriction modification;

We live in view of Ingersoll stadium, and we don't mind at all that people park on our street for games, we are *happy* that the built environment can be used by people (and often, happily cheering people.) Please lift restrictions on use, and trust the School District to manage.

Callie Wilson
Chandra Rubin

Kenneth Haner

From: Jami Downing <jami@jamidowning.com>
Sent: Tuesday, September 29, 2020 8:35 AM
To: Nicole Floyd
Subject: In SUPPORT of OSD's proposed Ingersoll Stadium usage request

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Hi Nicole,

My name is Jami Downing and my husband and I have 4 boys who attend Olympia High School, Washington Middle School and Pioneer Elementary and I just wanted to voice my SUPPORT of the Olympia School District moving forward with CHANGES TO INGERSOLL STADIUM'S USAGE. I know there are many other families who feel the same as we do and moved to this area specifically for the school district, academics, sports/activities and community that this school district prides itself on. I know there are a few who are saying misleading things and saying it will hurt their property values. I am a Real Estate Broker and it absolutely will not. The stronger the school district is, the more that athletics thrive will only help property values. School District boundary lines affect property values. The stronger the school district, the more homes are worth. Thank you for choosing to SUPPORT the student athletes that our school district is supporting. Additionally, sound at sporting events brings energy and excitement not only to our student athletes but it also builds community and a common goal and pride in our schools and community. Being able to give these kids all the support we can give them, who work so hard to represent our community, is crucial for their success. Look at how the 12th man brings success to the Seahawks. That may sound silly but it is real. Sports are not just sports. They are community building events and we are missing out on positive change if we don't view it this way. I know this application is requesting that limitations on user groups be lifted and I agree with that. I also want to voice my support for additional changes down the road which will increase the users ability to use the facility as it was intended. The stadium was intended to support the student athletes showing pride of community by a loud stadium showing their support in the way stadiums were meant to be used. With music, an announcer, lights and cheering.

You can drive just down the road to the Tumwater High School and that stadium is rocking from beginning to end with music and the PA system being used. You can't help but feel community pride to be there with your people, friends, greater community in that setting. The experience as a whole between that stadium and Ingersoll stadium is a drastic contrast. The Hearing Examiner's ruling in the past has tied the school district's hands in when music can be played and at what level, when and how loud the PA system can be used, when lights can be on and the crowd can feel it. The energy isn't there because a few people who moved next to the largest school in the area, right next to a stadium, complain about noise pollution from a community rallying behind their athletes. It is so very sad.

Please let me know if there are other ways we can support the City and the Olympia School District in this effort to make positive changes that support the majority of those who live and move to this area. There unfortunately is a loud minority, but they do not hold the sentiment of the area.

Thank you very much,
Jami Downing
360 485-5511

Kenneth Haner

From: Kayana Hoagland <khoagland1810@comcast.net>
Sent: Wednesday, September 30, 2020 9:25 AM
To: Nicole Floyd; Kayana Hoagland; Richard Hoagland; Rose and Mel Jetter
Subject: Opposed - to lifting restriction Ingersall Stadium

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Hello Nicole Floyd,
We are Kayana & Richard Hoagland. We live just a block or two from Ingersall Stadium and have lived here 12 years.

We are opposed to lifting the restrictions place on Ingersall Stadium at this time for several reasons and here are a few:

1. **NOISE.** The city is currently working on road improvements to slow traffic on Henderson Blvd. The current status of noise from traffic on Henderson is unacceptable. The city installed speed bumps to temporarily slow traffic approaching the Henderson/Carlyon intersection, but the logging trucks and pull-behind trailers of yard maintenance folks, boaters, RV's, and other longer-than-usual vehicles cause a severe racquet because they can not or choose not to slow down enough to navigate the turns.
2. **COVID-19.** Due to Covid-19 and the Coronavirus, this is an unprecedentedly quiet year for foot traffic, car traffic, Ingersall Stadium usage (noise, lights, band). The restrictions were imposed for good reason and have been previously presented for--and rejected --for lifting. This would be an atypical year to make a decision like lifting the limitations.
3. **REMOTE LEARNING.** In the small neighborhoods on Centerwood Drive SE, Fir Street SE, McCormick St SE, Lybarger St SE, Carlyon Ave SE, Central St SE, Boundary St SE, Pifer Rd SE, many houses are currently for sale or have been purchased in the past year. With schools being in the current phase of remote learning since early spring, these new neighbors are not even in a position to weigh into this public comment period.
4. **SAFETY.** The traffic on Henderson Blvd SE, North St SE, and Cain Rd SE, are already out of control in terms of speed and safety. Many drivers are being irresponsible and driving across the roundabouts instead of around them, screeching their tires, hitting the guardrails on Henderson, and driving excessively fast, especially after dark. The police have been asked by the Neighborhood association and the NEXT-door APP to focus on correcting this situation, but neighbors are still complaining.
5. **ACCESS TO TRACK.** Community and neighbors have access to the track during times the stadium is not being used. This would have the impact of decreasing the availability of the track to local neighbors which is part of the Ingersall agreement.

Most of these concerns address the currently unacceptable noise level for people living in the neighborhood and safety issues involving the road construction, roundabouts, and excessive speeding all the way down Henderson through Watershed Park.

Andrew Beagle, Transportation Engineering Supervisor, from the Public Works Department, recently came door-to-door throughout our neighborhood apologizing for the excessive traffic noise and letting home owners know that the road improvements project is not completed, it is only delayed due to Covid-19 and funding issues. The city plans to eventually REMOVE the speed bumps leading up to the roundabout on Carlyon and Henderson, however there is no immediate time-line for this. Hopefully they can install traffic devices so that all the logging trucks that use this thoroughfare and all the trucks pulling trailers do not drive over the speed bumps and over the roundabout lids. These are dangerous habits and it happens consistently, to the point that the city has installed noise-measuring devices and found the noise levels excessive.

Please, do not add to the problems our neighborhood is already having. WAIT to consider this proposal until the already bad and uncontrollable traffic on North ST SE and Henderson Blvd SE have been remedied. Current projects and changes should be completed before considering a modification to the restrictions to Ingersall Stadium. To approve this proposal with all the unusual and high profile SAFETY considerations mentioned above is NOT a variance we think the planning department should approve.

Thank you for your time and consideration.
Kayana and Richard Hoagland
1810 Centerwood Dr SE
Olympia, WA 98501

Kenneth Haner


From: mjetter@comcast.net
Sent: Thursday, October 01, 2020 3:49 PM
To: Nicole Floyd; mjetter@comcast.net; r jetter
Subject: No vote to Ingersoll Stadium Use Restriction Modification
Attachments: img004.pdf

External Email Alert!

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




Dear Ms Floyd:


Please find attached a letter sent to the City of Olympia Transportation Engineering Department from 4 families on Henderson Blvd and comment from my family in regard to the Ingersoll Stadium Use Restriction Modification. Thank you for the chance to make comments.

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Cc Bcc

Fw: Ingersoll Stadium Use Restriction Modification

From: r
Sent: Wednesday, September 30, 2020 3:41 PM
To: rjetter@outlook.com <rjetter@outlook.com>
Subject: Ingersoll Stadium Use Restriction Modification

To Whom It May Concern:

I am writing in opposition to the proposed additional use increases of Ingersoll Stadium requested by the Olympia School District.

