

**From:** [LISA QUINN](#)  
**To:** [Paula Smith](#)  
**Subject:** Project 16-9112  
**Date:** Wednesday, November 11, 2020 3:03:38 PM

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I wish to go on record as being adamantly opposed to this project.

As a longtime resident (owned since 2005) of Grasslake Village, I own 513 Craftsman Drive NW, and opening it up would be a disaster to those who live in our small community. The increased traffic and noise would cause the enjoyment of our homes to decrease, and more than likely, our property values, as no one wants to live on a street where there is increased traffic and the accompanying noise that comes with it.

Please do NOT allow this project to go forward and ruin the quiet environment of our homes we have enjoyed since for the last 15 years. There is absolutely no reason for this to interfere with our peaceful enjoyment of our homes in Grasslake Village.

Regards,  
Lisa Quinn  
513 Craftsman Drive NW  
Olympia, WA 98502

**From:** [Paula Smith](#)  
**To:** [julie Drennon](#)  
**Cc:** [Gerina Dahl \(gerinadah@hotmail.com\)](#)  
**Subject:** RE: 3712 3rd Ave NW--Grass Lake  
**Date:** Tuesday, November 24, 2020 12:37:00 PM

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Julie- I provided my responses are below within the email, in red.  
Let me know if you have further questions/concerns.

Sincerely,  
Paula

**Paula Smith** | Associate Planner

City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501  
360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Community Planning & Development**

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**From:** julie Drennon <julie.drennon@barronfinancial.com>  
**Sent:** Friday, November 13, 2020 5:47 AM  
**To:** Paula Smith <psmith@ci.olympia.wa.us>  
**Cc:** Gerina Dahl (gerinadah@hotmail.com) <gerinadah@hotmail.com>  
**Subject:** 3712 3rd Ave NW--Grass Lake

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Hi Paula

Thank you for the info regarding the proposed project next to my home in Grass Lake. I have several questions and concerns:

1. What businesses/residences are going to be included? **The proposal is for a mix of commercial, retail, office, restaurant uses and residential multifamily.**
2. Feedback from my current Renter:
  - There are many concerns as I see it. Although the walkability may increase, **if you lose the median and sidewalk on your side of the street, which would include street parking, rentability of your property will be in jeopardy. Only a very specific renter is going to willing to be located in a busy thoroughfare that will put traffic literally in the front yard. To say nothing of construction noise for a few years and then the ongoing noise of so many people in the side yard. The existing 3<sup>rd</sup> Avenue is not proposed to have any changes to the design of the street, meaning it will stay as existing.**
  - **The permit request states 81 residents for 61 units. What's the likely hood that 61 unit will only have 80 people. Not very. More likely 120-130 persons, plus business visitors and employees. Olympia has parking standards that provide what the associated parking requirements are for certain uses.**

- **Ultimately this development will effect** the property. **The one positive possibility is that you may be able to change the zoning to business.** That would be a whole different situation. From Your faithful renter (unless they open 3rd to through traffic **The main access and exits into and out of the development will be from Harrison Avenue.** It is unknown at this time how the 3<sup>rd</sup> Avenue connection may be restricted. The City will have more information when the Traffic Impact analysis has been reviewed and the City finalizes the review of the project. All comments are being considered as we review the project and appreciate them.
4. I am VERY concerned how this project will affect either the rentability and/or sale of my property. How can I learn more specifics about what business to expect there? **The proposed uses are provided on the BSP map.** There are many commercial type uses allowed in the High Density Corridor 4 zoning district that range from retail, office and restaurant to just name a few. What landscaping will be provided on 3rd Ave as an entry to project? **Perimeter landscaping with trees and shrubs is typical landscaping on the property boundary on the east side and north of the property for buffering and street trees on any new streets.** Can we request that 3rd Ave open for walking ONLY with metal poles up so no drivers could pass? **Good question. City standards are requiring connections to be made to existing stubbed streets. The City will review the Traffic Impact Analysis when received. The concern of street connectivity is a major concern with many of the neighborhood and the City will be looking closely at this issue.** When is project expected to begin? **I believe the applicant proposes to want to start with the 1<sup>st</sup> phase in the spring.** How long will it take? **This would is a phased project and the applicant could develop on the lots individually over the years.** Can properties attached to this project get "commercial zoning"? **Do you mean properties that are adjacent? If so, a rezone would be required.** Will I lose the median and sidewalk on my side of the street? **I have not come across anything in the proposal that indicates that the existing 3<sup>rd</sup> Avenue will be designed to a different standard than what it is today.** What repercussion will I have if I lose my renters during construction and can not fill it due to noise/dust etc? **Land Use projects are conditioned to comply with the following: Hours of Operation/Construction Noise.** Pursuant to OMC 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.

I haven't yet talked to other owners in my situation and am curious what kind of feedback you are getting from them. I am not opposed to "progress" but definitely opposed to having negative impact on my property.

Thank you so much for your assistance with all of this!!! And feel free to call 360.791.4701 and/or email with any answers and/or discussions regarding my concerns. Happy Friday the 13th!

Jul--

Julie M. Drennon

Julie M. Drennon, M.Ed, CRPC®

Barron Financial Services

[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)

[www.barronfinancial.com](http://www.barronfinancial.com)



315 39th Ave SW #8

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253.981.3792 (office)

866.628.9682 (toll free)

253.944.9041 (FAX)

WA St Life Insurance #715962

***Securities Offered through GWN Securities, Inc, Member SIPC***

**From:** [Susan Roewe](#)  
**To:** [Paula Smith](#)  
**Subject:** Re: City of Olympia - Notice of Revised Binding Site Plan Application- 16-9112 Notice of Revised BSP Application (Correction)  
**Date:** Tuesday, November 17, 2020 5:04:11 PM

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Thanks Paula,

Yes I see there are ways to enter and exit but as a constant user coming out of businesses on the NW side of Harrison, it currently is extremely difficult to make a left turn out of any of these businesses and head East on Harrison because 4 lanes of traffic, enormously common practice of drivers to travel upwards of 50 MPH on this section of Harrison, and the current design of traffic center landscape barriers, makes turning left extremely difficult and dangerous.

Users in the proposed complex will learn about that difficulty and revert to heading South on 3rd Ave NW, a one block section of residential homes with children and narrow street, then South in Yauger to use the light to turn left. This is common sense no matter that Craftsmen ends at Harrison for access.

Unless there is a light at Craftsman and Harrison, people will use this 3rd route right in front of my property. It will be a lot of people who come out of apartments and shops. Turning left (Or East) leads to shops, stores, schools and downtown. It will be a high volume that needs to turn left or East. The other direction is much more sparse In business with more rural destinations.

When drivers want to enter the area while traveling East in Harrison and in to Craftsmen they will face high traffic volume making turning left into the proposed area difficult. Drivers will go to Yauger, then 3rd now in the opposite direction. Traffic studies aside. These are the common sense routes. I believe routing traffic around Grasslake will increase safety and protect quality of life and property values plus encourage buy-in from the community.

Put a stoplight at proposed Craftsmen and Harrison or route traffic to Yauger via a cut-through before entering the main part of the neighborhood.

Finally, as a Landlord, it would be horrible if one of the children of my future tenants, or the future grandchildren of my son who currently occupies the property, is hit by a speeding apartment dweller late for work cutting through this one block of residences to get to the light. I could be at risk of a lawsuit as could the City, for allowing unsafe traffic patterns from commercial areas into residential areas.

I know it is just six -eight residences, but our homes were purchased understanding the cut-through would lead to a single family, residentially zoned area, not a commercial area.

Please share. Thank for your hardwork and for considering my feedback.

Sincerely,

Susan Roewe -owner  
3705 3Rd Ave NW  
Olympia, WA. 98502

Susan Roewe  
RE/MAX NORTHWEST REALTORS  
(360) 556-9106  
susanroewe@remax.net

On Nov 17, 2020, at 3:37 PM, Paula Smith <psmith@ci.olympia.wa.us> wrote:

Susan- Thanks for contacting the City. The City is anticipating a Traffic Impact Analysis to be provided by the applicant. The report should include traffic modeling information that Thurston County Regional Council has provided. Its will be available to the public to review once received.

My understanding is that the new intersection of Harrison Avenue and Craftman Drive be built so that the traffic can exit/enter from there.

I will forward your concerns to our traffic section, so that they are aware of your concerns as they review the project.

Sincerely, Paula

**Paula Smith | Associate Planner**

City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501  
360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Community Planning & Development**

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**From:** Kenneth Haner <khaner@ci.olympia.wa.us>

**Sent:** Monday, November 9, 2020 5:38 PM

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

**Subject:** FW: City of Olympia - Notice of Revised Binding Site Plan Application- 16-9112  
Notice of Revised BSP Application (Correction)

FYI

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](mailto:khaner@ci.olympia.wa.us)

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**From:** Susan Roewe <[susan@susanroewe.net](mailto:susan@susanroewe.net)>

**Sent:** Monday, November 09, 2020 5:28 PM

**To:** Kenneth Haner <[khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)>

**Subject:** RE: City of Olympia - Notice of Revised Binding Site Plan Application- 16-9112  
Notice of Revised BSP Application (Correction)

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Hello Paula,

I am the owner of the single family residence at the corner of Yauger Way and 3<sup>rd</sup>, impacted by Plan 16-9112 below.

Two quick questions.

1. How will a large volume of cars safely turn left onto Harrisaon, out of the proposed site? The current plan looks like it forces most traffic down residential 3<sup>rd</sup> to use the light at Yauger and Harrison. Will there be a stoplight at Craftsemen and Harrison

I do not see how 3<sup>rd</sup> remains a through street through the proposed development and hooks to Craftsmen which appears to be a boulevard style avenue that runs from Grass Lake Village through the Briggs area/ and out to Harrison. Will there be a stoplight where Craftsmen enters Harrison? If not, the volume of traffic from mixed use/multi-family wanting to head East on Harrison will force them to consider using the portion of 3<sup>rd</sup> in front of my property and use the Yauger stop light. What a dangerous situation but also expensive as the current tiny lane can not hold two cars going in opposite directions not to mention anyone trying to pull out of their driveway. Also, what happens to my property? Will you be reducing the size of my lot to accommodate a wider street? There are large landscaping trees in the current median strip. Would those be removed? The City required them to be there. Would that force trees to be planted in my front yard?

2. Has the option of routing traffic to Yauger vie a cut through street before the housing begins ever been considered? Just South of the first Town Homes onto Yauger so traffic can access the left turn signal?

If there is no stop light, left turn access off Craftsmen/Harrison, why not consider the option of buyer a portion of the OPEN SPACE between the fountain at the entry to Grass Lake and the first town home and bring traffic to the stop light at that point. There would be no cost to dig up in place electrical and sewer and no impact on any resident because it would Yauger before the street has traffic island and parked cars.

The area down Yauger toward the traffic light from 3<sup>rd</sup> and Yauger is on street parking that is usually full and makes Yauger also narrow. Not to mention small children and buses etc. This is a safer and possibly cheaper situation. Has anyone ever considered it?

Solves multiple problems.

1. Give access from the multi-family, shops to a left turn with a light. Harrison is super dangerous to turn left onto with no light. Why? People speed excessively. Check the police records. Smash ups at that intersection.
2. Gives potential easy turn radius to large trucks etc that deliver there. That would not happen on 3<sup>rd</sup> and Yauger. You would have to widen tremendously.
3. Keeps traffic away from kids both in the Grass Lake homes on 3<sup>rd</sup> etc but if you kept 3<sup>rd</sup> from being a through street, then the kids in the multi-family would be safer too. No cars rushing down 3<sup>rd</sup> right in front of their complex. Make the area in front of 3<sup>rd</sup> a bike path/park.
4. Focuses traffic on the high commerce areas and keeps the residential portion quieter.

