

**Scott McCormick**

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**From:** Laura Keehan <lkeehan@ci.olympia.wa.us>  
**Sent:** Thursday, June 29, 2023 12:47 PM  
**To:** Joan Cullen  
**Cc:** Olympia School District, Kurt Cross; Anna O'Connell; Scott McCormick; Andy Mitton  
**Subject:** RE: Response to Revised Notice of Application  
**Attachments:** YHCPMP Plans exhibit Hamptons.pdf

Hello Ms. Cullen,

Thank you for submitting comments on behalf of the Hamptons HOA. If possible, please share this email with others in your community who may be interested.

Please see below for the Olympia Parks, Arts, and Recreation and Olympia School District's responses to your comments as well as the attached exhibit that provides a timeline of the plan graphics shown in public meetings and submitted for permit. Please note that we are awaiting comments on our permit submittal from Thurston County. Comments from Community Planning and Economic Development and Public Works may impact the design plans and require changes that we are not yet aware of.

**Property Owner Notice:** Thurston County determines the 300 ft mailing list for the Notice of Application.

#### **Design Plans – building locations, street design**

Please see attached exhibit of the plans referenced in your comments. Below is a bulleted list of clarifications as well.

- The plan presented in August of 2022 at the public meeting is largely the same as the plans submitted for permit.
- Future school is located at northwest portion of the site in August of 2022 and current permit submittal.
- The Main access to the Park continues to be from the Wiggins intersection entrance.
- The access to the park from Hamptons Street was shown in the August 2022 plan.
- With the addition of the school to the project, the Thurston County Transportation Department determined that the volume of traffic would likely warrant traffic control at Hamptons Street, which is already a difficult intersection at Yelm Hwy for cars to turn on to. Traffic control could be in the form of a roundabout or signalized intersection. The project has incorporated a roundabout to show this feature that would be constructed in conjunction with the future school.
- There are three entrances to the school from Hamptons.
- There is one vehicle exit-only from the school onto Hamptons.
- The Hamptons Street and Devonshire Street are part of the east/west connection as required by the City/County. Hamptons Street serves as a secondary street to connect the west side of the school to the Yelm Highway, connection to the school's parking lots, providing access for service vehicle and emergency vehicle to the school and park.

#### **Parking**

- Phase 1 parking: The parking space counts are estimates at this level of review. Specific space counts will be determined once more specific design of the parking areas is performed (i.e., landscaping islands and stall/lane dimensions are designed). Construction of parking shown in the Master Plan will be phased in conjunction with the construction of future park features and the school. Phase 1 will include approximately 472 parking stalls.
- The project's parking areas are sized to prevent overflow parking on the Hampton neighborhood streets. Having the parking areas dispersed throughout the park and school site will allow visitors to park close to the amenity

they are visiting like the community garden or playground, rather than on Devonshire, Hampton or 57<sup>th</sup>, which will be significantly further away.

#### Traffic

- Hamptons Street is undersized. This is true. The current street was built in conjunction with the Hamptons subdivision to only half the standard width with the requirement that once future development was proposed on the eastern side of Hampton St., it would be required to build the other half of the street width. (When the school goes in, the school district will be required to upgrade the school half of Hamptons Street to meet current City standards for the street and sidewalks.
- The school district is not planning to use Devonshire Street, or 57th Ave. for bussing students to or from the new school.
- Alley on 57<sup>th</sup>. Because of the planned parking and pathways through the site, visitors are likely to take the path of least resistance and use paved, accessible pathways and sidewalks rather than walk through shrubs and vegetated areas. The Parks department does not install fencing on property lines with neighbors but is supportive of adjacent properties installing their own fencing if they desire. Fencing the over 1500 acres of park land in the park system would be cost prohibitive.
- Timeline beyond phase 1. The park and school projects will proceed at their own independent timelines based on future demand and funding specific to the two entities. Before a school can be built, the voters in the Olympia School District will have to pass a construction bond, and the District is at least 10 years out (probably more like 15-20 years) from students going to this school. The Parks department does not have funding currently identified to construct additional park features at the site. Future construction will be dictated by demand, grants and funding.

We hope that the above information and exhibit helps to clarify the items included in your emails. Both the Parks Department and School District are happy to try and answer further questions.

Thank you,

#### Laura Keehan

Parks Planning and Design Manager  
Olympia Parks, Arts and Recreation  
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#### Kurtis A. Cross

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**From:** Scott McCormick <[scott.mccormick@co.thurston.wa.us](mailto:scott.mccormick@co.thurston.wa.us)>

**Sent:** Tuesday, June 20, 2023 8:43 AM

**To:** Anna O'Connell <[annao@bergerpartnership.com](mailto:annao@bergerpartnership.com)>

**Cc:** Laura Keehan <[lkeehan@ci.olympia.wa.us](mailto:lkeehan@ci.olympia.wa.us)>; Olympia School District, Kurt Cross <[kcross@osd.wednet.edu](mailto:kcross@osd.wednet.edu)>

**Subject:** FW: Response to Revised Notice of Application

Hello. Here are some additional comments received. Thanks!

Scott

**From:** [grannyjoan4@aol.com](mailto:grannyjoan4@aol.com) <[grannyjoan4@aol.com](mailto:grannyjoan4@aol.com)>

**Sent:** Wednesday, June 14, 2023 10:36 PM

**To:** Scott McCormick <[scott.mccormick@co.thurston.wa.us](mailto:scott.mccormick@co.thurston.wa.us)>

**Subject:** Response to Revised Notice of Application

Scott,

Attached is the Hamptons HOA response to the Revised Notice of Application. Please notify me that it has been received before the deadline of 4:00 pm on June 15th.

Thank you. We look forward to a response.

Joan Cullen, Treasurer

Hamptons HOA

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