Please see attached a letter to the Olympia Public Works, Transportation Engineering Department, sent at the end of July 2020, and signed by 4 households living on the East side of Henderson Blvd. The letter discusses the noise levels that increased dramatically when the roundabout and subsequent speed reduction measures including speed bumps were installed at Henderson Blvd and Carloyn, on the north east corner of Pioneer Elementary School. Because of the roundabout, and City of Olympia's subsequently installed speed humns. the traffic noise is almost unbearable for those of us living in this neighborhood. To add additional trafi... -- Henderson Blvd or to Carloyn and North Streets would make the weekends and evenings as unbearably noisy as the daylight hours are currently.

I don't believe the Olympia School District officials understand how the proximity of Pioneer Elementary and the Olympia High School already affect neighborhoods close to these two educational institutions. Do the administration officials asking for this change understand that our local street, Centerwood Drive is already used as a pickup and drop off site morning and after school (when it is in session) with 10 to 15 cars in our cul-de-sac? Parents and care givers are parking on both sides of the street, turning around in the middle of the street, stopping their vehicles to chat, etc. These activities make it very difficult for local residents to exit the cul-de-sac before school begins and at the end of the school day.

Do the administration officials understand that the ground keepers are using ground keeping equipment such as leaf blowers as early as 7:00 am?


Do the administration officials understand that we already see the lights, and hear the sounds related to the Sports programs and games at Ingersoll Stadium?






















As neighbors, we do understand that proximity to schools bring cars and noise. We have been able to live with these above-mentioned impacts so far. But if additional traffic, noise, litter and lights are added to our already impacted neighborhood, that would simply cause my family, at least to move completely out of the city of Olympia. Stick us with a fork, we would be done!

Thank you for the notification of this land use application and the time period to comment.

Sincerely,






Rose and Mel Jetter

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Send

Discard

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Draft saved at 4:29 PM

Ingersoll Stadium Use Rest... [Fw: Ingersoll Stadium...](#)

1 of 1

10/1/2020, 3:31 PM

July 27, 2020

Mr. John Lindsay
City of Olympia
Public Works, Transportation Engineering
P O Box 1967
Olympia, Washington 98507

Dear Mr. Lindsay:

We are contacting you because of the 11 speed bumps installed in June, at the intersection of Henderson Blvd and Carylton Street. The speed bumps are on both sides of the north bound lane on the east side of Henderson Blvd.

Although we applaud your department's mitigation efforts to reduce traffic speeds at this intersection, these speed bumps have made our back yards uninhabitable. The sounds of any vehicle larger than an SUV going over any of the speed bumps creates such noise pollution that it has affected the quality of life of the several families who live along Henderson Blvd across from Pioneer Elementary

For instance, on June 26th, I attempted to host a book discussion group outside in my back yard. We were social distancing as required by Covid 19 restrictions. Our group gave up and stopped the discussion because we could not hear each other. (We could not meet in my home, because many members are over 60 and did not want to risk contagion in an enclosed setting.)

On July 4th, at 6:36 AM, my husband and I heard the loudest crash we ever heard outside our home. We rushed out to see if there had been an accident, but it was just a semi going over the speed bumps. The Hoaglands have been awakened by loud crashes in the *middle of the night*. And the Hamblets can feel their house shaking when big trucks crash over the speed bumps.

On July 23rd, I was working in my garden between 8:38 and 9:08 am. I counted 10 large trucks in that half an hour that crashed and banged over the speed bumps. Two trucks slowed down and passed through the round about area without making a din. This unscientific count means that there was a truck every 3 minutes banging over the speed bumps going through the intersection. Henderson Blvd. is on a truck route and many logging trucks pass by every day, as do pickups pulling landscaping, boat or other trailers. These smaller vehicles also bang and crash over the speed bumps. Related to the noise of the semi's going over the speed bumps are the semi's use of their brakes, either loud squealing or "jake" brakes as they gear down and then gear up going through this area.

If transportation engineering did a sound study at our intersection, I believe that you would find the decibels created by vehicles crashing over the speed bumps and applying their brakes are of an unacceptable intensity.

We wonder if these speed bumps could not be relocated to an area south of the Carylon Street/Henderson Blvd intersection, at the wooded triangle of land that the Olympia School District owns. On the west side, across Henderson Blvd is the Olympia School District's playing fields. Thus, no homeowners would be affected by the noise created by speed bumps located here. Traffic would be slowed down before it gets to the Carylon Street/Henderson Blvd intersection and pedestrian/school crosswalk.

One of the neighbors signing this letter also suggested that a digital speed sign be installed similar to the one at the south end of the Watershed Park on Henderson. Again, a digital speed sign might be located on the east side of Henderson Blvd at the wooded triangle of land that the Olympia School District owns. This would alert drivers of their speed before they reach the round about and pedestrian/school crossing.

We would be most happy to hear from you or your department about this pervasive and inordinately obnoxious noise and air pollution issue affecting our neighborhood and families.

Sincerely,

Rose Jetter

Richard Hoagland
1810 Centerwood Dr SE

Richard Hoagland

Kayana Hoagland
1810 Centerwood Dr SE, OLY, WA

SAMANTHA & REID HAMBLET
1829 CENTERWOOD DR SE
OLYMPIA, WA 98501

Rick + Allison Wilson
1821 Centerwood Dr SE
Olympia WA 98501

Rick Wilson

Rose and Mal Jetter
1825 Centerwood Dr SE

Kenneth Haner

From: Barbara Burgener <bburg2@aol.com>
Sent: Friday, October 02, 2020 4:59 PM
To: Nicole Floyd
Subject: Ingersoll Use Restriction Modification comments

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 am writing to express my disappointment with the Olympia School District desire to change the Ingersoll Use restrictions agreed to in 2004. I will also write to the school district but her are my concerns.

1. The area around Ingersoll Stadium is 100% residential and many of the homes are older with single pane windows so increased use equals increase noise. We have made this plea in the past and it continues to be true for many families.
2. With the addition of classrooms at Pioneer and now Olympia High School traffic will increase once classes are back in action with less parking than before which pushes traffic and parking into surrounding areas. Several of our neighbors have come home to find their driveways blocked by parked cars or parents waiting for children. There simply is not enough parking to increase activities.
3. The Olympia School district has failed in the past to monitor the loud speaker volume with no recourse or someone to call especially on weekends. Not good enough. They were always apologetic on Monday but that didn't help replace lost sleep or anxious pets.
4. The surrounding area has been good stewards and supportive of increase taxes for school levies in the past. If you are now planning on increasing the use then you have crossed the line into people's private time. We can deal with the nine months of classes and the headache of increased traffic Monday through Friday but you are now pushing people to react negatively and that will be to vote down future funding requests.
5. My husband is a retired teacher and I am a retired state worker. We have been proud to live in a great neighborhood For almost 25 years and support the schools but if you continue to push this issue that we all though was done and settled then we will work with our neighborhood groups to take steps to fight this. During these uncertain times when everyone is at home and doing the best they can to manage everything this really is a slap in the face. You can do better.

Barbara Burgener MA
1817 Governor Stevens Ave SE
Olympia WA 98501
360-791-5014

Sent from my iPad

Kenneth Haner

From: Ryan Hall <ryan@olympiaconsulting.net>
Sent: Saturday, October 03, 2020 1:37 PM
To: Nicole Floyd
Subject: Support for OHS Ingersol Stadium Use Changes
Attachments: OC-Logo-320x132-small.png

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Hello,

My name is Ryan Hall and I am a resident of Thurston county, within the Olympia School District boundaries. My home is 1/2 mile away from Ingersol Stadium.