Has anyone really studied what traffic patterns and delivery truck sizes will do and what would have to happen to that little one block area of 3<sup>rd</sup> that I own on plus the landscaping islands etc. Really. There has to be a better, safer way to get people in and out.

Thanks for looking this over.

Susan

*Susan Roewe*  
RE/MAX Northwest  
360-556-9106  
[susan@susanroewe.net](mailto:susan@susanroewe.net)

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**From:** Kenneth Haner <[khaner@ci.olympia.wa.us](mailto:khaner@ci.olympia.wa.us)>

**Sent:** Monday, November 9, 2020 4:39 PM

**Cc:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>

**Subject:** City of Olympia - Notice of Revised Binding Site Plan Application- 16-9112  
Notice of Revised BSP Application (Correction)

Correction: The Environmental checklist has been corrected.

The City of Olympia has issued the following **Notice of Revised Binding Site Plan Application** for the project known as **Harrison Avenue Mixed Use Binding Site Plan** located at **3840/4004 Harrison Avenue NW**.



PROJECT: **16-9112**

See the above attachments for further details.

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

- **Paula Smith, Associate Planner, 360.753.8596, [psmith@ci.olympia.wa.us](mailto:psmith@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](mailto:khaner@ci.olympia.wa.us)

**From:** [Sheryl Dorney](#)  
**To:** [Paula Smith](#)  
**Subject:** Project affecting Grasslake village  
**Date:** Saturday, November 21, 2020 5:52:24 PM

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Im opposed to any business that uses the streets in our subdivision, as the streets were built for residential use not business. Not only would it wear our streets more quickly, it is dangerous for out children and seniors.

Thank you,

Sheryl Dorney  
405 Bungalow Dr NW

**From:** [Carol Horvath](#)  
**To:** [Paula Smith](#)  
**Subject:** Proposed development at 3840 Harrison NW  
**Date:** Saturday, November 21, 2020 6:02:16 PM

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I live in the Grass Lake Village subdivision. The idea of opening our community via 3rd Ave. and Craftsman Ave. to multiple businesses and apartments makes me sad. The traffic will greatly increase and our property values will decrease. Please consider the residents of our community when making decisions concerning this development.

Carol Horvath  
3143 6th Ave. NW  
Olympia, WA 98502

**From:** [magdalena.webb](mailto:magdalena.webb)  
**To:** [Paula Smith](mailto:Paula.Smith); [njones@ci.olympia.wa.us](mailto:njones@ci.olympia.wa.us); [lparshe@ci.olympia.wa.us](mailto:lparshe@ci.olympia.wa.us); [Jim Cooper](mailto:Jim.Cooper); [Jessica Bateman](mailto:Jessica.Bateman); [Clark Gilman](mailto:Clark.Gilman); [Renata Rollins](mailto:Renata.Rollins)  
**Subject:** Resiux Investment LLC - Binding Site Plan, Project No. 16-98112  
**Date:** Saturday, November 21, 2020 3:32:22 PM

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*Dear Paula:*

*I am a homeowner in Grass Lake Village and am writing to express my objection and dismay of the revised proposal to allow Rexiux Investment, LLC to use our community in order to access their project.*

*Our objection is opening our or any residential community, for that matter, to give access a commercial enterprise of this magnitude is not only disruptive, but dangerous to the community residents.*

*to allow this company, who has repeatedly violated municipal codes and zoning ordinances and showing such disregard for their neighbors by tearing down trees, which set next to the fence dividing our community from their property. To put it frankly: WE DO NOT TRUST THE APPLICANT!*

*Fortunately for us, the neighborhood has tried to follow this project and the city knows the problems which would be created by the Third Avenue access and Craftsman Drive Northeast. So, these interference's would completely change our neighborhood with a project which have been going on since 2016! Unfortunately, this project **HAS NOT BEEN** easy to follow and often we get no response from the city when raising questions.*

*As you evaluate this proposed application and the environmental Checklist (which has many errors and generalized statements), we urge you to consider the negative impact and dangerous potential of the proposed ingress and egress this would have on the Grass Lake Community.*

*We strongly urge and plead with you to disapprove this project.*

*Sincerely,*

*Magdalena Webb*

*Grass Lake Village Homeowner*

*cc: jessica Bateman, Mayor Pro tem*

*Nathaniel Jones*

*Lisa Parshey*

*Renata Rollins*

*Jim Cooper*

November 22, 2020

Mayor Cheryl Selby  
City of Olympia  
601 4th Avenue E 601  
Olympia, WA 98501  
[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)

City Manager Steve Hall  
City of Olympia  
601 4th Avenue E 601  
Olympia, WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

RE: 3840 Harrison Avenue NW  
(Rexius Investment LLC) Revised Binding Site Plan, Project No. 16-9112

Dear Mayor Selby, Councilmembers, and City Manager Hall,

My wife and I own a home in the Grass Lake Village Community. I am writing you to express my strong objection to the current proposal to allow Rexius to use our community for access to their project. I objected to this project during the last period of public comment in 2019, and am more vehemently opposed to the revised project plan, as presented, today.

Firstly, I'd like to compliment the City of Olympia for the email notification letter sent by Kenneth Haner with links to project information on the City's online portal included in the BSP Application. I have studied the information carefully, including the Revised Environmental Checklist, and base my objections on the information presented.

We purchased our home here in 2007 because the neighborhood was a perfect fit for our needs. It provided a safe, convenient environment that was kid and senior friendly. We have watched the neighborhood grow and prosper over the years. It's heartwarming to see kids on their trikes, bikes and skates, neighbors taking their strolls. Thirteen years later, we are proud to have my mother-in-law living in our home where she has made a number of close friends from the neighborhood.

It is rare to find such a close-knit neighborhood in Olympia that provides such quaint and safe surroundings.

**To open a thoroughfare and increase traffic through this idyllic community, as is proposed in the above referenced development, would be disruptive, potentially dangerous and riddled with negative consequences.**

Why would the developer of the proposed mixed use project be allowed to route traffic through our planned residential community, rather than into and around their own property? Most traditional restaurant and apartment developments do not infringe on residential neighborhoods for access. Developers of most strip retail centers provide access to their parking and vehicular circulation to, and around, their tenants on their own property...not infringing on the adjacent residential neighborhood. The fact that this is a mixed-use project should not prevent rules dictating its individual components from being applied.

I carefully reviewed the Applicant's Revised Environmental Checklist. While the document was listed as "received on November 9, 2020" (on the Cover Form), Applicant stated in their answer to Question 4: "checklist was prepared 11/28/16 revised 7/8/19". This is alarming as it proves that the Applicant clearly ignored any objections raised by many of my neighbors and me prior to, and during, the Public Hearing held in August, 2019.

The following are question and answers included in the Revised Environmental Checklist, followed by my specific concerns (in red).

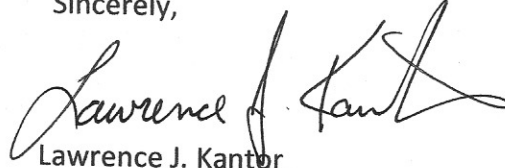
- **Project description:** Applicant states "5 lot binding site plan, land uses are mixed use with residential (81 units) and commercial uses (Office, Retail and Restaurant)". Yet, in Section 9, Housing Applicant states: "61 rental units, middle income." **Which one is correct? I believe it is 81 rental units.**
- **Section 7 Environmental Health: Noise:** Applicant states that noise created by the project on a "short-term would be construction equipment and long-term would be from traffic visiting and passing the project." **This reply seems to focus on the construction period and clearly ignores the day-to-day operation of the mixed use residential and retail components which will generate far more traffic than simply "traffic visiting and passing the project".**
- **Section 8 Land and Shoreline Use:** To the question about how many people would reside or work in the completed project, Applicant responded "60 employees and approx. 81 residents." **The assumption that 81 middle income rental units (apartments) would have only one person occupying each unit is preposterous. Ultimately, the density of the complex and traffic generated by tenants would be greater than Applicant portrays in his responses.**
- **Section 10 Aesthetics:** Applicant states that "height is approximately 32', wood and that no views in the immediate vicinity would be altered or obstructed." **This is patently false. Views of open space and the sky enjoyed by residents of Grass Lake Village will be altered and/or obstructed by 32' buildings in the proposed project.**
- **Section 14 Transportation: a-)** Applicant's submittal lists as public streets providing proposed access to the site as "Harrison Ave to the South, 3<sup>rd</sup> Ave/Yauger Way to the East."  
**d-)** To the question about whether the proposal requires any new or improvements to any roads, Applicant responds, "Yes, Craftsman Ave [sic] and 3<sup>rd</sup> Ave extension."  
**f-)** Regarding how many vehicular trips per day would be generated by the completed project, Applicant references their Traffic Report by Heath Traffic and Associates stating "125 PM peak trips, with 40 of those being pass-trips."  
**h-)** To the question about proposed measures to reduce or control transportation, Applicant responded that in addition to bike racks, bike lockers, and pedestrian paths, "site amenities such as benches and picnic tables will be added to encourage non-vehicular traffic." **Transportation and access/egress to the site is the most concerning aspect of this proposed development as it infringes on the rights of Grass Lake Village residents to continue to quietly enjoy their neighborhood without the noise, pollution and safety concerns traffic from the proposed development would generate. I seriously question how 81 apartments would generate so few trips, with no reference to AM traffic. Additionally, I do not understand how benches and picnic tables would encourage non-vehicular traffic, especially from apartment residents.**

Furthermore, to allow a company that has repeatedly violated municipal codes and zoning ordinances and has shown such blatant disrespect for their existing neighbors (by tearing down trees that sit next to the fence dividing our community from their property) to develop their proposed project strikes us as unconscionable. Quite simply, we do not trust the Applicant.

When evaluating the proposed application, we respectfully ask you to carefully consider: the precedent established by the Applicant's past egregious behavior; and the negative impact and potential danger the proposed ingress and egress to the project would introduce to the Grass Lake Community.

We plead that you will disapprove the proposed project.

Sincerely,



Lawrence J. Kantor  
Homeowner  
Grass Lake Village

cc: Jessica Bateman, Mayor Pro tem ([jbateman@ci.olympia.wa.us](mailto:jbateman@ci.olympia.wa.us))

Dani Madrone ([dmadrone@ci.olympia.wa.us](mailto:dmadrone@ci.olympia.wa.us))

Nathaniel Jones ([njones@ci.olympia.wa.us](mailto:njones@ci.olympia.wa.us))

Clark Gilman ([cgilman@ci.olympia.wa.us](mailto:cgilman@ci.olympia.wa.us))

Lisa Parshley ([lparshle@ci.olympia.wa.us](mailto:lparshle@ci.olympia.wa.us))

Renata Rollins ([rrollins@ci.olympia.wa.us](mailto:rrollins@ci.olympia.wa.us))

Jim Cooper ([jcooper@ci.olympia.wa.us](mailto:jcooper@ci.olympia.wa.us))

Paula Smith ([psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us))



November 23, 2020

Mayor Cheryl Selby [cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)  
Olympia City Council [citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)  
Leonard Bauer [lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)  
Paula Smith [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

Re: Environmental Checklist (SEPA)  
Harrison Ave Mixed Use: 16-9112

Dear Mayor Selby, City Council Members, and representatives of Community Planning and Development

I live in Grass Lake Village. I'm a retired single lady that picked this neighborhood specifically because of its warm inviting sense of community. The ongoing requests for development by Kern Rexius threaten the livability, safety, and quality of life that currently exist.

