

TO: Scott McCormick, Community Planning and Economic Development Department  
 FROM: Hamptons Homeowners Association, Joan Cullen, [grannyjoan4@aol.com](mailto:grannyjoan4@aol.com)  
 DATE: June 14, 2023  
 SUBJECT: Comments on Department of Community Planning and Economic Development  
 Case # 2023100892

Revised Notice of Application, May 26, 2026

The Hamptons HOA responded to the Notice of Application, March 15, 2023, on April 4, 2023. The Revised Notice of Application, May 26, 2023, has only a few changes from the first Notice of Application, the main difference being the second notice is for a "Special Permit" rather than for a "Master Plan Development". Consequently, most of the issues raised in our first response are still valid. Two noted additions to the revised application: (1) noting that the park would be constructed in a phased manner as funds became available; and (2) requesting a phasing plan for the entire project, will provide answers to two of the issues we noted in our first application response.

### **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 makeup of the neighborhood consists of single-family homes mostly occupied by older adults. The Association has been an active participant in the park project since the first proposal for the park was announced. HOA members have attended the public meetings beginning with the presentation at the site in September 2019 through the last public meeting on August 3, 2022.

The HOA Vice President has been the neighborhood's liaison with the City Parks Department since 2019. However, there was no outreach to the HOA from the City of Olympia or the City Parks Department between the August 2022 meeting and the receipt of the first application in March 2023, after the Master Park Plan was finalized. The maps showing the newest version of the school and park plan included in the applications were a surprise to HOA members.

**Note:** In the Park Master Plan presented at the August 2022 public outreach presentation, the proposed school was to be located on the east side of the property. Access to the park and proposed school was from Wiggins Road where there is already a traffic light. There was no public access to the park or school from Hamptons Street.

On the other hand, the Preliminary Site Plan accompanying the first Notice of Application and the Revised Notice of Application have the school located on the west side and at least five planned entrances/exits off Hamptons St. One of the exits/entrances feeds directly onto/from Devonshire Street. That indicates Hamptons Street would be considered a feeder street for vehicles headed to or from the park and school.

### Notes from the public meeting held on August 3, 2022:

- At least four members of Hamptons HOA attended.
- Plans presented showed the future site for the school located on the east side of the property. The maintenance facility was located on the west side close to Hamptons St.
- Entrance to the park and school would be from Wiggins.
- There would be no access to the park or school parking from Hamptons or Devonshire streets (other than access to the maintenance facility).
- The plan did not indicate that there would be a roundabout on the corner of Yelm Highway and Hamptons St. In fact, there is no mention of a roundabout anywhere in either notice of application or in the Master Park Plan. The only clue that a roundabout is even planned is in the Preliminary Site Plan where there's a slight circle in the bottom left-hand corner.

### Concerns from the Hamptons neighborhood

The Hamptons neighborhood's biggest concern has always been about how park traffic and parking would affect the neighborhood. The HOA was assured by Laura Keehan and Architect Matt Martenson when they attended a HOA annual meeting via Zoom on October 13, 2021, 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." They also assured the neighbors that the City would keep the association up to date on any developing issues and information received from the City.

However, the Master Plan as well as the newest application paint a totally different picture:

- The location of the proposed school has been flipped from the east side of the site to the west side. That also flipped the maintenance facility from the west side to the east side of the property.
- There are now three planned parking lots on the west side of the site with five entrance/exits off Hamptons St.
- The plan also shows a roundabout on the corner of Yelm and Hampton Street directing vehicles onto Hamptons Street. **Note:** The required traffic plan must address the roundabout. Its location would be close to Chambers Ditch and (traveling east) just after a curve on the Yelm Highway and not far from the traffic light located at the south end of Wiggins Road.
- Vehicles will travel south on Hamptons St to second and third parking lots to provide access to the community garden and other amenities.
- In the previous plan Hamptons St was to be used only for pedestrian traffic and access to the maintenance center.

## Parking

Parking is shown in two places in the Master Plan: on pages 18-19 and pages 34-35; and in the application's Preliminary Site Plan. There is a discrepancy regarding the number of parking stalls submitted in the applications and Master Plan. The applications note that there will be a total of 839 parking stalls: 542 for the park and 297 for the school. However, the Master Plan schematic and the preliminary site plan indicate a total of 940 stalls: 390 on the east side for the park, 490 shared spaces south of the school site, and 70 stalls in a lot off Hamptons Street close to the area for the community garden. What is not noted clearly is the number of stalls on the north side of the school – accessible off Yelm Highway, Wiggins Road and Hamptons Street. Are they included in the 490 shared parking stalls?

