

Delicia Durden

From: Shirley Garrison <shirleygarrison46@gmail.com>
Sent: Sunday, June 28, 2020 8:04 AM
To: Vince McDowell
Subject: 620 home proposal off Mullen rd

With the resultant increase in traffic, it would be well to consider traffic abatement installations such as lights, all-way stops or roundabouts at both the intersections of Mullen and Meridian plus Meridian and Yelm Hwy.

Thank you,
Shirley Garrison

Delicia Durden

From: Cassie Mickelson <cassie0420@live.com>
Sent: Thursday, July 9, 2020 7:41 AM
To: Vince McDowell
Subject: 620- House Development Proposal

Good morning,

My name is Cassie Mickelson and I live in the Seasons neighborhood - directly across from where the new 620-house proposal is set to be established.

While I understand the growth of Lacey/Olympia is uncontrollable and people want to live here - I do not believe that it should be at the expense of serenity, wildlife, and nature. There are many other lots where this proposal could be had, but this current area is home to wildlife that we don't see much of anymore - coyotes, cougars, Eagles, hawks, etc.

Also, this area of town is *perfect* place to be far enough away from town to be calm and quiet, but not too far that it's a pain to run to the store. That will all be gone - what makes the outskirts of our city - will be gone.

At this rate, what's stopping Olympia/Lacey from becoming another Seattle? That's not the feeling of this place that I've called home for 19/21 years of my life that I've loved for so long. Please don't take it away.

Thank you and anxiously anticipating the right choice to be made, Cassie Mickelson
360.791.5241

Delicia Durden

From: Schletzbaum, Cheyni (DOL) <CSchletzba@dol.wa.gov>
Sent: Friday, July 10, 2020 8:58 AM
To: Vince McDowell
Subject: 620-unit development off Mullen Road

Good morning,

I did not get a chance to get my comments in last night so hopefully this can still be included.

My family lives in the Season's neighborhood which is across the street to where this is being proposed. The other entrance to our neighborhood is on Marvin Road by the train tracks, if you carry on down Marvin towards your proposal, you come to a stop at Mullen Road and the little power station. This intersection is always back up from people turning left onto Mullen Road or after the train has gone through. And not only that, beyond the train tracks in the opposite direction, we have a poorly designed round-a-bout at the entrance of Ovation and Lake Forest, that constantly backs up because the design is too narrow which causes bigger vehicles to hit the curb when driving through. The signs in the center median have been knocked over countless times from busses and bigger vehicles.

My concerns are, with you putting in a bigger development, which at minimum if there are 2 people per household is at least 1240 people, which doesn't include children, that will bring a lot more traffic our way. I would hope we could consider:

- A. Speed bumps installed in our neighborhood. We live at an intersection within our neighborhood and people are driving through here at 30+ mph at times. People always cut through our neighborhood to avoid the previous mentioned intersection. We've also had a pet run over right in front of our house due to speed.
- B. Install a turn lane and/or a round-a-bout at Mullen and Marvin intersection. With that many new homes going in, that will be a traffic nightmare and I only assume more traffic accidents.
- C. Is a question. They just re-zones the boundaries a few years ago for the schools bringing in this many homes, what will that do to our tax rate and the school boundaries? I would assume they may need to be shifted but I don't know how that data plays into it.
- D. Are they considering doing anything with the railroad bridge on Mullen road? I have lived in this area for 20+ years and I have seen over 100+ vehicles hit that bridge, at least 5 times already this year. With increased traffic, especially people in moving vehicles possibly going to this new housing development, I foresee many more hitting that bridge.

Those are my comments, thank you for your time.

Thank you,

Cheyne Schletzbaum

HR Division Consultant, Human Resources Division
Washington State Department of Licensing
Office: (360) 902-4020 | CSchletzba@dol.wa.gov | Mailstop: 48005

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Delicia Durden

From: JR Gehrman <jr@jointbaselewismcchord.com>
Sent: Thursday, July 9, 2020 12:18 PM
To: Vince McDowell
Subject: Attn Mr. Vince McDowell / Letter regarding new proposed development / Kagy St SE and Mullen ST SE
Attachments: Development Letter Mullen -Kagy-AttnMrMcDowell.pdf

Hello Mr. McDowell,

Attached is a "public comments" letter regarding the proposed new development near Kagy ST SE & Mullen St SE (Manor House Project). Please add this letter to the public comments regarding this project, and if you could be so kind to confirm receipt of this e-mail and attachments.

V/R

JR Gehrman
Customer Service Manager
Jointbaselewismcchord.com
360-789-8749
e-mail: jr@jointbaselewismcchord.com

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Dear Mr. McDowell and Thurston County Planning & Economic Development

We are writing this e-mail regarding the development of 620 units and the serious concerns we have as community members have for the development and impact the above mentioned project will have on our quiet community, wooded communities.

As you are aware, the builder of Subdivision Ovation (Marvin Rd & Lake Forest) has added more homes with more on homes to come. That alone has put stressors on our roads and our abilities to commute to work, schools and to other various activities. We have very real concerns about the impact this will create both during construction and afterwards. Adding another 620 homes, will create difficult commutes to work, school, to JBLM and other activities within the community. We believe that a moratorium on any building projects in our area should be put in place until the roads are significantly improved; not just Mullen, but Marvin, Kagy and 58th. All of these roads are two lane and were not constructed to hold a large amount of activities on them. These roads have a steady stream of traffic on them 24 hour hours, seven days a week already. This traffic is not just automobiles, but pedestrians. There simply are not adequate sidewalks or adequate traffic lanes to accompany this project. Both children and adults walk and bike on all three of them. The roads as they are now present a clear and present danger. One can only imagine the degree of danger that will increase with the addition 620 homes.

At present, we would like to see a moratorium on any and all new building in this area until adequate roads, sidewalks and safety measures are improved. As mentioned earlier, the roads as they now stand are dangerous for pedestrians. And, an accident increases the chances that the County could face a large lawsuit if this is not addressed a pedestrian could be killed or injured.

There are other things to address with a large project: We, who are invested in this community, would not like to see what occurred in the development of homes in McAllister Park area – we do not need another “bald hill” as can be seen in McAllister Park and at other similar developments. That is, the trees were all cut down and while the homes are beautiful, those areas remain a site for sore eyes.

As you know, the Pacific Northwest is a diverse area in wildlife, which we love. This development will displace all these creatures great and small. If a development is to be created, we, the people whom it will impact, would like to see it incorporate as many trees, walking trails, and wildlife as possible. It should not just be a development of home after home with no personality. That also is a sight for sore eyes. All developers should take into account our communities’ desire to keep Thurston County, particularly the proposed “Manor House Project” cohesive with our current environment. The County is the keeper of our Pacific Northwest beauty. As it stands now, this project does not keep any cohesiveness or beauty in mind. It is simply a money maker for without any thought about how it impacts the currently home and land owners.

In closing, we would like to see a moratorium on building at least until the roads are improved and we propose that the developer rethink his plan of 620 homes. We, as a community, living and commuting in this area are very upset and concerned about the cause and effect of this ominous project. Again, home after home is not an ideal for the Pacific Northwest nor Thurston County.

Thank you and we hope that you will take these matters seriously as we have much at stake.

Sincerely

JR Gehrmann and Rita Nicholson
Residents on Kagy St SE
Rm.nicholson003@gmail.com
jr@98509.com

Delicia Durden

From: Vince McDowell
Sent: Tuesday, July 7, 2020 10:20 AM
To: Delicia Durden
Subject: FW: Manor House project

From: Marla Betz <marla.betz@comcast.net>
Sent: Tuesday, July 07, 2020 9:07 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Fwd: Manor House project

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

From: Marla Betz <marla.betz@comcast.net>
To: "%20vince.mcdowell@co.thurston.wa.us" <%20vince.mcdowell@co.thurston.wa.us>
Date: 07/07/2020 6:39 AM
Subject: Manor House project

Hi,

I live in Winnwood Development. I am writing to you with concerns about the development going in. I am worried that there is going to be way to much traffic in this area. I having lived in my house for 19 years and LOVE the quite. 620 house is a lot of development for this area and I hate to see all the tree's taken out, not to mention the animals that live there.

I don't understand why you would want to develop that area with all those homes. If I wanted to live in Seattle I would move there.

Thank you
Marla Betz
8405 Winnwood Ct Se Olympia WA 98513
marla.betz@comcast.net

Delicia Durden

From: Jeanne Gallo <jeamgallo@gmail.com>
Sent: Thursday, July 9, 2020 3:58 PM
To: Vince McDowell
Subject: Comments on Manor House Development

I live just a couple of tenths of mile from this proposed development and would like to express a few of my concerns.

About a half mile fewer west on Mullen Rd, there is a new neighborhood on Rosa Ct where there is literally no available parking on their street. The lots are so small/narrow that the garages and their driveway take up most of the area in front of the houses. The driveways are so short that they barely hold a car lengthwise and many cars extend into the sidewalk area/ This has resulted in many parking issues especially when the residents have guests. They have on a number of occasions parked cars on both sides of busy Mullen Rd. I would like this new development to plan for more parking space for each house. A least up to 4 spaces for vehicles at each house. You should not think that people will or can put their vehicles in their garages. Most garages are used as storage units and most of the time the garages are so shallow that one can not park a SUV or truck in them. Please do not continue to repeat this error in planning.

I think children should be able to play in their own yards but most of the new developments have houses with no yards to speak of. We need bigger yards. Let's make this a liveable Neighborhood.

We need more Evergreens in our neighborhoods. Not just miniature trees and big box houses that are all painted the same color. Some -f the new neighborhoods look like slam housing.

Jeanne Gallo
9208 Mullen Rd.

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 1, 2020 8:17 AM
To: Delicia Durden
Subject: FW: 620 homes planned in Lacey's urban growth area.
Attachments: Annotation 2020-06-30 121919.png

From: Laszlo Cosorus <joe_cosorus@hotmail.com>
Sent: Tuesday, June 30, 2020 12:43 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: 620 homes planned in Lacey's urban growth area.

Laszlo Cosorus
9103 58th Ave. S.E.
Olympia WA 98513
206-427-2907

July 1, 2020

To Vince McDowell,

This letter is to express my dislike for the proposal to bring 620 home to 82 acres in an area of Lacey's urban growth area that is bordered by Mullen Road Southeast, Kagy Road Southeast and 58th Avenue Southeast. <https://www.theolympian.com/news/local/article243813602.html>

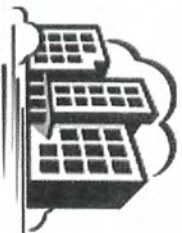
I am strongly opposed to this sub-division / development proposal for several reasons:

1. Significant increase to the amount of traffic on country roads with no side walks present, no lights at intersections, nothing designed to slow the vehicles (speed bumps or roundabouts).
2. More traffic and more people will decrease the quiet peaceful location and quality of life for current residents
3. Increased pollution (light, noise, emission) while cutting down all the trees that help reduce carbon footprint.
4. Increased crime... more people, more crime.
5. Decrease in the value of property for surrounding residential homes.

I believe the developer does have the right to develop the land; however, 620 homes on 82 acres averages to 7.5 homes per acre seems very tight, see attached image that shows how tight it will be. We have several sub-divisions in the area and some seem more family friendly and less representative to profit focused development.

I am requesting more information about the layout and plans for the development. Other subdivisions and planned communities in the area to provide enough space for the homes to have yards for families to enjoy and are walkable. The proposal provided in "The Olympian" June 26 edition did not provide much detail about the layout or plan for road configuration. I am interested in seeing the plan and environmental impact report for the proposed development.

Comments can be sent to county project coordinator Vince McDowell at vince.mcdowell@co.thurston.wa.us, or they can be sent by mail to Thurston County Courthouse Building 1, Community Planning and Economic Development Department, 2000 Lakeridge Drive SW Olympia, WA 98502.