The most recent environmental checklist submitted contains glaring errors and misleading statements. Anyone submitting such an important document should be able to follow instructions and provide accurate information. Going through the SEPA I would like to point out errors and questions to the decision makers of this project. Your decisions will have lasting financial and livability impact on the 150+ homes in the community.

The SEPA is an official document impacting 100s of Olympia citizens and needs to be filled out accurately and truthfully. That has not been the case with this document.

SEPA Page 2

A4 – No revision date included.

A6 – Spring of what year.

A7 – A date for beginning needs to be stated more clearly. As has been demonstrated, Rexius is more than willing to begin demolition without permits.

A10 – I believe drainage, sewage, and traffic approvals and/or permits are also required.

A11 – 81 units are stated at this point in the SEPA but B9a states there will 61units. What is the truth?

A12 – Location of the proposal is not sufficiently described as required by the question. Lax attention to detail that will most likely be continued with the project.

SEPA Page 3

B1c – The soil type in this community is not gravelly sandy loam. It is hardpan and clay. Documentation needs to be provided to prove this assertion.

B1f – Erosion will occur, so an erosion control plan should be developed prior to erosion occurring. Again, Rexius has made it clear he is willing to work around existing regulations and requirements. To develop a plan during construction is not adequate. Must be submitted prior to beginning work.

B1h – This question is not answered for how impacts to the earth will be reduced or controlled during construction.

SEPA Page 4

B2c – During the time Rexius was trying to rip out the fence on 3<sup>rd</sup> Ave and did remove the trees, equipment was left idling for long periods of time. There is no reason to believe this will not happen again. Dust can be controlled needs to be changed to will be controlled. Can be is an inadequate statement for someone willing to bend the regulations and the truth.

B3a6 – According to B2c they will be washing wheels and watering roads. This will create runoff from the vehicles and roadways. This needs to be considered as part of their project. None is an inaccurate answer.

Page 5

B3c1,2,3 – There is not an adequate explanation of how stormwater will be collected, treated, and infiltrated onsite. How and where is this going to be accomplished onsite?

SEPA Page 6

B4b – Trees will be preserved where feasible is not adequate. Either they stay or they go. Without a definitive response he will do whatever he wants.

SEPA Page 7

B6b – This question asks if the project would block use of solar energy to adjacent properties, not the project property. Yes, the apartments will block future western and southern facing solar panels.

SEPA Page 8

B7b2and 3 – There will be a vast increase in traffic in and around the project and the Grass Lake community. Based on their own traffic study (see table below) there will be an average of 1681 primary and pass-by trips each day. The increased noise cannot be downplayed.

**TABLE 2**  
Project Trip Generation  
*Harrison Avenue Mixed Use*

<i>Time Period</i>	<i>Primary Trips</i>	<i>Pass-By Trips</i>	<i>Total Trips</i>
AWDT Total	1181 vpd	500 vpd (est)	1681 vpd
AM Peak Inbound	41 vph	0 vph	41 vph
AM Peak Outbound	22 vph	0 vph	22 vph
AM Peak Total	63 vph	0 vph	63 vph
PM Peak Inbound	43 vph	26 vph	69 vph
PM Peak Outbound	42 vph	14 vph	56 vph
PM Peak Total	85 vph	40 vph	125 vph

B8a – The response to this question is absurd. Their response - the project will not affect the surrounding and adjacent properties. It obviously will have a huge detrimental impact on the Grass Lake Village community as demonstrated by the last 2 neighborhood meetings and numerous comments provided to the City. They want to tear up quiet, safe roadways to provide access for delivery trucks and heavy equipment. Additionally, the project will drive down the property values of retired folks that have saved their working lives to retire comfortably. Many have served the Olympia community for decades and do not deserve to have their security taken away.

SEPA Page 9

B8i – depending if there are 81 or 61 apartments there will be a minimum of 120 – 160 people residing in the project. This is an extremely low estimate as many families will have children. Their estimate of 81 residents is trying to downplay impact of the project as they have throughout this process.

SEPA Page 10

B9a – Again, there is a discrepancy in their presentation. A11 states 81 units. Being unable to accurately fill out a required document, demonstrates how lightly they take the requirements of the City of Olympia and their attention to detail.

SEPA Page 11

B12a and c– This project does not take into consideration that there will be children living in this project. Where are they supposed to play? I imagine they could go to the Bark and Garden parking lot, but I highly doubt that will be allowed. Maybe the streets of Grass Lake Village where there will be a large increase in traffic. Our children need to be considered when creating developments like this. When they have nowhere to play, they will find other avenues to release their energy. Not all will be favorable to the community. I really don't want to see an increase in vandalism. Children are our future and deserve to be treated with respect.

SEPA Page 12

B14c – Does this number reflect only residential parking or also commercial?

B14f – See previous page; my response to B7b2and 3

Additional comment: the binding site plan that was included with the notice of revision was too blurred to be able to read. As I am writing this response, the binding site plan on the website has not been updated and contains the July 2019 plan.

To allow a company that has repeatedly violated municipal codes and zoning ordinances and has shown blatant disrespect for their existing neighbors, to develop their proposed project is not in the best interests of Olympia's future trust in the process. Quite simply, the neighborhood does not trust the applicant.

“Olympia's Community Planning and Development department protects and enhances quality of life, sustainability, and safety through our plans, regulations, and programs. We are committed to our core values of **community, customer service, communication, and continuous improvement.**”

Respectfully submitted,  
Barbara Andrews  
3144 6<sup>th</sup> Ave NW  
Olympia, WA 98502

206-402-2879

[barandnew@gmail.com](mailto:barandnew@gmail.com)

November 23, 2020

Mayor Cheryl Selby  
City of Olympia  
601 4<sup>th</sup> Avenue E  
Olympia , WA 98501  
[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)

City Manager Steve Hall  
City of Olympia  
601 4<sup>th</sup> Avenue E  
Olympia , WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

RE: 3840 Harrison Avenue NW  
(Rexius Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall,

I am a resident of the Grass Lake Village Homeowners Association. I am writing you to let you know that I strongly object to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the Third Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexius by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, the environmental impact statement is inaccurate, incomplete, and shoddy, at best.

It seems as if the City is bending over backwards for Rexus and ignoring the residents of our community. Please contact me about this problem. I look forward to hearing from you as quickly as possible.

Sincerely,

Sheryl Dorney

cc: Jessica Bateman, Mayor Pro tem (jbateman@ci.olympia.wa.us)  
Nathaniel Jones (njones@ci.olympia.wa.us)  
Clark Gilman (cgilman@ci.olympia.wa.us)  
Lisa Parshey (lparshe@ci.olympia.wa.us)  
Renata Rollins (rrollins@ci.olympia.wa.us)  
Jim Cooper (jcooper@ci.olympia.wa.us)

Paula Smith, lead planner  
Olympia's Community Planning and Development

Dear Ms. smith,

In ref to file # 16-9112. Grasslake village is congested and the streets around the proposed development are filled with parked cars. In fact, when the Laila is being delivered, if a car is parked across from the mailboxes, it blocks the street until the mail is distributed.

Craftsman dr should not be an arterial road as it is congested and supports families some with children and pets. There are rental apartments very near the proposed development. We don't need it or want it.

Sincerely,



W Thomas Harlan  
411 craftsman dr NW  
Olympia, WA

RECEIVED  
NOV 23 2020  
COMMUNITY PLANNING  
AND DEVELOPMENT DEPT.

Nov. 23, 2020

File # 16-9112

Attn: Paula Smith

I strongly oppose coming into the Grass Lake Village residential area. Our streets are now narrow & we are already using one lane traffic due to the extra cars parked on one side of the street.

3rd Ave & Craftsmen streets do not have room for their own cars? I can imagine the traffic jam that would occur for all of us.

Again I strongly object to using the Grass Lake Village streets.

Why not go through Bark & Garden Nursery. That would allow access to Harrison Ave for left & right exits.

Ruby Hartnett  
522 Cozy Dr NW  
Olympia WA 98502

Ruby Hartnett  
522 Cozy Dr NW

November 23, 2020

Paula Smith, Associate Planner  
Community Planning & Development  
601 4<sup>th</sup> Avenue E  
PO Box 1967  
Olympia, WA 98501-1967

RE: Kern Rexius, File # 16-9112

Dear Ms. Smith:

I am writing to express my objections to the planned construction at 4004-3840 Harrison Ave. NW. It appears from the materials shared with individuals in the neighborhood that our objections were ignored by either Kern Rexius or the Planning Commission. The plans continue to show the development relying on access to Craftsman Ave. and 3<sup>rd</sup> Ave NW. The lanes in the Grass Lake Village complex are often constrained by street parking (mostly from residents but also visitors) to make the roads effectively single lane roads. Adding the amount of traffic expected to be generated by the commercial uses in the proposal will severely affect the complex and make egress much more difficult for residents.

While I always expected to see development of this property, I (along with others) was expecting to have houses behind us. The development is proposing buildings of multiple stories, which will create a visual and noise disturbance for those of us backing up to the development.

Please listen to my neighbors.

Thank you,

Dr. Katrina A. Meyer  
3705 4<sup>th</sup> Ave. NW  
Olympia, WA 98502



**From:** [Joyce Neas](#)  
**To:** [Paula Smith](#)  
**Cc:** [Kacey Kimmel](#)  
**Subject:** Re: OBJECTION to Site Plan Application 16-9112 Harrison Ave. Mixed Site Plan  
**Date:** Monday, November 23, 2020 8:42:16 PM

---

**External Email Alert!**

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

Paula

I'm forwarding my letter from August 15, 2019 opposing this site plan application as my objections to this project remain the same.

I believe that the city and Mr Rexius can develop a plan that will not disrupt and destroy our quiet peaceful neighborhood.

Please do not widen the street in front of my house on 3rd avenue (taking away 1/2 of my front yard and parking). Please do not link my street through this Mr. Rexius' property. This plan is almost exactly like the one in 2019, there is not enough parking for the apartments/businesses and honestly I'm exhausted by having to voice these objections every couple of years. I understand this is his property, but this objection is not about his property, it's about MY property!

It is not right for the city of Olympia to violate my rights - the right to live peacefully in my home for the past 15 years!

Please do not let this application move forward!

Joyce Neas  
3708 3rd Ave NW  
Olympia, WA 98502

On Aug 15, 2019, at 9:23 AM, Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)> wrote:

Joyce- This is confirmation that I have received your comments. I appreciate your time providing these comments to the City. These comments will be considered by the reviewing staff.

I have confirmed that you are a party of record for this project.

Please contact me if you have any questions.

Sincerely, Paula

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](http://olympiawa.gov)

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

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

---

**From:** Joyce Neas <[neas40@msn.com](mailto:neas40@msn.com)>

**Sent:** Wednesday, August 14, 2019 4:34 PM

**To:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>

**Cc:** Kacey Kimmel <[Kaceykimmel17@gmail.com](mailto:Kaceykimmel17@gmail.com)>

**Subject:** OBJECTION to Site Plan Application 16-9112 Harrison Ave. Mixed Site Plan

**External Email Alert!**

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

Joyce D. Neas

3708 3<sup>rd</sup> Ave. NW

Olympia, WA 985023

360.359.3094

[neas40@msn.com](mailto:neas40@msn.com)

August 14, 2019

Paula Smith, Associate Planner

City of Olympia

Community Planning & Development

601 4<sup>th</sup> Ave. E

Olympia, WA. 98201

RE: Harrison Avenue Mixed Use Binding Site Plan. File # 16-9112

Dear Mrs. Smith,

I am writing today to voice my **objection** regarding the application for Harrison Avenue Mixed Use Binding Site Plan. File # 16-9112 by Kern Rexius.

