

Katherine C. Carter
8624 29th Way SE
Olympia, WA
360-786-1229
February 13, 2014

THURSTON COUNTY
RECEIVED
FEB 18 2014
DEVELOPMENT SERVICES

Tony Kantas
Thurston County Resource Stewardship Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502

Dear Tony Kantas,

I am in receipt of the NOTICE OF APPLICATION for the preliminary plat of Oak Springs, located at 3146 Marvin Road SE, parcel no: 1182540000, land use case # 2013104463 (13 112596 ZJ). The following are my concerns about the application.

I would like to request that prior to approval, Thurston County should require the access street to Marvin Road should be in place before any development begins. The developer should be required to factor the cost into the project, and provide the street first as required by the county and City of Lacey.

Secondly, Thurston County should require cost analysis of other impact to taxpayers of Evergreen Heights. Such impact should include but not limited to: speed bumps, stop signs, traffic and noise analysis, backup and parking near the school at intersection of Woodgrove & 28th.

Sincerely,



Katherine Carter

February 15, 2014

THURSTON COUNTY
RECEIVED
FEB 19 2014
DEVELOPMENT SERVICES

Tony Kantas
Thurston County Resource Stewardship Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502

Hello Mr. Kantas,

We are John Goula & Marilyn Alongi, homeowners in the Evergreen Heights Development, lot #5 at 8544 28th Way SE off of Marvin & Woodgrove.

We are deeply concerned about the proposed Oak Spring development project to route their traffic through Evergreen Heights.

We request that prior to approval, Thurston County should require that the access street to Marvin Road go in first. (This means the developer should be required to factor the cost into the project, and provide the street first as required by the county and City of Lacey.)

Additionally, prior to approval, Thurston County should require cost analysis of other impact to taxpayers of Evergreen Heights. (Such impact includes but is not limited to: speed bumps, stop signs, traffic analysis, backup and parking near the school at intersection of Woodgrove & 28th.)

This proposed routing of this project through Evergreen Heights versus Marvin Road is extremely concerning and will certainly reduce our already low property values and increase our traffic. We are concerned about increased crime, the already increased traffic and speeds in which non-homeowners drive our area and something we battle on a daily basis, and the safety of our children, pets and property.

Thank you for your consideration,

John F Goula



Date

2/15/14

Marilyn J Alongi



Date

2/15/14

Feb. 19, 2014

Tony Kantas
% Resource Stewardship Dept
Thurston County
2000 Lakeridge Dr. S.W.
Olympia, WA 98502

THURSTON COUNTY
RECEIVED

FEB 21 2014

DEVELOPMENT SERVICES

Re: Land Use Case # 2013104463
Application by Mark Cunwell

Dear Mr. Kantas,

Thank you for informing us of the application of the Preliminary Plat of Oak Springs, located next to our property line at 3146 Marvin Rd SE (parcel # 1825240000). Our address is 3148 Marvin Rd SE, Olympia 98503.

Please place our name on the mailing list that we may be advised and receive all the pertinent information regarding the public hearing, as well as environmental concerns. We believe that we will be impacted more than most by this proposed project, having lived over 40 years here with peace and quiet and significant wildlife that also make this area their breeding territory. Change is inevitable we know.

Thank you for including us in this process.

Respectfully,

{ 3148 Marvin Rd S.E. Ken Walter (360) 491-3283
Olympia, WA 98503

February 19, 2014

THURSTON COUNTY
RECEIVED

FEB 21 2014

Dear Mr. Kantas:

DEVELOPMENT SERVICES

We are writing to voice our objection to the recently received Notice of Application Parcel # 11825240000 known as Land Use Case #2013104463 (13 112596 ZJ).

I cannot imagine the County would seriously consider allowing this development (Oak Springs) to be built without it's own entrance off of Marvin Road. Those who are in charge of decision-making should visit the location of the Woodgrove and Marvin Road intersection. This intersection is already a VERY congested intersection where parents need to park in order to walk their children across Marvin Road using the crosswalk at Evergreen Forrest Elementary School. This intersection is so small it is often difficult for traffic coming off Marvin or onto Marvin at the same time.

Additionally, the entrance to 28th Street as it enters Evergreen Heights off Woodgrove is also very tight. In order to allow people coming off Woodgrove to turn into Evergreen Heights at 28th we often have to wait and allow room for their turns.