Density of Development

Suburban 7 units per acre



Delicia Durden

From: Vince McDowell
Sent: Tuesday, July 14, 2020 2:54 PM
To: Delicia Durden
Subject: FW: Development Project Kagy Street and Mullen

From: Michael Schwarz <mschwarz@BHB.com>
Sent: Monday, July 13, 2020 6:34 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Cc: Michael Schwarz <mschwarz@BHB.com>
Subject: RE: Development Project Kagy Street and Mullen

Mr. McDowell,

Thank you for your email. I will review drawings in the upcoming days.

Some of Mr. Bitters' initial concerns would have to do with traffic in and around the property. There is currently a significant volume of traffic on Kagy Street in light of the subdivision located generally to the west of the proposed development (and Mr. Bitters' home), as well as the neighboring subdivisions. Adding a significant number of homes in this area would further exacerbate that issue. It is Mr. Bitters' belief that the neighboring roads may not be sufficient to accommodate development of the kind/nature being proposed. It is my understanding that there are often times cars lined up on Kagy Street in the morning time most days of the week (and on Mullen Road in the evening at the intersection with Kagy). While phase 1 may front on 58th avenue, I believe it is safe to assume that a number of drivers will choose to use Kagy street as their primary means of ingress/egress to the development site. People have cut across the Bitters' Trust property (5022 Kagy Street), and through the driveway and lawn areas to avoid having to deal with that traffic. People also frequently litter, and there is significant noise impacts associated with the traffic (loud exhausts, blaring music, honking, etc.). Will the traffic, noise, visual, and other impacts be analyzed, and if so, when and how? Mr. Bitters would like to review any traffic analysis for the project.

Mr. Bitters' traffic concern is further exacerbated by the fact that we are aware of at least one person (Mr. Bitters' late wife Roberta) who has been killed while walking on the neighboring streets by a distracted driver, and the fact that people frequently disregard the traffic laws at the intersection of Kagy and Mullen.

There are certainly visual impacts associated with further development, as well as concerns about water and sewer use, and the potential for expansion of neighboring roads to the detriment of landowners. Are there any plans for expansions along Kagy Road and/or Mullen Road in connection with this use (or any other use)? Mr. Bitters (and the Trust) have not been made aware of any such expansions, or whether they are being planned with this project (any phase of the project) or any other project. These are just some of the initial concerns Mr. Bitters has identified to me.

Please include this as part of the record on this project as part of the formal and/or informal record, and part of any comments accepted on the project.

Please note, Mr. Bitters only recently learned of this project, and may have additional questions, comments and/or concerns.

Michael

From: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Sent: Monday, July 13, 2020 1:35 PM
To: Michael Schwarz <mschwarz@BHB.com>
Subject: RE: Development Project Kagy Street and Mullen

Hello,
Here is a link to their preliminary map.
<https://weblink.co.thurston.wa.us/dspublic/0/doc/13086004/Page1.aspx>

There are quite a few other related documents available online at www.thurstoncountybdc.com
Scroll down to "Quick Tools" and click the Search Permit Archives icon.
Then enter the project number 2020102143.
The required public hearing has not been scheduled yet. I've added your email address to the notification list.
There will be another formal comment period associated with that, but you can provide comments before then as well.

Vince McDowell | Project Coordinator
Thurston County Community Planning & Economic Development
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502 Map
Main (360) 867-2118 | Fax (360) 754-2939 | TDD (800) 833-6388
vince.mcdowell@co.thurston.wa.us | 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.

From: Michael Schwarz <mschwarz@BHB.com>
Sent: Monday, July 13, 2020 10:39 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Cc: Michael Schwarz <mschwarz@BHB.com>
Subject: Development Project Kagy Street and Mullen

Mr. McDowell,

I represent John Bitters, who is the Trustee of a trust owning property proximate to a purported development project involving 620 new homes, which are to be located near Kagy and Mullen Street. Mr. Bitters just learned of the project, and would like to have a better understanding of it. I would also like to speak to you about the project, and the approvals process for such a large development, and to determine whether there have been any traffic impact studies performed, as well as waste water and water usage studies (or any other studies), and when there will be a public hearing and comment period for the project.

I would also like to reach out to the developer, but need his information before doing so. Please provide the same.

Your prompt attention is appreciated.

Michael Schwarz

Michael J. Schwarz
Birch Horton Bittner & Cherot
510 L Street, Suite 700 | Anchorage AK 99501
Tel 907.263.7258 | Main 907.276.1550
mschwarz@bhb.com | birchhorton.com

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Delicia Durden

From: Robin Courts
Sent: Thursday, July 9, 2020 4:05 PM
To: Vince McDowell
Subject: FW: New housing development Vic Marvin Rd SE and Mullen Rd SE

Hi Vince!

Commissioner Edwards received the comment below.

I think it is on the Manor House Planned Residential Development project. Could you let me know where I should send these? I have a feeling we will receive quite a bit of public comment for the file on this one.

Thank you!

Robin A. Courts

Commissioner's Executive Aide | District #2
Commissioner Gary Edwards Office
2000 Lakeridge Drive SW., Olympia WA 98502
courtsr@co.thurston.wa.us | (360) 786-5747

From: Thurston County | Send Email <spout@co.thurston.wa.us>
Sent: Thursday, July 9, 2020 1:42 PM
To: Gary Edwards <gary.edwards@co.thurston.wa.us>
Subject: New housing development Vic Marvin Rd SE and Mullen Rd SE

This email was created by the County Internet web server from the email masking system. Someone from the Public has requested to contact you with the following information:

To: Gary Edwards

Subject:

From: Michael Bays

Email (if provided): mbays07@gmail.com

Phone: (if provided):

Message:

No to the proposed 600+ housing development in the vicinity of Marvin Rd SE and Mullen Rd SE. I moved to this area twenty years ago for the quality of life it provided. Safety, schools, nature, lack of traffic were all factors I used in selecting a place to raise my family. A development of this size would destroy what this area was, is and still wants to be. Already developments in the area have created traffic volume and safety nightmare locations. One being Mullen Rd SE and Meridian Rd SE intersection. Several deadly accidents occurred there prior to a redesign several years ago. After the (poorly)

redesign many more serious accidents have occurred. The Yelm Highway/ Meridian Rd SE intersection is also a dangerous place. Bottom line- with that many units, that many people, with that many cars We will have undesirable consequences. No reasonable amount of tax collected will be enough to justify this project. The developer would need to foot the bill for traffic, law enforcement, fire protection, environmental protection not only to that development but connections to main roads leading to Yelm Highway, State Route 510, And into Lacey. No to this proposal. No tax payer funds used for this development. Mike Bays, 5310 Berger Dr SE, Olympia WA 98513

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 15, 2020 10:56 AM
To: Delicia Durden
Subject: FW: new subdivision on Kagy (Manor House)

From: Melanie Rabaglia <melanie.rabaglia@co.thurston.wa.us>
Sent: Wednesday, July 15, 2020 10:49 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: new subdivision on Kagy (Manor House)

Can you add a name to the "mailing list"

Verl Ketchum
5027 Kagy St
Olympia WA 98513

360-239-4703

Delicia Durden

From: Vince McDowell
Sent: Monday, July 13, 2020 2:28 PM
To: Delicia Durden
Subject: FW: Project #2020102143

From: Debbie Guillot <daguillot@gmail.com>
Sent: Saturday, July 11, 2020 3:07 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Project #2020102143

Hello...I am writing on behalf of my husband and me and our deep concerns about this Proposed Manor House development. I will be short and sweet: we have lived in the Winnwood neighborhood off of 58th and Kagy for 31 years. We have enjoyed the peace and 'country' feel of our home, and we have a very active neighborhood association. Our concerns about this proposed development are:

1. The overwhelming number of houses/housing proposed for this rural area.
2. The two-lane road of Kagy and also 58th that many of us use for walking/jogging and how that will change with the increased number of vehicles that will come with all those houses and no sidewalks.
3. The water supply...how could there be enough water for all those houses and our development, which ties into that one, and others in the surrounding area?
4. What would the school situation be? The current school system could not possibly accommodate children from 600+ new households.
5. How does Thurston County plan to increase its police presence for this new housing mass?

We are all very upset about this proposed development being so close to us. The sheer number of houses proposed is incredibly troubling, and the increased traffic is especially troubling since Kagy and 58th are really the only roads out of here on a regular basis and/or especially in an emergency.

Please respond to our email. Thank you.

Don and Debbie Guillot
Winnwood Development

Delicia Durden

From: Vince McDowell
Sent: Monday, July 6, 2020 3:28 PM
To: Delicia Durden
Subject: FW: Manor House Development

From: Kathy Gilbert <kdg.gilbert@gmail.com>
Sent: Monday, July 06, 2020 2:00 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Manor House Development

Dear Mr. McDowell,

Where and when will public input in the form of a community forum be held to accept vocal public comment?

So far I only know of two ways to have input, email and/or a letter. Don't you think that a proposed development the size and scope of Manor House deserves public vocal comment? Meaning no offense, I have no confidence that the letter I spent over an hour composing will even be read by anyone who could possibly have an impact on slowing this project down, changing it to something more palatable, or denying the permit for building it altogether.

I would like to hear public input in the form of real voices speaking to real people who have the capacity to affect the permit that has been applied for.

Thank you

Kathy Gilbert

Ron and Kathy Gilbert
5813 Winnwood Drive SE
Olympia, WA 98513

July 6, 2020

Thurston County Courthouse Building 1
Community Planning and Economic Development Department
2000 Lakeridge Drive SW
Olympia, WA 98502

RE: Manor House Development
PROJECT NUMBER: 2020102143

ATTN: Vince McDowell, Project Coordinator

Dear Mr. McDowell,

First off, let me voice my concern regarding schools. After reading the letter from North Thurston County Schools dated June 24, 2020, it appears that the cost to purchase land and temporary classrooms and new school facilities (for an already full to capacity school system) for the proposed 620 homes alone, not to mention the apartments, will be \$2,780,700. Who will be paying this fee? I base my figure on the NTCS's estimate of \$4,485 per home.

Secondly is traffic. According to Memorandum from Transportation Engineering Northwest dated March 25, 2020, an estimated 6,087 trips in and out of the development will be occurring daily. It is obvious that Kagy, Mullen, and 58th simply could not handle that much extra traffic without a significant impact on the livability of the area – the negative impact of that much extra traffic is just totally unacceptable. Please just try to imagine this much extra traffic in this fairly rural area. I note that in this memorandum the number of single family homes is listed as 420, not the 620 that are actually proposed, so the number of trips may be much much larger. For that much traffic we need widened streets, sidewalks for the school children, bicycle lanes, lights, round-about, and stop signs just to mention what I know of the area from walking and driving Mullen, Kagy, and 58th.

Third is environmental. The report on pocket gophers made no sense to me. "There is no proposed land use at this time." – are we not talking about a permit for extensive land use in the form of houses? The following statement also is difficult to interpret, but it sounds like not building anywhere where gophers are found would mitigate the pocket gopher problem. Are we not talking about extensive building? "Future impacts to the Mazama pocket gopher and its associated habitat would be avoided completely in accordance with WDFW management recommendations in any future development plan on the subject property. Avoidance would

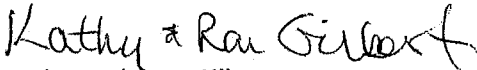
THURSTON COUNTY
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DEVELOPMENT SERVICES

be achieved by little or no development in areas occupied by gophers onsite." I just can't believe this proposed building endeavor is being held to the same standard as people who buy a piece of property to build a home.

Fourth is the general feel and livability of the area in question. There are deer in my neighborhood who walk freely about, rabbits that eat anything they like, mice, rats, and raccoons – these are only the animals I've seen myself. There are trees of all sizes including HUGE and bushes and greenery absolutely everywhere. There are many horse farms not far away. It is definitely a rural area compared to what is generally known as the cities of Lacey and Olympia. The proposed project I feel will go a very long way towards destroying this feel and thus impacting the livability of the area for all its current residents. If this builder could be convinced to revise his plan for the density of the project, putting far fewer homes in and leaving much of the forested areas, the project would be much more palatable. We are not against progress and providing much-needed homes; we are just against cramming SO MANY in the area described.