I have owned my home on 3708 3<sup>rd</sup> Ave. NW since 2005. At that time, my understanding was that the property was zoned residential. Sometime around 2010, it was rezoned mixed use, without notification from the City of Olympia or a required posting at the dead end of my street (3<sup>rd</sup> Ave.)

I have attached a photo of my street in 2015, prior to Mr. Rexius bulldozing down the trees and utilizing the street for a landscaping company for an entire summer making our lives a living hell. I began voicing my objection to this work to the City immediately and was told he had permits so I was out of luck. It wasn't until the "neighborhood meeting" for the last site plan, I was told he NEVER had a permit! After that meeting the landscaping company moved down the street and the little house on Harrison that is supposed to be zoned "business" has people living in it. For the past four years, myself and my neighbors have lived with constant violations to city regulations (cutting trees, people camping on the property lighting camp fires).

Now we have a new site plan in which Mr. Rexius is proposing widening our street to gain access to the businesses and apartments in his proposal. See the trees and sidewalk in my

photo? They will all be gone! My front yard will basically disappear! And we will have constant traffic on our street to access the property. Our quality of life and safe little street is gone!

In addition, the plans show an apartment building that is too close to our homes! They can basically look out the back and see right into my back yard.

Please take a look at the second photo, that little guy has lived on 3<sup>rd</sup> Ave. since the day he was born! His name is James and he is the light of my life and he plays and rides his bike on his street!

**Please do not approve this application.**

There has to be another way for Mr. Rexius can access his property (Harrison or next to his business Bark n Garden) without destroying the serenity of our lives.

Sincerely,  
Joyce Neas

<image001.jpg>

<image002.jpg>

**Subject: 3840 Harrison Ave, NW, Rexius Investment, Bldg Site Plain Project No. 16-112**

23 November 2020

Jay Burney, City Manager  
City of Olympia

Dear Manager Burney,

I am a resident of the Grass Lake Village Homeowners Association. I am writing you to let you know that I strongly object to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the Third Avenue access. This would completely change the character of our community. The information I have been receiving from the city is extremely confusing, not to mention the maps in such small type, it is all but impossible to read, especially for us who are seniors. I have received no responses from the city concerning this.

I understand there have been numerous extensions granted to Rexius which makes it doubly difficult to keep track of what is going on, and this has dragged on for years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, I have been led to understand that the environmental impact statement is inaccurate, incomplete, and shoddy.

It seems as if the City cares much for Rexius and not at all for the residents of our community. s bending over backwards for Rexius and ignoring the residents of our community. Please represent your tax paying citizens who would have major disruption to their quiet enjoyment of their homes should this project continue. You may contact me at the above email address.

Thank you so much.

Betty Rodriguez  
408 Yauger Way NW  
Olympia, WA 98502

23 November 2020

Mayor Cheryl Selby  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)

City Manager Steve Hall  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

RE: 3840 Harrison Avenue NW  
(Rexius Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall,

I am a resident of the Grass Lake Village Homeowners Association. I am writing you to let you know that I strongly object to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the Third Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexius by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, the environmental impact statement is inaccurate, incomplete, and shoddy, at best.

It seems as if the City is bending over backwards for Rexus and ignoring the residents of our community. Please contact me about this problem. I look forward to hearing from you as quickly as possible.

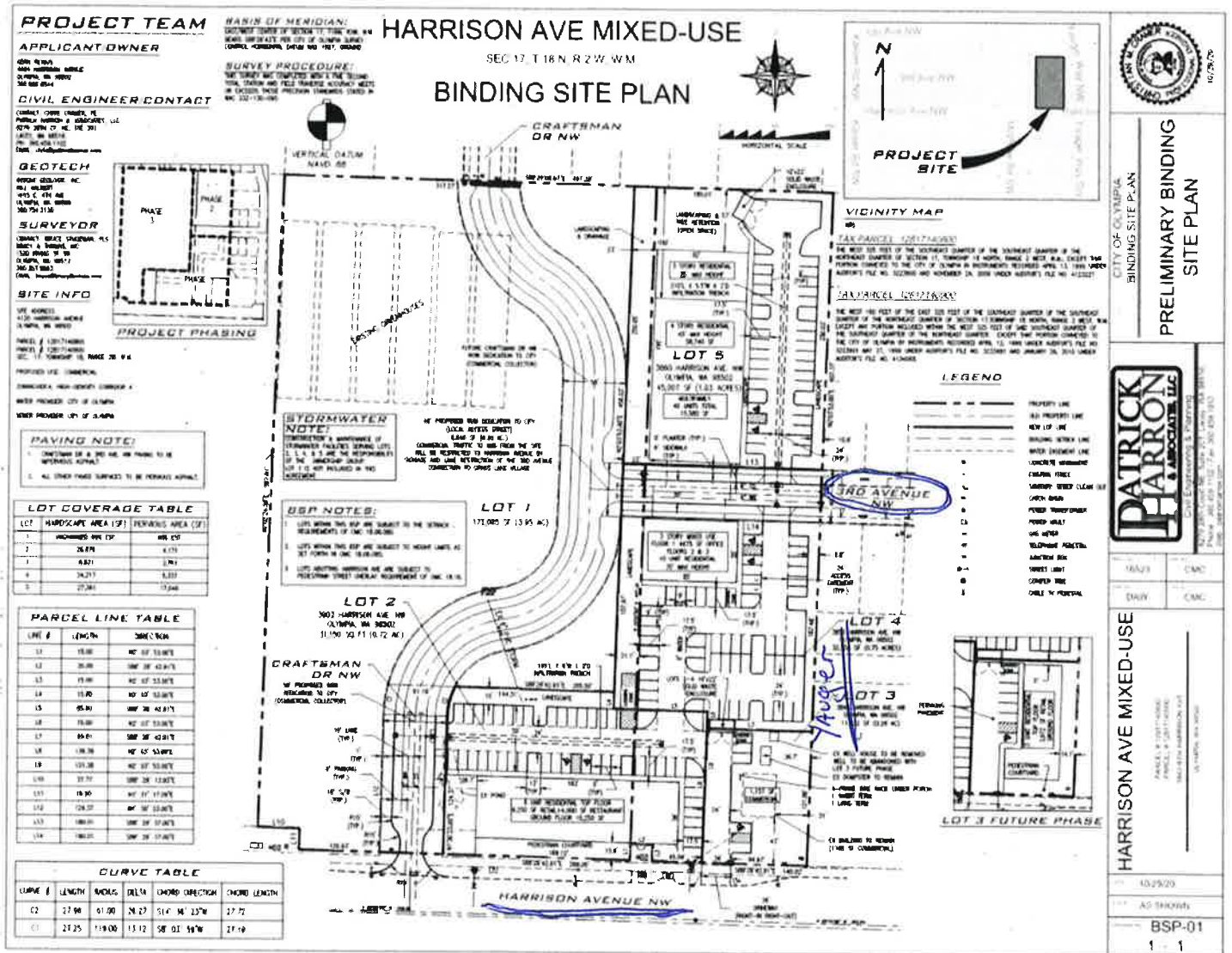
Sincerely,

Tony and Brenda Vacca

cc: Jessica Bateman, Mayor Pro tem (jbateman@ci.olympia.wa.us)  
Nathaniel Jones (njones@ci.olympia.wa.us)  
Clark Gilman (cgilman@ci.olympia.wa.us)  
Lisa Parshey (lparshe@ci.olympia.wa.us)  
Renata Rollins (rrollins@ci.olympia.wa.us)  
Jim Cooper (jcooper@ci.olympia.wa.us)

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to agencies, neighborhood associations, neighboring property owners and parties of record. Lists of specific parties notified are available upon request.



To whom it concerns,  
 I am a resident of Cross Lake Village and I feel extremely unhappy at the way you have handled Mr. Rexius request to disrupt our quiet community. I do not oppose the complex but coming thru our community is not right. If you took out the berm on Harrison, it would solve the problem!

D. Egan

11.24.20

Olympia, Wa.  
November 22, 20

Paula Smith, Associate Planner  
City of Olympia

Please note: the enclosed copy of Binding Site Plan for Harrison Avenue mailed to residents of Grass Lake Village is unreadable, even with Magnifying glass.

As a homeowner and resident for 15 1/2 years, I strongly object to this project as proposed by Mr. Rejus and the City of Olympia.

Having commercial and construction traffic directed through a high density family neighborhood is dangerous. Streets are already too narrow. Cars going in opposite directions cannot pass, with cars parked at the curb, but must pull into a driveway, back out, or wait at end of block for approaching car to pass. To add additional traffic to this neighborhood is unconscionable.

It is also dangerous due to children playing in the streets, since there is no other place.

We do not object to Mr. Rejus developing his property, but it should not be to the detriment of this neighborhood.

over

11.24.20



He owns ~~available~~ available land to accomplish his objective without invading our neighborhood.

I strongly urge all city employees involved in planning, and decision making to a visit the site and Grass Lake Village. Especially check out 3rd & 4th Avenues and Craftman Street. It is quite different to actually visualize the streets than looking at a plan.

And lastly, this process has been in "the works" for four years. The city must not try to push it through during COVID. It needs to wait until a fair public hearing is feasible.

