

**From:** [northbeachcomm@cs.com](mailto:northbeachcomm@cs.com)  
**To:** [Kraig Chalem](#)  
**Cc:** [Polly Stoker](#)  
**Subject:** DIVISION ST AND CRESTLINE.....Application to build 34 units, MILROY ST, on 11 acres n Olympia"s west side  
**Date:** Thursday, November 23, 2023 8:44:10 AM

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Hi Brandon.....HAPPY TURKEY DAY!

WE HAVE A NEW EMAIL ADDRESS TO SEND COMMENTS TO:

KRAIG.CHALEM@CO.THURSTON.WA.US,  
POLLY.STOKER@CO.THURSTON.WA.US,

----- Forwarded Message -----

**From:** Brandon Chambers <leebrandonc751@gmail.com>

**Sent:** Thursday, November 23, 2023 at 07:26:33 AM PST

**Subject:** Re: DIVISION ST AND CRESTLINE.....Application to build 34 units, MILROY ST, on 11 acres n Olympia's west side

On Nov 20, 2023, at 5:52 AM, [northbeachcomm@cs.com](mailto:northbeachcomm@cs.com) wrote:

Thanks !

Yes!

Submit comments:

see below, Lisa R.

360-338-5237

Nov. 2023.....To NEW COUNTY STAFF....

We, the undersigned live in the neighborhoods that border the proposed development at 2000 24th Ave NW (NEAR CRESTLINE NW, MILROY, BURBANK, ELLIOT, DIVISION ST NW);

**We have the following concerns:**

1) This proposed development will substantially increase traffic on the surrounding streets (Milroy, Burbank, Elliot, Division, and Crestline). Many neighbors regularly walk and bike along these roads. There are few sidewalks, there is no bus line nearby. This is a safety issue. There will be children walking on these narrow roads while getting to school. **We request a traffic impact study**

2) There is limited access to the property via a solitary narrow road. This presents potential issues for emergency vehicle access. **We request that the city fire marshal has input in all review (our concern is that Milroy ST NW is very narrow, and cannot handle fire engines into this small street).**

3) The property has a significant amount of critical wet lands which supports wildlife habitat. We are concerned that the development will negatively impact the wetlands resulting in loss of wildlife habitat and contamination of the outflow recipient of the wetlands. (Budd Inlet) **This is the "Urban Growth area, and was put into this designation at Planning, with much controversy concerning this critical area. We request an independent wetland biologist conduct a formal assessment.**

4) Over the years neighbors living in the homes immediately surrounding the property have been inundated with ground water coming off the subject property during rainy season resulting in the flooding of basements of several homes. **We request a formal ground water study to determine the potential impacts on the surrounding homes from the proposed development.**

**Signed\_Brandon & Barb Chambers \_\_\_\_\_ date\_11-23-23\_\_\_\_\_**

On Monday, November 20, 2023 at 05:25:20 AM PST, Donnamae <[donnamae412@comcast.net](mailto:donnamae412@comcast.net)> wrote:

Thanks for sending that. Time to submit comments !  
THIS IS THE DEVELOPMENT ONTO MILROY ST.....NEAR CRESTLINE ST NW,  
AND BURBANK OR ELLIOT TO DIVISION ST NW.

Sent from my iPad

On Nov 19, 2023, at 9:12 PM, [northbeachcomm@cs.com](mailto:northbeachcomm@cs.com) wrote:

HI JOHN DAVIS AND BOB .....

pLEASE SEE BELOW.

IS THIS THE SAME PROPOSED DEVELOPMENT ON 20TH WE DISCUSSED?

THANKS! LISA R

**Sent:** Sunday, November 19, 2023 at 11:46:40 AM ;  
between Division St. NW, near Milroy NW, to  
Burbank or Elliot NW.

<https://apps.ecology.wa.gov/separ/Main/SEPA/Record.aspx?SEPANumber=202305512>

**TO: Thurston County – Project #2023100649** - 24<sup>th</sup> Avenue NW, Olympia  
Thurston County Planner (360-754-4034; [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us))

DATE: December 3, 2023

From: Nancy and John Davis

Dear Kraig Chalem –

My wife and I live in the Lenox Knoll Subdivision which is located within 300 yards of the new development planned at the end of 24<sup>th</sup> Avenue NW, in Olympia. Our experience in this neighborhood dates to 1979 when we purchased the Lenox Knoll acreage prior to development. The Lenox Knoll Subdivision was created in 1988. I had a key role in the development with a general contractor who constructed the houses on six acres from 1988 through 1992. All the housing was sold as build-to-suit for purchasers of the nineteen (19) individual lots.

I am personally aware of development issues no other homeowner in the Lenox Knoll Subdivision has knowledge of today. The major issues we encountered during development were artesian springs and excessive ground water during construction of the sewer, water, storm water piping systems. Additionally, all underground utilities like power, gas, and cable communications experienced water issues throughout the property. At no time, even in the driest times of the year could the underground water be contained without temporary water discharge planning. Our benefit was the green belt swale area to place runoff water onto our land.

My concern at this location has always been that sewer line installation at any time of the year would be difficult on the hillsides especially up 24<sup>th</sup> Avenue. The hillsides are full of water and much of the water we discovered was from pressure rising out of the ground even at the top of the hill at Lenox Knoll to our surprise.

One other concern I have centers around access to the project site on the existing road system which has always been a problem. The City of Olympia would not allow the eastern adjacent developer, Roger Holmes, to remove the cedar tree in the middle of Milroy Street due to neighbor's complaints in 1987. The cedar tree forms a traffic barrier and forces one way traffic along Milroy Street today, just like it has for over 50 years to my knowledge. I never encountered any traffic concerns from the City of Olympia in 1988, after the Holmes Development completed the sewer and water lines on the east side of Milroy. The existing design of Milroy Street across the frontage of Lenox Knoll was defined by Olympia to not be a permanent design, but was setup to accommodate heavy winter water runoff from 24<sup>th</sup> Avenue onto Milroy at the intersection. The Holmes Development east side of Milroy Street was finished with a sidewalk and curb and gutter as a finished element in the sixty foot right-of-way. My concern lies in the improvements to 24<sup>th</sup> Avenue NW from Milroy up to the proposed development. Water currently is channeled into a grass swale and then to the existing storm water catch basin that lies on the north corner of the entrance to Lenox Court. The corner at Milroy and 24<sup>th</sup> on the west side abutting the Lenox Knoll greenbelt is already a soggy mess every winter. What will happen with more roadway on 24<sup>th</sup> Avenue and the impact to the grass swale that exists today?

A general review of the preliminary Site Plan for a 24<sup>th</sup> Avenue Development has produced the following concerns and issues.

Critical Issues based on my personal experience are as follows.

1. Environmental impacts to surrounding properties
2. Storm Water releases of ground water
3. Traffic from trucks, cars, and buses
4. Road improvements to existing City roads to 24<sup>th</sup> Avenue
5. Fire Protection access
6. Power access to site
7. Street improvements on 24<sup>th</sup> Avenue to County or City standards.

Point 1:

I will only relate to water issues from the site to the surrounding properties. Our neighborhood recognizes in past years major water releases have occurred to all downhill properties from this land. Specifically, the two story house at the end of Milroy Street and 24<sup>th</sup> Avenue on the east side of the street, Colburn residence, had to rebuild its entire basement after a winter storm destroyed all the footing drainage and dumped major water into the basement. This house only resolved their own house issues with an entire new design about ten years ago. The flow of underground water and surface water has never been studied to my knowledge.

Point 2:

If serious design considerations are not placed on the RJ property about any release of water from their site it will certainly impact the water flows into an open ditch and all the properties east of Milroy Street. I believe this area should have a separate ground water study done to assure homeowners east of Milroy that they will not see flooding again like has occurred in the past.

Point 3:

Traffic to the site will place a larger impact on the City's unimproved Milroy Street sections starting at Burbank Street intersection. A large tree in Milroy Street right of way is already a problem but additionally the roadway breaks up every winter as water from the open ditch leaks under the roadway. With freezing and thawing conditions and large water flows this road section will fail more rapidly with the addition of over 400 more car trips per day. The City of Olympia needs to be aware of the impacts that RJ will have on their maintenance budget after more water from more hard surface roads and cars are add to the area. Without improvements to Milroy Street there will be the potential for winter road conditions that will limit travel. The lack of bus travel to the RJ site will add to street areas where children try to get to Burbank Street for school bus access. This is a public safety consideration along with no sidewalks from Lenox Knoll land to Burbank Street intersection.

Point 4:

Road improvements on Milroy Street from Lenox Court NW north needs to be addressed as a component of the RJ property. Lenox Knoll was required to have a complete storm water system and retention along the road into the development. This new site will require the same attention, even if their land is beyond the hillside as there new road drainage enters Milroy Street. I would certainly contest the development if they did not improve 24<sup>th</sup> Avenue to meet storm water impacts into the existing swale in front of Lenox Knoll.

Point 5:

Fire departments normally do not allow developments to conclude the road system with a hammer head turnaround, but the added culdesac seems minimal for so many houses. The

road system would be affected for all forms of public transportation like garbage trucks, postal vehicles, delivery trucks, and an emergency vehicle.

Point 6:

To my knowledge adequate power currently does not exist to the site. Adding utilities up 24<sup>th</sup> Avenue should pose problems like Lenox Knoll earthwork problems. What will the right-of-way on 24<sup>th</sup> Avenue be for this project?

Point 7:

City improvements at the junction of Milroy and 24<sup>th</sup> should be a major issue for accessing a project with so large of daily vehicle trips projected. Without further knowledge of what will be required of the developer we can not accept the developer's ideas about his housing density and improvements.

We request these concerns and situations receive significant review by all municipalities and their related departments involved in future development reviews.

Thank you for the opportunity to share our concerns. We are not opposed to any new housing only have major concerns about solving major open issues that we recognize from having lived in the neighborhood for over 30 years.

Sincerely yours,

Nancy and John Davis

1816 Lenox Court NW

Olympia, WA 98502

Email contact: [njd1000@comcast.net](mailto:njd1000@comcast.net)

Phone or Text: 360 239 6576

## Sonja Cady

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**From:** Comcast <larrynb@comcast.net>  
**Sent:** Monday, October 2, 2023 5:03 PM  
**To:** Kraig Chalem  
**Subject:** Wetland considerations, Thurston Co. Project #2023100649  
**Attachments:** Wetland considerations.pdf

Kraig Chalem:

I stopped by the planning services today and delivered a paper copy of this.

Please feel free to contact me if you have any questions. We can arrange a visit to our property if that would be helpful.

We are unfamiliar with this process. What are the next steps?

Thank you,  
Lawrence Bennett  
Cell: 360-528-1144  
Larrynb@comcast.net

Sent from my iPad

## Sonja Cady

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**From:** JOSEPH TASKEY <j.taskey@comcast.net>  
**Sent:** Thursday, February 8, 2024 8:22 PM  
**To:** Kraig Chalem  
**Cc:** moira.thrive@comcast.net  
**Subject:** Fwd: Proposed Development Project 2023100649  
**Attachments:** Proposal 2023100649 Taskey Review Comments.docx

Good day Mr. Chalem,

To date, We have not received any response to the concerns we raised in the request for comments, either from Thurston County, the City of Olympia, or from the developer. Could you inform us of the status of the responses to our comments and of the project in general.

Thank you for your attention to this.

Joe Taskey and Moira Gray

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

From: JOSEPH TASKEY <j.taskey@comcast.net>  
To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>  
Cc: "moira.thrive@comcast.net" <moira.thrive@comcast.net>  
Date: 12/07/2023 12:16 PM MST  
Subject: Proposed Development Project 2023100649

Good afternoon Mr. Chalem.