Lastly is the fact that I get the feeling this is a done deal, and my comments may have no effect whatsoever. We can already see road survey crews out. Why are they doing that if they don't already know that they will indeed be starting to build soon? What is the point of asking for public comment if the project is already approved? Where and when will verbal public comments be accepted? I am not confident that my letter will be read and/or considered by anyone. If there were a public forum held I would feel that fairness and actual consideration as to a "yes or no" to this project were being undertaken. I hope I receive more than a "your letter was received" response. I would like to have some answers to my concerns.

Sincerely,


Kathy and Ron Gilbert

Delicia Durden

From: Vince McDowell
Sent: Tuesday, July 7, 2020 9:10 AM
To: Delicia Durden
Subject: FW: Project #2020102143 Manor House Residential Dev.

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

From: Gail Grubb <gailgrubb07@gmail.com>
Sent: Tuesday, July 07, 2020 7:13 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>; Joshua Cummings <joshua.cummings@co.thurston.wa.us>
Subject: Project #2020102143 Manor House Residential Dev.

Mr. Cummings and Mr. McDowell:

With regard to Steve Chamberlain's Development which borders, to our property line on 3 sides, we would like to modify our request for the green space buffer from 20 feet to 30 feet on all sides. In addition, we request that the buffer and privacy fence be implemented in the INITIAL phase of the development rather than in later stages. Our request is an attempt to minimize the negative impact on our privacy, security, and noise abatement during the development of the property, and to reasonably separate our personal property from Mr. Chamberlain's mass development.

With regard to drainage onto our property, we request an engineering report on that specifically.

We plead that Thurston County review the intensity of the development and consider a project with less impact on the area that had previously been zoned 1 per 5 acres. A project of this magnitude forced on a rural community negatively affects the quality of life on many levels for those residents. Recent development trend observed is high intensity, but perhaps the County should consider the attributes of a given area and modify the project to fit the nature of that area.

Sincerely,
Ernest Grubb, DVM
Gail Grubb
Sent from my iPad

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 8, 2020 1:54 PM
To: Delicia Durden
Subject: FW: Project Number 2020102143 Manor House PRD

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

From: Robinson Hartsell <robroyhart@yahoo.com>
Sent: Wednesday, July 08, 2020 12:53 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Cc: mhartsell99@yahoo.com
Subject: Project Number 2020102143 Manor House PRD

Mr. Vince McDowell
Project Coordinator

Sir,

Thank you for the opportunity to comment on the Manor House Planned Residential Development project. My Family and I reside on 4.81 acres located at 5515 Kagy St SE. It is all that remains of a 20 acre parcel that has been in our family for over 60 years. This project will change the complexion of the surrounding area forever, and will have numerous environmental, social and physical impacts to long time residents that border the project and the surrounding area. We would like to know how you plan to mitigate these impacts, specifically:

Environmental Impacts:

Noise impacts will increase dramatically with the sheer volume of traffic that will be utilizing a road system that was designed and built based on rural population densities and traffic volumes from decades ago. In addition, summertime activities, yard maintenance and general everyday noise of a community that size will add to the noise level at times throughout the year.

Air quality will be negatively affected by the density of a residential population Manor House PRD - average household size in Thurston County in 2018 was 3.1 people. Thurston County data shows that most residents drive alone and the average number of cars per family is 2. That many vehicles leaving at approximately the same time every morning and returning in the evening will overwhelm the existing road system and will cause long idle times as vehicles sit in queue waiting to access roads and connections that were not designed or built to handle such a high volume of traffic. This will have negative impacts to air quality.

Visual impacts include light pollution and loss of rural/country aesthetics.

Social Impacts:

Crime/Security - available data shows that most types of crime increase in levels of occurrence with increasing population density. Vandalism, trespassing, theft, and garbage dumping are the most common crimes/security issues that we experience and they are very likely to increase with this project.
Property values may be negatively impacted by this project.

Physical Impacts:

Increased traffic volumes will negatively impact the current residents of the project area. Simply getting out of our driveway could be challenging. Increased traffic volumes waiting to access connections in the area will cause longer queues resulting longer commutes, more noise and increased air pollution.

Water service could be negatively impacted by this project since it is being supplied by Pattison Water Company. Within the last 10 years, Pattison Water company informed us that they could not supply any additional water to us if we wanted to find a developer and construct additional homes on this property. Now in a few short years they are able to add an additional 620 residences to their supply. Either they intentionally precluded us, essentially preventing us from developing our property or they actually didn't have the capacity and now have somehow increased their capacity to accommodate 620 residences. Either their ability to supply that amount of water is suspect or their ethics are. Roads and Connections in the project vicinity were designed and built for rural densities and traffic volumes from decades ago. Placing a community with urban density and volumes will overwhelm the roads and connections in the area and cause negative impacts to current residents. Police Fire and Emergency services will be spread thin with the addition of 620 homes in the area. Response times will increase causing potential life threatening impacts to families in the area. Average response times in rural areas is 14 minutes with 1 in 10 waiting 30 minutes for a response from EMS personnel. As the population increases, so do EMS response times.

We appreciate the opportunity to comment and look forward to your response.

Robin and Maureen Hartsell
5515 Kagy St SE
Olympia WA 98513
(360) 480 8139

Delicia Durden

From: Vince McDowell
Sent: Thursday, July 2, 2020 12:55 PM
To: Delicia Durden
Subject: FW: 620 new homes off of Katy and 58th ave SE

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

From: Robyn Hofstad <robynhofstad@yahoo.com>
Sent: Thursday, July 02, 2020 12:38 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: 620 new homes off of Katy and 58th ave SE

Mr. McDowell, I have lived in that area for 30 years and I don't believe that the infrastructure can afford all that extra traffic, need for water, water pressure or fire department. we only have one fire department out that way. Please reconsider granting the request to build

Robyn Hofstad

Delicia Durden

From: Ashley Salas <ashley.salas616@gmail.com>
Sent: Monday, June 29, 2020 12:09 AM
To: Vince McDowell
Subject: Housing Development Proposal

Hello Mr. McDowell,

I'm writing due to an article I just read about a possible new home development proposal off Mullen road, here is the article:

<https://amp.theolympian.com/news/local/article243813602.html>

I would like to take this moment to state as a home owner in the area, I'm off Carpenter near long lake, this development brings a lot of negative feelings for me. I've grown up in Lacey. I moved away in 2012, where I lived and worked in Alaska. My husband and I decided to return to WA state and Lacey in 2017. The Lacey from my youth is no longer here. Open fields, trees and walking trails I utilized as a youth are gone. Areas I would run in, play with my dogs, are now commercial buildings, home developments where every third to fifth house looks the same.

My husband and I are home owners here in Lacey and due to the crowds, the housing market and the way things are turning, we are considering leaving. I understand our population is growing and we need the housing, we need the space, however these new home developments are not the option in my opinion. How do these gigantic "neighborhoods" encourage neighborly connection, how do these developments encourage growth and connection? In my opinion they do not. They also limit the types of people who are able to buy and move into these homes. I don't understand how we expect to build homes that all look a like and have no space in between each home, yet beginning asking prices are at best \$300k, yet more likely starting in the \$400k area. How is this feasible to our community when we have a MAJOR homeless population, a generation of people in debt, limited job markets and most would likely be commuting to work not centralized in Thurston county.

Also, can we take into account the Covid 19 outbreak and the fact that we're headed towards recession—where are these home buyers coming from with state workers being forced to go on furlough, with our unemployment rate at a record high, with businesses closing, with frozen jobs due to budgeting. I understand this building of the development would offer jobs and resources, yet how many of those workers would be able to afford, buy or obtain a mortgage for the homes they're working hard to build? In my opinion, it doesn't make sense to build this kind of development with the current state of things and due to the over crowding that's already a current issue.

What about the environment and the wildlife in this area? We as humans cause so much destruction and the animals pay for it. Where are they do go? What about the trees, pollution, natural resources?

And again, I address the topic of community needs: we have a large homeless population, is the plan to bring in homeowners and hope the homeless persons go away? Financially, who is going to buy these homes? I have just completed my masters degree and I can tell you multiple peers are filled with sadness that they cannot afford to buy here with the current market, I feel this development would only set them and others back.

I have many others opinions and curious questions regarding this development and I oppose it. I do hope there is some kind of community meeting and a voting system regarding this development. I will continue to seek information and public notices on this proposal, and will attend meetings should they take place.

Thank you,
Ashley Salas
Thurston county resident

Delicia Durden

From: Vince McDowell
Sent: Thursday, July 9, 2020 10:22 AM
To: Delicia Durden
Subject: FW: Mullen Road Development of new residences
Attachments: DevelopmentMullen.docx

This went to several other staff members too, so may be a duplicate..

Vince McDowell | Project Coordinator

Thurston County Community Planning & Economic Development
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502 [Map](#)
Main (360) 867-2118 | Fax (360) 754-2939 | TDD (800) 833-6388
vince.mcdowell@co.thurston.wa.us | 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.

From: phubenthal@aol.com <phubenthal@aol.com>
Sent: Thursday, July 09, 2020 7:32 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Mullen Road Development of new residences

To: Vince McDowell
Thurston County Project Director

From: Patricia Hubenthal
Homeowner. The Seasons
3704 Indian Summer Ct SE
Olympia, WA 98513

Topic: Development 8935 Mullen Road
620 Total Residential Units

As someone who exits our neighborhood, The Seasons, I must comment that I think this is far too many units to impact our traffic on Mullen Road. I think HALF as many units would still have a negative impact. We have chosen to live in this rural environment because it is NOT heavily populated. Please reconsider the size and scope of this development and bring it down to a smaller size!

Sincerely,

Pat Hubenthal

Delicia Durden

From: Vince McDowell
Sent: Tuesday, July 7, 2020 10:28 AM
To: Delicia Durden
Subject: FW: Project: 20200102143 Concerns
Attachments: Housing Plan.docx

From: Vince McDowell
Sent: Tuesday, July 07, 2020 10:27 AM
To: markthunter@comcast.net
Subject: RE: Project: 20200102143 Concerns

Hello,
Thanks for your comments, they have been added to the file for review.
I have forwarded your letter to Josh per your request.

Vince McDowell | Project Coordinator
Thurston County Community Planning & Economic Development
2000 Lakeridge Dr SW, Bldg 1, Olympia, Washington 98502 Map
Main (360) 867-2118 | Fax (360) 754-2939 | TDD (800) 833-6388
vince.mcdowell@co.thurston.wa.us | 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.

From: markthunter@comcast.net <markthunter@comcast.net>
Sent: Tuesday, July 07, 2020 9:51 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Project: 20200102143 Concerns

Hello Vince,

I have attached a letter with questions I have about this project next to my home. Please forward them to Mr. Cummings for his review and comment.

Thank You,
Mark Hunter



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Mark T. Hunter
8910 58th Ave. SE
Lacey, WA 98513
(360)556-2021
markthunter@comcast.net
3 July 2020

Mr. Joshua Cummings
Director
Thurston County Courthouse Building 1
Department of Community Planning
And Economic Development
2000 Lakeridge Dr SW
Olympia, WA 980502

Project Number: 2020102143

Dear Mr. Joshua Cummings:

I live at 8910 58th Ave SE, Lacey WA 98513 and have the following concerns about this project.

1. How will the added homes effect the traffic on 58th Ave. and Kagy Rd.?
 - a. What are you plans to handle the increase in traffic around my home?
2. What type of fencing will surround my property?
3. What are your plans concerning the Owls and Eagles living in the trees near my property?
4. Will my water supply be adversely affected by the additional homes?
5. Will I be required to connect to the new septic system? There is no value to me to connect.
6. What are your plans to protect my live stock? I have 4 Goats that graze on my property.
7. How will you prevent protect rain water runoff to my property?
8. Will sidewalks be added on 58thAve and Kagy Rd.?

I would like written answers to these questions please.