Respectfully,  
Virginia Doty

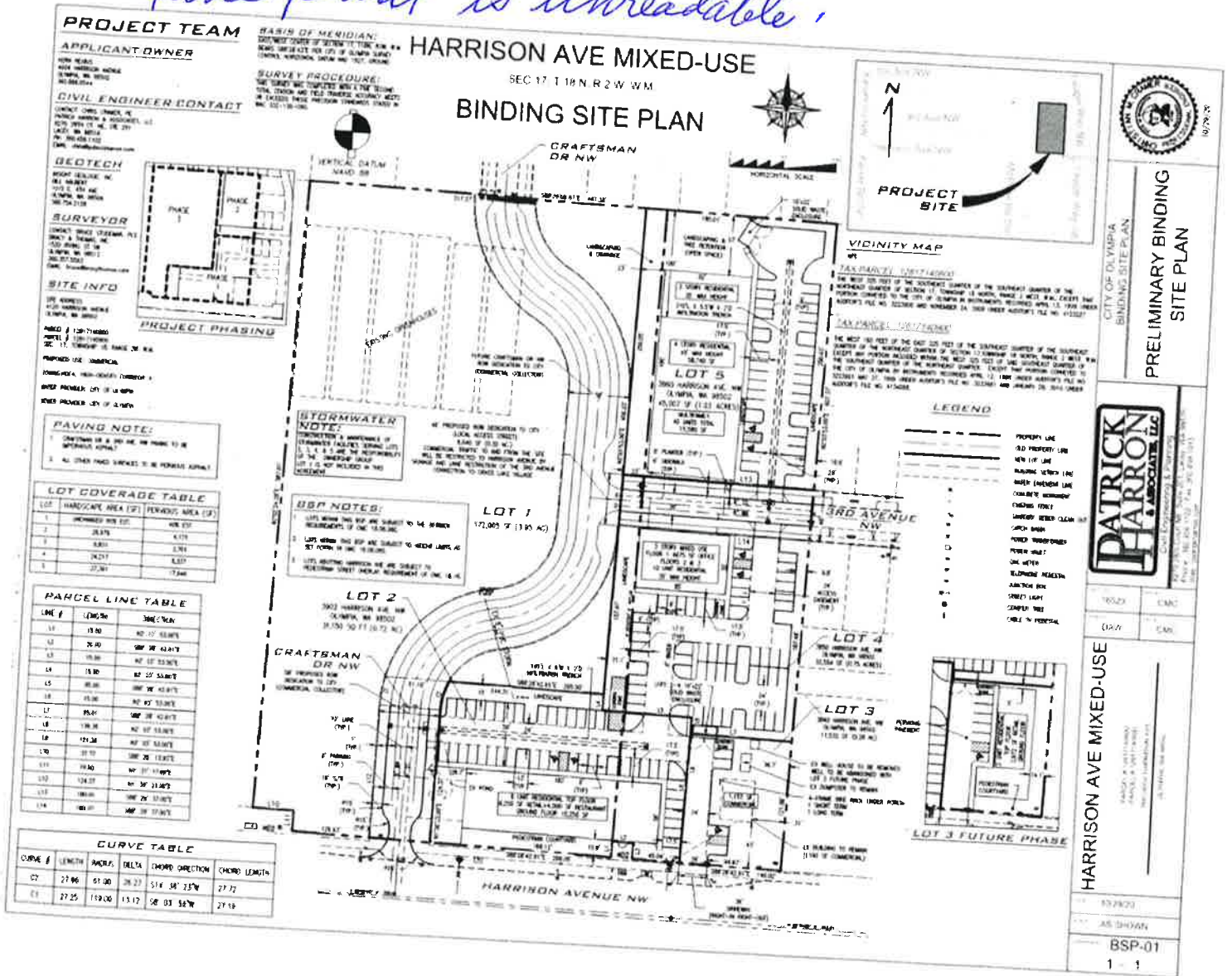
3402 6th AVENUE W.  
OLYMPIA - 98502

Ph. 360-489-0178

Please note that, at this time, no determination of consistency with City or State plans, standards, or regulations has been made. At minimum, this project is subject to the following: City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. OMC sections of particular interest include: Title 14 (Environmental Protection), and Title 18 (Zoning). This project must also conform to the State Environmental Policy Act (SEPA).

This notice has been provided to agencies, neighborhood associations, neighboring property owners and parties of record. Lists of specific parties notified are available upon request.

*Fine print is unreadable.*



**PROJECT TEAM**

**APPLICANT OWNER**  
 NAME: HARRISON AVE MIXED-USE  
 ADDRESS: 386 AVENUE NW, OLYMPIA, WA 98501

**CIVIL ENGINEER CONTACT**  
 CONTACT: PATRICK FARRON  
 ADDRESS: 1200 14TH AVE SW, OLYMPIA, WA 98501  
 PHONE: 360-339-1100  
 FAX: 360-339-1100

**SURVEYOR**  
 NAME: GEDTECH SURVEYORS, INC.  
 ADDRESS: 1000 14TH AVE SW, OLYMPIA, WA 98501  
 PHONE: 360-339-1100  
 FAX: 360-339-1100

**LOT COVERAGE TABLE**

LOT #	HANDICAPED AREA (SQ FT)	PERVAPOUS AREA (SQ FT)
1	28,875	4,175
2	8,825	5,765
3	34,275	8,525
4	27,285	17,845

**PARCEL LINE TABLE**

LINE #	LENGTH	BEARING
L1	15.00	N0° 00' 00" E
L2	20.00	S00° 00' 00" W
L3	15.00	N0° 00' 00" E
L4	15.00	N0° 00' 00" E
L5	15.00	N0° 00' 00" E
L6	15.00	N0° 00' 00" E
L7	15.00	S00° 00' 00" W
L8	15.00	N0° 00' 00" E
L9	15.00	N0° 00' 00" E
L10	15.00	N0° 00' 00" E
L11	15.00	N0° 00' 00" E
L12	15.00	N0° 00' 00" E
L13	15.00	N0° 00' 00" E
L14	15.00	N0° 00' 00" E

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	27.86	61.00	26.27	S14° 34' 25" W	27.72
C2	27.25	119.00	15.12	S8° 03' 56" W	27.19



# NOTICE OF REVISED BINDING SITE PLAN APPLICATION

Community Planning & Development  
601 4<sup>th</sup> Avenue E. – PO Box 1967  
Olympia WA 98501-1967  
Phone: 360.753.8314  
Fax: 360.753.8087  
[cpdinfo@ci.olympia.wa.us](mailto:cpdinfo@ci.olympia.wa.us)  
[www.olympiawa.gov](http://www.olympiawa.gov)

**Comment Period**  
First comment period ends  
November 24, 2020  
at 5:00 p.m.

**Notice issued:** November 6, 2020  
**File Number:** 16-9112  
**Project Name:** Harrison Avenue Mixed Use Binding Site Plan  
**Project Address:** 3840/4004 Harrison Avenue NW  
**Project Description:** Binding Site Plan (BSP) application to create 5 commercial lots for future mixed-use development including restaurant, retail, office uses, and multifamily housing with street connections to 3<sup>rd</sup> Avenue NW and future connection to Craftsman Drive. (See map on page 2)  
**Applicant:** Kern Rexius  
4004 Harrison Avenue NW  
Olympia WA 98502  
**Lead Planner:** Paula Smith, Associate Planner  
Phone: 360.753.8596  
Email: [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Project Webpage:** The following webpage is available to view past project documents but will no longer be maintained. <http://olympiawa.gov/news-and-faq-s/construction-news/harrison-ave-mixed.aspx>

Instead we are directing the public to view application materials submitted and other project information on the City's online portal at: <https://ci-olympia-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>  
Then type **16-9112** in the search field.

### **BACKGROUND**

The original application for this Binding Site Plan was submitted back in 2016 and City staff has reviewed the original proposal and revised plans over the past years. The applicant was issued a 2nd substantive review letter from the City requesting further revisions be made in order to meet certain city codes and standards in November 2019. The revised application for binding site plan was resubmitted October 29, 2020.

**PUBLIC HEARING** The Director of Community Planning & Development has referred this project to be decided upon by the Olympia Hearings Examiner. This will be a public hearing that will allow for public testimonies. No hearing has been scheduled thus far. Notice will be provided when the hearing is scheduled to all property owners within 300 feet of the proposed development and all parties of record.

**Written Comment Period:** We invite your comments and participation in review of this project. All comments received will be provided to the Olympia Hearing Examiner for consideration prior to the hearing. All comments and/or inquiries regarding this proposal should be directed to Paula Smith, Lead Planner, of the Olympia Community Planning and Development Department at the above address by **5:00 P.M., November 24, 2020**, please note that the City accepts public comments up to the public hearing.



We are home owners at Grass Lakes  
We're writing Re: 3840 Harrison n.w

Repius Investment LLC

Binding site plan No 16-9112

We strongly object to the usage of  
Third Ave & CRAFTSMAN Dr n.w. to enter  
and leave the property @ 3840 Harrison.

We're concerned about the safety of  
the children who need to walk to Harrison  
to get to the school bus with the added  
CAR & TRUCK TRAFFIC

The roads are narrow which would  
make difficult for home owners to  
access their property

Hopefully, <sup>these issues</sup> you are being considered  
in your decision making!

Sincerely

Ray & Allne Fisette

Raymond and Allne Fisette

11.24.20

November 24, 2020

Mayor Cheryl Selby [cselby@ciolympiawa.us](mailto:cselby@ciolympiawa.us)  
Olympia City Council [citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)  
Leonard Bauer [lbauer@ci.olympia.wa.us](mailto:lbauer@ci.olympia.wa.us)  
Paula Smith [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

RE: Harrison Avenue Mixed Use Project 16-9112

Dear Mayor Selby, City Council Members, and representatives of Community Planning and Development:

I moved into the Grass Lake Village Community in March, 2019. As a recent resident, I want to speak to the sense of community that exists here. As a retired senior, I have lived in many places in Washington, other states, and internationally. It's difficult to describe the difference that exists in this community over others where I have lived. In just this short time, I've made so many new friends, and enjoy daily walks with other residents. I see so many neighbors walking their dogs, walking with children, biking, and driving to the mailboxes. We wave at those we see, and they mostly wave back with a smile. Especially in times like these, when we all have this sense of isolation, it's more helpful than I can explain to know the people who live next door, across the street, and down the way, and to know they are willing to help one another.

As regards this proposed development, I heard about this after moving here, and heard the dissatisfaction of the community about the way the project has been handled. There is disbelief that the City has allowed Rexius so many extensions, that he has begun projects prior to authorization, that he has sent workmen who have actually knocked down a private fence and entered a person's yard, and harassed people living on 3<sup>rd</sup> Avenue when he tried to gain access for construction equipment by ripping out the existing fence on our dead end street. In preparation for this project he apparently housed people in the existing house adjacent to Grass Lake Village and they accessed cables for electric, etc., through our cable boxes. Further, he cut down trees which had existed to clear the way for his apartment complex, changing the views and the green areas our community had enjoyed.

I have reviewed most of the documents available online, including the revised Binding Site Map, the Demo and Erosion Control Plan, The Garbage Turning Movement, The Substantive 2<sup>nd</sup> Review Applicant Response, and the Harrison Avenue Drainage Report. I have also reviewed the Environmental Checklist submitted for this project November 9, 2020, by Mr. Cramer. Below are some of my concerns, which I hope will be noted and addressed by those making decisions regarding this project. Your decisions will impact more than 150 homes in our community, as well as others along Kaiser and 6<sup>th</sup> Avenue.

I was dismayed by the lack of specificity with which this document was completed, and the errors which make this document unenforceable as legally binding alongside the Binding Site Plan.

In order, according to the SEPA Environmental Checklist (Hereafter referred to as SEPA) and referring to Mr. Cramer's responses:

**SEPA, Page 2**

**A6 – Spring of what year, and could we be more specific as to month?**

***A7—refers to phased approach but lacks specificity.***

It is unclear as to the extent of construction of Craftsman Avenue and 3<sup>rd</sup> Avenues. Is this merely referring to the construction happening in phase 1 at the Harrison Avenue entrance to the property, or does it refer to opening Craftsman Avenue through into Grass Lake Village?

The impact to 3<sup>rd</sup> Avenue in Grass Lake has been discussed in previous public meetings, and this description does not address the extent to which 3<sup>rd</sup> Avenue within Grass Lake Village would be impacted with traffic. There is reference in the Garbage Turning Movement document which indicates the use of 3<sup>rd</sup> Avenue by the Garbage vehicles. It had been discussed in the public forum that perhaps 3<sup>rd</sup> Avenue would be opened to pedestrian or biking, with limited access for emergency vehicles, but that was not clarified in Environmental Checklist.

Additionally, the Grass Lake Village community continues to object to opening up either or both 3<sup>rd</sup> Avenue and Craftsman to through traffic, which would substantially impact the quality of life we currently enjoy, as well as the property values decreasing due to the additional traffic. Who would want to occupy the homes on 3<sup>rd</sup> Avenue with constant traffic (including service and construction vehicles coming and going for years?) Yauger is the primary access for all Grass Lake Village residents, and increased traffic to access the Harrison Avenue Mixed Use project would be of significant impact, and very possibly a safety issue. 3<sup>rd</sup> Avenue is very narrow as is the turn onto 3<sup>rd</sup> from Yauger, and is inappropriate for use of through traffic.

***A8. Regarding environmental information. There are references to reports that have been prepared, or will be prepared, directly related to this proposal, which are not attached to documentation accessible to the public.***

I know that Grass Lake Village hired a Traffic Engineer to prepare a traffic impact report. I don't know if that report is the same as or different from the report submitted by Rexus. It appears that there is yet to be an updated traffic impact analysis submitted, according to comments made by the Asst. City Engineer in the 2<sup>nd</sup> Substantive Review Comments. It will be important to us to have that information.