It has come to my attention that the district is reviewing the policies and procedures regarding field usage at Ingersoll Stadium, and the new turf field behind it.

I would like to formally voice my support of these changes – these fields should be utilized to the full extent of the community that pays for them and encourage our youth to healthy lifestyles and activities. Limiting what leagues/sports/clubs are able to use the fields means we are restricting our kids potential to learn and experience things that are valuable to them and their future. There are plenty of ways to do this while being respectful to the surrounding neighborhoods. But the sights, sounds and usage coming from those fields should be welcomed in our community, not eliminated.

Please know that there are many families in support of these changes and the policies and procedures should accurately reflect the majority of those in the community. If there is anything else I can do to voice my support, please let me know.

Thank you.

Ryan Hall
ryan@olympiaconsulting.net
(360) 878-1670 cell

Kenneth Haner

From: Karen Messmer <karen@karenmessmer.com>
Sent: Monday, October 12, 2020 6:14 PM
To: Nicole Floyd
Subject: Re: Ingersoll Stadium Use Modification, 1302 North St SE, 20-3702

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Nicole - typically the SPRC agenda includes a set of documents that are provided in the agenda. For example, the other item on the same day agenda as this one has a site plan, vicinity map, etc.

Although I have seen the application documents from the school district, I have two comments:

1. How would someone who is not familiar with this project know how to find the documents for this SPRC agenda item? Perhaps this is the only place they ran across this project. I don't see any reference on the agenda for finding the documents.

I typically look at each SPRC agenda to see if there is something I may want to comment on and to keep track of what developments are happening. It seems unusual to me to not see a list of documents on the agenda with direct download links.

I don't use the portal you provided the link for. I simply view documents that are provided with agendas for SPRC meetings, Council meetings, etc. I will take a look at the portal but would not expect a non-city-government-nerd to use the portal if they were interested in only one project every once in awhile.

2. I want to know what the Site Plan Review Committee is actually reviewing during their meeting, which may be a subset of the full application, or perhaps there is some additional information.

Karen M

On 10/12/2020 2:50 PM, Nicole Floyd wrote:

I am a little confused by your email. Here is where I think we are at:

The school district applied for an amendment to their land use approval from 2004. Their amendment would be to remove one of the conditions attached to the approval by the Hearing Examiner. In their application, they submitted:

- a narrative describing their proposal
- A transportation analysis
- SEPA DNS and checklist

There are three upcoming events:

- Neighborhood meeting – Wednesday. Intended to introduce the project to the community and answer questions about the proposal.
- SPRC meeting – Oct. 21. To forward the decision to the Hearing Examiner. Since the Hearing Examiner created the condition of approval, it is the Hearing Examiner that would be the correct review authority.

- Hearing: Nov. 9 – For the Hearing Examiner to review the proposal and consider the community input.

The portal has the submittal documents posted as well as the zoom links to the meetings. If you have not used the portal, here is the link: <https://ci-olympia-wa.smartgovcommunity.com/Public/Home>. I think using the file number is most efficient: 20-3702. The submittal documents are at the VERY BOTTOM of the page. That part is a bit tricky if you ask me.

I am not sure if this answers your question. Please let me know if you want to work this through a little further. I might just need a little more guidance.

-----Original Message-----

From: Karen Messmer <karen@karenmessmer.com>

Sent: Monday, October 12, 2020 12:02 PM

To: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Subject: Ingersoll Stadium Use Modification, 1302 North St SE, 20-3702

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Hello Nicole -

There are no documents posted on the agenda for the Ingersoll modifications at SPRC. How will the review be done without some details?

Thanks

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

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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

Kenneth Haner

From: Barbara McConkey <informbarb@comcast.net>
Sent: Tuesday, October 13, 2020 9:48 AM
To: Nicole Floyd
Subject: Ingersoll Stadium Final Letter

External Email Alert!

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Dear Nicole,

I have done what I can to corral my thoughts from the two emails I sent previously and combined them into one letter which I'd like to submit for the hearing. You don't have to submit the other two previous emails, as this Version contains the info from them as well, but I would like this submitted in their place. I think it does a better job of outlining my concerns. I really wish I could attend the hearing but I have a prior commitment at that time.

Thank you,
Barb McConkey
360-951-1872

This letter is in response to the Olympia School District's proposal to broaden the user groups at Ingersoll Stadium. As a resident who lives near the stadium, I am concerned about negative impacts if the request is approved at this time.

The primary concern about expanding OSD's user base for Ingersoll Stadium is not about WHO uses the stadium. The concern is about an increased volume of use that would adversely affect the surrounding neighborhoods.

Comparing Ingersoll Stadium's policy to other school district stadiums is not an adequate means of evaluating OSD's proposal. The stadium's current user criteria should NOT have to align with other schools in the district as the neighborhood composition and surrounding land use designations are significantly different. Each school site has unique traffic patterns, parking availability and neighborhood conditions that must be considered on a case-by-case basis.

In the case of Ingersoll Stadium, existing neighborhood streets were not designed to accommodate increased traffic volume. Additionally, the area's small, unusually-designed traffic circles are already difficult for drivers to navigate. Compounded by after-hours events held at night, increased traffic volume may lead to more accidents. Visibility and access are already compromised by parking overflows into surrounding neighborhood streets, which results in blocked access for homeowners and emergency vehicles. Perhaps a traffic study is appropriate before making a determination.

Lastly, but most importantly, OSD declared their own determination that no environmental impacts would result from opening the stadium to additional user groups, yet provided no supporting documentation on the expected increase in the level of use or whether there would be limits to the amount, frequency or size of additional events. Without this information, it is impossible to determine the scope of environmental and neighborhood traffic impacts.

The following environmental impacts should be addressed before making a determination:

-
- Increased air pollution from more vehicle
- traffic
-
-
- Increased groundwater contamination from
- stormwater runoff that carries oils and pollutants from vehicles into rivers, streams and groundwater. With more vehicles on neighborhood roads and more frequent parking along residential streets and in school and stadium parking lots, the problem will only
- get worse
-
-
- More light pollution in surrounding residential
- areas from stadium lighting
-
-
- More noise pollution from bands, crowds,
- and vehicles that affects people who live adjacent to and beyond the immediate vicinity of the school.
-

I ask for consideration in establishing limits on: the number of events in a given period of time; the specific days and hours in which events may be held; and limiting the size of event attendance. Without a cap on stadium events, neighbors of Ingersoll Stadium would be subjected to disturbances on a near nightly basis in an area that is revered for being quiet and peaceful.

Respectfully,
Barbara McConkey informbarb@comcast.net

Kenneth Haner

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Sent: Tuesday, October 13, 2020 9:48 AM
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Respectfully,
Barbara McConkey informbarb@comcast.net

Kenneth Haner

From: Dana McInturff <danamcinturff@hotmail.com>
Sent: Tuesday, October 13, 2020 3:37 PM
To: Nicole Floyd
Subject: No to Renting out the Stadium to all Types of Users and No to Expansion

External Email Alert!