Sincerely,

Mark T. Hunter

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 1, 2020 10:24 AM
To: Delicia Durden
Subject: FW: project number: 2020102143
Attachments: ATT00001.htm; opposed to Manor House proposal.docx

From: shanti kessler <shantikessler@gmail.com>
Sent: Tuesday, June 30, 2020 8:16 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: project number: 2020102143

To Vince McDowell,

vince.mcdowell@co.thurston.wa.us

This letter is to express concerns regarding the plans to bring 620 home to 82 acres in an area of Lacey's urban growth area that is bordered by Mullen Road Southeast, Kagy Road Southeast and 58th Avenue Southeast. <https://www.theolympian.com/news/local/article243813602.html>

I understand that the county will most likely send me a stock reply acknowledging my concern with the proposal. **I do hope my concerns are considered** and the proposal is **redesigned** to keep the existing homes and a plan for medium-density and **only single-family homes are approved**. Density like that proposed by "Manor House" primarily benefits the endowed few standing to profit from mammoth projects. Please protect our community from the greed of developers and mandate a revision that offers future homeowners in the development that same quality of life current residents have by requiring a medium dense development for only single-family dwellings.

I am requesting to be notified in writing the Hearing Examiner's decision regarding project number: 2020102143

Thank you for your time and consideration,

Shanti Kessler

Shanti Kessler
9103 58th Ave. S.E.
Olympia WA 98513
360-402-2696

July 1, 2020

To Vince McDowell,

vince.mcdowell@co.thurston.wa.us

This letter is to express concerns regarding the plans to bring 620 home to 82 acres in an area of Lacey's urban growth area that is bordered by Mullen Road Southeast, Kagy Road Southeast and 58th Avenue Southeast.

<https://www.theolympian.com/news/local/article243813602.html>

I am **opposed** to this sub-division / development proposal for three reasons:

1. Significant increase in traffic and funds needed to ensure infrastructure safety at impacted intersections.
2. Lack of quality of life due to the high-density planning for existing and future residence.
3. Decrease in the value of property.

Safety:

The 620 homes in the proposed development means that there will be more vehicles in the area and future traffic will impact intersection safety.

I have attached a map that includes intersections that will be impacted by the growth of the proposed subdivision. These intersections are on routes to I-5 and will need a light or roundabout to ensure safe traffic flow. Much of my concern is described in the content from this link <https://ceds.org/traffic/> to Community and Environment Defense Service. I am concerned that the development might not meet the Adequate Public Facilities law which restricts development when traffic congestion would exceed a specific threshold. What is the threshold, and will the population of the development exceed it? It seems that 58th Avenue is not wide enough for the increase in traffic the apartments and single-family homes will create. Nor are there safe sidewalks for residents.

Leaving “Manor House” to access I-5 North would lead to traffic entering Meridian, merging onto 510 Hwy and taking Old Pacific Highway to I-5. Reservation Road is often backed up with heavy flow on Old Pacific Highway by 7 am. More drivers leaving Reservation Road will chance jumping in front of traffic that may lead to an accident or road rage incidents. Additionally, the backup on Old Pacific Highway will be substantial as the entrance to I-5 is metered. I am also concerned about the stability of the bridge on Old Pacific Highway and if it safe for the increase in traffic and for the fishermen who often populate it with parked cars as they walk to and from the river during the fishing season.

The other foreseeable traffic consideration is the major roads that intersect with Mullen: Carpenter and Marvin. These intersections might need a light especially considering that the Elementary is right off Mullen and Carpenter and buses will need safe access to cross Mullen as then leave and enter the school in the direction of Mullen.

The ability to ensure traffic safety is only one infrastructure concern I have. I question the capacity of the City

of Lacey to provide sewer, which I estimate to be at least a mile away and wonder if the taxpayer or the developer will pay for this infrastructure. I also wonder about the capacity of Pattison Water Company to provide adequate water.

Quality of Life:

The developer does have the right to develop the land; however, 620 homes on 82 acres averages to 7.5 homes per acre seems dense and not friendly to families who deserve to have a yard to enjoy. We have several sub-divisions in the area and are family friendly and less representative of a profit focused development proposed by Steve Chamberlain for the “Manor House” development.

If a proposed development project will add traffic to one of the most dangerous locations in your area then it should not be approved until the cause(s) have been corrected. If correction is not practical then approval should be denied.

Induced Traffic

A curious phenomenon, known as *Induced Traffic*, has been observed when a new road is opened in a congested area – **traffic volume increases**. The explanation offered is that motorists who used to stay home to avoid congestion make more trips by car once a new road relieves congestion. This is one of the many reasons why it is vitally important to carefully study every option for resolving congestion. In fact, a number of officials have concluded that its usually not possible to resolve congestion just by building new roads. This is particularly true when a new major road opens a rural area up for development.

Intersection Density

As the number of intersecting driveways, streets or other access points increases so does the probability of accidents. This relationship has been confirmed through studies conducted in Delaware, Illinois, Michigan, New Jersey, Oregon, Texas, Virginia and Wisconsin. This research showed that going from 10 access points per mile to 60 would triple the accident rate. Each additional access per mile of roadway increases the accident rate by about 4%.

Intersection Spacing

If a new street is proposed then it should intersect the existing road directly opposite an existing street. If this is not possible then the developer may be required to create the new intersection a minimum distance from existing intersections, such as say 300-feet. For further background see Driveway & Street Intersection Spacing.

I am requesting the current proposal be reconsidered and designed to represent medium density like the "Tri-Lake" or "The Seasons" (across Mullen) sub-divisions. Other subdivisions and planned communities in the area provide enough space for the homes to have yards for families to enjoy and are walkable. The proposal provided in "The Olympian" June 26 edition did not provide much detail about the layout or plan for road configuration and believe it should be published for the greater community to see.

Another key component to the quality of life is living in a safe neighborhood. In a News Tribune article about the increased development in Gig Harbor it cites a study by Indiana University School of Public and Environmental Affairs at Indiana University-Purdue University Indianapolis that indicates there is a "link to residential land use as being a key factor in the promotion of crime with generally higher rates in areas of high-density residential developments ...granted, the association was more pronounced in disadvantaged areas, it none the less held true across all socioeconomic strata." This is not fair to the families seeking to purchase a home in the new development nor current residents. <https://www.thenewstribune.com/news/local/community/gateway/g-opinion/article161404253.html>

Decrease in value of property:

There are several high-quality homes on the land for the proposed development. On 58th Ave. S.E. there are at least two brick homes that are worth \$500,000-\$700,000 each (<https://www.redfin.com/WA/Olympia/8520-58th-Ave-SE-98513/home/15745470> and https://www.zillow.com/homedetails/8710-58th-Ave-SE-Olympia-WA-98513/49355615_zpid/). The homes are on acreage and fully fenced with a 6-foot-high chain-link fence and automatic opening and closing gates. On Kagy one of the homes is a *Manor* on substantial acreage and surrounded by an iron gated fence. The house is not visible from the road, but google map shows the location and boundary of the property (40+acres) and is worth more than \$1,000,000. Along Mullen the "James Gang Ranch", which may need to be zoned for agriculture, is also worth more than \$1,000,000 and a unique property that will be lost to development (https://www.zillow.com/homedetails/8935-Mullen-Rd-SE-Olympia-WA-98513/2086380272_zpid/).

The proposal indicates that the development will not only include single-family dwellings, but it will include multi-family units. Existing single-family homes property values will go down because the value of the existing homes will be compared to the high-density project proposed as "Manor House." We did not invest in our home to have its value over time trend downwards. Our home is part of our retirement investment and I am sure others living in this area who face losing their home's equity are frustrated as well.

Furthermore, it seems a shame and waste that the current homes will be demolished. These current homes are high-quality in materials and the quality of life they provide for an owner. This is a loss to the community and not just to the surrounding homes, but to the whole Tri-Lake area. This part of Thurston County is surrounded by single-family homes that are part of medium and low-density developments. When I think of Thurston County, I think the opposite of Lakewood and Puyallup with all the massive high-density sub-divisions and this is why we left Pierce County. Again, I understand that the development will take place, but the surrounding community offers a quality of life that I am not sure this current proposal can match.

I understand that the county will most likely send me a stock reply acknowledging my concern with the proposal. I **do hope my concerns are considered** and the proposal is redesigned to keep the existing homes and a plan for medium-density and **only single-family homes** is approved. Density like that proposed by "Manor House" primarily benefits the endowed few standing to profit from mammoth projects. Please protect our community from the greed of developers and mandate a revision that offers future homeowners in the development that same quality of life current residents have by requiring a medium dense development.

I am requesting to be notified in writing the Hearing Examiner's decision regarding project number: 2020102143

Thank you for your time and consideration,



Shanti Kessler

Traffic and Intersection Safety

Intersections that will be impacted by increased traffic due to the high-density housing proposal of 620 units in 82 acres. How will the safety concern be mitigated and who will fund the necessary

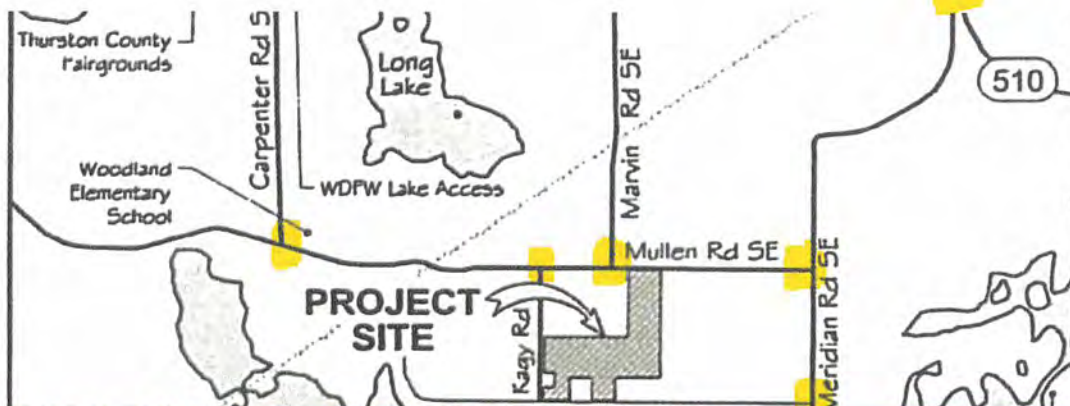


LOCAL

620 homes planned in Lacey's urban growth area. Developer submits proposal to county