I would hope those examining this proposal will also understand the impact of this amount of traffic on our community. It would present a danger to those living in Evergreen Heights. There are many children living in our neighborhood. We all know drivers will take the path of least resistance that would take them down Riley St. where our playground is located. Already we have problems with certain individuals living in the community just north of ours. They come out of Timber Dr. S.E. and drive 10 to 20 mph over the posted 25 mph limit down 28th Street toward Woodgrove.

We did not purchase a home here in Evergreen Heights to have a developer try to ruin our community by thinking only of himself and his \$\$\$.
Whatever it takes to require him to provide his own entrance off of Marvin Road should be done.

Thank you for your attention to this matter. Please require the developer to build his own entrance off Marvin Road.

Sincerely,

Cameron & Jim Finkle
8808 24th Way S.E.
Olympia 98513
(360) 878-9088

THURSTON COUNTY
RECEIVED
FEB 26 2014
DEVELOPMENT SERVICES

Jacob and Candace Knoefler
8534 29th Way SE
Olympia, WA 98513
Ph: (360) 491-5594

Tony Kantas
Thurston County Resource Stewardship Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502
Ph: (360) 786-5490
FAX: (360) 754-2939

Mr. Kantas,

We are writing this letter in reference to land use case # 2013104463 (13 112596 ZJ), "Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE, AKA parcel No: 11825240000.

Bottom line: Thurston County must require the developer for Oak Springs to construct a new access street to Marvin road, the associated cross walks, side walk access to Evergreen Forest Elementary School, and associated pedestrian / school zone safety signals prior to initiating new home construction.

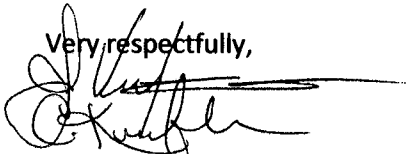
The intersection of Marvin Rd. SE and Woodgrove street SE is already overworked servicing the existing community. Of particular concern is child safety, school traffic to and from Evergreen Forest Elementary School. Hundreds of pedestrian school children utilize the crosswalks at Marvin road and 28th way and parked cars crowd both sides of road adjacent to Marvin road, Woodgrove street SE and 28th way SE; with families unloading, and loading up their children. Competing with the pedestrian traffic are the school buses and hundreds of single car drivers rushing to depart to work. Additional development, without a corresponding increase in main road access to ease the pressure on the Woodgrove street / Marvin road intersection will only exacerbate the existing problem.

There are other community impacts that should be considered. The community of Evergreen Heights will be forced to absorb the traffic associated with the 89 additional families and years of additional construction vehicle traffic just "passing through". While we currently suffer from some issues, the developer of Evergreen Heights takes active measures to minimize the impact of new construction on the existing community. It is in our developer's interest to maintain customer satisfaction and home values. The developer of Oak Springs will have no such interest in the welfare or quality of life of the folks currently living in the Evergreen Heights development.

Last but not least; what will be the impact on the local elementary school? The current taxpayers have just voted to provide funding for a long needed expansion of evergreen forest elementary school. Has the NTSD been notified of the proposed increase in traffic and school age children at evergreen forest? A new housing development across the street from the school is bound to draw families with school age children. Are we paying to remodel and upgrade the school, just to see it overcrowded within four or five years?

In closing; the current plan "Land Use Case #: 2013104463 (13 112596 ZI)" is impractical, primarily due to its omission of new road access to Marvin Road SE. It is a bad plan. It is a blatant disregard to the best interests of the existing communities that surround it, to a degree we consider "unethical".

Very respectfully,



Jacob and Candace Knoefler

February 23, 2014

THURSTON COUNTY
RECEIVED
FEB 26 2014
DEVELOPMENT SERVICES

Tony Kantas
Thurston County Resource Stewardship Department
2000 Lakeridge Drive SW
Olympia, WA 98502

Project Name & Location: Preliminary Plat of Oak Spring, located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000
Land Use Case #: 2013104463 (13 112596 ZJ)

Dear Mr. Kantas:

The combined total (Evergreen Heights and Oak Springs) units at build out will be about 265 units, all currently proposed to use Woodgrove St., Accalia St., and 28th Way SE to access Marvin Road. Our concerns regarding the proposed "Oak Springs" development are:

