

From: [Doug](#)
To: [Scott McCormick](#)
Subject: Aurora Oaks PRD, Case Number 2023102411
Date: Wednesday, June 28, 2023 10:30:28 PM

June 28, 2023

To: Scott McCormick
Thurston County Community Planning and Economic Development Department

Re: Aurora Oaks PRD, Case Number 2023102411

Thank you for the opportunity to comment on this proposed development, located at 8541 58th Avenue SE. I live adjacent to the subject address, the project will border my lot on two sides. I have several comments and concerns.

Density: This development proposes an urban-type density of tiny lots in what's currently a rural-suburban setting, so it is incompatible with the surroundings. Every parcel bordering this site is at least 1.2 acres, with single-family residences, and whereas I currently have three homes bordering mine, this proposal would add a dozen lots to my periphery. The rural ambience of a forested natural area will be replaced by hundreds of people and their noise, lights, and other impacts, Instead of deer, coyotes and owls. 170 to 180 lots in this development setting is way too many.

Traffic: This development has a short frontage on 58th Avenue SE, which is a rural road with no shoulders, no sidewalks, and no transit service. Every proposed lot will add more vehicles to a road that is substandard for the increased traffic load. Frontage improvements alone would be wholly inadequate, since the frontage is short compared to the site depth and density. The intersection of Kagy and 58th will see a substantial increase in traffic, as will the intersections at Mullen and Meridian. What improvements will be made to these roads to accommodate the increased traffic load?

Buffer: The preliminary map shows a 30 ft. buffer along the site perimeter. However, the Aurora Oaks folks have already (autumn 2022) run bulldozers through the site and along the "buffer" bordering my property, destroying the natural wooded buffer and creating a cleared swath approximately 15 feet wide which has become populated by nettles and other invasives. It's not a buffer at all anymore, it's a cleared access. Since they have wantonly destroyed the buffer prior to plan approval, the perimeter buffer should be increased to 50 feet, so there is actually a functional wooded buffer. Also, a 6 ft. high solid cedar fence should be required around the perimeter of the development, to help address security and privacy concerns.

Stormwater: The preliminary map shows a large bioretention cell at the site frontage, and one small cell at the far SE plat corner. This does not meet the intent of the drainage manual to keep stormwater dispersed (per Core Requirement #5). Bioretention is intended to be shallow and small-scale, in cells that are distributed and integrated throughout the site, not concentrating street runoff in large ponding areas. Also, each lot should have an individual roof downspout infiltration system

for “clean” roof runoff, and since this site is within the McAllister Geologically Sensitive Area, landscaping should employ Integrated Pest Management per Thurston County’s guidance.

Access: Currently, an access and utility easement terminates at 8541 58th Avenue SE, for access to the existing single house on that large parcel that will become the westernmost part of the PRD. Apparently, the existing house on that parcel will be demolished to make room for the development of roads and lots. The existing access and utility easement is not adequate for construction vehicles nor for increased traffic, so once site work commences, that access should be closed at the plat boundary and all access to the site should be from 58th Avenue.

Lighting: This location is currently quite dark at night, which makes for good stargazing. It would be nice if that quality of the area could be preserved to at least some extent, as by requiring downcast/pedestrian-scale street lights in the development.

Again, thank you for the opportunity to comment. It’s sad to see this quiet woodsy area we’ve enjoyed for so many years being changed so drastically, but hopefully the County will ensure this site is developed properly without excessive impacts to the existing residents.

D. Christenson
8535 58th Avenue SE

Sent from [Mail](#) for Windows