BY ROLF BOONE

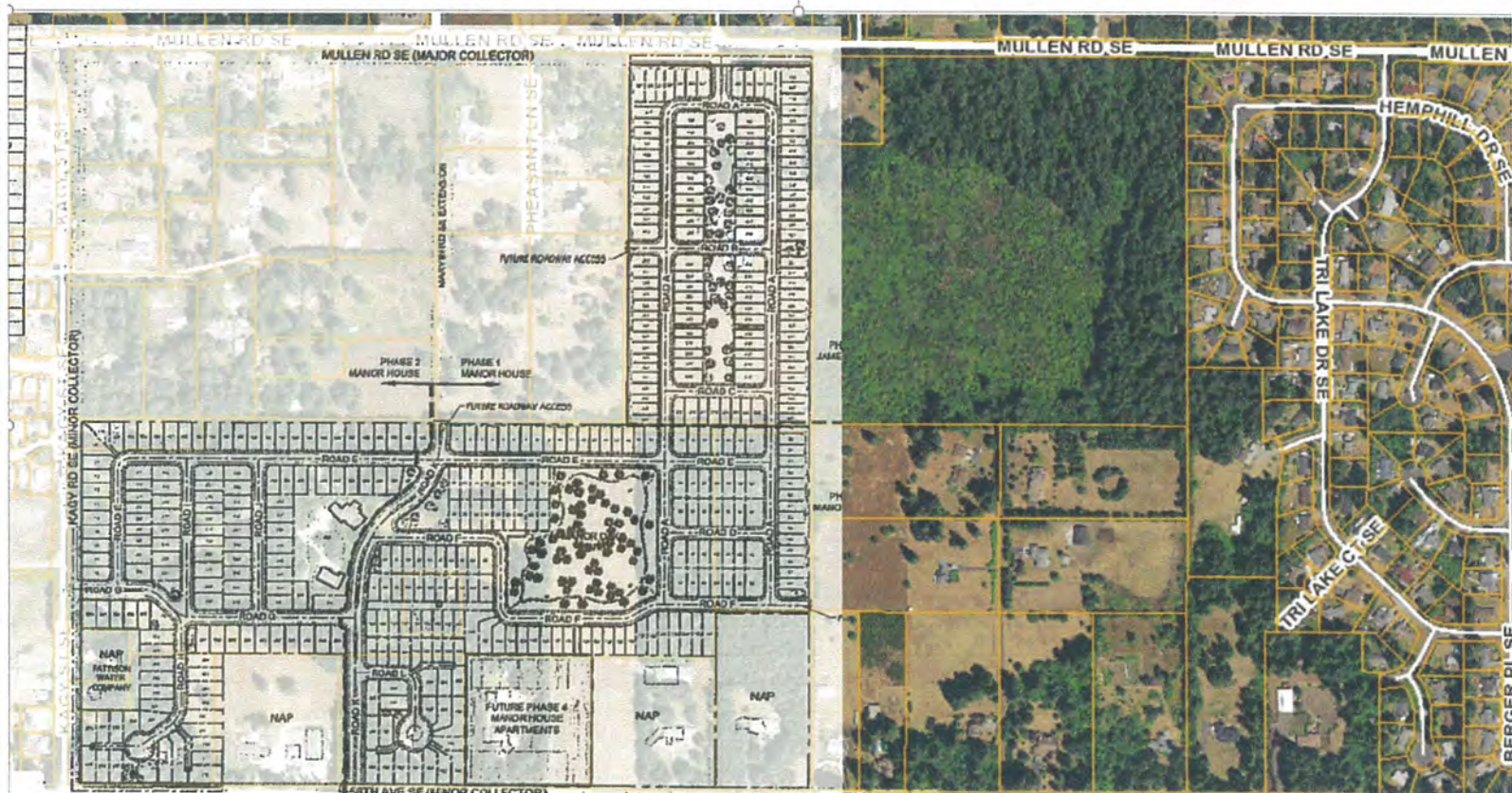
JUNE 26, 2020 05:45 AM , UPDATED JUNE 26, 2020 12:37 PM



Not mentioned in my letter, but a concern is the loss of the trees and the possible environmental impact, practically on the nearby Lake Pattison

The "Tri Lake" sub-division is a family friendly and is what "Manor House" should be like. Quality single-family homes that maintain current property values and the existing homes on the property do not have to be demolished.





Delicia Durden

From: Vince McDowell
Sent: Tuesday, July 7, 2020 9:08 AM
To: Delicia Durden
Subject: FW: Don't approve the 620 home development!

From: Jana Kitelinger <janablazek@hotmail.com>
Sent: Monday, July 06, 2020 8:06 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Don't approve the 620 home development!

Mr. McDowell,

I'd like to express my extreme dislike for the proposed 620 home development to the south of Lacey. I live less than two blocks from the proposed site, and purchased my home less than two years ago. My husband and I specifically chose this location because it is close enough to commute to JBLM while still feeling substantially removed from 4-lane suburbia. I hate city living, I hate crowds, I hate traffic, and this location was the one place that met our criteria within commuting distance that wasn't a complete dump or mire of depressed people (Yelm). What's next, a stoplight at Mullen and Meridian? For the love of God, please keep developments in the city limits. Those of us who live outside the city chose to do so because we DON'T WANT to live in the city. This housing development would completely change that. Don't approve it!

Sincerely,
Jana Kitelinger
8317 Daycrest Dr, SE
Lacey

Get [Outlook for Android](#)

Delicia Durden

From: SCOTT NEILSON <scneilson@comcast.net>
Sent: Thursday, June 25, 2020 10:21 PM
To: Vince McDowell
Subject: Manor House Planned Res Dev

Good morning Mr. McDowell,

Could you please put me on the mailing list for notification for any public hearings on the above 82 acres development bounded by Kagy/Mullen/58th Ave SE. If you have an easily accessible plot map showing the boundaries for this puppy, can you send it to me? If needed I can come in and do a counter look see.

Thank you for your courtesy,

Scott C. Neilson
6043 Hansen SE
Olympia, WA 98513
scneilson@comcast.net

Delicia Durden

From: Debra Bond-Yancey <bondyancey@gmail.com>
Sent: Thursday, July 9, 2020 3:33 PM
To: Vince McDowell
Subject: Manor House Planned Residential Development
Attachments: 20200709_092517.jpg

Dear Mr. McDowell,
This should have been attached to my letter today. Thank you for your consideration in this matter.
Debra Bond-Yancey

Delicia Durden

From: Ernst Ager <ernstager@gmail.com>
Sent: Sunday, June 28, 2020 8:00 PM
To: Vince McDowell
Subject: Manor House Planned Residential Development

Please put me on the list notifying me of any developments or actions taken on the above Manor House Development.
Send emails to:
ernstager@gmail.com

Sent from my iPad

Delicia Durden

From: Jenni Cowsert <jenni2007@cowsertclan.com>
Sent: Friday, June 26, 2020 8:54 AM
To: Vince McDowell
Subject: Manor House project

Mr. McDowell,

I am writing in regards to the propose Manor House project. I am a near by resident and would like to know what road improvements will be included in this project. Meridian rd is already a very high traveled road and with this development having access from 58th ave and Mullen rd this traffic is for sure going to increase exponentially. The Mullen rd and Meridian rd intersection has accidents regularly, although upgraded to add a turn lane this is not enough. Please consider these impacts. Also consider adding sidewalks and bike lanes to the area.

Thank you,
Jenni Cowsert
6130 Meridian Rd Se

Delicia Durden

From: Alice Huston <alicehuston@comcast.net>
Sent: Thursday, July 9, 2020 10:10 AM
To: Vince McDowell
Subject: Manor House Project 2020102143 Public Comment
Attachments: Public Comments Manor House project 7.2020.pdf

Hello Vince,

Attached is a PDF providing public comment input on the proposed Manor House Planned Residential Development Project. As stated in the document, I would appreciate being put on any email lists regarding future public communications about this project.

Please let me know if you have any issues opening or saving this document.

Thank you,

Alice Huston

Delicia Durden

From: Lisa Ceazan <lisa.lisaceazan@outlook.com>
Sent: Monday, June 29, 2020 10:15 AM
To: Vince McDowell
Subject: Manor House Project

Dear Mr. McDowell,

I have recently learned about the proposed Manor House project. I applaud adding new housing to our area, which desperately needs it.

I would like to know if low-income housing will be included in this project. At a time when many are scrambling to find affordable housing, and so much new housing is luxury (e.g. the new apartments in downtown Olympia), I believe that provision of low- income housing is incumbent on developers and the jurisdictions that regulate them.

As the mother of a single-mom daughter who struggles to make ends meet and maintain decent housing, it would be reassuring to know that she had practical options available to her.

Sincerely,

Lisa Ceazan
303 41st Ave NE
Olympia 98506

Delicia Durden

From: Todd Monohon <todd@olyrents.com>
Sent: Sunday, June 28, 2020 8:31 AM
To: Vince McDowell
Subject: Manor House Proposal

Vince – please enter my comments on the Manor House Proposal as one of support. We need housing of all types – especially single family houses to help address our severe housing shortage in Thurston County. As a single family property manager, I benefit from the housing shortage every day as rents continue to rise. However I also see the down side as the price of housing for purchase and rent strains budgets at all levels. Building out the long term urban growth areas makes sense to help address this supply and demand problem.

Todd Monohon **RMP®**
Designated Broker/Owner

360-790-1477 olyrents.com
P.O. Box 8337 Lacey WA, 98509
115 State Ave NE Olympia, WA 98501



Serving Thurston and Pierce Counties

Past President of Southwest Washington Chapter
National Association of Residential Property Managers NARPM



Delicia Durden

From: Vince McDowell
Sent: Monday, July 6, 2020 10:58 AM
To: Delicia Durden
Subject: FW: Concerns re: Manor House project

From: Jackie McCoy <nyjacmac@gmail.com>
Sent: Monday, July 06, 2020 9:33 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>; Perry Mccoy <p3rrymc@sbcglobal.net>
Subject: Concerns re: Manor House project

Sirs:

This letter is to voice our serious concerns regarding the proposed housing development, titled, "Manor House".

Specifically, our concerns are:

Traffic Congestion – The proposed 620 units will effectively double (at a minimum) the number of additional cars that will eventually be on Kagy, Mullen and Marvin. What will driving to Costco, Home Depot or the I-5 be like on any given time/day?? Currently, there are already lines of cars from Martin south to Steilacoom, headed to I-5 during peak hours. This isn't taking into consideration how many more homes Ovation will be building and selling.

Then there are traffic issues associated with current construction on Mullen. The Mullen construction is made bearable because we can typically use Carpenter or Marvin to avoid peak construction hours. Add to that Manor House construction, on and around Mullen, and just getting off our street will be tricky.

Water: usage and quality – How will these additional 620 units affect the aquifer(s) that Pattison Water Company utilizes? Are we now and will we continue to use water in sustainable quantities? How will this project affect the quality of our ground water, the aquifer in general and the local lakes which are so important to our environment? How will this affect Pattison Lake, Saint Claire Lake, Long Lake, Hicks Lake and their environs? In addition to water volume (seasonal and otherwise) water quality issues like phosphates, anti-freeze and pet waste come to mind. What, if anything, will the residents and occupants of this area need to adjust to accommodate this development sustainably?

This proposed construction is already affecting our little HOA community. Neighbors are selling their homes to escape this nightmare, before property values lower and quality of life diminishes. Kagy is a favorite avenue for dog walkers and joggers, because it's quiet. When Manor House traffic is added, Kagy will be too busy to be safe. My husband and I moved here in January, 2019 because of the quiet neighborhood and we are deeply concerned our quality of life will be reduced by this project.

Sincerely,

Jackie and Perry McCoy
8440 55th Ave. SE
Olympia

Delicia Durden

From: Thomas Schultz <schultzt1@comcast.net>
Sent: Thursday, July 9, 2020 9:04 AM
To: Vince McDowell
Cc: Tom & Sue Schultz
Subject: Mullen Ave Development Proposal

Good morning,

I recently learned of a proposal to place 620 residential units on 82 acres at the corner of Marvin and Mullen and as a resident of the Seasons, I have several concerns:

- There have not been any signs posted to let folks know about the proposal. I found out thru my HOA yesterday and today is the *last* day for public comment.
- The density of this project is extremely high—1/10 of an acre, which does not include access roads or open space. This is not in keeping with the other developments in the area. Lots in the surrounding area are about ¼-5 acre which contribute to a more rural atmosphere. Despite what Mr Chamberlain states, 1/10 acre does not seem “nice.”
- The development is near the crossroads of four major arterials, Marvin, Mullen, Carpenter and Meridian. These are all two lane rural roads which have not been significantly improved to handle the increases in traffic in the last 10 years. The only improvement is the roundabout at Ovation, which is a joke. The signage is amazingly dense yet the signs have been knocked down several times in the short while the roundabout has been completed. So it's not slowing down the traffic properly and therefore is not safe. If 1000 more cars pass thru every day, it will be increasingly unsafe.

I ask that the Planning and Economic Development concentrate on other issues than economic development when make the decisions concerning this proposal. And I would like to be informed when the public hearing will be held—preferably by email or a sign of such a hearing more than one day before the meeting.

Sincerely,
Sue Schultz
9025 Autumn Line Lp SE

Delicia Durden

From: Racgmc <racgmc@aol.com>
Sent: Thursday, July 9, 2020 4:49 PM
To: Vince McDowell
Subject: Mullen Road proposed development

Hi-

I have many concerns with the proposed 620 home development bordered by Kagy and Mullen Roads.

There are many deer, raccoons, coyotes, among others, that have already seen their environment decreased with developments along Marvin Road.

Traffic will increase along Mullen and Marvin, where it already is a problem with increased housing in the area.

There is a very large development currently being built off of Marvin Rd, near the railroad tracks. Having a second built less than a mile away at the same time is a huge increase in noise and construction traffic.