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

- Neither Hamptons, Devonshire, or 57<sup>th</sup> streets are wide enough for the current traffic, let alone the added traffic to and from the park and school. Hamptons St is narrow now and was not designed to be wider – certainly not wide enough for the additional parking that the Park would create. If this remains in the plan, Hamptons St must be widened and there must be a plan to prevent people headed to the park or the school from parking on Hamptons, Devonshire and 57th streets.
- Under the current plan overflow traffic will assume it can park on Devonshire Street, especially since an entrance/exit is located directly across (east) from the north end of Devonshire St. As stated above, the street is not wide enough for vehicles to park safely 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 an alley way used to access garages for the nine 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 proposed.
  - Another concern is that people will use the alley to access the park. The HOA has been told that there is no plan to put a fence or berm to prevent access to that area of the park. They have indicated that shrubs could be planted there. Shrubs will not deter the public from parking on 57<sup>th</sup> and cutting through to the park.
  - When asked if the master plan would include a fence behind the homes on 57<sup>th</sup> Ave the HOA was told it was not in the plan but that the "Association could pursue that as an option the HOA could pursue (using HOA funds) and pursuant to County regulations".

**Note:** The Master Plan shows that a six-foot berm with plantings will be developed on the east side of the property between the park parking area and the homes in Indian Summer that abut that area. There is already an existing

fence there and because Indian Summer is a gated community, it is not possible for anyone to park in that neighborhood and walk to the park.

**Other observation: phasing of the Master Plan**

The first application did not indicate a timeline for completion of the project beyond Phase 1 other than to indicate that construction of the school is 10 to 20 years out. The current application does require a phasing plan for the project. The HOA has been told that Phase 1 will probably not begin until 2024 with the expected completion in 2025. There is a schematic of Phase 1 in the Master Plan (not included in the application) showing what will be included. However, there is no information about what will be included in other phases, only that it will depend upon "when funds are available". It would be helpful to know what each additional phase will include and the order in which they will be built. The current application does ask for a phasing plan for the entire project.

The Hamptons HOA looks forward to further information as it becomes available and welcomes a dialogue about our issues and concerns.

The following HOA members are signatories to this Revised Notice of Application:

**HOA Board Members:**

Orion Albro, President	5637 Devonshire	360-259-1020
Lisa Ketchledge, Vice President	3241 57 Ave	702-493-2393
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
David Kuhn, Past President	5641 Devonshire	360-529-1736

**HOA Homeowners:**

Nick Mollas	5421 Hamptons
John Taylor & Manuela Gann	5509 Hamptons
Steven & Sharon Weinberg	5521 Hamptons
Sandra Gutierrez	5531 Devonshire
Deborah DeBow	5603 Devonshire
William Hammaker	5607 Devonshire
Jon & Jodi Luedecker	5617 Devonshire
William Cullen	5623 Devonshire
Jolaine Swanda	5631 Devonshire
Pauline Albro	5637 Devonshire
Britt Youngblood	5641 Devonshire
James & Nancy Zimmerman	5643 Devonshire
Richard Groff	5644 Devonshire

Sue McDonald	5715 Devonshire
Don & Sue DuBois	5740 Devonshire
David & Elizabeth Stewart	5732 Devonshire
Larry & Linda Rounsley	5712 Devonshire
Kathy Lindeke & Jeff Coats	5708 Devonshire
Tim & Cathy Healey	5632 Devonshire
Bob & Linda Wade	5624 Devonshire
Denny & Cathy McKasson	5618 Devonshire
Mahina Johnson	5535 Devonshire
Deb Tarbert	5709 Devonshire
Jim & Kristie Zabel	5719 Devonshire
Jacob Wright & Anna Hinojosa	3233 57 <sup>th</sup>
Van & Van Nguyen	3234 57 <sup>th</sup>
Jim & Phyllis Baerveldt	3235 57 <sup>th</sup>
Israel & Debbie Velez	3237 57 <sup>th</sup>
Lynn Steffler	3239 57 <sup>th</sup>
Rick Ketchledge	3241 57 <sup>th</sup>
Verna Sweet	3243 57 <sup>th</sup>
Al & Suzanne Dickinson	3245 57 <sup>th</sup>