I've attached our comments stating our concerns regarding the proposed development project. As I've mentioned, I will be in Yuma until the end of January, however Moira will be back in Olympia on December 12, if someone needed to visit our properties to assess the well locations and/or project improvement extents. If needed, I can locate a computer setup here to produce a map showing the approximate locations of the wells. It would also be helpful if there were a graphic that shows the relative location of the improvements to our adjacent parcel boundaries. Feel free to contact me at any time if you would like to further discuss what we have presented.

Thank you for your consideration of our concerns.

Respectfully,  
Joe Taskey and Moira Gray

On 11/27/2023 6:51 PM MST Kraig Chalem <kraig.chalem@co.thurston.wa.us> wrote:

Good evening Mr. Taskey. Attached is the Notice of application and below is a link to use if you wish to review the application material.

[Search Options - Laserfiche WebLink \(thurston.wa.us\)](#)

Respectfully,

**Kraig Chalem** | Senior Planner

Thurston County Community Planning & Economic Development  
[3000 Pacific Ave. SE, Olympia, Washington 98501](#)  
Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388  
[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us) | [Permitting Home](#) | [Thurston County BDC](#)

## Sonja Cady

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**From:** Elsa Soderberg  
**Sent:** Friday, December 1, 2023 1:37 PM  
**To:** Kraig Chalem  
**Subject:** FW: Scanned image from DSCMultiColor  
**Attachments:** CS\_Sharp\_Scanner@co.thurston.wa.us\_20231201\_132852.pdf

Hi Craig, I am sending you this scan and put the physical copy in your inbox. The material hasn't been attached to anything in A6 yet.

### NOTICE

Beginning February 21, 2023, the Planning Services Division will be providing assistance in the Building Development Center between 10 a.m. and 2 p.m. Monday through Friday. This temporary schedule is in place until further notice. Please visit [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com) for up to date information, hours of operation, and services provided remotely.

Elsa Soderberg | Planning Technician  
Thurston County Community Planning & Economic Development  
3000 Pacific Avenue SE, Suite 100, Olympia, Washington 98501 Main (360) 786-5493 | Fax (360) 754-2939 | TDD (800) 833-6388 [elsa.soderberg@co.thurston.wa.us](mailto:elsa.soderberg@co.thurston.wa.us) | [www.thurstoncountybdc.com](http://www.thurstoncountybdc.com)

This communication is a public record and may be subject to disclosure under the Washington State Public Records Act, RCW 42.56.

Please Note: County staff strive to provide the most accurate and up-to-date information available. However, information may come from a variety of sources and is subject to change without notice or warranties, express or implied, as to accuracy, completeness, or timeliness of such information. In no event shall Thurston County be liable for direct, indirect, incidental, consequential, special, or tort damages of any kind, including, but not limited to, lost revenues or lost profits, real or anticipated, resulting from the use or reliance of the information provided by staff. The burden for determining fitness for use lies entirely with the recipient.

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

From: CS\_Sharp\_Scanner@co.thurston.wa.us <CS\_Sharp\_Scanner@co.thurston.wa.us>  
Sent: Friday, December 1, 2023 1:29 PM  
To: Elsa Soderberg <[elsa.soderberg@co.thurston.wa.us](mailto:elsa.soderberg@co.thurston.wa.us)>  
Subject: Scanned image from DSCMultiColor

Reply to: Elsa Soderberg <[elsa.soderberg@co.thurston.wa.us](mailto:elsa.soderberg@co.thurston.wa.us)>  
Device Name: DSCMultiColor  
Device Model: BP-70C65  
Location: Not Set

File Format: PDF MMR(G4)  
Resolution: 300dpi x 300dpi

Attached file is scanned image in PDF format.

## Sonja Cady

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**From:** duncan.photo@yahoo.com  
**Sent:** Sunday, December 3, 2023 9:04 PM  
**To:** Kraig Chalem  
**Cc:** Trudes Tango  
**Subject:** Comment re: project # 2023100649 West Olympia 24th Ave plat

My name is Duncan Green. My spouse and I own and live in the house on .85 acre at 2031 26th Ave NW Olympia, WA 98502. I'm writing to express my strong concerns regarding the West Olympia 24th Ave plat project. I am also writing to request to be notified of the environmental determination, notice of public hearing, final decision, and any other notifications related to this project.

My concerns (you could say fears) regarding this project are several:

- Our property is downhill from the planned project, and storm water drains from that area through our property. I understand there is a seasonal wetland area up the hill from us (possibly at least in part on the property in question), which drains into a seasonal waterway that in very wet weather, ends up running across our property and down our driveway into the street in front of our house, causing flooding of the road. Our driveway has already been washed out several times. Water also saturates the ground near the back of our property, and has flooded my shop/work-at-home office on several occasions. We are highly concerned with any additional drainage and water run-off that will occur and will impact our property.
- We are also concerned with increased noise, traffic and light pollution in the area. One of the biggest reasons we chose to own property here is because of how quiet and peaceful it is most of the time, including being relatively free from light pollution at night. If the project is approved, we would like to have traffic calming measures installed on 26th Ave NW in front of L.P. Brown elementary school, as well as school speed limit signs (I don't understand why there are none even now). 26th Ave NW is already a busy street and I regularly see cars going 15-20mph above the posted 25mph speed limit. This project will only result in increased traffic and more drivers disobeying the speed limit on 26th Ave.

We understand that it is likely this project will be approved despite objections. Is it possible to amend the project to allow for fewer houses to be built, a smaller area of timber to be harvested, and having the planned access road and houses be built further away from the north end of the property line (which is the closest to the hill above our property)?

Thank you for your consideration.  
Duncan Green  
2031 26th Ave NW  
Olympia, WA 98502

## Sonja Cady

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**From:** Robert Gundlach <rlgundlach@hotmail.com>  
**Sent:** Monday, December 4, 2023 11:31 AM  
**To:** Kraig Chalem  
**Subject:** 24th Ave. NW Development Proposal

Mr. Chalem,

After doing more research this weekend I learned that per Thurston County's Planned Residential Development guidelines - 23.56 - a development should be "compatible with the surrounding neighborhood" which the proposed development is not. All of the homes adjacent and nearby are custom homes, not the cookie cutter houses in the proposal. Each single-family home also has an ADU above a two-car garage. Will those be rentals? I wager that the vast majority will be. Who will oversee the rental part of the development? The garages are for the single-family homes. Where are all the cars with the ADUs going to park? On the narrow street making it a one lane road. There is an RJ development going on right now in Lacey off of Duterrow RD. The dwellings are the exact same style referenced in the plans submitted. They fit in with that area as there are many large apartments nearby and also close to commercial zones. This proposed development does not conform to the standards set by the Planned Residential Development guidelines.

The guidelines also state the development should, "preserve the significant wildlife habitat located in certain land use districts as depicted in the Olympia Joint Plan and take the greatest possible advantage of existing topography and other natural features to promote environmental and aesthetic goals by optimizing siting, orientation, layout and design of structures to protect natural vegetation, wetlands, drainage areas, slopes, and other natural features." This site is abutting a critical wetland and wildlife habitat. They want to cut an acre of trees which protects the wetlands and nesting areas.

The plan indicates 34 homes to be built, but that does not include all the ADUs that are a part of this proposal which brings the number of homes up to 55. The critical wetlands, wildlife, and the road access cannot handle that many people and traffic.

Your consideration is appreciated.

Bob Gundlach  
2010 Lenox Ct NW  
Olympia, WA  
(360) 705-0627

## Sonja Cady

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**From:** Jonathan Seib <jseib@comcast.net>  
**Sent:** Sunday, December 3, 2023 6:54 PM  
**To:** Kraig Chalem  
**Subject:** West Olympia (24th Ave.) Plat

Dear Mr. Chalem:

We have been a resident of the Lenox Knoll subdivision in west Olympia for 30 years. We would be dramatically and adversely effected by the proposed West Olympia (24th Ave.) Plat project. We were among the many throughout the local area to sign the petition submitted by Mr. Bob Gundlach listing the substantial concerns we all have with this application.

This is to simply reiterate personally our request that this application not be approved unless and until the concerns raised in this petition are addressed.

Of particular concern to us is the substantial traffic safety issues posed by this project. It would appear that the applicants, unable to procure much more appropriate access to the project from Division Street, instead are proposing "backdoor access" which would simply overwhelm our local streets. These streets are narrow and frequently used by pedestrians. Poor design features such as at the intersection of Burbank & Milroy already put travelers of all sorts at significant risk. The heavy equipment traffic attached to any construction, and the increased number of cars that would eventually come from a project of this size are untenable. Our experience over three decades of walking, riding and driving on these streets suggests that expecting these streets to safely handle this additional load makes no sense. People will be injured or worse.

We would also like to receive notice of the Environmental Determination, Notice of Public Hearing, and notice of final decision — and any other public notices attached to this application.

Thank you,

Patricia and Jonathan Seib  
2015 Lenox Court NW  
Olympia, WA. 98502

## Sonja Cady

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**From:** Gary Colburn <gwcolburn@msn.com>  
**Sent:** Monday, December 4, 2023 10:55 AM  
**To:** John Davis; Gary Colburn; Kraig Chalem  
**Subject:** Re: Project #20231006749 - 24th Avenue NW Olympia - Comments from Gary Colburn - Neighbors impacted by the Proposed Development

Kraig,

Please confirm receipt of this email.

My recollection upon purchasing 2238 Milroy St NW at the intersection of NW Milroy Street and 24<sup>th</sup> in 2016 is the \$250,000 underground water damage to the basement of my home was in 2002, so 21 years ago. The water issues were very well documented by John Davis in his letter, below. The project will require major engineering review and design to keep water from impacting my home and my neighbors' homes. We cannot have additional surface or underground water coming down to Milroy from this project. We have enough water to deal with already.

There should be a study done for the traffic added to NW Milroy Street along with 24th. That study should document the traffic, the wheel loading on the pavement and the water issues in the area of the swale and around the tree in the right of way and the present aligating or breaking up of the asphalt caused by water undermining the road surface. Major improvements to Milroy Street and the Burbank intersection are required. Both roads are one way presently at the intersection and pedestrians have nowhere to walk and will need a sidewalk extension through this area. I believe Milroy will need to be widened all the way to Elliot Street which is an arterial. The present road is too small, with no sidewalks and with cars parked on both sides of the road making it a danger to pedestrians, residents, and other traffic.

A study should be done on moving this traffic from Milroy directly to Division instead of bringing it to Milroy and forcing the traffic to drive longer distance to get to an arterial street. A road straight through to the arterial street would be ideal and mitigate all of the residential neighborhood traffic concerns as the traffic would go directly to the arterial street and not to Milroy. The project can purchase the land to get this done as opposed to having the city of Olympia pay for road repair, maintenance, and improvements to Milroy and the Milroy, Burbank intersection. The roads as presently built out and designed are not designed for the future traffic of a development requiring 400 more vehicles per day. With this solution, the students who need to catch a bus can walk straight to Division along the new right of way created to catch a bus or school bus. A much shorter route and much safer for all pedestrian traffic from this development.

In addition, the construction of all of the homes will require earth movers, dump trucks, delivery vehicles, and construction vehicles etc. and I do not want all of the construction dirt and dust created on the surface of the roads in our neighborhood. My wife has asthma, and this would adversely affect her. A vehicle cleaning station removing the dirt should be required to stop the dirt and airborne dust and dirt from expanding into our neighborhood and private property. If they figure out how to get the traffic moved to the proper right-of-way which is directly to Division St, that would mitigate all traffic concerns.

Thank you for your consideration and review of this letter.

