

TO: Thurston County Department of Community Planning and Economic Development
Attn: Scott McCormick
3000 Pacific Avenue SE, Suite 100
Olympia, WA 98501

FROM: Winnwood Homeowners Association Board of Directors
5813 Winnwood Dr. SE
Olympia, WA 98513

DATE: 29 June, 2023

SUBJ: Public Comment, Case #2023102411, Aurora Oaks Planned Residential Development

Dear Mr. McCormick,

The following comments are the product of an HOA Board Meeting held in the Winnwood Housing Development, located immediately west of the proposed Aurora Oaks development. More specifically, the southwest parcel of the proposed Aurora Oaks project will abut our greenbelt and six adjacent Winnwood homes.

- I. We request immediate inclusion of all Winnwood addresses as “property owners” in all project related schedules, notices, determinations as our greenbelt is property owned in 1/40th shares among all Winnwood Homeowners Association Members (Owners). This is an oversight which has deprived most of our Association Members of news of this proposed development until just two days ago. Attached is a list of Winnwood property owner addresses.
- II. As our greenbelt will abut a not insignificant section of the proposed “30’ Incompatible Use Buffer” along the western flank of Parcel# 11701220300, we ask for the placement of temporary construction fencing between our greenbelt and the 30’ buffer from the point in time at which clearing of the site begins until revegetation of the 30’ buffer is completed. Additionally, we request the inclusion in the plans the ultimate installation of a permanent fence between our greenbelt and the vegetated buffer. This would delineate and protect Winnwood’s common holdings from whatever future activities occur within the proposed 30’ buffer.
- III. We request the reconsideration of the proposed density of homes. The proposed density of single-family homes set 10’ apart on lots averaging 35’ wide is entirely out of character with what currently exists on adjacent parcels.

- IV. The added vehicle traffic from up to 180 new homes will be a radical volume change to the current infrastructure. We see no mention made of modifications to be made to the adjacent and connector roads feeding the proposed development.

- V. We have concern over further additions to the water supply currently serving many of the surrounding households and neighborhoods. While the City of Lacey is running new sewer lines to this proposed development, why are they not requiring City water lines be run simultaneously? The infrastructure disruption taking place to install sewer lines will otherwise need to be repeated for future City water supply connections, and at the current rate of local development, well-water supply issues loom likely.

Thanks for your attention to our comments. We look forward to being included in the process as this proposal moves forward.

Sincerely,

Tim Andruss, President, Winnwood Homeowners Association

Sent on behalf of the Winnwood HOA Board of Directors