Nothing is stated as to the need for an environmental impact study, which should also be done.

***A11. Referring to the residential (81 units)***—this number is later contradicted to say 61 units. Then, in the 2<sup>nd</sup> Substantive Review Comments, there is an email referred to which brings that number down to between 30-40. This needs to be corrected in all documents and calculations. The differences are substantial, and if a document is to be legally binding, those numbers must be more accurate and specific!

***A12. Location.***

Even the site map showing the property location is insufficient, given that there has been a business operating adjacent to the site and partially on the site. Is there not a more specific legal description of the boundaries?

**B3c1,2,3—There is not adequate explanation of how stormwater will be collected, treated, and infiltrated onsite.** There is reference to “everything being underground” in some of the documentation, which, seems like a way to escape anyone checking on them. There is no indication on the site map of anywhere allocated to treat the stormwater runoff.

**SEPA Page 6**

**4b. All vegetation will be removed.** And exactly how will that be a positive impact on the neighborhood?

**SEPA Page 7**

**B6b—Response does not answer the question being asked.** Yes, the apartments will block future ability for adjacent properties to access solar energy.

**SEPA Page 8**

**7b,3-- States that construction and traffic visiting the proposed use will be during the daylight hours only (8-5 for the business)..**

That may or may not be the case during the construction of phase 1, but once the construction is completed, phase 1 includes a restaurant, which obviously will be open during evening hours, and later construction will include residential property, which will have even a greater impact on noise and traffic. This lack of information provided by Mr. Cramer leads us to believe that he and Mr. Rexius are intentionally trying to mislead and distract the City and the neighbors into a sense of complacency.

According to their own traffic study there will be an average of 1681 primary and pass-by trips each day. The increased noise, and safety dangers to our community cannot be downplayed.

**8a.—the response that the project will not affect the surrounding properties is an outright lie!**

The project’s intent to open up 3<sup>rd</sup> Avenue and Craftsman Way NW to additional traffic, including access for delivery trucks and heavy equipment on streets which have been quiet, safe, and largely pedestrian, would change the way of life for residents! We bought here believing this was going to remain as it is, safe, quiet, almost like a 55+ community, but without the age restrictions, so that we also have small children, teenagers and young adults! The streets are narrow, and street parking is limited to one side of the street, which allows cars to drive on the opposite side. In most cases the street is too narrow for two cars to pass one another in opposite directions, so the idea that construction vehicles, service vehicles, cars accessing the restaurant and office spaces and even apartment residents to add to traffic in our neighborhood is unacceptable!

**Page 9, 8L--Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** TBD.

There has still been no statement as to the possible future development of Lot 1. If there are plans for future development, we don’t know what it is.

**Page 10, 9.a.** --States here that there would be 61 units (which conflicts with prior statement of 81 units on page 2 of this document), which conflicts with the Substantive Review referencing an email reducing the number of units to 30-40. Must be clarified before approved!

**Page 10, 10.a. What is the tallest height of any proposed structure(s) not including antennas?--Height is approximately 32'.**

The Binding Site Plan shows the height of the apartment complex to have a max height of 45 feet for the four-story part of the building. ALL documents should be corrected to show the same plan, the same heights, the same number of units, etc. One should not leave anything to chance and the builder being able to pick and choose which numbers he wants to actually follow.

**Page 10, 10.b. What views in the immediate vicinity would be altered or obstructed? None**

That may be the opinion of Mr. Cramer, but those on the outskirts of the project disagree. Whereas the homes that back up to the project have long enjoyed a view of trees, those trees have been cut down. If this project is approved, their view will most certainly be altered and/or obstructed, looking up at a 3-4 story apartment building, and having people looking down into their yards and homes.

**Page 11**

**B12a and c—Regarding recreational opportunities in the immediate vicinity.**

The proposal for Multi-family housing would indicate there would be children living in these apartments. Where will there be designated space for their recreation? This needs to be considered, or multi-family housing should not be part of the development.

**Page 12**

**14.a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.—Refers to Site plan, Harrison Ave to the South, 3<sup>rd</sup> Ave/Yauger Way to the East.**

The residents of Grass Lake Village have repeatedly objected to the use of 3<sup>rd</sup> Avenue as a means of ingress/egress, as do we object to the planned future use of Craftsman as a through street. Additionally, we have requested that with the increased traffic caused by the planned development, there is substantial need for a traffic light or roundabout at the entrance at Harrison and "Craftsman". At the last public meeting, a right-in, right-out access to the project was discussed. Has this changed? If so, to what?

**14.c. How many additional parking spaces would the completed project or non-project proposal have? 133 new on-site stalls.**

At most, I can count 75 parking stalls in the vicinity of the residential units, with the remainder in the area of the commercial and restaurant area. If the residential units are 61 "family" units, is 75 parking slots sufficient? It certainly would not be sufficient for the original 81 units.

The 2nd Substantive Review document mentions 132 parking spaces for 61 multifamily units, plus additional parking for office and retail space, stating that even with the allowed 10% reduction, 138 would be the minimum required, and that Lot 1 would have a shared parking agreement for the missing



6 stalls. (But wait! Lot 1 is not being developed at this point, so how can a shared parking agreement even be considered?)

**14.f. Regarding traffic volume.**

Not having read the report by Heath Traffic and Associates, I do not know how it compares to the report submitted by Grass Lake Village. Does 125 PM peak trips, with 40 of those being pass-by trips mean 125 vehicles Per Minute? (I'm not familiar with the abbreviation used). That's a LOT of traffic, if that includes trips through Grass Lake Village, and would most certainly affect us and our quality of life we currently enjoy!

We look forward to reading the updated traffic analysis that has been requested by the City.

**Page 13, 15.a. Regarding public services. Reference was made to fire and police protection, as well as public transit.**

Was consideration given to impact on schools, and whether or not school buses would be needed, and where pickup/drop off might be for children?

The Grass Lake Village community does not trust the applicant to follow municipal codes and zoning ordinances, much less show concern for neighbors, due to previous examples of his disregard and disrespect. We ask that our City leaders and specifically the Community Planning and Development Department to protect our interests.

Thank you.

Respectfully,

Mary Morris  
528 Craftsman Way NW  
Olympia, WA 98502  
(253) 678-2509  
mmorrismx@gmail.com

**From:** [CityCouncil](#)  
**To:** [Goldie Michele Paquet](#)  
**Cc:** [CityCouncil](#); [Cheryl Selby](#); [Jessica Bateman](#); [Dani Madrone](#); [Clark Gilman](#); [Lisa Parsshley](#); [Renata Rollins](#); [Jim Cooper](#); [Jay Burney](#); [Leonard Bauer](#); [Paula Smith](#)  
**Subject:** RE: 3840 Harrison Avenue NW/Rexius  
**Date:** Tuesday, November 24, 2020 12:34:15 PM

---

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison  
City of Olympia | P.O. Box 1967 | Olympia WA 98507  
360-753-8244 sgrisham@ci.olympia.wa.us

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**From:** Goldie Michele Paquet <gomipa126@q.com>  
**Sent:** Tuesday, November 24, 2020 12:02 PM  
**To:** Cheryl Selby <cselby@ci.olympia.wa.us>; shall@ci.olympia.wa.us; CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** 3840 Harrison Avenue NW/Rexius

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November 24th, 2020

Mayor Cheryl Selby  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)

City Manager Steve Hall  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

RE: 3840 Harrison Avenue NW  
(Rexius Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall,

I am a 16-year resident of the Grass Lake Village Homeowners' Association. I am writing you to let you know that I 'strongly object' to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the 3rd Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexius by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, the environmental impact statement is inaccurate, incomplete, and shoddy, at best.

It seems as if the City is bending over backwards for Rexius and ignoring the residents of our community.

Please contact me about this problem.

I look forward to hearing from you as quickly as possible.

Sincerely,

Goldie M. Paquet

20 November 2020

Paula Smith  
Community Planning and Development  
601 4<sup>th</sup> Ave E  
Olympia WA 9801

I am writing to comment on the Harrison Ave Mixed Use Binding Site Plan.

My husband and I reside in the Grass Lake Village neighborhood, and want you to know that we have absolutely no objections to having multi-family dwellings, shops or restaurants built on the property described in the plan.

My objection arises from their plan to access our single family residential neighborhood with commercial, construction and personal traffic. I would also have no objection to pedestrian or bicycle access to our streets, but that is the most we can bear. Our streets are narrow and our development was not made for the type of motor traffic that this developer is proposing. I would expect our city representatives and governing bodies to take a hard line against any kind of effect like this to private property owners.

I also understand the need of the city for the revenue this will produce, but I am certain that even if the developer is required to spend a little more money out of pocket now to make certain that the project doesn't detrimentally affect the streets in our development, he will still move forward because in the end it will still be extremely profitable for him.

It only makes sense that the meridian be taken out of Harrison in front of their entrance to the property now and a traffic light be installed there to handle the increased traffic rather than route it through a quiet residential area filled with seniors and young families who wish to retain their quality of life without property values falling due to a high number of vehicles traveling through our narrow streets. There should be no direct traffic access to our development from the Harrison Ave Mixed Use Site.

As to the public hearing required for this project, if it needs to be postponed until the pandemic allows for the public to comment effectively in person, then I respectfully request that the Director resolve to make that postponement.

Thank you for your consideration and I ask again that you please pay attention to the people who live in Grass Lake and who have been paying taxes on the neighborhood we love.

Sincerely



Tony and Brenda Vacca - 3406 6<sup>th</sup> Ave NW, Olympia WA 98502

11.24.20

11/20/20

Paula Smith  
Associate Planner  
P.O. Box 1967  
Olympia, WA 98501

RE: Harrison Ave Mixed Binding Site Plan  
16-9112

I am writing as a concerned citizen who has lived in Glass Lake Village since 2004. We have a wonderful community and would like to keep it this way.

Opening up Third Ave. to thru traffic makes no sense. Our streets are already very narrow, and we have little extra parking. If you have driven thru our community lately, you will see there is no extra parking and the streets are full. Due to Covid-19 everyone is now working from home.

Not only will opening this up bring down property values, but our streets were never built for excess cars, box trucks, etc. for everyday traffic. The new development should have traffic enter and exit from Harrison Ave Only!!

Jeanne Shetty  
3312 - 6th Ave. N.W.  
Olympia WA 98502

11.24.20

Patricia Yee, Homeowner  
3218 6th Avenue NW  
Olympia, WA 98501  
November 23, 2020

Ms. Paul Smith, Associate Planner  
Olympia Community Planning & Development Dept.  
601 4th Avenue E - PO Box 1967  
Olympia, WA 98501-1967

RE: Comment for Olympia Hearing Examiner  
File Number 16-9112 Rexius Application  
Harrison Ave Mixed Use Binding Site Plan

Dear Hearings Examiner:

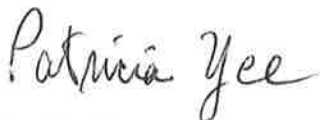
I live at Grass Lake Village, 3218 6th Avenue NW. This proposed development is west of my home.

I object to this site application because this will increase the density that will cause unsafe conditions (traffic egress/ingress) and change the character of this residential neighborhood. Traffic currently is at full capacity and this development will negatively impact the already congested streets and density of this quiet residential neighborhood, where a local hospital resides nearby.

