

June 27, 2023

To the Department of Community Planning and Economic Development c/o Scott McCormick via email scott.mccormick@co.thurston.wa.us:

Subject: Aurora Oaks Planned Residential Development, case 2023102411

I would like to make comment prior to the stated deadline of June 29 regarding the above-named development proposal and my concerns regarding same.

1. Traffic mitigation. I would like to see the developer pay for improvements to 58th Avenue and Kagy Street in terms of widening. These streets are already fairly narrow, and the increased traffic from the development in terms of cars and foot traffic will be significant. I feel it is imperative that this be part of the plan for construction, to be done before home sales begin. In my opinion, waiting to judge impact after the development is populated would be a terrible idea.
2. With regard to traffic mitigation, I feel something should be done to the junction of 58th and Kagy; my proposal would be creating a 4-way stop via the addition of stop signs. A blinking red light would create the same effect. A roundabout at this junction seems untenable and excessive.
3. Also with regard to traffic mitigation, what I have suggested above in #2 would also apply to junctions of Kagy and Mullen, Mullen and Marvin, and 58th and Meridian.
4. Another concern I have is for the children who will be living in the development and how they will get to the nearest bus stop, be it either school bus or public transit. At the time, neither 58th nor Kagy have any adequate space to safely walk.
5. I am also concerned about what type of buffer will be provided between the Winnwood greenbelt and the houses in the new development. For privacy, I of course feel the buffer should be as dense as possible and as tall as possible – bushes and trees, etc.
6. Nowhere in the letter did I see anything concerning the protected species, often called “pocket gophers.” I would hope an impartial and comprehensive study will be completed before any construction begins, to establish the lack of habitat and/or mitigation of habitat that is found within the development boundaries.
7. Lastly I would like the assurance that the school or schools serving the children in the development have adequate space and are ready to receive the influx of additional students. It is my understanding that the school district that serves this area is already at capacity, but I could be wrong.

For all of these concerns and any others brought up by others, I will be very disappointed at any “wait and see” situations that go on. Studies should be done before construction and problems that this development will present taken care of well ahead of home sales.

Thank you for considering my concerns and suggestions. I wish to be added to the email list for future communications regarding the Aurora Oaks Development Proposal. My contact information is below:

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