

TO: Scott McCormick, Community Planning and Economic Development Department  
 FROM: Hamptons Homeowners Association, Joan Cullen, [grannyjoan4@aol.com](mailto:grannyjoan4@aol.com)  
 DATE: January 5, 2024  
 SUBJECT: Comments on Department of Community Planning and Economic Development  
 Case # 2023100892

Master Plan for Park located at 3327 Yelm Highway SE

**Note:** The arrival of the document “Mitigated Determination of Non-Significance” appears to have been calculated so that there was little time for an adequate reply. It was mailed on Friday, December 22<sup>nd</sup> so that the first it could arrive to any Hamptons HOA homeowner was December 26, after a three-day Christmas holiday. Responses had to be delivered by January 5<sup>th</sup> after a three-day New Year’s holiday.

In early November 2023, our HOA liaison, Lisa Ketchledge received a phone call from Paul Simmons, Director of the Parks Department and was told that the school was no longer a part of the Park Plan. Then we received the notice on December 26<sup>th</sup> that indicated that the Plan was progressing with the school included. Then we learned, via a response from Mr. Simmons, on January 3<sup>rd</sup> that the school had indeed pulled out. I understand why the process had to continue; however, it would have been helpful if there had been a note inserted that explained that the school district had pulled out and a new plan would be ready for a public meeting in February. We look forward to participating in the planning process for the Park.

The following comments outline the HOA’s concerns. Our hope is that they will be heard and incorporated as the new Park Plan is developed.

### **Background**

The Hamptons HOA, consisting of 43 homes, is located off the Yelm Highway west of the proposed park site. Homes are on Hamptons St (7), Devonshire St (27) and 57<sup>th</sup> Ave (9). The residents are mostly elderly, many have mobility issues, and many spend time walking their dogs, not only in the Hamptons but also in James Place and Chestnut Village. The Association has been an active participant since the first proposal for the park was announced in September 2019. HOA members have attended all the public meetings beginning with the presentation at the site in September 2019 through the last public meeting on August 3, 2022. We have responded to the previous two applications on April 4, 2023, and June 14, 2023, with our concerns.

### **Concerns from the Hamptons neighborhood**

The Hamptons neighborhood’s biggest concern is, now, and has always been, about how park traffic and parking would affect the Hamptons neighborhood. At the meeting in September 2019, we were assured that 57<sup>th</sup> Street would not be connected to the Park.

When Laura Keehan and Architect Matt Martenson attended a HOA annual meeting via Zoom on October 13, 2021, we were assured that “vehicle access to the park will be via Wiggins Road

with pedestrian only access planned off Hamptons Street. Parking spots for park users will be around 600 spaces and the planners don't anticipate negative impact on neighborhoods."

### **Traffic Flow and Parking**

Looking at one of the first maps showing a park without the school, there was a road through the park that had an entrance/exit onto Devonshire St. Our worry then, and now, would be that vehicles coming from Rich Road would turn east onto 57<sup>th</sup> then north onto Devonshire St and into the Park. This would add traffic through James Place as well as the Hamptons. However, at one time we were also told that the connection at Devonshire St and the Park would only be an emergency exit and not an entrance. A traffic study needs to examine the impacts of Rich Rd/57<sup>th</sup>/Devonshire St.

The required Transportation and Parking study MUST take into consideration the impact the park, especially the traffic and parking, will make on the Hamptons neighborhood.