- 1) Failure by the developer/county to include a direct connection for the Oak Springs development's 89 units to Marvin Road.
 - a) Currently, at build out vehicles from 176 homes in Evergreen Heights will be using 28th Way SE and Woodgrove St. to access Marvin Road.
 - b) Traffic from homes in Evergreen Estates, the development North of Evergreen Heights, also uses Woodgrove St. and 28th Way SE to access Marvin Road.
 - c) The streets of Evergreen Heights are designed to discourage excess speed by restricting traffic flow at intersections. As the proposed growth in Oak Springs occurs, the traffic flow will remain limited.
- 2) The Traffic Impact Analysis Proposed Scope document found on your website as Scan File 131021172651.TIF dated 10/21/2013 is flawed.
 - a) It identifies the peak period of traffic between 4 p.m. and 6 p.m.
 - b) There is no consideration for the times the residents of Evergreen Heights and Evergreen Estates (most homes have 2 vehicles) leave for work and school.
 - c) There is no consideration for increased traffic and vehicle parking on Woodgrove St. and 28th Way SE at the start and end of the school day at Evergreen Forest Elementary.
 - d) There is also no consideration of the pedestrian traffic at the start and end of the school day at Evergreen Forest Elementary.
 - e) There is no consideration of the current practice of parents using Woodgrove St. and 28th Way SE to park and drop-off or pick-up students from Evergreen Forest Elementary School. It is currently very congested with one car at time passage around parents and children, on both Woodgrove St. and 28th Way SE.
 - e) The traffic analysis fails to provide alternative emergency services access to Evergreen Heights and Oak Springs during heavy traffic periods or in the event of a road blockage at the intersection of Woodgrove St. and Marvin Road.

Preliminary Plat of Oak Preserve Pending.

- a) Future development with no description of units at build out and no description of street access was identified on the Preliminary Plat of Oak Springs map.
- b) The map shows "Oak Preserve" homes using the Accalia St. SE, 28th Way SE, and Woodgrove St. to access Marvin Road and offers no relief from traffic congestion caused by that additional plat.

We suggest the extension of Accalia St. be routed through Oak Springs Phase 1 and 2 with an additional, more direct access to Marvin Road through Oak Springs Phase 2 lot #59. If necessary, lots surrounding #59 may need to be modified to support this access. This could also provide access to parcel 118253101000—7.55 acres landlocked by proposed surrounding developments as requested in Arthur Saint's (PE, Thurston County Public Works Development Review), February 6, 2014, Memorandum to Tony Kantas.

The time to consider access is when these plats are in the planning stage, before homes and multiple ownerships block street creation.

That direct link will minimize the impact of additional traffic on Evergreen Heights and Oak Springs as Oak Preserve comes into development.

We suggest that during the land clearing and site development of Oak Springs, heavy equipment including logging trucks, be given direct access to Marvin Road from the Oak Springs site.

We support plats with individual homes as a positive addition to the surrounding neighborhoods, but additional traffic and access to Marvin Road must be considered in the planning.

Please provide any additional information including notices of public hearings regarding Oak Springs development by mail or e-mail to:

Mike and Joan Iyall

8811 29th Way SE

Olympia, WA 98513

E-mail address: mikenjoan@comcast.net

Sincerely,



Mike and Joan Iyall

cc: City of Lacey Planning Department

Tony Kantas - Preliminary Plat of Oak Springs

From: <webserver@co.thurston.wa.us>
To: <permit@co.thurston.wa.us>
Date: 2/28/2014 10:20 AM
Subject: Preliminary Plat of Oak Springs

Please note the following: This e-mail message was generated using the Thurston County E-mail Web Application. The 'Sender Email' address in the message body is as entered by the user and may not be valid. **The 'From' e-mail address in the message header cannot be replied to.**