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I'm absolutely opposed to the city's proposal to rent out the district stadium at Olympia High School to all types of user groups, and, I am equally opposed to expanding the stadium. There currently is a valid option available. The RAC in Lacey. Going forward with the city's proposal will bring significant traffic noise and light pollution to the area that is totally in utterly unnecessary.

Dana

Kenneth Haner

From: Tina Poley <tinaepoley@gmail.com>
Sent: Tuesday, October 13, 2020 5:16 PM
To: Nicole Floyd
Subject: Olympia high school stadium

External Email Alert!

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Hello,

I heard that this was the appropriate place to send comments regarding a proposal to rent out the Olympia high School stadium to different groups. I'm not quite sure how the city and not the district is involved in this decision, but I wanted to voice my support. I think it is helpful to the citizens of Olympia to have access to a variety of facilities for recreation. As someone who lives in the Olympia high School boundaries (I can hear the football games from my backyard), I don't think it will be a significant imposition to the neighborhood. Stadiums take up space in our city, and I am all for making use of that space in a variety of ways, rather than let it sit empty most of the time.

Tina Poley
2943 Briar Lea Loop SE
Olympia, WA 98501

Kenneth Haner

From: Daniel Reed <myredjeep@me.com>
Sent: Tuesday, October 13, 2020 6:23 PM
To: Nicole Floyd
Subject: Stadium expansion use age - - NO Expansion

External Email Alert!

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To the hearings examiner,

Sir,

Let's hold off on school district stadium expansion. After considering everybody's thoughts on the city proposal to rent out the district stadium at Olympia High School to all types of user groups, this is what I've concluded and read between the lines and information provided.

The Southeast Olympia neighborhood stands to lose far more than it gains if Olympia High School (OHS) opens up the stadium for non-district and non-student use.

Yes, the district will make more money from the private commercial use of school grounds. However, southeast residents will pay the price.

There was valid reason with the restrictions now and in the future...

1. The trade off might be worth it if no other facilities existed. However, one does and it was purposefully designed for commercial use and NOT located in a residential neighborhood.

See the Lacey-Thurston County Regional Athletic Complex (RAC) bills itself. I don't find it positive for our neighbors.

Regarded as one of the finest outdoor sporting venues in the state, this 100-acre facility features spectacular views of Mt. Rainier, five softball / baseball / fast pitch fields and six regulation-size soccer / football / rugby fields, as well as picnic and outdoor event facilities, playgrounds, concession stands, two miles of walking trails, family restrooms and much more. In other words, the Lacey RAC is already meeting the need for commercial outlets for adult and youth sports, political rallies, concerts and community events.

Even closer to OHS is Pioneer Park, which the City of Tumwater already rents out. Unlike OHS, it has lots of parking and is NOT surrounded by homes.

2. Before SE residents allow the city to approve more OPTIONAL traffic, noise and people, let's wait until more of this area's undeveloped areas are turned into homes. The Briggs branch of the YMCA will soon be engulfed by apartments, townhouses and condominiums. Not saying this is bad, just acknowledging the extra people it will attract. Same for the subdivision already approved for the corner of 22nd and Cain Road. Besides actively promoting development of all vacant lots, the city has also approved new zoning that will allow more residential development within already developed neighborhoods.

3. Again, let's not make an OPTIONAL decision to add more traffic at a time when most people and children are remotely working from home – and not out on the roads. Now is NOT the time to realistically assess normal traffic patterns.
4. I'm concerned about the birds and wildlife that use the triangle-shaped pocket forest located along the Henderson-North intersection (see image). The school district owns this site. Though not part of the city's current proposal, I think the possibility exists that the district would turn this forest remnant into a paid parking lot if stadium use is expanded.
5. The SE neighborhood is already noisy: Day and night military and helicopter fly overs, vehicles speeding and racing on North, Henderson and Cain streets and vehicles "burning rubber" and "doing circles" in the OHS parking lot during the middle of the night. Do we really need more OPTIONAL noise right now?
6. And, finally, SE residents don't know the full extent or consequences of a stadium expansion since the city and district are introducing each phase of its long-term proposal in baby steps. Is it the intent of These two governmental agencies to trample the Neighborhoods peaceful environment, quality of life

Make your opinion count. Share it at: nfloyd@ci.olympia.wa.us

Here are some reasons to cite:

Traffic, noise, minimize "light pollution" from longer use of stadium lights, expansion not necessary, better alternatives available, protect neighborhood forests, preserve OHS for local young people.

Sent from my iPad

Kenneth Haner

From: Jim Lazar <jim@jimlazar.com>
Sent: Wednesday, October 14, 2020 5:40 PM
To: Nicole Floyd
Subject: Interested party in Ingersoll

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Please list me as an interested party.

I believe this proposal must be rejected because the Applicant has violated the terms of the existing land use approval, allowing uses other than those approved by the Hearing Examiner in the existing land use approval. There have been serious adverse impacts on the neighborhood from the violation of the existing approval.

--

Jim Lazar
1907 Lakehurst Dr. SE
Olympia, WA 98501
360-786-1822

The vote is the most powerful nonviolent change agent you
have in a democratic society.
You must use it because it is not guaranteed.
You can lose it.

Congressman John Lewis, New York Times, July 30, 2020
Published on the day of his funeral

Kenneth Haner

From: kim gant <kimcnorton@yahoo.com>
Sent: Wednesday, October 14, 2020 4:35 PM
To: Nicole Floyd
Subject: Olympia High School Facilities use

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My husband and I reside at 3615

Central St SE, across from Olympia High School. We oppose the changes proposed to the use regulations that would allow additional, larger, non School related activities in our residential neighborhood.

We understand the district is trying to make up for lost funding; however, consider if every school in a residential area with a football field rented it out to whoever, whenever. What kind of unsustainable strains would be placed on infrastructure? Who would pay for that? What about extra security and people roaming all over at night? Not to mention the traffic, noise and light pollution, and trash.

These are just a few reasons to put this proposal on hold. There is probably a compromise in here somewhere that won't cause so much disturbance to people in the surrounding homes.

Thank you,

Rick and Kim Gant

Sent from my iPhone

Kenneth Haner

From: Imelvoin@gmail.com
Sent: Tuesday, October 13, 2020 5:47 PM
To: Nicole Floyd
Cc: debraylaw@gmail.com
Subject: Please do not open up OHS stadium for non-district/non-student use

External Email Alert!

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Hi,

Our family does not want the city to open up OHS to non-district and non-student use. First off, you have a facility for these purposes that is not in a residential neighborhood: The Lacey-Thurston County Regional Athletic Complex (RAC). The RAC is already meeting this need for commercial outlets for adult and youth sports, political rallies, concerts and community events. There is also Pioneer Park, rented out by Tumwater which unlike OHS, has lots of parking and is NOT surrounded by homes.

The SE neighborhood is already noisy. We have planes and helicopters day and night. We hear vehicles speeding on Cain, Henderson and North. We need less traffic, not more. This is a neighborhood of wildlife. Please don't make it any worse.

I am also going to say that given the political climate, it makes us VERY UNCOMFORTABLE to have any type of rallies or public events near our homes. There has been too much civil unrest and we don't want any of it in our neighborhood.

Please don't do this.

Leah Melvoin and Edward DeBray

Kenneth Haner

From: Rick Gant <rickrgant@gmail.com>
Sent: Wednesday, October 14, 2020 4:26 PM
To: Nicole Floyd
Subject: Olympia High School use regulations.