- Hamptons, Devonshire, and 57<sup>th</sup> streets can already be a challenge for driving and parking. Hamptons St in particular (as noted in the traffic appendix) has never been wide enough for two cars to pass if there is another vehicle parked on the street. Devonshire is problematic if two cars are parked across from each other, making it difficult for a car to get through and almost impossible for a school bus or delivery truck. Fifty-seventh street has an additional two feet of width so is not as difficult when cars are parked on the street.
- Another concern is that overflow traffic will assume it can park on Devonshire Street, especially since (in the current plan) there is an entrance/exit located directly across (east) from Devonshire St. As stated above, the street is not wide (25') enough for vehicles to park on both sides of the street which makes it very difficult for school buses, let alone emergency vehicles.
- Fifty-seventh Avenue connects west to James Place, Chestnut Village and Rich Road. There is a private roadway owned by the residents that is used to access garages for the seven homes on the east end of 57th Street that abuts the park.
  - One concern is that 57<sup>th</sup> Ave will be used as a cut through to the park, especially to the area where the community garden and other amenities at the southeast side are (were) proposed.
  - Another concern was that people would use the privately owned roadway to access the park. This has indeed happened. As word spread that the area behind those homes is Park property, people began to access it through the private roadway. In order to stop that use, the HOA had to erect a fence, at our own expense, on the border of the park behind the seven homes to keep the public from using it to get onto the Park property. The HOA had been informed that there was no plan by the City or Parks Department to put a fence between property owners and the park property.

### **Park Entrances**

The entrance in the plan from Wiggins and the Yelm Highway where there is already a light, seems like an ideal entrance/exit to the park. The corner of Hamptons and Yelm Highway has been proposed for a roundabout. The corner is just beyond a blind curve in the road in a seemingly dangerous place. If there is to be a roundabout, consider putting it where the entrance to the Spooner's berry farm is located.

### **Conditions of Approval Comments**

Because there will be a new Park Plan developed in the next few months, we assume that the Conditions of Approval will also be revisited, especially concerning the intersection of Yelm and Hamptons St., the public street running east/west through the park connecting to Hamptons St. and the calming devices along Hamptons St.

In the comments from the City of Olympia under "Streets and Alleys B" it states that Phase 1 will only generate "42 p.m. peak hour trips" thus eliminating the need to require a "TIA or be subject to mitigation fees". This needs to be revisited. The traffic analysis appendix in the Master Park Plan, (September 7, 2022) page 8 indicates peak hour trips at 125 p.m. peak hour trips which would trigger a TIA.

Hamptons HOA looks forward to the public meeting in February to review plans for the revised Park and welcomes a dialogue about our issues and concerns.

### **HOA Board Members:**

David Kuhn, President	5641 Devonshire	360-529-1736
Jim Zabel, Vice President	5719 Devonshire	360-701-5255
Mary Eldridge, Secretary	5531 Devonshire	360-701-4765
Joan Cullen, Treasurer	5623 Devonshire	360-491-7687
Dorothy Colwell, At Large	5617 Devonshire	360-581-5724
Leslie Hammaker, At Large	5607 Devonshire	360-915-4872

### **HOA Homeowners:**

Nick Mollas	5421 Hamptons
John Taylor & Manuela Gann	5509 Hamptons
Steven and Sharon Weinberg	5521 Hamptons
Sandra Gutierrez	5531 Devonshire
Deborah DeBow	5545 Devonshire
William Hammaker	5607 Devonshire
Jody Luedecker	5617 Devonshire
William Cullen	5623 Devonshire
Jolaine Swanda	5631 Devonshire
Orion & Pauline Albro	5637 Devonshire
Britt Youngblood	5641 Devonshire
James and Nancy Zimmerman	5643 Devonshire
Sue McDonald	5715 Devonshire

Deb Tarbert	5709 Devonshire
Kristie Zabel	5719 Devonshire
Don and Sue DeBois	5740 Devonshire
David and Elizabeth Stewart	5732 Devonshire
Larry and Linda Rounsley	5712 Devonshire
Kathy Lindeke & Jeff Coats	5708 Devonshire
Tim and Cathy Healy	5632 Devonshire
Bob and Linda Wade	5624 Devonshire
Denny and Cathy McKasson	5618 Devonshire
Mahina Johnson	5535 Devonshire
Van and Van Nguyen	3234 57th
Jim and Phyllis Baerveldt	3235 57 <sup>th</sup>
Israel and Debbie Velez	3237 57 <sup>th</sup>
Lynn Steffler	3239 57 <sup>th</sup>
Lisa & Rick Ketchledge	3241 57 <sup>th</sup>
Verna Sweet	3243 57 <sup>th</sup>
Al and Suzanne Dickinson	3245 57 <sup>th</sup>