Subject: Preliminary Plat of Oak Springs

Sender Name: Ed Heiser

Sender Email: edheiser@gmail.com

Sent: 2/28/2014 10:20:08 AM

Sender Message: Please enter these following comments to the record for this proposed development. Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE, Also known as Parcel No. [11825240000](#) Land Use Case #: [2013104463](#) (13 112596 ZJ) Dear Mr. Kantas My main concerns regarding the proposed development are related to traffic impacts and property values of homes in the Evergreen Heights neighborhood. I have the following comments on the proposed development. I am concerned about traffic being routed through the Evergreen Heights neighborhood. I looked for a traffic study on the Thurston County website for this proposal but didn't find one. What is the average number of cars that would be diverted through the Evergreen Heights neighborhood upon full development of Oak Springs? Independent studies indicate an average of ten vehicle trips per day for single family development. Multiplied by 89 units = 890 trips per day. This amount of traffic routed through Evergreen Heights would be an unacceptable burden on existing homeowners, causing safety issues and impacting property values. Regarding traffic safety, school aged children would attend Evergreen Heights Elementary. Kids will naturally find the quickest route to the school, regardless of whether or not there is a connection from the proposed development. It is likely children would cut through the development, walking along the shortest path to the school. This would likely result in uncontrolled access across Marvin Road to reach the school. Uncontrolled access across Marvin Road from the proposed development would be a safety issue, as drivers on Marvin Road dodge children trying to get to school. This would be especially true during school hours, but also true after school and on weekends. The developer should be required to mitigate these potential traffic impacts by redesigning the proposal to have access to Marvin Road. Access to Marvin Road should be required to be built before vehicular access to Evergreen Heights is permitted. Access should not be permitted until at least 50 % of the homes in Oak Springs are constructed. If no access from the proposed development to Marvin Road is required, approximately 890 vehicles would come through Evergreen Heights. The Evergreen Heights neighborhood is quickly being built out as new single family units are built on the last few remaining lots. The main route through Evergreen Heights to Marvin Road is on 28th Way and 29th Way. Currently, it is not uncommon to see vehicles driving through Evergreen Heights at unsafe speeds. Adding 890 vehicles to this existing traffic would compound the safety problem. Prior to approval, Thurston County should require an analysis of impacts to taxpayers of Evergreen Heights. The analysis should be done by an independent 3rd party with no ties to the developer. The analysis should

Tony Kantas - Fwd: Proposed development of Oak Springs

From: Vickie Larkin
To: Wolfe, Cathy
Date: 2/28/2014 10:48 AM
Subject: Fwd: Proposed development of Oak Springs
CC: Kantas, Tony

This message was sent to all three commissioners. Does not appear a response from the Board is necessary, however, I did send Mr. Heiser a message letting him know his comments were received.

vickie

Vickie L. Larkin

Commissioner Assistant
Commissioner Wolfe, District One
2000 Lakeridge Drive SW
Olympia WA 98502-6045
[\(360\) 357-2470](tel:(360)357-2470)
fax [\(360\) 754-4104](tel:(360)754-4104)
larkin@co.thurston.wa.us

Alone we can do so little; together we can do so much.

- Helen Keller

>>>

From: <webserver@co.thurston.wa.us>
To: <wolfec@co.thurston.wa.us>
Date: 02/28/2014 10:16 AM
Subject: Proposed development of Oak Springs

Please note the following: This e-mail message was generated using the Thurston County E-mail Web Application. The 'Sender Email' address in the message body is as entered by the user and may not be valid.

The 'From' e-mail address in the message header cannot be replied to.

Subject: Proposed development of Oak Springs

Sender Name: Ed Heiser

Sender Email: edheiser@gmail.com

Sent: 2/28/2014 10:16:18 AM

Sender Message: Ms. Wolfe, I sent this email to Tony Kantas re: the Preliminary Plat of Oak Springs. I want you to know of my concern. Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE, Also known as Parcel No. [11825240000](#) Land Use Case #: [2013104463](#) (13 112596 ZJ) Dear Mr. Kantas My main concerns regarding the proposed development are related to traffic impacts and