I would encourage you to deny or at least delay the permit for this development.

Thank you,
Ruth Cramer

Delicia Durden

From: Laurel White <walaw2015@yahoo.com>
Sent: Thursday, July 9, 2020 8:40 AM
To: Vince McDowell
Subject: New development across from 8935 Mullen Rd SE.....

Mr. McDowell,

This planned development across from 8935, the Season's HOA community, is way too big for infrastructure to handle, namely safe handling of the traffic that it will generate.

I guarantee you there are going to be deaths on these roadways due to high volume traffic that cannot be handled by what is in place. When you have that much traffic coming from over 600 homes that will travel Marvin Rd.....the back up due to the train crossing is going to be huge. People don't like to be "inconvenienced" by speed limits and trains (we already know that because we see it everyday).....it's is going to be a big headache and, a joke, because the only thoughts in the county's mind will be tax revenue, tax revenue, tax revenue. You will be going too far with this large amount of homes in a nearly rural area.

Have you been out to the development off Kagy already. They are packed so tight, people use the streets for parking creating a very real hazard for children playing outside.

It's time the county fathers stop thinking about tax rolls and start thinking about the people/communities that are already living in the areas you are expanding on, and ruining.

Sincerely,

Laurel White

Delicia Durden

From: Anne Wheeler <avwheeler@hotmail.com>
Sent: Wednesday, July 8, 2020 11:10 PM
To: Vince McDowell
Subject: New development off Mullen, 620 houses

I am extremely concerned about this development given the additional traffic it will create in our area. We live in The Seasons development, and having this many houses is going to make travel on Mullen more dangerous for all of us. It's a quiet area, and this isn't what we need. It's far too many houses and far too densely packed for this area. Please do not approve this project. Thank you.

Anne Wheeler
720-300-1386

Sent from my Verizon, Samsung Galaxy smartphone

Dear Vince McDermell,

July 5, 2020

These are my comments regarding Manor House Development. Please include my name to your mailing list so I receive notices. I want to attend the public meeting. Mail to PO Box 8003, Lacey WA 98509.

My name is Shelley Das. I have resided at 9110 58th Ave SE, Olympia, for over 30 yrs. We have maintained this 4.77 acre parcel and home & paid high property taxes for so many yrs now. I have been waiting for the day when I can sell to a developer i.e. when sewer is available. This property is zoned 3-6 units per acre once the moratorium is lifted. Therefore, I do not want to see any developer develop a large residential development that will impinge on the ability to develop my parcel.

My comments follow:

1. I think 620 homes on 82 acres in this area of Lacey Urban Growth area is too many. The houses will be packed in too close together.
2. The roads out here; 58th Ave SE, Kacy, and Mullen Rd, are not capable of handling the additional traffic the Manor House Development will create. 58th Ave SE must be widened all the way from Kacy to Meridian Rd.

One example of existing problems on 58th Ave SE: the road in front of my property is narrow & just drops off abruptly. People speed down 58th, swerve off the road & have smashed our mail boxes.

from: Sheekey Oas (residence)
9110 58th Ave SE
Oly WA 98513

Page 2 of 3
re: Manor House

July 5, 2020

numerous times. I finally purchased the use of a P.O. Box in Lacey, rather than deal with destroyed mail boxes. This is extremely inconvenient, and an added expense. And it is dangerous! 58th Ave SE definitely needs improvement & speed signs, and is not fit for heavy use until those needs are met.

3. The Manor House proposed site for apts off 58th Ave SE should not be allowed. 58th Ave SE is a little, two-lane road so the idea of apts here is preposterous.

4. Many people in this Lacey Urban Growth area would like to develop our parcels. Some may want to build smaller homes on a smaller portion of their property and sell part of their parcel. It is extremely unfair that Mr. Chamberlain be allowed to build such a large 620-resident development that will map out the Lacey sewer system for this area, strain our road systems, and over-extend the water system. Manor House Development will impinge on our rights to develop our properties that we have cared for and paid taxes on for years. Many of us are senior citizens now so maintaining our large parcels & paying high property taxes is difficult. We should have the right to some options/choices and not be limited by the moratorium that was suppose to be temporary (for the last 30 years!) That long-term, temporary status has been & remains a disappointment.

July 5, 2020

5. The city of Lacey should extend the city water boundary in our area. Currently it provides water off Mullen Rd. Sewer and water should be provided to all property owners in my area.

6. If Manor House is approved, solid row of trees should be left undisturbed on their property boundaries of the tree farm. Privacy should be provided to neighboring property owners. A noise buffer and the natural beauty of those trees will be appreciated.

7. Certainly, restrictions should be enforced on the Manor House Development if approved. No apartments allowed off 58th Ave SE, far less homes allowed, tree buffer enforced, road improvements required from Lacey to Meridian Rd stretch of 58th Ave SE. The Manor House Development must not impinge on the rights of property owners who love their homes & properties. These property owners (including myself) have worked hard for many yrs to maintain & improve our properties.

Thank you, Vince McDowell, for reading my comments. And for considering the lives of all the people who live in this area.

Sincerely,
Shelley Das
9110 58th Ave SE (residence)
Olympia, WA 98513

Mailing address:
Shelley Das
PO Box 8003
Lacey WA 98509

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 8, 2020 3:14 PM
To: Delicia Durden
Subject: FW: Manor House Planned Residential Development

From: CHRISTINA PETERSON <tinap9112@comcast.net>
Sent: Wednesday, July 08, 2020 2:56 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Cc: Brett Bures <brett.bures@co.thurston.wa.us>
Subject: Manor House Planned Residential Development

Vince McDowell,

I am writing to you as the project coordinator to provide written comment on the proposed Manor House Planned Residential Development. My name is Christina Peterson and I have resided at 9112 58th Ave SE since 1992. As my property is within 300 ft of the proposal, I received a Notice of Application from the county.

First, let me say how shocked and dismayed I was to see a proposal to add 620 residential units, including an apartment complex, to my neighborhood. I was unaware the zoning was currently such that this kind of a project was allowable.

I live off of 58th, down a private road, on one of six (6) five (5) acre parcels. I purchased the property and built a home here because I appreciated the old prairie landscape. I have a small grove of native Garry Oaks, a large colony of swallows that return each year to nest and this year, two (2) pairs of nesting blue birds. The quiet here is only broken by bird song and an occasional train, except on the 4th of July, when fireworks abound.

I have reviewed the documents the county has posted online, spoken briefly to you, to my neighbors and have a number of concerns. Specifically, I am concerned about:

- Road F and the notation that states "future roadway access". Any continuation of Road F would be directly down the length of my property line (660 ft) presumably ending on our private road. Given where my house is located on the property, such a road would be incredibly intrusive.
- The sheer number of houses and the retaining pond proposed along the back of my property (330 ft). The proposal states there will only be a 20 ft wide green space that includes a 6 ft walking trail between my property line and the backyards of the new houses.
- The amount of traffic such a large development will cause on 58th. It appears that the only widening of the road will take place directly next to the development. It also appears there will be an extension of Marvin Rd that will feed into Road K which exits onto 58th. 58th is a minor collector, it isn't very wide and the shoulders are negligible so biking or walking along the road is currently difficult; with increased traffic it will be almost impossible.
- The amount of noise M-F clearing the land, building the infrastructure and building the homes will be tremendous. Not to mention the permanent noise from 620 additional families.

- My neighbors and I have Mazama Pocket Gophers on our property, so I was surprised to hear they were found on so few of the acreage involved. Quite frankly I'm not sure I believe the surveys to be accurate. I say that because I was told by a county official that gophers were found in the ditch next to the PSE substation on the corner of Mullen Rd and Marvin Rd and their existence has delayed the planned roundabout there.
- The infrastructure costs to the city, county and school district will be considerable.
- The fact that the county only followed the letter of the law and not the spirit of the law or the planning commission's stated goal of being transparent when notifying neighbors. For example, if I had notified four (4) of my neighbors living on my private road about the development, they would not have known. This is particularly important due to the Road F future access issue.
- When I googled the developer, I was surprised to learn of his previous issues with financing a development in Tumwater during the last recession and had other difficulties with a development in Yelm.

If this proposed development moves forward I have a number of suggestions:

- Consider a plan that does not pack in so many houses and does not have an apartment complex. There are no apartment complexes anywhere in this vicinity. It is a long walk to get to a bus stop and there are no grocery stores nearby or other amenities.
- Additional green space be provided along the property lines of everyone not a party to this development, there are at least six (6) of us if I am reading the map correctly.
- A mitigation plan for noise abatement. Many of my neighbors, like myself are retired so constant noise will be an issue for us.
- An independent survey for Mazama Pocket Gophers.
- The developer be required to pay a significant portion of the additional infrastructure required by the city, county and school district.
- The county, in the name of transparency, notify all potentially affected parties, even if they beyond 300 ft of the project site.
- Take a very, very hard look at the coming recession and the ability of the developer to finance and complete such a project.

Thank you for this opportunity to comment. I hope that you will take my concerns and suggestions into consideration.

Respectfully,
Christina Peterson
(360) 459-7661

Delicia Durden

From: Sharon Schnell <sharon.schnell32@icloud.com>
Sent: Thursday, July 9, 2020 12:48 PM
To: Vince McDowell
Subject: Planned Development - Mullen Rd

Hello Mr. McDowell,

As a resident of the Seasons Neighborhood near the proposed 620-unit development, I must express my concern. I am concerned about the impact that this proposed development will have on our already full schools. Has there been an assessment or plan on how the schools will be affected?

What factors have been considered related to the increase in traffic along Mullen Road? Our house is adjacent to Mullen Road and the traffic noise and congestion on Marvin Rd at the intersection of Marvin/Mullen is already much worse than it was 8 years ago when we moved here.

Thank you,

Sharon Schnell

Delicia Durden

From: Gail Grubb <gailgrubb07@gmail.com>
Sent: Wednesday, June 24, 2020 7:00 AM
To: Vince McDowell
Subject: Project #2020102143 Manor House Residential Dev.

Dear Mr. McDowell,

We are the property owner at 8626 58th Avenue SE, Olympia, WA. Parcel #11836330600.

We are in receipt of the planned development for the Manor House Properties. The lack of consideration to the impact of our property by MK 58 LLC Steve Chamberlain is astounding. The project impacts without buffers 3 sides of our 5 acre horse property. The personal value and real estate value of our property is the safety, privacy, and security to our home and horses. The plan will effectively make our home a literal backyard to 17 of the 640 homes planned, covering 2 sides to the property line, and a road on the 3rd side without any greenspace or buffer. The Marvin Road SE extension could be straight and not curve to our property line. The road as planned literally borders the horse pasture.

The impact of noise and complete exposure to the back of 17 houses and a road impacts the safety of our valuable horses and home.

The planning has offered zero consideration for the impact to our property. We were not offered a buyout of our property by the developer.

We are asking the developer to place a buffer of at least 20 feet of green space around our property and privacy fence. It is clear that Manor House Properties is maximizing every inch of the land for their financial benefit without regard to the negative effects to our property.

Sincerely,
Ernest Grubb, DVM
Gail Grubb
360-791-2683

Delicia Durden

From: Gail Grubb <gailgrubb07@gmail.com>
Sent: Wednesday, June 24, 2020 8:11 AM
To: Vince McDowell
Subject: Project #2020102143 Manor House Residential Dev.

Mr. McDowell,

In reference to the email below, to mitigate the impact on our property, we PLEA that the planned Marvin Rd. SE extension road NOT border our property - rather a green buffer be placed on all 3 sides of our property with a privacy fence.

Your assistance with this is greatly appreciated.