All the Best,

Gary W. Colburn, PE  
206-795-3985  
2238 Milroy Street NW  
Olympia, WA 98502

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**From:** John Davis <john@southsounddevelopers.com>

**Sent:** Sunday, December 3, 2023 5:16 AM

**To:** Gundlach, Bob and Katie <rlgundlach@hotmail.com>; gwcolburn@msn.com <gwcolburn@msn.com>; Ernie and Diane Malick <newmalick@comcast.net>; Robitaille, Vern and Sheryl <tsi-vern@comcast.net>

**Subject:** FW: Project #20231006749 - 24th Avenue NW Olympia - Comments from John Nancy Davis - Neighbors to Proposed Development

TO ALL:

FYI only - to anyone interested in the new development at the end of 24<sup>th</sup> Avenue.

Here is what I sent to the County this morning.

If you have concerns, NOW IS YOUR CHANCE TO SAY SOMETHING TO THE COUNTY PLANNERS WHO WILL IN THE END CHANGE THE LOOK OF OUR NEIGHBORHOOD!

**JUST SENT YOUR THOUGHTS TO THE EMAIL ADDRESS I sent my thoughts to by December 7<sup>th</sup>.**

**HAPPY THINKING (-:**

john

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**From:** John Davis

**Sent:** Sunday, December 3, 2023 8:08 AM

**To:** Kraig.chalem@co.thurston.wa.us

**Subject:** Project #20231006749 - 24th Avenue NW Olympia - Comments from John Nancy Davis - Neighbors to Proposed Development

Mr. Chalem

Please accept our attached comments regarding this proposed project near our house in Lenox Knoll Development.

Please confirm you received our concerns.

Thank you.

John Davis

360 239 6576

## Sonja Cady

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**From:** Stephanie Lee <stephanie.c.lee@gmail.com>  
**Sent:** Tuesday, December 5, 2023 8:27 PM  
**To:** Kraig Chalem  
**Subject:** Fwd: Project 2023100649

Dear Kraig,

I'm writing to request notice of the Environmental Determination, Notice of Public Hearing, and notice of final decision on this project.

I also have several questions about the project plan and hope you can point me to the right documents.

My questions are about **access** to the site and safety in the area. The vehicular trip generation report estimates 439 additional trips per day to the site--how does that compare to current levels? The number of units proposed to be built would more than double the number of housing units currently in the area north of the Milroy/Burbank intersection. The report explicitly says the new traffic does not account for delivery vehicles, which seems like a real underrepresentation of the actual traffic that will be produced. **The one lane road on Milroy is the ONLY way to access the entire area.**

The Design Review Oly UGA Questions document references partial improvements to 24th Ave NW--where are those improvements described? And how will they impact the current vegetation/privacy buffers? Several properties bordering 24th currently have a vegetative buffer between their fences and the current driveway--will those be destroyed to create space for the road and sidewalks? Are additional buffers planned for 24th between the sidewalks and the road or the sidewalks and the current properties? It is unclear from the documentation which descriptions apply to the new road through the development and which apply to 24th Ave NW. For the properties backing up to the new road leading out of the development, **will there be any new safety barriers erected** to prevent traffic from breaching these property lines?

Further, **what improvements will be made to the Milroy bottleneck?** As I mentioned above, Milroy is the only way to access the site, and north of the Burbank intersection, **the street narrows to one lane with no sidewalks.** Burbank at Milroy is already a challenging intersection--there is a lot of vegetation, low visibility, and many drivers on Burbank seem to ignore the stop signs at Milroy before proceeding through the intersection on their way between Crestline and Division. **Burbank between Crestline and Milroy is effectively one lane.** When discussing this development with my neighbors, this intersection and the Milroy bottleneck seem to be the primary concern--I've heard a lot of questions about safety, particularly for pedestrians and children riding bikes. I also have questions about emergency vehicle access, school bus access, and why the development is planned as a cul-de-sac with **no additional outlet to Division or 28th.** In addition, there already so few sidewalks in the area--increasing traffic without increasing safe pedestrian walkways will **increase risk** to those on foot in the neighborhood.

Finally, Milroy is the most proximal bottleneck to the neighborhood. However, getting to Milroy requires access via West Bay Drive or Division and Elliott or Burbank. Further planned developments affecting traffic on these streets will also impact access to the Milroy bottleneck and vice versa. I'm not sure if this is a question for the county, but are the collective impacts of these planned developments being considered in Olympia's/the county's road improvement/planning activities?

Thanks in advance for any additional context or direction you can provide.  
Stephanie Lee

## Sonja Cady

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**From:** duncan.photo@yahoo.com  
**Sent:** Tuesday, December 5, 2023 9:01 AM  
**To:** Kraig Chalem  
**Cc:** Trudes Tango  
**Subject:** Re: Comment re: project # 2023100649 West Olympia 24th Ave plat

Hi Kraig,

Here is a follow up case in point: today, the french drains behind our garage are overwhelmed and water is entering my shop and work-from-home office. Water has carved a 6 inch deep gully down our driveway, and there is a lake in the street in front of our house (26th Ave NW, across from LP Brown Elementary) and our neighbor's to the west, where the drainage ditch along the road is also overwhelmed. I'm wondering if you have contacted Joe Taskey and Steve Barrett, who are our neighbors on the west side of our property, and who would also be impacted by the proposed project? Also, would you be willing to send me a quick reply, just to let me know you have received my and my spouse's emails?

Thanks so much for your attention,  
Duncan Green

On Sunday, December 3, 2023 at 09:04:20 PM PST, duncan.photo@yahoo.com <duncan.photo@yahoo.com> wrote:

My name is Duncan Green. My spouse and I own and live in the house on .85 acre at 2031 26th Ave NW Olympia, WA 98502. I'm writing to express my strong concerns regarding the West Olympia 24th Ave plat project. I am also writing to request to be notified of the environmental determination, notice of public hearing, final decision, and any other notifications related to this project.

My concerns (you could say fears) regarding this project are several:

- Our property is downhill from the planned project, and storm water drains from that area through our property. I understand there is a seasonal wetland area up the hill from us (possibly at least in part on the property in question), which drains into a seasonal waterway that in very wet weather, ends up running across our property and down our driveway into the street in front of our house, causing flooding of the road. Our driveway has already been washed out several times. Water also saturates the ground near the back of our property, and has flooded my shop/work-at-home office on several occasions. We are highly concerned with any additional drainage and water run-off that will occur and will impact our property.
- We are also concerned with increased noise, traffic and light pollution in the area. One of the biggest reasons we chose to own property here is because of how quiet and peaceful it is most of the time, including being relatively free from light pollution at night. If the project is approved, we would like to have traffic calming measures installed on 26th Ave NW in front of L.P. Brown elementary school, as well as school speed limit signs (I don't understand why there are none even now). 26th Ave NW is already a busy street and I

regularly see cars going 15-20mph above the posted 25mph speed limit. This project will only result in increased traffic and more drivers disobeying the speed limit on 26th Ave.

We understand that it is likely this project will be approved despite objections. Is it possible to amend the project to allow for fewer houses to be built, a smaller area of timber to be harvested, and having the planned access road and houses be built further away from the north end of the property line (which is the closest to the hill above our property)?

Thank you for your consideration.  
Duncan Green  
2031 26th Ave NW  
Olympia, WA 98502

## Sonja Cady

---

**From:** tango <tangopottery@yahoo.com>  
**Sent:** Wednesday, December 6, 2023 7:42 AM  
**To:** Kraig Chalem  
**Subject:** Fw: Comment re: project # 2023100649 West Olympia 24th Ave plat

Good morning Kraig,  
I am resending my email to make sure you received it and that my and my spouse's (Duncan Green) comments are considered and added to the record. If you could acknowledge receipt, that would be great. Thank you.  
Trudes

----- Forwarded Message -----

**From:** tango <tangopottery@yahoo.com>  
**To:** kraig.chalem@co.thurston.wa.us <kraig.chalem@co.thurston.wa.us>; Duncan Green <duncan.photo@yahoo.com>  
**Sent:** Friday, November 24, 2023 at 11:45:29 AM PST  
**Subject:** Comment re: project # 2023100649 West Olympia 24th Ave plat

To Kraig Chalem (Lead Planner):  
My name is Trudes Tango. I own and live in the house on 2031 26th Ave NW Olympia, WA 98502. I'm writing to express my objection to the west Olympia 24th Ave plat project. I am also writing to request to be notified of the environmental determination, notice of public hearing, final decision, and any other notifications related to this project.

My objection to the project is based on the following concerns:

1. I live downhill from the planned project. I am concerned with any additional drainage and water run-off that will occur and will impact my property. During the rainy season, I already experience a lot of water coming down from the slope above my property. We have built two french drains to help mitigate the situation; however it continues to be an issue to watch. Removing trees and paving significant areas up hill from my property will have an impact. If the project is approved, I would like assurances that the developer will implement adequate drainage, retention, and/or whatever else is necessary to any prevent water run-off to downward properties.

2. I am concerned with increased noise and traffic in the area. If the project is approved, I would like to have speed bumps installed on 26th Ave NW in front of L.P. Brown elementary school. 26th Ave NW is already a busy street and drivers often do not adhere to the speed limit. The project will likely result in increased traffic and more drivers disobeying the speed limit on that street.

I understand that it is likely this project will be approved despite objections. Is it possible to amend the project to allow for fewer houses to be built, a smaller area to be timber harvested, and/or having the planned road and houses be built further away from the north end of the property line?

Thank you for your consideration.  
Trudes Tango  
360-701-4759

**Sonja Cady**

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**From:** Steve Barrett <steve044@comcast.net>  
**Sent:** Wednesday, December 6, 2023 12:22 PM  
**To:** Kraig Chalem  
**Subject:** My comment on West Olympia (24th ave.) Plat, (#2023100649)

My main concern is the potential for increased peak runoff beyond the percolation capacity over the northern draining swale due to logging and impervious roadway, sidewalk, and rooftop surfaces. Since 1990, the driveway on parcel 83009400700 has washed out and 26th Ave NW adjoining parcel 83012200500 has flooded several times.

Steve Barrett, owner of parcel 83012200400 and 83012200500

## Sonja Cady

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**From:** SCOTT MCKINNEY <scott-mckinney@comcast.net>  
**Sent:** Wednesday, December 6, 2023 11:16 AM  
**To:** Kraig Chalem  
**Subject:** Proposed project Olympia westside, SEPA 202305512

To Kraig Chalem, and whom it may concern,

I have reviewed the SEPA doc for this proposed project and have the following comments. I am also requesting I be added to any mailing lists or notifications the lead agency is sending out to affected parties. I live in the Lenox Knoll development and this project will directly affect me and my property.

### Stormwater and Groundwater

My primary concern on this proposal is the denial of any flooding or stormwater impacts from the project. But the following conditions cannot help but affect water impacts to surrounding areas and increase both groundwater and surface water flooding on adjacent properties, if not the site itself.

- The greatly increased impervious surface area, that will remove significant storage and drainage of stormwater from the site.
- The cutting of mature trees on the project site that will eliminate the water uptake of the trees. That unabsorbed water will now be part of the total stormwater flow.
- The fact that stormwater will be collected, concentrated, and discharged to a single or a couple points, rather than spread out over the entire parcel and soil column.
- The known history of high groundwater in this area of west Olympia. Several property owners I know have had flooding issues on their properties in both the Lenox Knoll and along Milroy street properties. I personally have had water infiltrate my basement due to high groundwater, and have water management problems in my yard. Some of the corrections have cost tens of thousands of dollars already, and the increased run-off will worsen the flooding problem. Flooding of roads, yards, crawl spaces and basements will be made worse. I personally have an artesian spring in my front yard, that flows up to 3 gallons per minute (as measured multiple times), just bubbling up out of the ground. There are numerous springs and seeps in this area, as confirmed by a call to City of Olympia staff.
- the project states it will not impact groundwater, but where do you think that water going into a surface impoundment goes? It joins the already high groundwater of course. It doesn't take a hydrogeologist to know that.
- Unless this project has an engineered solution to the high groundwater, the project site itself and the neighboring properties will have more groundwater and surface water flooding.
- As the recent atmospheric river proved, climate change will make future storm events more powerful and more damaging.
- The use of "natural drainage paths" means in increase of surface and groundwater flows, which history shows already impacts nearby properties like mine and my neighbors.