Please reject the Rexus application for large mixed development as it does not meet the City of Olympia Comprehensive Plan, Olympia Municipal Code (OMC), Engineering Design and Development Standards (EDDS) and the Drainage Design and Erosion Control Manual for Olympia. This includes Title 14 (Environmental Protection) and Title 18 (Zoning). This project must conform to the State Environmental Policy Act (SEPA).

Our neighborhood is frustrated with the years of application extensions granted to Rexius when they did not meet the deadline. We deserve to live peacefully in our homes without threat of upcoming extensions that appear endless. I look forward to a decision without prejudice to deny the Rexius Application above. Thank you for your consideration.

Sincerely,



Patricia Yee  
Concerned Citizen and Homeowner

11.24.20

**From:** [CityCouncil](#)  
**To:** [LISA QUINN](#)  
**Cc:** [Councilmembers](#); [Jay Burney](#); [Keith Stahley](#); [Debbie Sullivan](#); [Kellie Braseth](#); [Leonard Bauer](#); [Paula Smith](#)  
**Subject:** RE: Rexus Investment LLC, Project No. 16-9112  
**Date:** Wednesday, November 25, 2020 12:17:28 PM

---

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison  
City of Olympia | P.O. Box 1967 | Olympia WA 98507  
360-753-8244 [sgrisham@ci.olympia.wa.us](mailto:sgrisham@ci.olympia.wa.us)

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**From:** LISA QUINN <[quinn.lisa@comcast.net](mailto:quinn.lisa@comcast.net)>  
**Sent:** Wednesday, November 25, 2020 11:12 AM  
**To:** Cheryl Selby <[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)>; [shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us); CityCouncil <[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)>  
**Cc:** [njones@ci.olympia.wa.us](mailto:njones@ci.olympia.wa.us); Renata Rollins <[rrollins@ci.olympia.wa.us](mailto:rrollins@ci.olympia.wa.us)>; Clark Gilman <[cgilman@ci.olympia.wa.us](mailto:cgilman@ci.olympia.wa.us)>; [parshle@ci.olympia.wa.us](mailto:parshle@ci.olympia.wa.us); Jim Cooper <[jcooper@ci.olympia.wa.us](mailto:jcooper@ci.olympia.wa.us)>  
**Subject:** Rexus Investment LLC, Project No. 16-9112

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Mayor Cheryl Selby  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501

City Manager Steve Hall  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

November 25, 2020

RE: 3840 Harrison Avenue NW

(Rexius Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall,

I am a resident of the Grass Lake Village Homeowners Association. I am writing you to let you know that I strongly object to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the Third Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexius by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, opening up Craftsman Drive will severely impact those of us who live on Craftsman, impacting our quiet enjoyment of our homes by the noise and disruption due to the increased traffic. It will also adversely affect our property values.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, the environmental impact statement is inaccurate, incomplete, and shoddy, at best.

It seems as if the City is bending over backwards for Rexius and ignoring the residents of our community. Please contact me about this problem. I look forward to hearing from you as quickly as possible.

Sincerely,

Lisa Quinn

513 Craftsman Drive NW

Olympia, WA 98502



**From:** [CityCouncil](#)  
**To:** [Gabi Russell](#)  
**Cc:** [Councilmembers](#); [Jay Burney](#); [Keith Stahley](#); [Debbie Sullivan](#); [Kellie Braseth](#); [Leonard Bauer](#); [Paula Smith](#)  
**Subject:** RE: Rexus Development  
**Date:** Monday, November 30, 2020 11:28:57 AM

---

Thank you for your comments. I will forward them on to all Councilmembers and appropriate staff.

Susan Grisham, Executive Assistant & Legislative Liaison  
City of Olympia | P.O. Box 1967 | Olympia WA 98507  
360-753-8244 sgrisham@ci.olympia.wa.us

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**From:** Gabi Russell <gabimaus56@gmail.com>  
**Sent:** Wednesday, November 25, 2020 7:18 PM  
**To:** Cheryl Selby <cselby@ci.olympia.wa.us>; CityCouncil <citycouncil@ci.olympia.wa.us>  
**Subject:** Rexus Development

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Olympia, 11-25-2020

RE: 3840 Harrison Avenue NW  
(Rexus Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall:

As a resident of the Grass Lake Village Homeowners Association I am addressing above issue and want to let you know that I strongly object to the current plan to allow Rexus to use our community access to their project.

My neighbors and I have been trying to follow the Rexus project and let the City know about the problems that would be created by the Third Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexus by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

It seems as if the City is bending over backwards for Rexius and ignoring the concerns and questions of our community residents. I hope you will take time and work with due diligence to also consider our side of the story.

Sincerely,

Gabriele Russell

cc: Councilmembers  
Jay Burney  
Keith Stahley  
Debbie Sullivan  
Kellie Purce Braseth  
Leonard Bauer  
Paula Smith

Olympia, Wa,  
November 22,

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DEC. 03 2020

City of Olympia  
Executive Department

Members of City Council  
City of Olympia

regarding Harrison Avenue Mid Use Building Site Plan,  
file # 16-9112

As a homeowner and resident for 15 1/2 years,  
I strongly object to this project as proposed  
by Mr. Kepius and City of Olympia,

Having construction and commercial  
traffic directed through a high density family  
neighborhood is dangerous. Streets are too  
narrow. Cars moving in opposite directions can  
not pass with cars parked at the curb, but one  
must pull onto a driveway, backout or  
wait at end of block for approaching car to  
pass. To add additional traffic to this neighbor  
hood is unconscionable.

It is also dangerous due to children playing  
in the streets since there is no other place  
I do not object to Mr Kepius developing  
his property, but it should not be to the  
determent of this neighborhood.

over

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DEC 11 1980

He owns sufficient land to accomplish his objective without invading Grass Lake Village. I strongly urge all those involved in this project, and decision making, to visit the site and the village. It is quite different to visualize than to just view a paper plan.

And lastly, this process has been in the "works" for four years. The city must not try to push it through during COVID. It needs to wait until a fair hearing public is feasible.

Respectfully,  
Virginia Doty

3402 6<sup>th</sup> AVE. N.W.  
OLYMPIA - 98502

Ph. 360-489-0178

cc: Councilmembers  
Jay Burney  
Keith Stahley  
Debbie Sullivan  
Kellie Purce Braseth  
Leonard Bauer  
Paula Smith

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DEC 03 2020  
City of Olympia  
Executive Department

[November 24, 2020]

Mayor Cheryl Selby  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[cselby@ci.olympia.wa.us](mailto:cselby@ci.olympia.wa.us)

City Manager Steve Hall  
City of Olympia  
601 4th Avenue E  
Olympia , WA 98501  
[shall@ci.olympia.wa.us](mailto:shall@ci.olympia.wa.us)

Olympia City Council  
PO Box 1967  
Olympia, WA 98507-1967  
[citycouncil@ci.olympia.wa.us](mailto:citycouncil@ci.olympia.wa.us)

RE: 3840 Harrison Avenue NW  
(Rexius Investment LLC) Binding Site Plan, Project No. 16-9112

Dear Mayor, Councilmembers, and Manager Hall,

I am a resident of the Grass Lake Village Homeowners Association. I am writing you to let you know that I strongly object to the current plan to allow Rexius to use our community for access to their project.

My neighbors and I have been trying to follow the Rexius project and let the City know about the problems that would be created by the Third Avenue access, which would completely change the character of our community. But it has not been easy to follow, and we often get no response from the City.

Additionally, the constant granting of extensions to Rexius by the planning commission has left the threat associated with Third Avenue access hanging over our heads now for several years. And, as residents, we are never given timely information by the City planners, and often we are given no information at all.

Also, we have had to register complaints with the City regarding Rexius violating municipal codes and zoning ordinances by placing an industrial business right next to our community—a business, I might add, that repeatedly violated those codes and ordinances themselves. And now they have further violated City regulations by tearing down trees that sit next to the fence dividing our community from their property.

Furthermore, the environmental impact statement is inaccurate, incomplete, and shoddy, at best.

It seems as if the City is bending over backwards for Rexus and ignoring the residents of our community. Please contact me about this problem. I look forward to hearing from you as quickly as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Reginald and Joan Lankford". The signature is written in a cursive style with some overlapping letters.

Reginald and Joan Lankford  
Home Owners  
520 Bungalow Drive NW  
Olympia, WA 98502

cc: Jessica Bateman, Mayor Pro tem (jbateman@ci.olympia.wa.us)  
Nathaniel Jones (njones@ci.olympia.wa.us)  
Clark Gilman (cgilman@ci.olympia.wa.us)  
Lisa Parshey (lparshe@ci.olympia.wa.us)  
Renata Rollins (rrollins@ci.olympia.wa.us)  
Jim Cooper (jcooper@ci.olympia.wa.us)

CC: Councilmembers  
Jay Burney  
Keith Stahley  
Debbie Sullivan  
Kellie Purce Braseth  
Leonard Bauer  
Paula Smith

RECEIVED

DEC 03 2020

City of Olympia  
Executive Department

23 November 23, 2020

TO: Mayor Cheryl Selby, City of Olympia  
Manager Steve Hall  
Olympia City Council

FROM: Jean Roberts

RE: 3840 Harrison Avenue NW  
Rexius Investment LLD. Building Site Plan, Project No. 16-9112

I am a single woman who has lived in Grass Lakes Village since January 2016. I am writing to express my strong objection to the above-noted proposal to allow Grass Lakes to be used for community access to their project.

My husband and I moved to this neighborhood because it was close to West Olympia, was quiet, and was a perfect area for an older couple. He died four years ago and I have continued to be happy here.

Several months ago I attended a meeting at the Olympia City Hall to show my support for my neighbors in opposing this project. Grass Lakes Village residents would be negatively impacted by this project, with increased traffic, decreased safety and quality of life.

Please take these factors into consideration when you are considering the Rexius Building Site Plan.



Jean E. Roberts

Homeowner, Grass Lakes Village  
3148 6<sup>th</sup> Avenue NW  
Olympia, WA 98502

**From:** [Paula Smith](#)  
**To:** [julie Drennon](#)  
**Cc:** [Gerina Dahl \(gerinadah@hotmail.com\)](#)  
**Subject:** RE: 3712 3rd Ave NW--Grass Lake  
**Date:** Tuesday, December 8, 2020 4:03:00 PM

---

Julie- I will forward this concern about the traffic study to our transportation engineer.

Thanks

Paula

**Paula Smith** | Associate Planner

City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501  
360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Community Planning & Development**

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**From:** julie Drennon <julie.drennon@barronfinancial.com>  
**Sent:** Tuesday, December 8, 2020 3:09 PM  
**To:** Paula Smith <psmith@ci.olympia.wa.us>  
**Cc:** Gerina Dahl (gerinadah@hotmail.com) <gerinadah@hotmail.com>  
**Subject:** Re: 3712 3rd Ave NW--Grass Lake

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Hi Paula--

After reviewing the traffic study, I (we--renters and me) have concerns-- the biggest is that they did an actual "Traffic Study" for how March traffic flows through the neighborhood based on expected traffic off "THAT Study". **It is concerning however, they did it when we are all in LOCKDOWN from COVID. Most of us have only filled our gas tanks a few times since Feb 2020.** This study is not an accurate reflection of the traffic impact during "Regular" times.

Again, it is hard to understand why we need ANY car access via 3rd AVE...since there is adequate access via Harrison. I urge the decision-makers to consider this carefully...a simple bike/walk path would be a beautiful thing for all!!!!

Thank you for your continued timely responses and assistance with this VERY important matter!