Sincerely,
Ernest Grubb, DVM
Gail Grubb

Delicia Durden

From: Stefanie Fuller <stefjfuller@icloud.com>
Sent: Thursday, July 9, 2020 12:29 PM
To: Vince McDowell
Subject: Project #2020102143
Attachments: Manor House ltr 7.8.20.docx

Sent from my iPad

Delicia Durden

From: CHRISTINA PETERSON <tinap9112@comcast.net>
Sent: Thursday, June 25, 2020 10:15 AM
To: Vince McDowell
Subject: Project Application for Manor House

Mr. McDowell,

My name is Tina Peterson and I live on 5 acres at 9112 58th Ave SE. I have lived here since 1992. I just reviewed the Manor House Project Application and have a few questions:

1. It appears that Phase 1 will mean the cutting down of the Christmas trees that border the back of my property and then the construction of many, many homes. Please confirm.
2. Help me understand how this development is possible given all the Mazama pocket gophers we have in this area, as it is all old prairie land. It took my neighbor over 1 1/2 years to be able to build a garage last year.
3. It also appears that there is a "future roadway access" for Road F that would run down the side of my property. Please confirm, explain to me how this would work and what the time frame would be. I just put in new fencing last year on that side.

I would appreciate a phone call regarding these matters rather than an email response. Based on your answers, I am sure I will have additional questions.

Please call me at 360.870.2183. Thank you.

Respectfully,
Tina Peterson

Delicia Durden

From: Peggy Cahill <cahill@bnd-law.com>
Sent: Thursday, July 9, 2020 2:49 PM
To: Vince McDowell
Cc: Dave Bricklin
Subject: Project No. 2020102143, Project Name: Manor House Planned Residential Development
Attachments: 2020 07 09 Bricklin to McDowell - Comment Letter.pdf

Dear Mr. McDowell:

Attached please find a letter from David Bricklin to you regarding the above-referenced matter.

Please confirm your receipt of the letter.

Thank you for your attention to this matter.

Regards,



BRICKLIN & NEWMAN LLP

Peggy S. Cahill
Legal Assistant
Bricklin & Newman, LLP
1424 Fourth Avenue
Suite 500
Seattle WA 98101

ph.: 206.264.8600
fax: 206.264.9300

Spokane Office:
25 West Main
Suite 234
Spokane, WA 99201

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Delicia Durden

From: Michaela Phillips <phillips.michaela@gmail.com>
Sent: Thursday, July 9, 2020 11:06 PM
To: Vince McDowell
Subject: Project Number 20202143 Manor House Development

I am writing to oppose the proposed development for the following reasons:

1. Increased traffic by 5199 trips per day at build out.
2. Construction traffic and noise as the project spans several years
3. Schools are already over capacity and cannot handle the additional 400 projected additional student.
4. The development location is in a mazama pocket gopher habitat.
5. Access to services and amenities requires driving in a car, which adds to pollution and traffic, which already backs up at the train crossing on Marvin Road.
6. Negative effects to the character of our semi-rural area - increased litter.
7. There is no project identification sign as required by the Division of Land Supplemental and Site Plan Checklist.

--

Michaela Phillips
MS, RD

Delicia Durden

From: anna coleman <annacoleman84@gmail.com>
Sent: Sunday, June 28, 2020 1:52 PM
To: Vince McDowell
Subject: Project number 2020102143

Good day,

I am uncertain of the process to share how much I disagree and do not want this proposed development. Nor do I know what exactly I should share. I do want to be included on the mailing list for the environmental study results and notification of when the public hearing is.

This project greatly impacts my property. We live on 8633 Tobacco Ln SE, Olympia, WA 98513. The proposed development would fill the right side of our property and appears it would put a road through the back half. We moved here only a year ago. To get away from the hustle and bustle of the already over developed and over populated Hawks Prairie area. Luckily we found this place that would allow us to have the farmstead we have worked so hard for and always wanted. The location was great since my husband has a commute north of here and I work in Tumwater. We were already pushed out of our previous home with the building of the Ovation at the Oak Tree last year. I am so sick and saddened that this beautiful area with already beautiful homes and lots that are hard to find, will be taken over by yet another housing development. I am also aware my property taxes will go up to fund likely another school, their water and sewer and additional fire and police staff. I did not move here to be surrounded by condos and housing developments and I do not support it. I thought this area was also protected from subdivision.

There seem to be many more options for locations that would make more sense for this project. It really doesn't belong out here. The city of Lacey and Olympia deserve to have some preserved rural lots, not every square inch needs to be overrun with homes that are stacked on top of each other.

I don't know what more to say than this has just made me beyond sad. I feel like my dream is being ripped from my hands. Please keep me informed on any determinations for this project.

Thanks for your consideration,

Anna Coleman
360-349-6808

Delicia Durden

From: Jim Connelly <theconnelly4@gmail.com>
Sent: Thursday, July 9, 2020 11:52 AM
To: Vince McDowell
Subject: Proposed Manor House development

Mr. McDowell:

As a resident that will be affected by this development, I oppose the Manor House project planned at Mullen and 58th, bordered by Kagy.

I believe the large number of residences planned will have too much negative impact on our traffic, water supply, and other infrastructure. Please take this into consideration going forward.

Thank you for your consideration.

James and Stephanie Connelly

9711 62nd Avenue SE

Delicia Durden

From: Shannon Hamblin <kablasha@hotmail.com>
Sent: Thursday, June 25, 2020 11:37 AM
To: Vince McDowell
Subject: Public Comment for Project Number 2020102143

Mr. McDowell,

I have the following comments/concerns to submit for Manor House Planned Residential Development, Project #2020102143 on Mullen, Kagy, & 58th SW in Lacey, WA

- I am concerned about the environmental impact on the wildlife which will cease to exist in the current plan. We have a local herd of deer that make that area home as well as several Barred Owls. There are also a multitude of frog species in the area.
- The encroachment of that large of a subdivision in the area will decimate the land and quality of properties in the area.
- With how quickly these houses go up, many stay vacant for a long time, causing existing property values to decrease.
- This will raise my taxes
- The current infrastructure of roads, access points, grocery stores, restaurants and schools are not sufficient to hold that large of a population.
- There are insufficient local medical facilities and emergency services for this increase in population.
- Increased population undoes the work to decrease the current congestion construction just completed and currently being completed.
- Increasing the housing on/above the Pattison water table not only increases demand on the water (potentially causing sink holes), but also increases the contaminants leaking into the water table/ground water.
- The weight of this large of community will put increased pressure on the ground potentially raising the water high enough to cause flooding damage in crawlspaces as well as lower laying properties.
- What affect will an earthquake have in this area - is it in a liquefaction zone? Does it increase the possibility of liquefaction of the area?

Shannon Hamblin
5849 Winnwood Dr SE
Olympia WA 98513
360-951-2930

Sent from [Outlook](#)

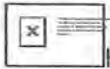
Delicia Durden

From: melissa Palmer (via Google Drive) <melipalmer@gmail.com>
Sent: Thursday, July 9, 2020 2:13 PM
To: Vince McDowell
Subject: Public Comment Manor House
Attachments: T.C. Dev letter.docx.pdf

melipalmer@gmail.com has attached the following document:



T.C. Dev letter.docx



Hello

Thank you for providing links to the relevant codes. If there is a distribution list regarding this project, I would like to sign up.

Additionally, please find my letter for public comment.

Thank you,

Melissa

Google Drive: Have all your files within reach from any device.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA



Delicia Durden

From: Carlie Kallmann <carlie.kallmann@gmail.com>
Sent: Thursday, July 9, 2020 9:10 AM
To: Vince McDowell
Subject: Question/concern regarding your housing development

Good morning Mr. McDowell,

I'm writing to you as a parent and an educator as well as a neighbor to your proposed housing development. What impact will your development have to the already full schools in the area? Do you plan to build in phases? What factors have been considered related to education, children and increased traffic to this area due to your development?

These factors matter deeply to my family, my colleagues and my neighbors.

Sincerely,

Carlie Kallmann

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 8, 2020 3:13 PM
To: Delicia Durden
Subject: FW: Project 2020102143

From: Retta Robertson <retta.robertson@gmail.com>
Sent: Wednesday, July 08, 2020 2:05 PM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Project 2020102143

I am writing to share my displeasure for this project. I am a homeowner on the corner of Kagy and Mullin. I am concerned about the increased traffic and what impact it will have on my quality of life and how it will effect my property value. It doesn't sound fair to be that I lose for someone else to build a development. I would like to be updated on the plans.

Thank you
Retta Robertson

Delicia Durden

From: Vince McDowell
Sent: Tuesday, June 30, 2020 12:26 PM
To: Delicia Durden
Subject: FW: Manor House Planned Residential Development

FYI

From: Julie Robinson <golfher2cook@gmail.com>
Sent: Tuesday, June 30, 2020 11:58 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Subject: Manor House Planned Residential Development

Mr. McDowell,

I found out about this planned development over a week ago, from a neighbor who happened to live within the 300 foot notification area. This is a fairly limited notification reach for this rural area of Thurston County. This huge development affects more than just those people living within 300 feet. It is too much for this area, even built in phases. Despite what the developer says, this is not a good addition to this area. It is too large, will have too big of an impact on the roads, traffic patterns, schools and the water available. This will adversely affect the farms with wells surrounding it, including mine.

In reading the article in the Olympian about this development and the airport proposal in south Thurston County, the planning department is supposed to be the "gatekeeper for the rural versus the urban nature of Western Washington." Not sure why the developer or planning department are not anticipating any push back from those of us who already live in this area.

Then there is also the issue of the pocket gopher, or has that been cast aside? I understand that the Planning Department has been pretty strict on building in this area due to this in the past.

I am requesting that this huge development be scaled back considerably to no more than 200 homes. This is too large a development for this rural area of Thurston County.

Thank you for your consideration.

Julie Robinson
6010 Jamison Lane SE
Olympia, WA 98513

Delicia Durden

From: sheri-t@comcast.net
Sent: Wednesday, July 8, 2020 11:52 AM
To: Vince McDowell
Subject: Steve Chamberlain "Manor House"

Vince McDowell.

I am writing this message to let you know I am not in favor of this housing complex on the Chamberlains property.

Here are the reasons why:

1. Increase of traffic on our county roads and I-5.
2. Pollution off the cars and people.
3. Loss of our air filters (the trees)
4. Increase of population and noise in our area.
5. Increase of crime.
6. Why would someone move from one cracker box house to other and pay more taxes?

Yes, I agree that the population of Seattle and King County are now looking to remove themselves from that area, and I understand. I for one would not live in King County again. But remember, as our county population increases, there is an increase in crime...

Yes, I understand Steve Chamberlain is going to increase his income by selling 620 homes. Can he at least, cut the homes in half??? For with 620 homes come 1860 cars (an increase in the air pollution and traffic), let alone the teenagers who like to drag race down our roads.

Is Steve Chamberlain paying for all the improvements that would be needed in the area? Or is it going to fall on his neighbors?

Concern neighbor

S.L. Terwilleger

WILLIAM L. STEWART

01 July 2020

Department of Community Planning
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED

JUL 06 2020

DEVELOPMENT SERVICES

**RE: Project Number 2020102143
Manor House Development**

To whom it may concern;

Please add me to the mailing list for all items related to this project, including the Hearing Examiner's decision.

Sincerely,



William L. Stewart

WILLIAM L. STEWART

09 July 2020

Department of Community Planning
Thurston County
2000 Lakeridge Drive
Olympia, WA 98502
vince.mcdowell@co.thurston.wa.us

**RE: Project Number 2020102143
Manor House Development**

To whom it may concern;

I have reviewed the plans and relevant documents and am opposed to the above referenced project for the following reasons:

1. This is an extremely tight plan with tiny lots that is essentially an urban setting miles from the nearest services, inappropriate in this semi-rural area. This will be an automobile dependent neighborhood. Growth should develop from urban areas with services, rather than plunking down large developments in the middle of rural areas, far from services. Ideally people like to be able to walk to restaurants, groceries, bars, churches, etc. The inclusion of apartments is particularly egregious. It used to be if you lived in an apartment building you could walk to the store.
2. Mazama pocket gophers are present. Densely populated mounds were found on Areas 2 and 5. The majority of the site is Nisqually loamy fine sand, a More Preferred soil habitat for Mazama pocket gophers. WDFW Management Recommendations for development include avoidance of development unless no alternative exists.
3. Traffic: We live east of the proposed development on 58th Avenue SE. Traffic has increased substantially over the past 20 years. The Courtney Place, Madrona Estates, and Mullen Heights developments to the west of Kagy have been the prime suspects. People frequently drive past in excess of 70 mph at full acceleration, endangering walkers and children. A deer was hit and killed by a driver just a few weeks ago. This project anticipates an increase of 5199 trips daily. That is a lot for the neighborhood roads to absorb. This will adversely affect us with noise, litter, air pollution and danger to pedestrians and animals.