I request that a survey of surrounding property owners be conducted to assess the historical impacts of surface and groundwater before any action is taken. I also request that a detailed hydrogeologic study be done to determine the potential effects of the planned use of standard stormwater management techniques that will make the problem worse.

ESA

The SEPA doc says there are no threatened or endangered species in the surrounding area. But I, and several friends and family, have observed Mazama Pocket Gophers on my lot and the adjacent undeveloped lots to the south. My lot is at 1815 Lenox Ct. NW.

**Alternate road access beyond Milroy and 24th NW**

It is unclear what the status of any road or right of way will have, and no description of any future improvements to this route. Also the total trips by the future occupants of the project are grossly underestimated. 34 units will create 31 or less trips a day? So some people never leave their house at all? That does not reflect the reality of traffic flow from the existing Lenox Knoll development or modern travel of anyone I know. I suggest you can expect 2-3 or more round trips per residence per day, sometimes more. That would easily put the number of trips over 100.

I close by saying I am a signatory to the Lenox Knoll homeowner's association petition raising concerns about this project. My neighbors and I will continue to watch this proposal very closely. If City or County staff would like to observe the artesian spring in my yard I am happy to provide a visit upon request.

Thanks for the opportunity to comment, and I look forward to hearing more and following adjustments to our concerns.

## Sonja Cady

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**From:** Kara Zerby <zerbykara@gmail.com>  
**Sent:** Wednesday, December 6, 2023 6:34 PM  
**To:** Kraig Chalem  
**Subject:** West Olympia 24th Ave plat.

Sent from my iPhone

Begin forwarded message:

**From:** Kara Zerby <zerbykara@gmail.com>  
**Date:** December 5, 2023 at 12:35:27 PM PST  
**To:** caleb@rjdevelopment.com  
**Subject:** West Olympia 24th Ave plat.

Hello Kraig,

I am writing to you in regards to the land use application letter I received in the mail. I live at 2027 26th Ave NW, Olympia WA 98502. The property I live at and own is along the pasture side of the property that is possibly going to be developed. I have many concerns about the farm land being developed. The roads that surround the area are small and already have a lot of traffic on them. The neighborhood is full of bikers, walkers and runners. Having access to these roads is valuable to our daily life activities. Unfortunately, like I mentioned the roads already have a lot of traffic. I am concerned that such a large development of homes would max the small roads out surrounding the area. The small roads won't be able to manage the new amount of traffic.

I have concerns regarding a development going in so close to our neighbor, Larry Bennett's pond. The property next to ours has a beautiful natural pond. The pond borders the potential development. Many animals have habitat around the pond and frequent it. I am concerned about the impact the development will have environmentally to the close pond.

I also have concerns about the development impacting my families home life and the property value to our home.

Thank you for your time. Please feel free to to contact me anytime by email, or phone  
(360)480-7334

- Kara

Sent from my iPhone

## Sonja Cady

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**From:** Steve Barrett <steve044@comcast.net>  
**Sent:** Thursday, December 7, 2023 1:15 PM  
**To:** Kraig Chalem  
**Subject:** 2nd comment on West Olympia (24th ave.) Plat, (#2023100649)

My parcel #83012200400 and my neighbor's parcel #83012200100 (owner Joseph Taskey) have been identified as having failed septic systems. Joseph Taskey and I have been exploring the possibility of a shared pressurized system to outlet to the public sewer system. The project sewer line would become the closest public sewer line to our parcels. Our parcels are in the Butler Cove drainage which has been identified as sensitive. It could be beneficial both to Thurston County and to Joseph Taskey and I if we be allowed to connect sewer for our parcels to the proposed project sewer line.


Steve Barrett, owner #83012200400 and #83012200500

**From:** Mary Goodfellow (via Google Docs) <mgoodfellow0@gmail.com>  
**Sent:** Thursday, December 7, 2023 2:01 PM  
**To:** Kraig Chalem  
**Subject:** Comments Re:West Olympia 24th AVE Plat

## Mary Goodfellow attached a document

Mary Goodfellow ([mgoodfellow0@gmail.com](mailto:mgoodfellow0@gmail.com)) has attached the following document:

Also please put me on Mailing list for all future info regarding this project

 Copy of Letter

*Snapshot of the item below:*



**Mary Goodfellow**

2232 Milroy St NW  
Olympia, WA  
206-280-6156  
olymtlady@msn.com  
7th December 4th 2023

**Kraig Chalem**

Lead Planner  
Project: #2023100649 / WEST OLYMPIA(24th AVE)

Dear Mr.Chalem,

I am a neighbor and home owner near the proposed above development located near the end of milroy Street. My home and neighborhood will be greatly affected by this project and below is a brief summary of my concerns.

1. Not only is my street Milroy (only street leading " in and out" of this project! ) but the adjoining Burbank Street is not suitable for the resulting increased traffic. These roads are not wide enough currently for 2 cars to pass -let alone larger vehicles. Presently the first intersection at Milroy/Burbank (2-way stop) is very narrow and has a history of accidents. Damage to the nearby yard can still be seen from an incident 2 months ago. Cars consistently fail to stop using this route to avoid the speed bumps on Eliot. Once again this is the only access.

- Will developers be held responsible for improvements which are crucial to safety with the increased traffic-perhaps 50-100 cars/trucks etc?
2. Related to the above issue is consideration for what will surely be an increase in school age children and improvements necessary for safe passage to school. How will they get to the nearby school? Buses will have a difficult time negotiating these streets as they are...Fire Trucks? Where will they turn around? This was a major issue last time this area attempted to develop.
  3. Long term effects on the "nature" of this unique neighborhood- Milroy St. is uniquely "quiet" and utilized frequently and everyday for walking - small children, families,dogs,elderly, and disabled (even in wheelchairs). They come here because adjoining streets don't offer a reasonably safe area to walk because of how these other streets were developed.
  4. There will be major effects resulting from the "forest Conversion"... or the logging of over an acre of very mature trees in this sensitive area. Water and the drainage issues must be considered a priority- and it appears several items will need to be addressed ( non complying setbacks and nearby adjustments for neighbors wetlands for example that are not accurately represented on map ) It is very important that it is known that my home along with ALL the other homes next to mine below the project (on MilroySt) have experienced consequential water issues in our basements. I personally spent 12k on a peripheral drain system. Bottom line is that there is no place for all the water coming from above to go- except down. This development appears to have only the basic requirements required which seem to have inadequate stop gaps for an area with known serious drainage issues.
  5. I realize this is an URBAN Growth Area - my concern is that the ball will be dropped here!...how will the county be held accountable for the above important and crucial issues regarding Street access being impacted that are within the boundaries of the City of Olympia only a few hundred feet away?
  6. We as neighbors are concerned and have been left in the dark regarding overall quality, appearance, style and price range of the construction which cannot be interpreted from the plan. Will they fit in with the existing neighborhood?

Thank you for giving attention to these concerns. I realize growth in a dense urban area is inevitable but I have seen and experienced in 40 yrs as a resident in Olympia a mix of resulting development. I have had neighbors subdivide Olympia city lots in my neighborhood off East Bay and as a result I did as well- the process taking over a year...I spent more than 5 years developing and building a waterfront home off Boston Harbor Rd and went through a less than fair or efficient Reasonable Use Exception process for 2 years even though the land had a previous home on it! And I have observed the countless developments in the area that have been built especially in the last decade-some good and some just plain bad. With that experience I can only hope

for strict adherence to the rules, focus on the impact of the area right next to this project and priority to a "quality of life" in this area so close to the core of Olympia.  
Sincerely,

**Mary Goodfellow**

**NOTE: Please add Mary Goodfellow to the list to receive all further PUBLIC NOTICES regarding this project: WEST OLYMPIA 24th AVE.**

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA  
You have received this email because [mgoodfellow0@gmail.com](mailto:mgoodfellow0@gmail.com) shared a document with you from Google Docs.



## Sonja Cady

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**From:** Rob & Nichole Gottbreht <rob.nichole@gmail.com>  
**Sent:** Thursday, December 7, 2023 3:58 PM  
**To:** caleb@rjdevelopment.com; Kraig Chalem  
**Subject:** Public Comment Project #:2023100649

Hi Caleb & Kraig,

We are the property owners of 2139 26<sup>th</sup> Ave NW (Parcel 83012201100).

Here are several questions we have regarding the project.

1. We do have a couple concerns, one regarding our easement to our irrigation well that is located on parcel 83012200100. Will this project impact this well?
2. The designated wetland on the document stated it would be preserved and used for recreational use. What is the definition of recreational use? Will that new area be rezoned?
3. What are the mitigation plans in place to preserve privacy to surrounding property areas?
4. Who will own that wetland area?
5. Will there be an HOA? If so, is that known yet?
6. Will this development be annexed by the City of Olympia upon completion?

We would like to reserve the right to have further comment and dialogue regarding the answers to these questions. We would also like access to other property owners questions, comments and concerns.

Thanks!

Rob & Nichole Gottbreht

## Sonja Cady

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**From:** Steve Farquhar <stephen.j.farquhar@gmail.com>  
**Sent:** Thursday, December 7, 2023 4:02 PM  
**To:** Kraig Chalem  
**Subject:** Public Comments on Project Number 2023100649

Dear Mr. Chalem,

I live at 2004 Lenox Court NW. The back of our property directly faces the proposed development. We have a number of concerns about the project, particularly involving road safety and impacts to the natural environment. See below for a summary of our primary concerns:

- Traffic/Road Safety
  - Our largest concern about the project is the substantial increase in vehicle traffic it will cause to surrounding roads, particularly Milroy Street and Burbank Avenue. Both Milroy and Burbank are effectively one-lane roads where they intersect. Even with the current traffic load, I routinely witness near-misses and congestion in that area. Given that the developers have not secured any other access to the proposed site, all of the traffic from the development will be forced through a narrow bottleneck. Our specific concerns regarding traffic are as follows:
    - Pedestrian safety – The area bordered by Division Street, Elliot Avenue and Crestline Boulevard is nearly devoid of sidewalks. The narrow roads and current traffic already make it unsafe in many places for pedestrians. Increasing the traffic load will exacerbate those dangers. The developers must be required to expand the roadways or otherwise reduce the traffic they will bring to the area (either by reducing the number or units or securing a second access point to the site).
    - Emergency vehicle access – The same bottleneck that poses a risk to pedestrians also makes it hard for emergency vehicles to access the site. I am concerned that in the event of a large emergency (such as a fire in the wooded area west of the development) would result in a dangerous situation where emergency vehicles are trying to access the site while residents are fleeing – all through the same narrow bottleneck.
    - Traffic study – My understanding is the traffic study did not account for delivery vehicle and other traffic aside from residents. I believe the study undercounts the number of “trips” that will occur on a daily basis and the city/county need better data to evaluate the impact on the surrounding neighborhood.
- Trees/Vegetation
  - As one of the property owners backing up to 24<sup>th</sup> Avenue NW, we are particularly concerned about the road improvements to 24<sup>th</sup> Avenue NW and their impact on our safety and privacy. The proposed site plan indicates that the road and/or sidewalk will be placed directly on the property line. That area currently has heavy vegetation and trees, which provide privacy and a natural buffer between our backyards and the neighboring property. If the vegetation and trees are removed, we will lose that privacy, as well as the enjoyment that comes with living near natural green areas (e.g., habitat for birds and wildlife). Our specific concerns on this issue are as follows:
    - Safety – Removing the greenery and trees and allowing the roadway to be expanded to the very edge of our property lines opens us up to the risk of vehicles accidentally entering our yards. We have small children who play outside regularly and we worry that any car that might jump the curb or miss the turn could come through our fence and cause damage or injury. In particular, the “T” intersection with 24<sup>th</sup> Avenue NW and “Road” A aligns

directly with the most heavily-used portion of our backyard. If a vehicle traveling south on "Road A" were to miss the stop sign, anyone using that part of the yard could be injured. Ideally, I would like to see the green area preserved. However, if the green space is removed and the road installed directly behind our fence, I would like to see a barrier installed to protect from damage/injury caused by vehicle accidents.