External Email Alert!

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I am writing to express my concerns about lifting current regulations on the use of the facilities at Olympia High School. My residence is at 3615 Central ST SE only two blocks south of the grassy practice field adjacent to North Street. Our street is filled with cars and parking during football games that often do not end until late in the evening. As spectators Return to their cars they are often very loud and celebratory causing disruptions with our pets and our own sleeping. We often find trash and other debris littered along our street after these events. I also happen to teach at Olympia high school and was involved in the planning of the new construction. At one point the team at the school considered putting the synthetic field where the current grassy practice field is adjacent to North Street. The group decided against this as they did not want to deal with the neighborhood backlash from lighting concerns. I was under the impression that the school district would not ask for regulations of use of the facilities to be lifted and was very surprised when I got the notification from the city. We already have tons of traffic on North Street making it difficult to egress out and into our own neighborhood. The neighborhood around the school as a very desirable residential neighborhood. This is not the place for commercial activity including sporting events private league play and other events that are associated with our local high school or high school community. We love being close to the school in the school environment and as a teacher I fully support athletics competitions and events for young people. What the district is asking for is not to allow more sporting events for high school community. The district is asking to rent out facilities for commercial use. The school district is a school and not a venue for commercial events. My Neighbors have been very active on social media and have begun a mobilization effort to oppose removing any restrictions that are currently in

place. Those restrictions were put in place for a reason and the reason those restrictions were put into place has not disappeared or been minimized or changed. Expansion of the facilities is even more of a reason to keep the restrictions in place. Please let me know anything else that I can do to voice my concern and be informed of what is happening in our local neighborhood.

Kenneth Haner

From: Steve Hall <merlin13@comcast.net>
Sent: Tuesday, October 13, 2020 7:25 PM
To: Nicole Floyd
Subject: Olympia High school

External Email Alert!

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Hi Nicole

I support the expanded use of Olympia High School fields and facilities. It a wonderful asset that is underutilized and should be accessible to a wide number of recreational, social and educational events We live close enough to the school to be able to hear the band and share the excitement of the events in the stadium I am confident that traffic and noise can be managed through the districts use policies!

Thanks

Steve Hall

Sent from my iPhone

Kenneth Haner

From: jacobsoy@aol.com
Sent: Monday, October 19, 2020 3:55 PM
To: Nicole Floyd
Subject: Re: Ingersoll Stadium Neighborhood Meeting

External Email Alert!

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ps Please list me as an interested party on this project if that isn't already the case.

Thanks, BobJ

In a message dated 10/15/2020 9:00:46 AM Pacific Standard Time, nfloyd@ci.olympia.wa.us writes:

Bob,

I value your input and understand that the zoom webinar format was new, different, and a bit awkward. I think there is room for improvement regarding what type of online meeting is set up and what functions are available in that format. It's something I will work with the planning team on, so that we can make the meeting feel more comfortable.

The part of your comment below that I am a little confused by is that you feel the meeting ended abruptly. Neighborhood meetings rarely extend beyond the one hour they are scheduled for. This usually gives enough time for the functional purpose of the meeting – provide early information and allow for questions. In my experience, when the neighborhood meetings extend much beyond an hour the conversation starts to move away from inquiry and into opinion. Given the zoom format, it seemed reasonable to give extra time, and we did. I made a concerted effort to be clear from the onset about the anticipated amount of time for the meeting. Nevertheless, the meeting continued for a full two hours. The majority of which was dedicated to question/answer. I really wanted to make sure everyone with their hand up got a chance to speak, at least once. As you point out, in the last half hour, we were seeing a lot second, and third-time speakers. Regardless, I waited until all the hands were no longer raised to conclude the meeting. I did not see your hand raised. Are you saying your electronic hand was raised and we missed it? If so, I truly apologize.

I want you to know that I am happy to assist in whatever questions you might have regarding the proposal or permit process. I will be connecting with our legal department to ask your question about the Hearing Examiner and his past statements and I will let you know what I find out.

Nicole Floyd, AICP

Principal Planner|City of Olympia

601 4th Ave E.|Olympia, WA 98501

Ph: 360.570.3768|Fax: 360.753.8087

Web: olympiawa.gov

From: jacobsoly@aol.com <jacobsoly@aol.com>

Sent: Wednesday, October 14, 2020 7:51 PM

To: Nicole Floyd <nfloyd@ci.olympia.wa.us>

Cc: jim@jimlazar.com; karen@karenmessmer.com; jabo4of10@comcast.net; jpriddy@osd.wednet.edu

Subject: Ingersoll Stadium Neighborhood Meeting

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Hi Nicole --

The Ingersoll Stadium Neighborhood Meeting just ended. It was pretty good as far as it went. But I object to having it cut off. There were still people who wanted to speak, including me (I was allowed to speak only once, whereas others spoke two and three times).

It is vital that all participants be able to hear each other. We gain important information that way. Your offer to take our comments directly is simply not an adequate substitute.

Staff knew this meeting would draw a lot of participation. Sufficient time and staff should have been allocated to hear from everyone.

I'm sorry, but the premature termination of this meeting turned a good event into another reason for us to distrust the city.

We need to do better.

Bob Jacobs

352-1346

Kenneth Haner

From: Julie Schaeffer <julie.schaeffer2@gmail.com>
Sent: Sunday, October 18, 2020 2:17 PM
To: Nicole Floyd
Subject: Regarding commercial use of stadium at Oly High

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Greetings!

I live on North, across from the high school. I love my neighborhood, and enjoy the kids walking by, sports practice, and the occasional game. I understand that renting out the stadium could/would provide much needed income to support the schools.

I am not opposed to any commercial rental. However I would like to see limitations on the kinds of groups/events that could be held, and the frequency. The guidelines for limitations would be based what is family friendly. Events that would attract fringe types of attendees, or vehicles (such as motorcycles in numbers), or be long-lasting (such as a multiple-day festival) would not be desirable.

As for frequency, in summer I could imagine the venue hosting many events each week. My preference would be to limit that to two a month.

Traffic, noise and trouble making attendees are my concerns.

Thank you for the opportunity to express my concerns.

Sincerely,
Julie Schaeffer

Kenneth Haner

From: jabo4of10@comcast.net
Sent: Tuesday, October 20, 2020 2:03 PM
To: Nicole Floyd
Subject: Comments and concerns of James Jablonski regarding File Number 20-3702
Attachments: Ingersoll 2020 James Comments to OSD Proposal.docx

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Hello Nicole Floyd, City of Olympia Lead Planner,

Please find attached, my comments regarding the Olympia School District's proposal "Ingersoll Use Restriction Modification" File Number 20-3702 (Notice Mailed Sept. 23, 2020).

Please provide them to SPRC, and to the Hearing Examiner.

I would also like to request a copy of the Hearing Examiner's rulings in this matter, as well as SPRC's recommendations to the Hearing Examiner and notifications of any other issues that arise in this matter.

Thank you,
James Jablonski
1805 Allegro Drive SE
Olympia,. WA 98501

1805 Allegro Drive SE
Olympia WA 98501
October 14,2020

RE: File 20-3702

Ms. Nicole Floyd
City of Olympia
Lead Project Planner

Nicole Floyd;

These are my comments regarding the Olympia School District's proposal "Ingersoll Use Restriction Modification" File Number 20-3702 (Notice Mailed Sept. 23, 2020).