Jul--

Julie M. Drennon, M.Ed, CRPC®

Barron Financial Services

[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)



[www.barronfinancial.com](http://www.barronfinancial.com)



315 39th Ave SW #8

Puyallup, WA 98373

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866.628.9682 (toll free)

253.944.9041 (FAX)

WA St Life Insurance #715962

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**From:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
**Sent:** Tuesday, November 24, 2020 2:34 PM  
**To:** julie Drennon <[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)>  
**Cc:** Gerina Dahl ([gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)) <[gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)>  
**Subject:** RE: 3712 3rd Ave NW--Grass Lake

The hearing will not be scheduled for some time still.  
I would recommend if you cant not attend the hearing once you receive notice for such, you can send in additional comment letter to me to forward to the hearing examiner.

Thanks Paula

**Paula Smith** | Associate Planner  
City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501  
360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)  
**Community Planning & Development**

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**From:** julie Drennon <[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)>  
**Sent:** Tuesday, November 24, 2020 1:15 PM  
**To:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
**Cc:** Gerina Dahl ([gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)) <[gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)>  
**Subject:** Re: 3712 3rd Ave NW--Grass Lake

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Thank you so much, Paula! I appreciate you getting back to us! So--if either of us (myself or

Gerina) are unable to attend the hearing, does that make our case "weaker"..

Thank you!

Jul--

Julie M. Drennon, M.Ed, CRPC®

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**From:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>

**Sent:** Tuesday, November 24, 2020 12:37 PM

**To:** julie Drennon <[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)>

**Cc:** Gerina Dahl ([gerinadah@hotmai.com](mailto:gerinadah@hotmai.com)) <[gerinadah@hotmai.com](mailto:gerinadah@hotmai.com)>

**Subject:** RE: 3712 3rd Ave NW--Grass Lake

Julie- I provided my responses are below within the email, in red.

Let me know if you have further questions/concerns.

Sincerely,

Paula

**Paula Smith** | Associate Planner

City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501

360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Community Planning & Development**

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**From:** julie Drennon <[julie.drennon@barronfinancial.com](mailto:julie.drennon@barronfinancial.com)>  
**Sent:** Friday, November 13, 2020 5:47 AM  
**To:** Paula Smith <[psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)>  
**Cc:** Gerina Dahl ([gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)) <[gerinadah1@hotmail.com](mailto:gerinadah1@hotmail.com)>  
**Subject:** 3712 3rd Ave NW--Grass Lake

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Hi Paula

Thank you for the info regarding the proposed project next to my home in Grass Lake. I have several questions and concerns:

1. What businesses/residences are going to be included? **The proposal is for a mix of commercial, retail, office, restaurant uses and residential multifamily.**
2. Feedback from my current Renter:
  - There are many concerns as I see it. Although the walkability may increase, **if you lose the median and sidewalk on your side of the street, which would include street parking, rentability of your property will be in jeopardy. Only a very specific renter is going to be willing to be located in a busy thoroughfare that will put traffic literally in the front yard. To say nothing of construction noise for a few years and then the ongoing noise of so many people in the side yard. The existing 3<sup>rd</sup> Avenue is not proposed to have any changes to the design of the street, meaning it will stay as existing.**
  - **The permit request states 81 residents for 61 units. What's the likely hood that 61 unit will only have 80 people. Not very. More likely 120-130 persons, plus business visitors and employees. Olympia has parking standards that provide what the associated parking requirements are for certain uses.**
  - **Ultimately this development will effect the property. The one positive possibility is**

**that you may be able to change the zoning to business.** That would be a whole different situation. From Your faithful renter (unless they open 3rd to through traffic **The main access and exits into and out of the development will be from Harrison Avenue.** It is unknown at this time how the 3<sup>rd</sup> Avenue connection may be restricted. The City will have more information when the Traffic Impact analysis has been reviewed and the City finalizes the review of the project. All comments are being considered as we review the project and appreciate them.

4. I am VERY concerned how this project will affect either the rentability and/or sale of my property. How can I learn more specifics about what business to expect there? **The proposed uses are provided on the BSP map. There are many commercial type uses allowed in the High Density Corridor 4 zoning district that range from retail, office and restaurant to just name a few.** What landscaping will be provided on 3rd Ave as an entry to project? **Perimeter landscaping with trees and shrubs is typical landscaping on the property boundary on the east side and north of the property for buffering and street trees on any new streets.** Can we request that 3rd Ave open for walking ONLY with metal poles up so no drivers could pass? **Good question. City standards are requiring connections to be made to existing stubbed streets. The City will review the Traffic Impact Analysis when received. The concern of street connectivity is a major concern with many of the neighborhood and the City will be looking closely at this issue.** When is project expected to begin? **I believe the applicant proposes to want to start with the 1<sup>st</sup> phase in the spring.** How long will it take? **This would is a phased project and the applicant could develop on the lots individually over the years.** Can properties attached to this project get "commercial zoning"? **Do you mean properties that are adjacent? If so, a rezone would be required.** Will I lose the median and sidewalk on my side of the street? **I have not come across anything in the proposal that indicates that the existing 3<sup>rd</sup> Avenue will be designed to a different standard than what it is today.** What repercussion will I have if I lose my renters during construction and can not fill it due to noise/dust etc? **Land Use projects are conditioned to comply with the following: Hours of Operation/Construction Noise.** Pursuant to OMC 18.40.080.C.7, construction activity detectable beyond the site boundaries shall be restricted to the hours between 7:00 a.m. and 6:00 p.m.

I haven't yet talked to other owners in my situation and am curious what kind of feedback you are getting from them. I am not opposed to "progress" but definitely opposed to having negative impact on my property.

Thank you so much for your assistance with all of this!!! And feel free to call 360.791.4701 and/or email with any answers and/or discussions regarding my concerns. Happy Friday the 13th!

Jul--

Julie M. Drennon

Julie M. Drennon, M.Ed, CRPC®

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WA St Life Insurance #715962

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**From:** [Paula Smith](#)  
**To:** [larrykantor771@gmail.com](mailto:larrykantor771@gmail.com)  
**Cc:** [CityCouncil](#); [Cheryl Selby](#); [Jessica Bateman](#); [Dani Madrone](#); [Clark Gilman](#); [Lisa Parshley](#); [Renata Rollins](#); [Jim Cooper](#); [Jay Burney](#); [Keith Stahley](#); [Leonard Bauer](#); [Tim Smith](#)  
**Subject:** RE: My Objection to City's Comment Period re: Application 16-9112 - Rexius Investment LLC  
**Date:** Wednesday, December 9, 2020 8:58:00 AM

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Larry- Thank you for reaching out to the City.

This is to respond to some of your questions and concerns you have.

The City has received public comments in various forms for this project from email, postal mail and we have even received some being hand delivered and placed in the drop box at city hall. All of which are allowed. Email is preferred way to receive comments as these go directly to the lead planner on the project.

The "First Comment Period" is associated with getting initial comments from agencies and the public on a project. This allows City staff to receive those comments earlier on in the review process and as the notice states, we continue to allow public comment up to hearing. All comments received will be provided to the Olympia Hearing Examiner before the hearing.

During this time, the Olympia Hearing Examiner has been conducting public hearings through a zoom meeting format, which allows the public to participate and give public testimonies on a project.

The City is still in the midst of our review and no hearing has been scheduled thus far. The hearing format will be dependent on what restrictions may be in place for public gatherings at the time the hearing is scheduled.

If I can be of further assistance or you have further questions, please feel free to contact me.

Sincerely,

Paula

**Paula Smith** | Associate Planner

City of Olympia | 601 4<sup>th</sup> Ave E, Olympia WA 98501

360.753.8596 | [psmith@ci.olympia.wa.us](mailto:psmith@ci.olympia.wa.us)

**Community Planning & Development**

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**From:** larrykantor771@gmail.com <larrykantor771@gmail.com>

**Sent:** Tuesday, December 8, 2020 4:06 PM

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

**Cc:** CityCouncil <citycouncil@ci.olympia.wa.us>; Cheryl Selby <cselby@ci.olympia.wa.us>; shall@ci.olympia.wa.us; Jessica Bateman <jbateman@ci.olympia.wa.us>; Dani Madrone <dmadrone@ci.olympia.wa.us>; njones@ci.olympia.wa.us; Clark Gilman <cgilman@ci.olympia.wa.us>; Lisa Parshley <lparshle@ci.olympia.wa.us>; Renata Rollins <rrollins@ci.olympia.wa.us>; Jim Cooper <jcooper@ci.olympia.wa.us>

**Subject:** FW: My Objection to City's Comment Period re: Application 16-9112 - Rexius Investment LLC

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Dear Paula and City Councilmembers,

Last week I received notification and link to the Traffic Impact Analysis ("TIA") for the above-referenced proposed development. I must strongly object that November 24<sup>th</sup> was your deadline for written comment when a very important component of the application, the TIA, had not been posted until December 2<sup>nd</sup>. I strongly urge you to re-open the date for written comments to allow members of the public ample time to review the TIA!

The Notice of Revised Binding Site Plan Application states that the first comment period expired at 5pm on November 24, 2020. And while the Notice of Revised Binding Site Plan Application states that "the City accepts public comments up to the public hearing", I have to ask what that really means? What is the difference between "First Comment Period" and accepting public comments up to the public hearing?

In this age of COVID-19, you should be encouraging written comments. Secondly, would you please clarify for me, what the City's policy is on public hearings? Are they still being held? Has the City modified its schedule of hearings or how they are conducted?

I will be reviewing the TIA and will comment, if necessary.

I look forward to your answers to my questions and consideration of my request to re-open the date for written comments to this Application.

Thank you,

Lawrence Kantor  
Homeowner  
Grass Lake Village

December 11, 2020

Mayor Cheryl Selby  
Olympia City Council  
Paula Smick

RECEIVED

DEC 29 2020

City of Olympia  
Executive Department

cc: Councilmembers

Jay  
Keith  
Debbie  
Kellie  
Leonard  
Paula Smick

Re Harrison Avenue

Dear Mayor Selby, City Council Members,  
and representatives of Community Planning and  
Development

Mayor Selby,

I returned to Washington on November 23.  
I did not receive a copy of Max. Rivins proposal  
until well after my return. I'm sorry that  
I was not able to respond on time.

There are some things that you should  
know.

My fence had been damaged in 2018. I got  
it repaired and paid the amount on 6/24/2018.  
I then went to Portland to visit my son.

Upon my return I noticed that someone  
had been in my yard and had disrupted  
the yard: a tree located outside my yard  
was cut down and some efforts were made  
to remove the remains of the tree.



1 On that day I went immediately to Mr Rexius to complain but was told that he was not available. The next day I found two more people in my yard. They were trying to correct the damage done by the first group.

I am very concerned that Mr Rexius believes that he has every right to send people to work on someone's home without any authorization.

I also noted that the new Revised Binding Site was delivered in early November. As stated before I was in Maryland at that time. I was quite upset to learn that a Solid Waste Enclosure was proposed to be placed adjacent to the fence to my home. The proposed location is about 14 feet from my house.

In addition to the problem of smell, there is another problem. The trucks that come in and out to handle the Solid Waste Enclosure create noise and there is no idea of how often the trucks will arrive and how frequently there will be additional trucks in the area. The Solid Waste Enclosures

should be moved to some place where there will be no damage to the existing community.

The idea of opening more entrances to the proposed improvement needs to be considered carefully and respectfully for a place that has operated very well without Mr. Rinius' proposal.

I have lived here since July 2017 and have truly enjoyed walking and making friends here. Please respect the needs of the existing residents.

Thank you,

Maria N. O'Connor

3709 4th Ave NW

Olympia WA 98502

301-312-2338

I have enclosed documents for the other participants.