- Risk to nearby trees – We have a very large (approx. 100 foot) Douglas fir growing in our backyard. There is a slightly smaller Douglas fir growing just over the fence in the area marked for logging or road improvements. If the smaller tree is removed, it will expose the side of our tree that has fewer branches (as a result of growing alongside the other tree). I fear this will create a wind-sail effect that could put stress on our tree and increase the risk of it being damaged or falling in a windstorm. Our tree poses a significant risk to life and property if it were to be weakened and fall. Removing our tree (which we would only do if absolutely necessary) would be very costly. I request that the developers be required to keep trees that provide support or protection to other trees growing on adjacent property. I have contacted an arborist who will provide testimony on the risks to neighboring trees at the upcoming public hearings.
- Privacy – Removing the greenery will reduce our privacy and remove a natural barrier to light and noise pollution. We request that the green space be preserved to the largest extent possible so as to mitigate the impacts of the new development on existing residents.

Thank you,

Steve Farquhar

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**Steve Farquhar, Jr.**

*(c) 480.329.4784*

**Confidentiality Notice**

This e-mail message is for the sole use of the intended recipient (s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited.

## Sonja Cady

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**From:** ronniefromwashington H <ronniefromwashington@gmail.com>  
**Sent:** Thursday, December 7, 2023 4:02 PM  
**To:** Kraig Chalem  
**Subject:** West Olympia 24th ave plat project.

Hi I am an adjacent neighbor. This project is extremely concerning to me. Our property values will be affected by this in a negative way. There is wildlife all over that will be displaced. There is a seasonal creek on the proposed property and there is a pond within 40' of the proposed property.

An area which was originally illegally logged in the first place when prior owners wanted to develop and should by permitting standards still be a forest. Traffic will be increased and safety for our children and people recreating and exercising on our roads will be exposed to more dangerous traffic. We are not a neighborhood well suited for such an increase in population. Especially in an area which is geographically unique. It is also reported that this area was once a meeting place for local indigenous people. Has there been a study to confirm or disprove this?

Thank you for reading and considering my concerns.

Ronald Hoover

## Sonja Cady

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**From:** Robert Gundlach <rlgundlach@hotmail.com>  
**Sent:** Friday, February 16, 2024 12:37 PM  
**To:** Kraig Chalem  
**Subject:** Proposed development on 24th Ave. NW

Dear Mr. Chalem,

I live at 2010 Lenox Ct. NW which abuts the property proposed for development. Can you please give us an update on where the process stands now? There was a large backhoe on the property today digging deep holes and filling them back in. Our neighborhood would very much appreciate any information you can provide. Thank you for your consideration.

Sincerely,

Bob Gundlach  
360-705-0627

## Sonja Cady

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**From:** Comcast <larrynb@comcast.net>  
**Sent:** Tuesday, March 19, 2024 2:50 PM  
**To:** Kraig Chalem  
**Subject:** Re:Mitigated Determination of Nonsignificance project 2023100649

March 19,2024

Mr.Chalem;

I am writing about the Mitigated Determination of Nonsignificance Dated 3/15/24.

I own the parcel that has the "offsite" wetland as described in the document made by Confluence Environmental Co. I do not see that my prior submitted concerns are addressed.

1. On the Proposed Site plan they have our pond demarcated as a point. The point placed is on the Eastern end of the pond. As can be seen on page 7 of the Confluence document the pond extends closer to the proposed development site as well as approximately 100 feet further west. The point marked on the proposed site plan is a misrepresentation of reality.

2. They state the pond is 35 feet from the property line. It is 29 feet.

3. On page 14 of the Confluence report it states there should be a 100 foot buffer from the pond edge. The proposed site map does not reflect that. At most in the drawing, it is 50 feet.

Is this to be addressed by another document or do I need to do a formal appeal?  
Please let me know ASAP.

Lawrence Bennett  
36-528-1144

Sent from my iPad

## Sonja Cady

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**From:** Caleb Perkins <caleb@rjdevelopment.com>  
**Sent:** Wednesday, March 20, 2024 1:30 PM  
**To:** Tonya York  
**Cc:** Kraig Chalem  
**Subject:** RE: Proposed development-2000 24th Ave NW  
**Attachments:** West Olympia - Plans (Division of Land).pdf

Tonya,

Thanks for reaching out. The 30'-0" buffer does not affect your property. It's only applicable on the east and west boundary lines of the property being reviewed for development. Attached is a clearer version of the map you received. Hopefully that helps.

Caleb Perkins, PMP  
Project Manager

RJ Development  
401 Central St SE  
Olympia, WA 98501  
Direct ▪ (360) 810-8356  
Mobile ▪ (360) 819-6150

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

From: Tonya York <ptounia5@hotmail.com>  
Sent: Wednesday, March 20, 2024 10:22 AM  
To: Caleb Perkins <caleb@rjdevelopment.com>  
Cc: Kraig.chalem@co.thurston.wa.us  
Subject: Proposed development-2000 24th Ave NW

Hi Caleb & Kraig,

I was uncertain of whom to direct my email to, so I included both of you since time is of the essence. I am in receipt of the Thurston county letter regarding the proposed development on 2000 24th Ave NW in Olympia. My husband and I are nearby property owners and would like to view the preliminary plat map in more detail. When I go onto the website it is unclear to me how our parcel will be affected. The letter states that "A required 30 foot buffer from adjacent use and to deviate from setback standards, both would affect a limited number of parcels." I believe our parcel is one of those limited affected. Do you have a better view of a map so that I can view this in relation to our parcel and our development on Lenox Court? The current prelim map is very blurry and I cannot even make out adjacent parcels or streets. This will help me better understand the impact of such a large development adjacent to our small development and infrastructure.

Thanks,  
Tonya York  
Sent from my iPhone

## Sonja Cady

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**From:** tango <tangopottery@yahoo.com>  
**Sent:** Friday, November 24, 2023 11:45 AM  
**To:** Kraig Chalem; Duncan Green  
**Subject:** Comment re: project # 2023100649 West Olympia 24th Ave plat

To Kraig Chalem (Lead Planner):

My name is Trudes Tango. I own and live in the house on 2031 26th Ave NW Olympia, WA 98502. I'm writing to express my objection to the West Olympia 24th Ave plat project. I am also writing to request to be notified of the environmental determination, notice of public hearing, final decision, and any other notifications related to this project.

My objection to the project is based on the following concerns:

1. I live downhill from the planned project. I am concerned with any additional drainage and water run-off that will occur and will impact my property. During the rainy season, I already experience a lot of water coming down from the slope above my property. We have built two french drains to help mitigate the situation; however it continues to be an issue to watch. Removing trees and paving significant areas up hill from my property will have an impact. If the project is approved, I would like assurances that the developer will implement adequate drainage, retention, and/or whatever else is necessary to any prevent water run-off to downward properties.

2. I am concerned with increased noise and traffic in the area. If the project is approved, I would like to have speed bumps installed on 26th Ave NW in front of L.P. Brown elementary school. 26th Ave NW is already a busy street and drivers often do not adhere to the speed limit. The project will likely result in increased traffic and more drivers disobeying the speed limit on that street.

I understand that it is likely this project will be approved despite objections. Is it possible to amend the project to allow for fewer houses to be built, a smaller area to be timber harvested, and/or having the planned road and houses be built further away from the north end of the property line?

Thank you for your consideration.

Trudes Tango  
360-701-4759

## Sonja Cady

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**From:** katie gundlach <kg825@hotmail.com>  
**Sent:** Monday, November 27, 2023 2:49 PM  
**To:** Kraig Chalem  
**Subject:** Land Use Application 24th Ave. NW

This is not the place for this development. The extremely limited access is a huge concern to Milroy, Burbank and Crestline residents. At one point Milroy Street is only 15 feet wide - essentially a one way street - and can't support the increased traffic this development would generate, much less provide adequate access for emergency vehicles. Burbank has very limited sight lines already and is used daily by neighbors out for a walk and increased traffic would create even more dangerous conditions. It would not be safe for children walking to school. What improvements would be made to Milroy?

The impact on the wetlands would be enormous and destroy valuable habitat for birds and animals. There are far more species than the hawks and deer referenced on the environmental checklist. I have observed over 60 species of birds just in my backyard - and there are probably many more further back in the wetlands. There are also foxes, coyotes, racoons, opossum, rabbits, chipmunks and two species of squirrels. The development would generate noise and pollution detrimental to wildlife.

Groundwater from the property has been an issue to the homes nearby and has caused flooding in several basements. An independent study is needed to determine what impact it would have on neighboring homes.

Access, safety, wetlands and habitat all make this property unsuitable for a development of this size.

**Sonja Cady**

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**From:** Comcast <larrynb@comcast.net>  
**Sent:** Monday, November 27, 2023 5:00 PM  
**To:** Kraig Chalem  
**Subject:** Wetland considerations, Notice of Land Use Application  
**Attachments:** Wetland considerations.pdf

Sent from my iPad

## Re: Thurston County Project #2023100649

Dear Kraig Chalem,

I am writing regarding a notice of Land Use Application Project Name "West Olympia (24th Ave) Plat"; also known as the proposed Thurston County Project Tracker #2023100649, on 2000 24th Avenue NW.

My wife, Karan Kinch and I own 3 adjacent parcels that will be impacted by the proposed development. (Parcels 83007800100, 83007800500, 83009300300) We have concerns regarding the document by Confluence Environmental Company; "Revised Critical Areas Study".

We own a wetland; pond with adjacent wetland, referenced in the document. (Page 11 section 3.0, pages 12/13 section 3.3.4, page 14 section 4.0, and page 15, section 5.0)

As estimated, it is the second largest wetland of concern listed on page 11 but has not been physically visited. We were never contacted for permission to access our property. On page 12 they estimated the pond is about 35 feet from the property line. I personally measured the edge of the pond to the property line as 29 feet. However, this does not account for the actual wetland that goes at least to the property line and then some. There is also a downhill slope to our wetland from the proposed project.

On page 14 they use an animal habitats buffer of 100 feet as a proposal. There are not any mitigating factors listed for this on page 15. They also state that (using their estimate of it being 35 feet from the property line) that the buffer zone should extend 65 feet onto their property. The proposed map on page 16, shows the outline of the buffer zone is only about 30 feet onto their property. Since the wetland extends to the property line without mitigating factors, the buffer should be, using their methodology, 100 feet in. Also, the size of the wetland runs further along the property line than used in the drawing. They use 140 and 120 feet of buffer for wetlands on their property, but consider ours worth only 100 feet.

This wetland and pond is a vital source to our enjoyment of our property. This is used by migratory birds. Blue heron use this to hunt. We have had families of ducklings. We also hear great horned owls in the trees that use this area to hunt. We also hear the frogs at night and see salamanders around the pond. There are raccoons and fox dependent on this ecosystem.