The current proposal from the Olympia School District (OSD) states that it is "to modify the user groups allowed to use Ingersoll Stadium". However in fact, the proposal would not simply "modify" the Land Use Approval of 2004, it would scrap a critical condition of that Hearing Examiner's 2004 ruling. That ruling was not appealed. That part of the Hearing Examiner's ruling from 2004 (case number 03-2397 included by reference) was reaffirmed by another Hearing Examiner in 2013 (case number 11-00159, included by reference) who referred to both rulings as "final". The 2013 Hearing Examiner's ruling was also – not appealed. By limiting the land use to specific groups, the Hearing Examiners provide some level of protection to the people who live in the residential zone nearby the OSD sports facility.

One of Olympia's Municipal codes (OMC) speaks to residential zones (OMC 18.04.020, included by reference) which provides the City's overall purposeful definition of what considerations must be taken into account for residential zones.

Notably section A(3) "*To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.*" and section B(4) "*Residential 4-8 Units per Acre (R 4-8). To accommodate single-family houses and townhouses at densities ranging from a minimum of four (4) units per acre to a maximum of eight (8) units per acre; to allow sufficient residential density to facilitate effective mass transit service; and to help maintain the character of established neighborhoods.*"

By removing the Land Use condition that limits which user groups that are allowed to use the sports facility at Olympia High School (OHS), the City would take our residential zone back to the very real possibility, (in my view, the very real probability) of OSD abuses of the "character, appearance, and livability" in our residential zone. I know that OSD claims that their internal policies will provide us with those protections, but that promise has been broken so many times by the OSD itself, that it cannot be, and should not be taken as truthful or functionally useful in that regard. OSD can ignore or change its internal policies with relative ease. Reading the Hearing Examiner's 2004 ruling in case number 03-2397, and its supporting documents reveals he was convinced of this as well, and it was a strong reason he decided he needed to condition the OSD's Land Use Permit. The City, and the City's Hearing Examiner

have a responsibility to protect the “character, appearance, and livability” (OMC 18.04.020) for the people who live in the neighborhoods nearby the OSD’s much expanded sports facility in the residential zone in which the Olympia High school is imbedded.

The OSD removed Ingersoll’s natural grass field and replaced it with an artificial turf field at great cost in 2004 and an Advisory Committee at that time estimated that the new field use, could be increased from 100 to about 500 events per year, day or night, all year. Now that the OSD has installed a second artificial turf for football and multi-use at the same facility, one can do the math and expect that usage of the facility could double, or more, depending on user groups allowed to use the facilities. The frequency of use will obviously increase, if only because there is now a second artificial turf field right next to the Ingersoll Stadium. The OSD does not need the capacity to support unlimited user groups to carry out its educational mission, consistent with its educational purpose. OSD has no cogent rational that would override the need to protect the closely surrounding residential zone. The Olympia High School, including its athletic resources is supposed to be an educational facility, not a public playground. OSD’s piecemealed expansions of the High school’s sports play fields has been called “a community resource” by OSD and its sports loving proponents. That is a clear admission that OSD continues to deliberately exceed the educational purpose of the school’s sports facility into that of a public sports park. The City should not be complicit with such an effort, but should diligently protect the residential zone in which the school is sited.

According to OMC 18.04.020(CC) Schools (included by reference) in its section 1, recognizes the importance and intent of the City to protect the residents of adjoining properties to schools. Removing the non-district, private user restrictive condition on the Land Use Permit, will work to the detriment of the residential zone in which the Olympia High school is sited.

In a “Neighborhood Meeting” held on the online, Zoom conference platform, arranged by the City Planning department, OSD and others stated that the Ingersoll sports facility was “maxed out” meaning it already is used at or very near full capacity, with the current Land Use conditions. Yet the OSD also says that with the addition of a second artificial turf field right next to the Ingersoll stadium, that there will be no significant increase in use, and no significant environmental impacts. Such comments are both manipulative and deceptive, in that they ignore the expected and perhaps desired active use of TWO artificial turf fields by unrestricted user groups. While the current discussion about this important issue tends to be focused on the Ingersoll Stadium and the field to the east of it, the Land Use Permit may encompass a much larger area of the OSD property. That being the entire Olympia High School site, its various fields, structures, parking, drainage, etc. that are part of the OSD land on which the High School is sited.

With the additional artificial field now at the site, right next to the stadium, and NO limits on who can be allowed to use the fields, the frequency of use will **obviously** increase. OSD’s internal policies are easily changed, and OSD has already shown it won’t necessarily follow them anyway. The character, appearance, and livability of our residential zone has already been adversely affected by the OSD’s piecemeal approach to expanding the sports facility at Olympia High School. If the City removes user restrictions for the facility, it will remove protections provided in Olympia’s Municipal Codes for residential zones. I believe the

reasonable thing to do is to state clearly that the existing conditions on the Land Use will stay intact and perhaps also apply to the use of the site's additional artificial turf field. The rationale for this is that the current conditions somewhat protect the nearby residents as required by City codes and (1) nothing has happened to substantially reduce the ODS impact to our residential zone, while (2) there have been changes to the Olympia High School, (additional classrooms, increased science lab space, increased music facilities, changes in parking, etc., and expected changes in local traffic) that will increase neighborhood impacts. And, (3) independent of the OSD, there is an increase of new housing and traffic in the area generally, so OSD's use of an additional artificial turf field will bring increased traffic as more users get scheduled for the additional field use. OSD's assertion that their proposed scrapping of a critical part of two Hearing Examiners' final ruling would have little or no adverse impact on our residential zone is insulting and clearly untrue. OSD's assertion that its internal policy (4260P(c)) will be sufficient to protect the residential zone is equally untrue. OSD has often violated its own policy in the past.

In summary, two Hearing Examiners have ruled, in separate "final" decisions, that the condition on the OSD's Land Use Permit for the Ingersoll facility which restricts non-district and private user groups should remain intact. Additionally, the Hearing Examiner's ruling in 2013 states, that based on cited legal precedence, ("The matters previously decided in the Hearing Examiner's decision of May 28, 2004, have been finally decided and may not be re-litigated in this proceeding. *Wenatchee Sportsmen Ass'n v. Chelan County*, 141 Wn.2d (2000).") it cannot be relitigated.

I previously commented to OSD that I disagree with their DNS. I believe it should be withdrawn on the basis that it is incomplete, misleading and improperly executed. While Jennifer Priddy of the OSD claims that the current OSD proposal is a "Project" even though it has no physical aspects, only proposed change to regulatory language, the proposal actually fits into the "Non-Project" category precisely because it doesn't deal with physical changes to the property. As such, Section D of the SEPA checklist should have been completed and the environmental impacts resultant from increased frequency of use and increased periodic removal disposal and replacement of the artificial turf fields, should have been revealed. OSD did not complete the SEPA checklist properly and merely tossed out conjecture that there might be only marginal impacts, without any apparent study or data to support it, even though they are putting in a second artificial turf football/multi use sports field and want to have absolutely no restrictions on what user groups may be allowed to use the facilities.

Respectfully submitted,

James Jablonski

Kenneth Haner

From: ZWB <zandrabrown@comcast.net>
Sent: Tuesday, October 20, 2020 3:43 PM
To: Nicole Floyd
Subject: Ingersoll Use Restriction Modification request file #20-3702
Attachments: Ingersoll Stadium expanded non-district userHex comments Oct. 2020.docx

External Email Alert!