property values of homes in the Evergreen Heights neighborhood. I have the following comments on the proposed development. I am concerned about traffic being routed through the Evergreen Heights neighborhood. I looked for a traffic study on the Thurston County website for this proposal but didn't find one. What is the average number of cars that would be diverted through the Evergreen Heights neighborhood upon full development of Oak Springs? Independent studies indicate an average of ten vehicle trips per day for single family development. Multiplied by 89 units = 890 trips per day. This amount of traffic routed through Evergreen Heights would be an unacceptable burden on existing homeowners, causing safety issues and impacting property values. Regarding traffic safety, school aged children would attend Evergreen Heights Elementary. Kids will naturally find the quickest route to the school, regardless of whether or not there is a connection from the proposed development. It is likely children would cut through the development, walking along the shortest path to the school. This would likely result in uncontrolled access across Marvin Road to reach the school. Uncontrolled access across Marvin Road from the proposed development would be a safety issue, as drivers on Marvin Road dodge children trying to get to school. This would be especially true during school hours, but also true after school and on weekends. The developer should be required to mitigate these potential traffic impacts by redesigning the proposal to have access to Marvin Road. Access to Marvin Road should be required to be built before vehicular access to Evergreen Heights is permitted. Access should not be permitted until at least 50 % of the homes in Oak Springs are constructed. If no access from the proposed development to Marvin Road is required, approximately 890 vehicles would come through Evergreen Heights. The Evergreen Heights neighborhood is quickly being built out as new single family units are built on the last few remaining lots. The main route through Evergreen Heights to Marvin Road is on 28th Way and 29th Way. Currently, it is not uncommon to see vehicles driving through Evergreen Heights at unsafe speeds. Adding 890 vehicles to this existing traffic would compound the safety problem. Prior to approval, Thurston County should require an analysis of impacts to taxpayers of Evergreen Heights. The analysis should be done by an independent 3rd party with no ties to the developer. The analysis should include a review of traffic impacts and safety. It should also include a review of potential impact to property values to Evergreen Heights homeowners due to the potential for increased traffic. Access across Marvin Road by school aged children from the proposed development should also be reviewed. The analysis should proposed any measures necessary to mitigate impact to the Evergreen Heights neighborhood. Adjacent property owners should have an opportunity to review and comment on such an analysis prior to further consideration of this proposal. I am concerned about this development proposal and the potential impact on adjacent properties. Please add my name to any list of people to be notified of further actions on the proposal. Ed Heiser 8541 28th Way SE Olympia, WA. 98513

Tony Kantas - Oak Springs Developement

From: <davidkelley9534@comcast.net>
To: <kantast@co.thurston.wa.us>
Date: 2/27/2014 4:19 PM
Subject: Oak Springs Developement

Mr. Tony Kantas,
Thurston County Resource Stewardship Dept.
2000 Lakeridge Dr. SW
Olympia, Wa. 98502

This is regarding the proposed Oak Springs Development at 3146 Marvin Rd. SE Parcel No. [118252400000](#).
As home owners in Evergreen Heights development we have several concerns.

The use of the roads that run through Evergreen Heights, predominantly 28th & 29th streets would have to much construction traffic. There should be an entrance and exit from Marvin Rd. not through our development prior to building any homes. The developer should be required to provide the street first as required by the county and City of Lacey.

There is already a problem with parking before and after school hours with cars blocking the entrance and exit at 28th & Woodgrove. This would become more congested with an additional 89 homes being built.

There are so many elementary age children walking to school this is also a safety issue

We would like Thurston County to require a cost analysis of other impact to taxpayers of Evergreen Heights. Such impact includes but is not limited to: speed bumps, stop signs, traffic analysis, backup and parking near the School at Woodgrove & 28th. and school overcrowding.

Regards,

David W. Kelley
Linda M. Kelley

Tony Kantas - Access road going into Evergreen Heights Neighborhood

From: Erin Seei <erin.seei@yahoo.com>
To: "kantast@co.thurston.wa.us" <kantast@co.thurston.wa.us>
Date: 2/28/2014 5:50 AM
Subject: Access road going into Evergreen Heights Neighborhood
CC: "erin.seei@yahoo.com" <erin.seei@yahoo.com>

Hi Mr. Kastan,

My name is Erin LaBelle and I'm a homeowner in Evergreen Heights. My family and I currently live in VA and are renting out our home there.

I would like to be put on the mailing list please. Also, I'm concerned about the roads going into Evergreen Heights. I would like to see improvements done at Marvin and Woodgrove and again at Woodgrove to 28th Way.

1. I'm concerned about student safety going to the Elem School
2. Emergency vehicle access in and out of the neighborhood
3. Potential of a signal at Woodgrove and Marvin
4. Better signage for speed limit and parking in these areas.

I believe there needs to be an access road into the new development off Marvin. If the developer can't do this then he shouldn't build the development. Or at least it should go in first. Anything that you can do to make those cars go another way would be good.

I saw there was a traffic analysis done... Can I get a copy of that?