The impact to this important wetland ecosystem should have an independent review.

We also want that the required 30-foot buffer from adjacent use be enforced and not waived. Waving this will adversely affect our enjoyment of our land and also adversely affect our land's current and future value. This affects us on both the North and East sides of the proposed development.

We also want to receive notice of the Environmental Determination, Notice of Public Hearing and notice of final decision.

Sincerely,  
Lawrence Bennett.  
Email: [larrynb@comcast.net](mailto:larrynb@comcast.net). 360-528-1144

2405 Crestline Drive NW  
Olympia, Wa 98502

Karan Kinch  
Email: [karanmk@comcast.net](mailto:karanmk@comcast.net)



## Sonja Cady

---

**From:** L <lemzworld@gmail.com>  
**Sent:** Monday, December 11, 2023 6:12 PM  
**To:** Kraig Chalem  
**Subject:** Project 2023100649  
**Attachments:** Project 2023100649.pdf

Please find attached my input.

Lewis Dennie

To: Kraig Chalem

From: Lewis Dennie  
1906 Lenox Ct  
Olympia WA 98502

Project Number: 2023100649

The following issues should be considered for this project:

1. Hydrology
2. Emergency vehicle access
3. Pedestrian safety
4. Utility relocation
5. Wildlife
6. County and City coordination of impact and regulation harmony

**Hydrology - impact of water flow on the following:**

- A. How many square feet of land will be covered by paved street? Instead of being absorbed into the ground.
- B. How many square feet of land will be covered by housing? Instead of being absorbed into the ground.
- C. How many square feet of land will be covered by sidewalks? Instead of being absorbed into the ground.
- D. How many trees will be cut down to clear land for construction and those trees will no longer remove water from the ground? Thus impacting ground water movement.
- E. What is the hydrology impact of the project proposal to cut down one acre of trees?
- F. Will changes to surface and ground water flow impact the Lenox Ct swale and drain?
- G. What is the impact of changes, A-E above, on the existing wetland area located on and near the development? Simply put, where will this newly displaced water go?
- H. How will water runoff from this project be designed to prevent yard fertilizer, chemicals, car wash soap/water, and any non-natural and man made substances from contaminating the wetland on and near this project?
- I. Will A-E above impact surface on underground water flow on 24<sup>th</sup> avenue?
- J. Will A-E above impact surface or underground water flow on any houses on Lenox Ct?
- K. Will A-E above impact surface or underground water flow on the two natural springs in the Lenox Ct housing neighborhood? One spring is located under the street near the mailboxes. (This is known from talking to the original developer of Lenox Ct homes). The other is on private property on Lenox CT. Concern is surface and ground water displaced

from project causing increased water flow to the springs in Lenox Ct area resulting in possible erosion or flooding.

#### **Emergency vehicle access**

- A. The public road leading to this project does not appear to be adequate for emergency vehicles. The width of 24<sup>th</sup> avenue allows one passenger vehicle at a time. It is not wide enough for two passenger vehicles side by side at the same time. The road connecting to 24<sup>th</sup> is City of Olympia, Milroy St. There is a 90 degree left turn from Milroy to the narrow street of 24<sup>th</sup>.

#### **Pedestrian safety**

- A. Given the projected number of daily vehicle trips what measures will be taken to ensure pedestrian safety on 24<sup>th</sup> and Milroy St? This could include children walking to a school bus stop. 24<sup>th</sup> and Milroy are popular walking routes for many people in this area. Children ride their bicycles on Milroy St leading to 24<sup>th</sup>. It is a popular dog walking route. Part of Milroy St is very narrow and allows passage of only one vehicle due to a cedar tree immediately on the edge of that street. That is a hazard for young children and all pedestrians.

#### **Utility relocation**

- A. Do any utilities need to be moved on 24<sup>th</sup> and what property owners are impacted?
- B. Do any trees need to be removed on the city side of 24<sup>th</sup>? Does this removal impact the City of Olympia tree, soil, and native vegetation protection requirement standards?  
Chapter 16.60

#### **Wildlife**

- A. Traffic interaction with wildlife. Will appropriate road warning signs be placed to alert drivers to deer? There 4-7 deer that live in this neighborhood and daily forage for food on 24<sup>th</sup> and Milroy. It is not uncommon for traffic to have to stop due to multiple deer on the roads.
- B. How will the project impact wildlife and aquatic life near the wetland?
- C. For two years a breeding pair of Hawks lived in the trees near the project. Will the project impact them?

### **County and City coordination**

- A. How will the County and City of Olympia coordinate this project's impacts? The project is in the county but clearly impacts the city, as city streets appear to be the only means of access.
- B. Example: If it was determined that sidewalks were needed, where would they be installed? If on the west side of Milroy, between Lenox Ct and Burbank, there is an existing dirt ditch. One of the natural springs empties into that ditch. If you replace that ditch with an underground pipe, the spring water will flow on top of the sidewalk, then across the street into a neighboring yard. That water will freeze on the sidewalk and street in the winter, creating a sliding hazard for vehicles. Also a falling hazard for people. Thus a possible liability for the City.

## Sonja Cady

---

**From:** Steve Barrett <steve044@comcast.net>  
**Sent:** Thursday, December 14, 2023 11:55 AM  
**To:** Kraig Chalem  
**Subject:** RE: My comment on West Olympia (24th ave.) Plat, (#2023100649)

Thank you for the acknowledgement of my first comment. Do you acknowledge the additional comment I sent on 1:15pm, December 7?

"

My parcel #83012200400 and my neighbor's parcel #83012200100 (owner Joseph Taskey) have been identified as having failed septic systems. Joseph Taskey and I have been exploring the possibility of a shared pressurized system to outlet to the public sewer system. The project sewer line would become the closest public sewer line to our parcels. Our parcels are in the Butler Cove drainage which has been identified as sensitive. It could be beneficial both to Thurston County and to Joseph Taskey and I if we be allowed to connect sewer for our parcels to the proposed project sewer line.

Steve Barrett, owner #83012200400 and #83012200500

"

On 12/08/2023 3:29 PM PST Kraig Chalem <kraig.chalem@co.thurston.wa.us> wrote:

Good afternoon,

This message intends to acknowledge that your comments/questions have been received by this department and made a part of the record regarding the subject project.

Being a party of record means that you will receive future correspondence, which will contain information regarding next steps and/or opportunities to provide additional comment.

Documents related to this application are available online at:

<https://weblink.co.thurston.wa.us/dspublic/>. Click the 'Permitting Document Search' link, then enter the project number (2023100649) noted above.

Noted: the proposal's point of contact has been provided with a copy of your comment and is cc'd here.

Respectfully,

**Kraig Chalem** | Senior Planner

Thurston County Community Planning & Economic Development  
[3000 Pacific Ave. SE, Olympia, Washington 98501](#)  
Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388  
[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us) | [Permitting Home](#) | [Thurston County BDC](#)

---

**From:** Steve Barrett <steve044@comcast.net>  
**Sent:** Wednesday, December 6, 2023 12:22 PM  
**To:** Kraig Chalem <kraig.chalem@co.thurston.wa.us>  
**Subject:** My comment on West Olympia (24th ave.) Plat, (#2023100649)

My main concern is the potential for increased peak runoff beyond the percolation capacity over the northern draining swale due to logging and impervious roadway, sidewalk, and rooftop surfaces. Since 1990, the driveway on parcel 83009400700 has washed out and 26th Ave NW adjoining parcel 83012200500 has flooded several times.

Steve Barrett, owner of parcel 83012200400 and 83012200500

## Sonja Cady

---

**From:** Robert Gundlach <rlgundlach@hotmail.com>  
**Sent:** Friday, December 15, 2023 10:01 AM  
**To:** Kraig Chalem  
**Subject:** Proposed development at 2000 24th Ave. NW

Kraig,

I have a few questions regarding the process from this point forward. Can you please let me know where it goes from here? Is there a time frame for review of public comments and the petitions we submitted and if so, how long? Do you have a deadline to make a decision? Any explanation of the process would be appreciated. Thank you.

Bob Gundlach  
2010 Lenox Ct. NW  
360-705-0627

## Sonja Cady

---

**From:** Kraig Chalem  
**Sent:** Friday, December 15, 2023 3:39 PM  
**To:** Steve Barrett  
**Subject:** RE: My comment on West Olympia (24th ave.) Plat, (#2023100649)

Good afternoon Mr. Barrett, all project related comments are saved to the record.

Respectfully,

**Kraig Chalem** | Senior Planner

Thurston County Community Planning & Economic Development

[3000 Pacific Ave. SE, Olympia, Washington 98501](#)

Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388

[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us) | [Permitting Home](#) | [Thurston County BDC](#)

---

**From:** Steve Barrett <steve044@comcast.net>  
**Sent:** Thursday, December 14, 2023 11:55 AM  
**To:** Kraig Chalem <kraig.chalem@co.thurston.wa.us>  
**Subject:** RE: My comment on West Olympia (24th ave.) Plat, (#2023100649)

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"

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Steve Barrett, owner #83012200400 and #83012200500

"

On 12/08/2023 3:29 PM PST Kraig Chalem <[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)> wrote:

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This message intends to acknowledge that your comments/questions have been received by this department and made a part of the record regarding the subject project.

Being a party of record means that you will receive future correspondence, which will contain information regarding next steps and/or opportunities to provide additional comment.

Documents related to this application are available online at:

<https://weblink.co.thurston.wa.us/dspublic/>. Click the 'Permitting Document Search' link, then enter the project number (2023100649) noted above.

Noted: the proposal's point of contact has been provided with a copy of your comment and is cc'd here.

**Respectfully,**

**Kraig Chalem** | Senior Planner

Thurston County Community Planning & Economic Development  
[3000 Pacific Ave. SE, Olympia, Washington 98501](#)  
Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388  
[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us) | [Permitting Home](#) | [Thurston County BDC](#)

---

**From:** Steve Barrett <[steve044@comcast.net](mailto:steve044@comcast.net)>  
**Sent:** Wednesday, December 6, 2023 12:22 PM  
**To:** Kraig Chalem <[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us)>  
**Subject:** My comment on West Olympia (24th ave.) Plat, (#2023100649)

My main concern is the potential for increased peak runoff beyond the percolation capacity over the northern draining swale due to logging and impervious roadway, sidewalk, and rooftop surfaces. Since 1990, the driveway on parcel 83009400700 has washed out and 26th Ave NW adjoining parcel 83012200500 has flooded several times.

Steve Barrett, owner of parcel 83012200400 and 83012200500

## Sonja Cady

---

**From:** JOSEPH TASKEY <j.taskey@comcast.net>  
**Sent:** Thursday, December 7, 2023 11:16 AM  
**To:** Kraig Chalem  
**Cc:** moira.thrive@comcast.net  
**Subject:** Proposed Development Project 2023100649  
**Attachments:** Proposal 2023100649 Taskey Review Comments.docx

Good afternoon Mr. Chalem.

I've attached our comments stating our concerns regarding the proposed development project. As I've mentioned, I will be in Yuma until the end of January, however Moira will be back in Olympia on December 12, if someone needed to visit our properties to assess the well locations and/or project improvement extents. If needed, I can locate a computer setup here to produce a map showing the approximate locations of the wells. It would also be helpful if there were a graphic that shows the relative location of the improvements to our adjacent parcel boundaries. Feel free to contact me at any time if you would like to further discuss what we have presented.

Thank you for your consideration of our concerns.

Respectfully,  
Joe Taskey and Moira Gray

On 11/27/2023 6:51 PM MST Kraig Chalem <kraig.chalem@co.thurston.wa.us> wrote:

Good evening Mr. Taskey. Attached is the Notice of application and below is a link to use if you wish to review the application material.