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Greetings Nicole Floyd, City of Olympia Lead Planner

Please find attached, my comments regarding the Olympia School District's proposal "Ingersoll Use Restriction Modification" File Number 20-3702 (Notice Mailed Sept. 23, 2020).

Please provide my comments to SPRC, and to the Hearing Examiner.
I would also like to request a copy of the Hearing Examiner's final decision in this matter, as well as SPRC's recommendations to the Hearing Examiner, and any other notifications of other issues that arise in this matter.

Please provide a confirmation of receipt of these comments.

Thank you, Zandra Brown
1895 Allegro dr. S.E. Olympia, WA

October 20, 2020

Public comments to City of Olympia Hearings Examiner

Re: "Ingersoll Stadium Use Restriction Modifications"
File No 20-3702, Written Comments

Our family recently received a "Notice of Land Use Application and Meetings" dated September 23, 2020. I have real concerns regarding this latest proposal from Olympia School District (OSD).

Overview and History:

As one of the neighbors closest to the stadium to the east of the property, I have closely followed the stadium's multiple incremental expansions, and non-district user group access changes, over the 28 plus years I've lived next to the facility. Since the Stadium grew from what was originally a small natural grass facility serving only football for Olympia High School (OHS), to the huge year round facility it is today, in several piecemealed steps, there was never a Conditional Use Permit (CUP) established. OSD has refused requests for a CUP to be placed on the Stadium. In 2004, when OSD wanted to put in Artificial Turf, along with other upgrades to Ingersoll Stadium, which would expand the use of the facility from 100 events a year, to 500 events a year (a fivefold increase in frequency of use) this was sent to a Hearings Examiner. It was determined by the City's Community Advisory Committee and OSD that school use only needed around 100 events a year, so the approximate 400 remaining events could be rented out for non-district private use events. The Hearings Examiner "put conditions" on the Land Use Request to protect the "livability" of the densely and closely populated neighborhood that surrounds the Stadium on all sides, and is zoned Residential, since there was no CUP to address all that excess additional use. It's important to note that though the neighborhood around Ingersoll Stadium is zoned Residential, other Stadiums in the area, like North Thurston and Tumwater Stadiums, are zoned Mixed Use and/or Commercial. The Hearings Examiner's ruling of 2004 was not appealed by OSD, and the opposition agreed to a few concessions, in lieu of an appeal, including notifications to neighbors and interested parties, if OSD sought changes to the ruling, like expansion of non-district user groups, and this was agreed on by the City. Around that time an OSD official was quoted in the Olympian Newspaper as saying that he visualized

Ingersoll Stadium as becoming a Southwest Washington Regional Hub, and a real moneymaker. Through the years OSD has continued to work on this goal, from my observations.

In 2013 OSD sought to expand the non-district private user groups from what was allowed in the 2004 Hearing Examiner's ruling. The 2013 Hearing Examiner affirmed the decision of the 2004 Hearing Examiner, saying that decision was not appealed, and the decision was final. He gave law precedence, citing Wenatchee Sportsmen Association vs. Chelan County as his rationale why the 2004 ruling could not be re-litigated. He stated in His 2013 decision "The matters previously decided in the Hearing Examiner's decision of May 28, 2004, have been finally decided and may not be re-litigated in this proceeding. *Wenatchee Sportsmen Ass'n v. Chelan County*, 141 Wn.2d (2000)". I assert the same situation should apply to this proposal regarding these proceedings. The 2013 Hearing Examiner's decision was also not appealed by OSD. Regarding Ingersoll Stadium, there have not been changes to justify reconsideration. This summer OSD added a whole second artificial turf field behind Ingersoll Stadium, and have already received permission to rent the second artificial field out to non-district private user groups. If Ingersoll Stadium restrictions on non-district user groups are lifted, this would allow a total of 1,000 events a year, and the majority of that use would NOT BE SCHOOL EVENTS, but non-district private events instead.

O.M.C. and SEPA

If the 2004 Hearings Examiner's protective restrictions are lifted on which non-district private user groups can have access to Ingersoll Stadium, and as OSD is requesting, it is opened up to all unlimited private user groups, we will see a huge expansion in frequency of use. In this residentially zoned area there will be a large increase in traffic and neighborhood parking issues, pedestrian challenges, noise and light pollution, as well as garbage and vandalism. If restrictions on OSD are lifted regarding who can have access to the stadium for non-school-district private use, I have no doubt that OSD will go to SPRC in short order to request changes to policy 4260P(C) as well, in their usual piecemealed way, which will remove other "livability" protections.

Regarding O.M.C. references; 18.04.020 Purposes

A. The general purposes of the residential districts contained in this chapter are as follows:

- 3.** To maintain or improve the character, appearance, and livability of established neighborhoods by protecting them from incompatible uses, excessive noise, illumination, glare, odor, and similar significant nuisances.
- The only place I could find reference to "Recreational Facilities" in the Olympia Municipal Code (OMC) was under *18.04.060 -Residential districts' use standards, T. Parks and playgrounds, 4. Conditional use requirements*. In this reference, there are guidelines on "Recreational Facilities". This reference states "The Hearings Examiner shall approve recreational facilities only if the proposed facility will not have a significant adverse effect on the immediate neighborhood ". It also states that such a facility should be properly sited and screened.
 - In light of the fact that OSD plans to rent and loan the facility as a community recreational resource, separate from school use, I feel a City Hearing Examiner should be evaluating this not as school use, but instead as public private group use of a recreational facility, and the O.M.C. governing that type of use should apply.

SEPA—OSD acts as their own Lead Agency, Prepares their own environmental checklist, and of course came up with a DNS, kind of like the proverbial fox guarding the hen house. OSD did not take into consideration the large increase in frequency of use opening Ingersoll Stadium to all unlimited non-school users would bring. OSD also relied on a very flawed traffic study that was conducted in 2018 for a different project, and was not figuring in increased frequency of use for this user expansion.

Conclusions and concerns

- Two separate Hearings Examiners have already adjudicated this issue regarding non-district user groups at Ingersoll Stadium. The non-district user groups were restricted to a select limited group of youth sports groups in the Hearings Examiners ruling of 2004, and affirmed again in 2013. Neither ruling was appealed by OSD, and the Hearing Examiner in

2013 stated the decision of 2004 was final, and could not be re-litigated. He cited legal presidency for his findings. Nothing has changed since his decision that would justify reopening the issue.

- The City of Olympia Municipal Codes and their interpretation should protect residents from adverse impacts of this private user group expansion, even if the O.S.D. would rather ignore its responsibility in that regard. The neighborhood around Ingersoll Stadium is zoned residential, and what OSD is proposing is NOT educational use, but rather is private recreational use.

Considering the second artificial turf field that OSD has recently added, which will be open to non-school-district unlimited use, the potential for neighborhood impacts is huge. This is a school district trying to turn their recreational facilities into a public park facility, instead of an educational facility, in a residential zone. There will be significant increased traffic, parking conflicts in nearby neighborhoods, difficulty accessing main roads from feeder neighborhood streets, additional noise and light pollution, vandalism and garbage increases.