The Traffic Analysis does not examine the impact at 58th and Meridian, or Mullen and Meridian. These are already dangerous, thousands of additional trips per day will not help. Was a current traffic survey performed?

The Traffic analysis does not address the effects of increased traffic on the BNSF at grade rail crossing on Marvin Road.

4. Length of construction noise undoubtedly over a period of years will degrade our lifestyle and enjoyment for the duration.
5. Emergency services: Did the environmental review include an assessment of access to emergency services?
6. Water Rights: It appears that Pattison Water Company will run up against the limit of its water rights, with the ability to serve only 590 of the proposed 620 homes. Have the plans been redrawn to accommodate existing PWC facilities west of PWC property, and the requested 30,000 square foot easement for a new well? Additionally, maxing out the water rights for this property will devalue other nearby properties as water will not be available.

I am also concerned that Pattison will be drawing an additional six to nine million cubic feet of water. Will this affect our well at 9220 58th, and other wells in the neighborhood, and/or lower the local water table?

7. Schools: North Thurston School District in their letter dated 6/24/2020 reports they are currently over capacity, and does not own land for additional schools or facilities. It looks like the District is estimating it will cost in excess of \$2,500,000 to accommodate this development. It would seem prudent to provide for the development before it's built, to avoid over capacity and a degradation of all students opportunities.
8. Finally, there has been no sign posted at the site to alert the public as required by the Division of Land Supplemental and Site Plan Checklist. As has happened to other local developments in the neighborhood, this seems to me to be an intentional oversight to limit news of the proposed development from becoming public until after the comment period ends.

Sincerely;

A handwritten signature in blue ink, appearing to read 'William L. Stewart', with a stylized, looped design.

William L. Stewart

WILLIAM L. STEWART

09 July 2020

Vince McDowell
Department of Community Planning
Thurston County
2000 Lakeridge Drive
Olympia, WA 98502
vince.mcdowell@co.thurston.wa.us

**RE: Project Number 2020102143
Manor House Development**

To whom it may concern;

Enclose please find testimonials signed by residents of 58th AV SE area voicing their opposition to the above mentioned project. No one I spoke to was in favor of the project.

Sincerely;



William L. Stewart

08 July 2020

Department of Community Planning
Thurston County
2000 Lakeridge Drive
Olympia, WA 98502

**RE: Project Number 2020102143
Manor House Development**

We the undersigned are opposed to the proposed Manor House development, including but not limited to the following reasons:

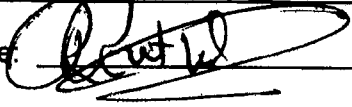
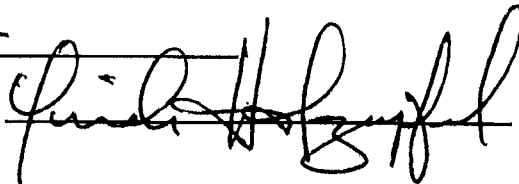
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2. Construction traffic and noise as the project is built over a period of years.
3. North Thurston School District is already over capacity. This will only make it worse, adding an anticipated 400 additional students.
4. Negative impact to the endangered and protected Mazama pocket gophers on site and destruction of their critical habitat.
5. The poor planning resulting in a nearly urban density development requiring an automobile trip to access any services or amenities.
6. Negative effects to the character our semi-rural area.
7. There is no project identification sign as required by the Division of Land Supplemental and Site Plan Checklist.

Name(s): Ryk Rutledge & Linda Holzappel

Address: 9810 Holland Ct SE Olympia WA 98513

Telephone: 253 320 5831

Email: rrutledge2021@aol.com

Signature:  

08 July 2020

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Thurston County
2000 Lakeridge Drive
Olympia, WA 98502

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Name(s):

Helen Shade

Address:

9320 58 Ave SE
Olympia WA 98513

Telephone:

Email:

Signature:

Helen Shade 6-9-20

08 July 2020

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Olympia, WA 98502

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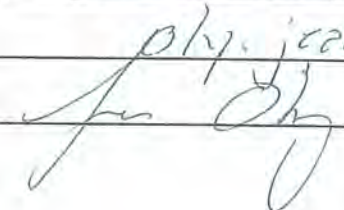
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Name(s): Jean Olsen

Address: 3220 58th Ave SE
Olympia WA 98513

Telephone: 360-561-0177

Email: ply.jean@gmail.com

Signature: 

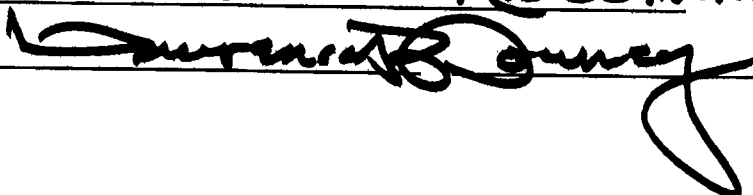
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Name(s): LAWRENCE DOWNNEY
Address: 9126-58TH AVE SE
Telephone: 360-459-3352
Email: LAWRENCE.ROBERT@COMCAST.NET
Signature: 

08 July 2020

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Name(s):

Katie Cuny

Address:

9229 58th Ave SE

Olympia WA 98513

Telephone:

253-335-2251

Email:

Katie.Cuny@gmail.com

Signature:

Katie Cuny

08 July 2020

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Name(s): MICHAEL MOSHER

Address: 5128 HOLLAND CT SE
OLYMPIA WA 98513

Telephone: 208-999-2773

Email: MICHAELMOSHER@YAHOO.COM

Signature: 

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Name(s): Becky + Bob CARLTON

Address: 9008 58th Ave S.E.

Telephone: _____

Email: Bopplebecky@comcast.net

Signature: Becky Carlton [Signature]

09 July 2020

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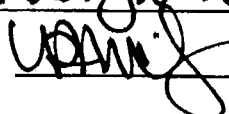
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Name(s): Rebecca Michaelson

Address: 9045 58th Ave SE
Olympia, WA 98513

Telephone: 360-528-0502

Email: madiganro@gmail.com

Signature: 

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Name(s): DAVID YAROSZ

Address: 9221 58th AVE S.E.

LACEY WA 98513

Telephone: 360 789 6505

Email: JEENY@COMCAST.NET

Signature: David Yarosz

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Name(s): Conrad Wieclaw Kimberley Wieclaw

Address: 9022 58th Ave SE
Olympia WA 98513

Telephone: 360-628-7826 360-628-0784

Email: cwieclaw@gmail.com wieclawkimberley@gmail.com

Signature: C Wieclaw Kimberley

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Name(s): Ronald LEC

Address: 5911 Hollard CT SE

Telephone: 506.770 8515

Email: RLEe7252@gmail.com

Signature: Ronald LEC

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Name(s): *David H. Hume* 7-9-2000

Address: 9111 58th AVE SE

Lacey WA ~~98513~~ 98513

Telephone: 360-701-5412

Email: _____

Signature: *David H. Hume* 7-9-2000

Delicia Durden

From: elamfers@gmail.com
Sent: Friday, June 26, 2020 10:19 AM
To: Vince McDowell
Subject: The Manor Development off of 58th.

No problem with development. However I have some thoughts?

1. Can sidewalks be installed along Kagy? At a minimum, it should run from 58th to the last street going west before Mullen. I am noticing people are walking down the middle of Kagy with kids and pets like it is a residential street, with cars coming through at 35 or more, sometimes 60.
2. Traffic circles Mullen and Kagy, Marvin and Mullen. Traffic tends to exceed the 35mph limit and a full stop while making a left turn off of Mullen with traffic coming up from behind at high speed is not good. Also it can take up to 5 minutes to turn left from Kagy to Mullen during peak traffic.
3. Any way to extend Marvin to Yelm. It would help traffic in the area considerably.

Eric Lamfers

Delicia Durden

From: Vince McDowell
Sent: Wednesday, July 8, 2020 3:12 PM
To: Delicia Durden
Subject: FW: Manage Growth Responsibly - Manor House Planned Residential Development

From: Summer Young <summerstormphoto@gmail.com>
Sent: Wednesday, July 08, 2020 10:38 AM
To: Vince McDowell <vince.mcdowell@co.thurston.wa.us>
Cc: summer.young@seiu775.org; planning <planning@co.thurston.wa.us>
Subject: Manage Growth Responsibly - Manor House Planned Residential Development

Dear Mr. McDowell,

I am writing today on behalf of myself and a very concerned community regarding the Manor House Residential Development. The size and magnitude of this development has many community members concerned for varying reasons - environmental impacts, traffic and congestion impacts, as well as quality of living for those near this incredibly large and dense development.

I moved to this community almost three years ago. One of the things I love about this area is its natural beauty and the space that neighbors have. I am local and have lived in the region my entire life. My previous home was surrounded by traffic (safety issues, noise, congestion) which was seemingly completely unchecked by the local officials. Currently, 58th (one of the proposed bordering streets of the development) is not heavily trafficked, but the roads are narrow and while most people that drive down this street are neighbors, there are speeding cars which make the street very dangerous when I walk my dog or go for a run. The addition of 600+ units, resulting in thousands of new residents concerns me and my community for the health and safety of our families. Mullen (another bordering street of the development) is already a primary through street and experiencing traffic which causes many to avoid the route altogether, except as necessary, which unfortunately is frequently the case. Neighbors talk about the already burdensome travel delays they experience on Mullen.

Many neighbors cite concerns over the disparate treatment they've experienced when wanting to build an addition to their home or a shop on their property. The region is home to federally protected mazama gophers and the studies and red tape that they've experienced aren't congruent with a development of this size being introduced in the area.

I share concerns over our water supply, currently served by a community well, Pattison Water Company. This is coupled with concerns over stormwater systems, drainage and sewage which will undoubtedly have an impact on water, the community and the Puget Sound. The area is a fragile and critical aquifer recharge area and the development will be sitting directly on top of it https://gisdata-thurston.opendata.arcgis.com/datasets/5d117bdd88cc4ff9ac85ee0b9e2b0cfc_0?geometry=-122.807%2C46.992%2C-122.691%2C47.013. This is coupled with the designation of MSGA zoning which, as stated on the Thurston County Website reads "The purpose of this district is to provide for residential, commercial, and agricultural uses of a type and density which will minimize the potential for contamination or significant loss in recharge capacity of a vulnerable groundwater aquifer and potable water source of great importance to the general public." It goes on to read that residential structures be limited to single-family residential and that plots must be one acre in size. From what I can tell, the development would be in violation of the MSGA zoning codes.

I understand that the property owners of the land have elected to sell their land for this development. Quite honestly, I think that many of us could rest easier if the development was not so dense - at least 620 units, which include apartments, is so different from the landscape in this area. One neighbor, Nancy Solis told me " this development will ruin the rural feel of the community and traffic will be too much. We need to save the spirit and soul of the community" and opposes, as I do, such a large development. Neighbors are concerned that if a door like this gets opened, it will forever change the future of our community - the total scope of this project will be destructive and irresponsible of the developers and the county leadership.

Neighbors like me feel that the notice, which was only sent to residents within 300 feet of the project feels shady and underhanded. We demand to be kept informed of all public hearings, notices and events surrounding the studies and decisions being made by the developers and leadership of the region.

At the time of the submission of this email, 96 neighbors have signed the petition (link provided), some providing comments about the proposed project. I request to be sent any and all future notices, including county events (such as, but not limited to counsel meetings) where the project is expected to be discussed. I can be reached via email or by mail at 5820 Holland Court SE, Lacey, WA. 98513. <https://www.ipetitions.com/petition/manage-growth-responsibly>

Sincerely,
Summer S. Young