[Search Options - Laserfiche WebLink \(thurston.wa.us\)](#)

Respectfully,

Kraig Chalem | Senior Planner

Thurston County Community Planning & Economic Development  
[3000 Pacific Ave. SE, Olympia, Washington 98501](#)  
Phone (360) 754-4034 | Fax (360) 754-2939 | TDD (800) 833-6388  
[kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us) | [Permitting Home](#) | [Thurston County BDC](#)

## Sonja Cady

---

**From:** Robert Gundlach <rlgundlach@hotmail.com>  
**Sent:** Wednesday, November 22, 2023 11:35 AM  
**To:** Kraig Chalem  
**Subject:** Proposed development at 2000 24th Ave NW project 202310069

This proposed development of 34 homes in about 5 acres would be devastating to this area. The plan says 11.27 acres but over half of that land is a critical wetland and wildlife habitat. There are many issues to consider. As a critical wetland, that many houses, roads, driveways would have significant runoff from rainfall. That excess water containing contaminants from about 70 cars, delivery vans, garbage trucks would flow into the wetlands particularly since they want to remove about an acre of trees that absorb the water. Their original proposal wanted about a 100 foot buffer on the wetland. The normal buffer is about 140 feet, however a review of the initial wetland report resulted in a different finding. Heather Tschaeofske wrote to Brett Bures via email 4/12/20223 and stated the wetland buffer should be 160 feet. Several of the proposed homes are about 100 feet from the buffer. There is a wetland pond on the NE side of the area. The owner of the lot next to the development measured the distance from the pond to his property line and it is 30 feet. There should be another 130 feet buffer into the development. The ground water and storm water would definitely affect that specific wetland area and pond. Even now, water runs from that area down the slope to Crestline and then out to the Puget Sound.

In the land use application the question of wildlife is addressed. They mention only ,hawk, songbirds, deer and squirrels

.  
As we live directly adjacent to the property and look out into the forest and wetland every day, we see abundant wildlife and birds. As the previous owner of Wild Birds Unlimited, I have counted over 60 species of birds and wildlife. Example, Black tailed deer ,Red Fox, coyotes, rabbits, raccoons , opossum, Golden Eagle, Bald Eagle, owls, three species of hawks, ravens. I have a list if needed.

A major concern is access to the property. We are on a dead end road. There is only one way into the property. It would extend the dead end another 1233 feet. With 34 homes that would bring in another 70 vehicles into the already narrow street on Milroy. That would generate an approximate 400 trips a day. At one point on Milroy the street is only 15 feet wide. Room for only one car to pass.

Safety is a concern. I understand there is a need for more housing, however this proposed area is not the place.

Respectfully,

Robert Gundlach  
2010 Lenox Ct NW

Sent from [Mail](#) for Window

We, the undersigned live in the neighborhoods that border the proposed development at **2000 24th Ave NW, Olympia 98502**

**We have the following concerns:**

- 1) This development will substantially increase traffic on the surrounding streets (Milroy, Burbank, Crestline, Elliot ). Many neighbors regularly walk and bike along these roads. There are few sidewalks. There is no bus line nearby. This is a safety issue. There will be children walking on these narrow roads while getting to school.

**We request a traffic impact study**

- 2) There is limited access to the property via a solitary narrow road. This presents potential issues for emergency vehicle access.

**We request that the city fire marshal has input in all reviews**

- 3) The property has a significant amount of critical wet lands which supports wildlife habitat. We are concerned that the development will negatively impact the wetlands resulting in loss of wildlife habitat and contamination of the outflow recipient of the wetlands. (Budd Inlet)

**We request an independent wetland biologist conduct a formal assessment**

- 4) Over the years neighbors living in the homes immediately surrounding the property have been inundated with ground water coming off the subject property during rainy season resulting in the flooding of basements of several homes.

**We request a formal ground water study to determine the potential impacts on the surrounding homes from the proposed development**

THURSTON COUNTY  
RECEIVED

MAR 22 2024

BUILDING DEVELOPMENT CENTER

NAME

ADDRESS

PHONE

EMAIL

Robert Gundlach 2010 Lenox Ct NW 360 705 0627 rlgundlach@me

Katie Gundlach 2010 Lenox Ct. NW 360.701.3886 kbg829@hotmail

Stephanie Lee 1934 Lenox Ct NW 360 951 3952 stephanie.c.lee@gmail.com

Stephen J. Farquhar 2004 Lenox Ct. NW 480.329.4784 STEPHEN.J.FARQUHAR@gmail.com

John Lange 1934 Lenox Ct NW 360-481-1886 JohnLange@merc

Amie M Weeks 1926 Lenox Ct NW 360-229-0878 AmieMWeeks@gmail.com

Ryan York 1910 Lenox Ct NW 360-500-9187 Ryan@ryconservice

Tonya York 1910 Lenox Ct NW 360-470-9683 ptawries@hotmail.co

Sandi Phenix 1916 Lenox Ct NW 360 789-1053 sandtray.bb.S@gmail.com

Ernest K Malick 1824 Lenox Ct NW 360 754 9860 newmalick@comcast.net

Susan Dennis 1906 Lenox Ct NW (509) 979 0251 spokdenie@comcast.net


John Davis 1816 Lenox Ct NW (360) 239-6576 njd1000@comcast.

Jacque Emord-Netzel 1805 Lenox Ct NW (270) 302 4722 jacque.emord.netzel@gmail.com

Diane Malick 1824 Lenox Ct. NW 360-754-9860 newmalick@comcast.net

David Zilli 1805 Lenox Ct. NW 574-309-2898 davidzilli@gmail.com

## PETITION RE. DEVELOPMENT OF 2000 24TH AVE. NW. OLYMPIA

Signature	Print Name	Street	City	E-mail
	1 LAURA STRATTON	2206 Blossomwood Ct NW	OLYMPIA	laurahstratton@yahoo.com
	2 Victoria Roberts	2201 Blossomwood Ct NW	Olympia	Victoria.roberts.dye@gmail.com
	3 Tom Rickards	2029 Burbank Ave NW	Oly	46667rumpkins@comcast.net
	4 LYNSEY PARKER	2015 Burbank Ave NW	OLY	lynseyprkr@gmail.com
	5 Terik Clark	2202 Blossomwood Ct NW	Oly	superdeluxeplatypus@gmail.com
	Beth Monroe	2211 NW Blossomwood Ct	Oly	lwn3framsun@gmail.com
	Richard Monroe	2211 Blossomwood Ct	Oly	mcmmonroe08@gmail.com
	Jane Halligan	2207 Blossomwood	Oly	j.halligan@comcast.net
	Jane Fisher	2208 Blossomwood Ave	Oly	fisherj74@gmail.com
	10 Heather Dean	2205 Blossomwood Ct NW	Oly	heathermoel24@hotmail.com
	11 Jean Hunt	2215 Blossomwood Ct NW	Oly	fotojean@comcast.net
	12 Ellen Miffitt	2210 Blossomwood Ct NW	Oly	ghivesstudio@gmail.com
	13 Maile Schick	2214 Blossomwood NW	Oly	mshick@seach.org
	14 Robert Swartzentruber	2218 Blossomwood Ct NW	Oly	RobSwartzentruber@gmail.com
	15 JERRY PUGH	2216 Blossomwood	Oly	jepugh200@yahoo.com
	Linda Kaye Eul	2229 Blossomwood Ct NW	Oly	AHDg599@yahoo.com
	17 J. TAYLOR	2222 Blossomwood	Oly	N/A
	18 TEREZIA MARLOWE	2220 Blossomwood Ct	Oly	tereziamarlowe@gmail.com
	19 Christopher Maslowe	2220 Blossomwood Ct	Oly	maslo.cj@gmail.com
	20 Lisa Anton	2214 Blossomwood	Oly	lisaanton@comcast.net
	VLATKO ZLATANOV	2219 Blossomwood Ct NW	Oly	VZLATANOV@OSD.WEDNET.EDU
	David West	2208 Blossomwood Ct NW	Oly	drdwest@gmail.com

NAME

ADDRESS

PHONE

EMAIL

Marki f. 2005 Lenox Ct 360 481 4067 martinflym@comcast.net  
 Stephanie flym 2005 Lenox Ct NW 360-786-1423 sflym@comcast.net  
 Patricia fly 2015 Lenox Ct NW 360 280 2525 patty@comcast.net  
 Pat E. Sab 2015 Lenox Ct. NW 360-290-0082 psab@comcast.net

Desiree Oml 2004 Lenox Ct NW 206-409-2114 desiree.omli@gmail.com

Jim Hays 2016 Lenox Ct NW 360-628-0364 jim@plaky.com

Marcie Hays 2016 Lenox Ct NW 360-628-0363 jrhaysfamily@msn.com

May Goodfellow 2232 Milroy St NW 206-280-6156 maymtlady@msn.com

Gary W. Galt 2238 Milroy St NW 206 795-3985 gwco@burne.com

Nans Pope 2221 SOPHIE Way NW 206-619-3070 nans.pope@centurylink.net

Pat R. Galt 1925 Lenox Ct NW

NAME

ADDRESS

PHONE

EMAIL

Frank Pelluk 1926 Lenox Ct NW 360 490 3640 fw333@hotmail.com  
Olympia WA 98502

Sam H. LeBlanc 1926 Lenox Ct NW (360) 790-7527 Sam.leblanc1940@gmail.com  
Olympia WA 98502

Bailey Cooper 1926 Lenox Ct NW 360 870 0898 bic120@yahoo.com  
Olympia WA 98502

McKenna Cooper 1926 Lenox Ct NW 360 522 5470 cooperup556@gmail.com  
Olympia WA 98502

Scott McKinney 1815 Lenox Ct. NW 360-292-0473 scott-mckinney@comcast.net  
Olympia, WA 98502

Larry Benrott 2405 Crestline Dr NW LARRYNB@COMCAST.NET  
OLYMPIA, WA.

Karan Kirth 2405 Crestline Dr NW KARANMKE@COMCAST.NET  
OLYMPIA WA, 98502

	NAME	ADDRESS	EMAIL	PHONE	SIGNATURE
1	Kara Zerby	2027 26th AVE NW Olympia, WA 98502	zerbykara@gmail	360-480-7334	Kara Zerby
2	David Dertz	3119 Anchor Ln NW Olympia, WA 98502	fentib@aol.com	253-223-7722	David Dertz
3	Danna Landry	2408 Division St NW Olympia WA 98502	dannamae412@comcast.net	(360) 389-8201	Danna Landry
4	Debra Delzell	2434 Crestline DR NW Olympia WA 98502	dddelzell@gmail.com	360 870 3137	Debra Delzell
5	John Shattuck	2434 Crestline Dr. Olympia, WA 98502	jnshattuck@gmail.com		John Shattuck
6	Cate Holmes Stilson for Marilyn Holmes	2236 Milroy St NW	-		Catherine Holmes Stilson Success Trust
7	Cate Holmes Stilson	2225 Crestline Skutumpah		360-788-3707	Cate Holmes-Stilson
8	Bill Gilmore	2209 Crestline Blvd NW		360-357-3554	Bill Gilmore
9	STEPHEN FARQUHAR	2004 CENOV CT. NW		480 329 4784	Stephen Farquhar
10	JANIS WATKIN	2222 Blossom Ct NW		360 461 4601	Janis Watkin
11	Karen Chenette	2021 Burbank Ave NW	KarenGInfoque.com	360/440/4127	Karen Chenette
12	Clayton Wold	2409 Division St NW	wold.clayton@gmail.com	303-668-5286	Clayton Wold
13	Helen Lee	1956 Crestline Blvd NW	hellyelee0@gmail		Helen Lee
14	Tom Iken	2502 Division St NW		206-724-5630	Tom Iken
15	Vicki Dyer			tdyer@washington.edu	Vicki Dyer
16	Jack Lewis	2512 Division St NW Olympia		360 790 9797	Jack Lewis

NAME

E MAIL

PHONE

MARY Goodfellow

olymp12dy@msn.com

206-280-

ARLENE  
ELIZABETH Reynolds

elizabeth39@centurylink.net

6156

1821 Burbank

Abby GROSS

abby.g.gross@gmail.com

2122 Milroy

Michael Pilbro 2110 Milroy

michaelpilbro@hotmail.com

JANICE

JACK OLSON

2165 MILROY

360 338 5237 - NORTH BEACH COMM

LISA &amp; JOHN REINER

CS.COM

Sept 2023

PETITION.....