Please do not allow this "Ingersoll Stadium Use Restriction Modification" request. In reality it is a complete removal of a condition of use that the 2004 Hearings Examiner placed on his ruling to protect the livability of our residential neighborhood surrounding the Stadium. In the past prior to those "conditions" there were many instances of abuse to the neighborhood by OSD regarding Stadium use. Loud fundraisers, religious and other types of rallies, dog shows, adult and senior games, etc. That was before the increased use artificial turf, and the addition of a full second turf field would allow. Please protect our neighborhoods from this type of abuse. Everyone deserves some sanctuary in their own home. Ingersoll Stadium should be limited to school use, and the limited additional youth groups.

Zandra Brown
1805 Allegro Drive S. E.
Olympia WA 98501

Kenneth Haner

From: jacobsoy@aol.com
Sent: Thursday, October 22, 2020 8:57 AM
To: Nicole Floyd
Subject: Re: Ingersoll

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Thanks.

In a message dated 10/22/2020 8:50:06 AM Pacific Standard Time, nfloyd@ci.olympia.wa.us writes:

I think you can bring it up as a point in your comments to the Hearing Examiner and see what he says. If after the hearing, you feel he has acted unfairly it is something you could raise in an appeal.

Call me if you want to talk this through more.

From: jacobsoy@aol.com <jacobsoy@aol.com>
Sent: Wednesday, October 21, 2020 8:32 PM
To: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: Re: Ingersoll

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Thank you.

Is there a process for challenging the HE's determination that he is impartial under the section you cited?

Thanks,

BobJ

In a message dated 10/21/2020 12:18:01 PM Pacific Standard Time, nfloyd@ci.olympia.wa.us writes:

Bob,

I have talked with the City's legal team and reviewed city code regarding impartiality of the Hearing Examiner. The code sections most applicable are OMC 18.82.080 A, which says: No City official, elective or appointive, shall attempt to influence the Hearing Examiner in any matter officially before the Hearing Examiner so as to constitute misconduct of a public office under RCW 42.20 or a violation of the Appearance of Fairness Doctrine. No member of the Council shall participate in any proceeding on appeal from a Hearing Examiner's decision if to do so would constitute a conflict of interest or violation of the Appearance of Fairness Doctrine.

We will coordinate with the Hearing Examiner to ensure that he feels he can act in an impartial manner. According to OMC 18.82.080 B: "The Hearing Examiner shall conduct all proceedings in a manner to avoid conflicts of interest or other misconduct and to avoid violations of the Appearance of Fairness Doctrine. If such conflicts or violations cannot be avoided in a particular case, the Hearing Examiner shall assign a Hearing Examiner pro-tem to act in the Hearing Examiner's absence."

Let me know if you have questions.

Nicole Floyd, AICP

Principal Planner|City of Olympia

601 4th Ave E.|Olympia, WA 98501

Ph: 360.570.3768|Fax: 360.753.8087

Web: olympiawa.gov

Kenneth Haner

From: Karen Jennings <karenjennings82788@gmail.com>
Sent: Thursday, October 22, 2020 11:04 AM
To: Nicole Floyd

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Without details....just want to support maximum use of the school grounds

Love all kids!

Kenneth Haner

From: wendy eisler <wegreetings@msn.com>
Sent: Friday, October 23, 2020 2:28 PM
To: Nicole Floyd
Subject: Ingersoll Use Restriction Modification

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To Whom it May Concern,

It is my opinion that there should be less noise coming from Ingersoll Stadium. I live blocks away and it sounds like the announcer is in my front yard during games played in Ingersoll Stadium. Are the announcers following decibel rules now? One of the few benefits of Covid-19 is the quiet stadium allowing me to hear the sound of birds singing and owls hooting. Sorry I voted for funding of the stadium in the beginning.

W. Eisler
3224 Centerwood Ct SE
Olympia

Kenneth Haner

From: jacobsoly@aol.com
Sent: Friday, October 30, 2020 3:05 PM
To: jpriddy@osd.wednet.edu
Cc: Nicole Floyd; jacobsoly@aol.com
Subject: Additional Questions re Ingersoll Proposal

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Hi Jennifer --

At the "neighborhood meeting" re the OSD Ingersoll proposal, you kindly said that you would welcome additional questions. I have been held up by family affairs, but I do have some questions that I was unable to pose during the Zoom session.

1. I found the neighborhood meeting very helpful in clarifying potential impacts. I had assumed that the proposed change would result in far greater use of the stadium, but you said (if I heard correctly) that this is not true. I think you said that most of the reasonably assignable time was already being used, so that the change would mostly be a matter of reducing the use by some existing users, esp. Black Hills youth soccer, to make room for new users like lacrosse players.

a. What do you consider reasonably assignable times/days?

b. The existing limitations seem to focus stadium use on youth sports, which is consistent with the District's K-12 mission. Removal of these limitations would open the stadium to adult sports groups and really just about anyone for any purpose imaginable -- political rallies, religious revivals, auctions, etc. These are not consistent with the District's K-12 mission and in fact could supplant the use by youth sports groups that are. Why would the District want to do this?

c. I recall that advocates for the proposed change have repeatedly said over the years that it is "for the children", but that does not seem to be the case. Does the district plan to favor youth sports over other uses? Or local sports organizations over out-of-county sports groups? If so, should this not be part of the Hearing Examiner decision?

2. The district has repeatedly stated that existing regulations regarding hours of use, sound system use, supervision, and etc. would not change (District Procedure 4260P(C) and possibly 4260A). However, my understanding is that these other regulations are OSD policies and can therefore be amended by the School Board. If the district's advocacy of its proposed policy change is based on this assurance that district regulations would not change, then it seems to follow that these other regulations should be part of the Hearing Examiner's decision.

Furthermore, these other regulations are only as good as their enforcement, so it seems imperative that the Hearing Examiner include penalties for failure by the district to enforce. There have been lapses in the past and are likely to be lapses in the future because enforcement is not a primary focus of school districts.

3. I understand that the heavy use by Black Hills is a result of a cooperative arrangement among youth soccer organizations. By having a a single coordinator for all clubs, they can avoid a situation where all clubs compete for and use all fields. This provides efficiency and stability, but it also results in each club focusing its use on a single field and thus appearing to be getting favored treatment. I just want to be sure that you are aware of this and avoid any misunderstandings of the situation.

I would appreciate your responses to these questions.

Thank you,

Bob Jacobs
360-352-1346

Kenneth Haner

From: Shaun Dinubilo <sdinubilo@squaxin.us>
Sent: Friday, September 25, 2020 8:48 AM
To: Nicole Floyd
Subject: RE: City of Olympia - Notice of Land Use Application - 20-3702 Ingersoll Use Restriction Modification

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Hi Nicole,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us. Please do note that this department only conducts a cultural resources review of the proposed project area.

Have a Good Day



Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Archaeological Site Public Disclosure Exemption, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Kenneth Haner <khaner@ci.olympia.wa.us>
Sent: Wednesday, September 23, 2020 11:30 AM
Cc: Nicole Floyd <nfloyd@ci.olympia.wa.us>
Subject: City of Olympia - Notice of Land Use Application - 20-3702 Ingersoll Use Restriction Modification

The City of Olympia has issued the following **Notice of Land Use Application and Public Meetings** for the project known as **Ingersoll Use Restriction Modification** located at **1302 North Street**.

PROJECT: **20-3702**

See the above attachment for further details.

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

- **Nicole Floyd, Principal Planner, 360.570.3768, nfloyd@ci.olympia.wa.us**

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