We, the undersigned live in the neighborhoods that border the proposed development at 2000 24th Ave NW, Olympia 98502  
(Proposed development of 39 units near Milroy Ave Nw)

We have the following concerns:

1) This development will substantially increase traffic on the surrounding streets (Milroy, Burbank, Crestline, Elliot ). Many neighbors regularly walk and bike along these roads. There are few sidewalks. There is no bus line nearby. This is a safety issue. There will be children walking on these narrow roads while getting to school.

We request a traffic impact study

2) There is limited access to the property via a solitary narrow road. This presents potential issues for emergency vehicle access.

We request that the city fire marshal has input in all reviews

3) The property has a significant amount of critical wet lands which supports wildlife habitat. We are concerned that the development will negatively impact the wetlands resulting in loss of wildlife habitat and contamination of the outflow recipient of the wetlands. (Budd Inlet)

We request an independent wetland biologist conduct a formal assessment

4) Over the years neighbors living in the homes immediately surrounding the property have been inundated with ground water coming off the subject property during rainy season resulting in the flooding of basements of several homes.

We request a formal ground water study to determine the potential impacts on the surrounding homes from the proposed development

QUESTIONS? CALL: NEIGHBORHOOD ASSOC. 360-338-5237

1. John Newman, 2103 Harrison, 014-360-956-0254
2. Nancy Davis, 1816 Lenox Ct NW, 014, (360)259-4003
3. JOHN DAVIS, 1816 Lenox Ct NW 014 360 239-4576
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MAR 22 2024

**TO: Thurston County – Project #2023100649** - 24<sup>th</sup> Avenue NW, Olympia  
Thurston County Planner (360-754-4034; [kraig.chalem@co.thurston.wa.us](mailto:kraig.chalem@co.thurston.wa.us))

DATE: December 3, 2023

BUILDING DEVELOPMENT CENTER

From: Nancy and John Davis

Dear Kraig Chalem –

My wife and I live in the Lenox Knoll Subdivision which is located within 300 yards of the new development planned at the end of 24<sup>th</sup> Avenue NW, in Olympia. Our experience in this neighborhood dates to 1979 when we purchased the Lenox Knoll acreage prior to development. The Lenox Knoll Subdivision was created in 1988. I had a key role in the development with a general contractor who constructed the houses on six acres from 1988 through 1992. All the housing was sold as build-to-suit for purchasers of the nineteen (19) individual lots.

I am personally aware of development issues no other homeowner in the Lenox Knoll Subdivision has knowledge of today. The major issues we encountered during development were artesian springs and excessive ground water during construction of the sewer, water, storm water piping systems. Additionally, all underground utilities like power, gas, and cable communications experienced water issues throughout the property. At no time, even in the driest times of the year could the underground water be contained without temporary water discharge planning. Our benefit was the green belt swale area to place runoff water onto our land.

My concern at this location has always been that sewer line installation at any time of the year would be difficult on the hillsides especially up 24<sup>th</sup> Avenue. The hillsides are full of water and much of the water we discovered was from pressure rising out of the ground even at the top of the hill at Lenox Knoll to our surprise.

One other concern I have centers around access to the project site on the existing road system which has always been a problem. The City of Olympia would not allow the eastern adjacent developer, Roger Holmes, to remove the cedar tree in the middle of Milroy Street due to neighbor's complaints in 1987. The cedar tree forms a traffic barrier and forces one way traffic along Milroy Street today, just like it has for over 50 years to my knowledge. I never encountered any traffic concerns from the City of Olympia in 1988, after the Holmes Development completed the sewer and water lines on the east side of Milroy. The existing design of Milroy Street across the frontage of Lenox Knoll was defined by Olympia to not be a permanent design, but was setup to accommodate heavy winter water runoff from 24<sup>th</sup> Avenue onto Milroy at the intersection. The Holmes Development east side of Milroy Street was finished with a sidewalk and curb and gutter as a finished element in the sixty foot right-of-way. My concern lies in the improvements to 24<sup>th</sup> Avenue NW from Milroy up to the proposed development. Water currently is channeled into a grass swale and then to the existing storm water catch basin that lies on the north corner of the entrance to Lenox Court. The corner at Milroy and 24<sup>th</sup> on the west side abutting the Lenox Knoll greenbelt is already a soggy mess every winter. What will happen with more roadway on 24<sup>th</sup> Avenue and the impact to the grass swale that exists today?

A general review of the preliminary Site Plan for a 24<sup>th</sup> Avenue Development has produced the following concerns and issues.

Critical Issues based on my personal experience are as follows.

houses. The road system would be affected for all forms of public transportation like garbage trucks, postal vehicles, delivery trucks, and an emergency vehicles.

Point 6:

To my knowledge adequate power currently does not exist to the site. Adding utilities up 24<sup>th</sup> Avenue should pose problems similar to what Lenox Knoll had when all that earthwork occurred. What will the right of way on 24<sup>th</sup> Avenue be for this project?

Point 7:

City improvements at the junction of Milroy and 24<sup>th</sup> should be a major issue for accessing a project with so large of daily vehicle trips projected. Without further knowledge of what will be required of the developer we can not accept the developers ideas about his housing density and improvements.

We request these concerns and situations receive significant review by all municipalities and their related departments involved in future development reviews.

Thank you for the opportunity to share our concerns. We are not opposed to any new housing only have major concerns about solving major open issues that we recognize from having lived in the neighborhood for over 30 years.

Sincerely yours,

Nancy and John Davis

1816 Lenox Court NW

Olympia, WA 98502

Email contact: [nid1000@comcast.net](mailto:nid1000@comcast.net)

Phone or Text: 360 239 6576

## 24th Ave. NW Development Proposal

Robert Gundlach <rlgundlach@hotmail.com>

Mon 12/4/2023 11:31 AM

To: Kraig Chalem <kraig.chalem@co.thurston.wa.us>

Mr. Chalem,

After doing more research this weekend I learned that per Thurston County's Planned Residential Development guidelines - 23.56 - a development should be "compatible with the surrounding neighborhood" which the proposed development is not. All of the homes adjacent and nearby are custom homes, not the cookie cutter houses in the proposal. Each single-family home also has an ADU above a two-car garage. Will those be rentals? I wager that the vast majority will be. Who will oversee the rental part of the development? The garages are for the single-family homes. Where are all the cars with the ADUs going to park? On the narrow street making it a one lane road. There is an RJ development going on right now in Lacey off of Duterrow RD. The dwellings are the exact same style referenced in the plans submitted. They fit in with that area as there are many large apartments nearby and also close to commercial zones. This proposed development does not conform to the standards set by the Planned Residential Development guidelines.

The guidelines also state the development should, "preserve the significant wildlife habitat located in certain land use districts as depicted in the Olympia Joint Plan and take the greatest possible advantage of existing topography and other natural features to promote environmental and aesthetic goals by optimizing siting, orientation, layout and design of structures to protect natural vegetation, wetlands, drainage areas, slopes, and other natural features." This site is abutting a critical wetland and wildlife habitat. They want to cut an acre of trees which protects the wetlands and nesting areas.

The plan indicates 34 homes to be built, but that does not include all the ADUs that are a part of this proposal which brings the number of homes up to 55. The critical wetlands, wildlife, and the road access cannot handle that many people and traffic.

Your consideration is appreciated.

Bob Gundlach  
2010 Lenox Ct NW  
Olympia, WA  
(360) 705-0627

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MAR 22 2024

BUILDING DEVELOPMENT CENTER

## Proposed development at 2000 24th Ave NW project 202310069

Robert Gundlach <rlgundlach@hotmail.com>

Wed 11/22/2023 11:34 AM

To:kraig.chalem@co.thurston.wa.us <kraig.chalem@co.thurston.wa.us>

This proposed development of 34 homes in about 5 acres would be devastating to this area. The plan says 11.27 acres but over half of that land is a critical wetland and wildlife habitat. There are many issues to consider. As a critical wetland, that many houses, roads, driveways would have significant runoff from rainfall. That excess water containing contaminants from about 70 cars, delivery vans, garbage trucks would flow into the wetlands particularly since they want to remove about an acre of trees that absorb the water. Their original proposal wanted about a 100 foot buffer on the wetland. The normal buffer is about 140 feet, however a review of the initial wetland report resulted in a different finding. Heather Tschaeofske wrote to Brett Bures via email 4/12/20223 and stated the wetland buffer should be 160 feet. Several of the proposed homes are about 100 feet from the buffer. There is a wetland pond on the NE side of the area. The owner of the lot next to the development measured the distance from the pond to his property line and it is 30 feet. There should be another 130 feet buffer into the development. The ground water and storm water would definitely affect that specific wetland area and pond. Even now, water runs from that area down the slope to Crestline and then out to the Puget Sound.

In the land use application the question of wildlife is addressed. They mention only ,hawk, songbirds, deer and squirrels .

As we live directly adjacent to the property and look out into the forest and wetland every day, we see abundant wildlife and birds. As the previous owner of Wild Birds Unlimited, I have counted over 60 species of birds and wildlife. Example, Black tailed deer ,Red Fox, coyotes, rabbits, raccoons , opossum, Golden Eagle, Bald Eagle, owls, three species of hawks, ravens. I have a list if needed.

A major concern is access to the property. We are on a dead end road. There is only one way into the property. It would extend the dead end another 1233 feet. With 34 homes that would bring in another 70 vehicles into the already narrow street on Milroy. That would generate an approximate 400 trips a day. At one point on Milroy the street is only 15 feet wide. Room for only one car to pass.

Safety is a concern. I understand there is a need for more housing, however this proposed area is not the place. Respectfully,

Robert Gundlach  
2010 Lenox Ct NW

Sent from Mail for Window

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MAR 22 2024

BUILDING DEVELOPMENT CENTER

**From:** [tango](#)  
**To:** [Sonja Cady](#)  
**Cc:** [Duncan Green](#)  
**Subject:** Project# 2023100649 West Olympia Plat  
**Date:** Wednesday, April 17, 2024 8:50:27 PM

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Dear Sonja Cady,

I am unable to attend the public hearing on April 23rd for the West Olympia Plat project. Please make sure my comments in this email are included in the public record. I would also like to be on the Decisions list and receive notifications of this project.

Me and my spouse, Duncan Green, own the property at 2031 26th Ave NW. Our property, as well as some of our neighbors' properties experience significant flooding during the rainy season. Our driveway gets washed out when there is excessive water runoff and we occasionally have water in the garage. I am very concerned that the development will increase flooding to the downhill properties.

What assurances will the developer and the county provide that the project will not cause increased flooding? If the project does increase flooding, will the developer or the county be liable?

I am also concerned with the increase traffic that will result in the neighborhood and suggest traffic slowing devices be added on 26th Ave in front of L.P. Brown Elementary school.

Thank you for receiving these comments.  
Trudes Tango