Thank you
Erin LaBelle

02/28/2014

2908 Riley Drive SE
Olympia, WA 98513

THURSTON COUNTY
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MAR 03 2014
DEVELOPMENT SERVICES

ATTN: Tony Kantas
Thurston County Resource Stewardship Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502

Re: Proposed Development of Oak Springs

Dear Sir,

I am a homeowner in Evergreen Heights, a housing development adjacent to Evergreen Heights Elementary School on Marvin Road in Olympia and am writing to you to express my concern regarding the proposal for a new development nearby of 89 single family homes to be called Oak Springs.

More specifically, I am concerned about the proposal to have sole access to this new development thru Evergreen Heights.

Currently, there is only a single access off the main thoroughfare-Marvin Road, into Woodgrove Court, from which to enter into Evergreen Heights. This access on Marvin Road also has a crosswalk for the nearby Evergreen Heights Elementary School.

Parents of young school children often park alongside the curb on Marvin Road, Woodgrove Court and into the entrance of Evergreen Heights on 28th Way, which makes ingress and egress from Evergreen Heights very difficult during school hours.

An additional 89 homes sharing this single access would make it even more unsafe for school children and their families and will invariably, produce a "bottleneck" in traffic from 28th Way unto Woodgrove Court and again from Woodgrove Court unto Marvin Road.

I would strongly suggest that the proposed development of Oak Springs have its own, independent access from Marvin Road rather than thru Evergreen Heights .

Sincerely,

Sheik Khan, MD

February 27, 2013

THURSTON COUNTY
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FEB 28 2014

DEVELOPMENT SERVICES

Cliff Moore - Director
Resource Stewardship Dept.
Thurston County
2000 Lakeridge Dr SW.
Olympia WA 98502

This Petition is being submitted by Homeowners/residents
of Evergreen Heights. We all wish To be included on
the mailing list for information regarding

Preliminary Plat of Oak Springs

Located at 3146 Marvin Rd. SE

Also known as = Parcel NO. 1185240000

Land Use Case # 2013104463 (13112596 ZJ)

Please include All who signed This Petition in your
future mailings -

Thank you

Janice M. Greer

Janice M. Greer

360-539-7138 Home

8616 29th Way SE

253-370-7106 cell

Olympia WA 98513

Also I am The HOA Vice President

Individual Comments by Residents will be sent Separately.







February 21, 2014

Evergreen Heights Community Petition for inclusion on a mailing list for the Application of project for the Plat of Oak Springs Project 3146
Marvin Rd SE, Parcel No> 11825240000

To: Thurston County - Resource Stewardship Dept. - Cliff Jore - Director
200 Lakeridge Dr. SW, Olympia WA 98502 360-786-5490

Re: Request to be included on a mailing list on all issues regarding the Oak Springs housing project

We the undersigned wish to be included in all information regarding the above project:

Printed Name	Signature	Street Address	Zip code	Phone No. (Optional)	E-mail address (optional)
✓ Siegfried, Stephen		9821 29th Way SE	98513		
✓ Ashley, Jetta		5821 28th Way SE	98513		
✓ Mike & Linda Dexter		8709 28th Way SE	98513	360 319-4315	ldexter212@yahoo.com
✓ Ashley & Raul Diaz		81047 28th Way SE	98513		ash.diaz2010@gmail.com
✓ Jenny & Crafts		8608 28th Way SE	98513		bluejay27@hotmail.com
✓ Kenneth Fiskerud		2902 Riley Dr SE	98513	360 319-4315	

February 21, 2014




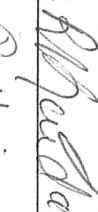
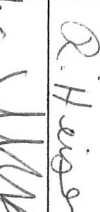





Evergreen Heights Community Petition for inclusion on a mailing list for the Application of project for the Plat of Oak Springs Project 3146
Marvin Rd SE, Parcel No> 11825240000

To: Thurston County - Resource Stewardship Dept. - Cliff Moore - Director

200 Lakeridge Dr. SW, Olympia WA 98502 360-786-5490

Re: Request to be included on a mailing list on all issues regarding the Oak Springs housing project

We the undersigned wish to be included in all information regarding the above project:

Printed Name	Signature	Street Address	Zip code	Phone No. (Optional)	E-mail address (optional)
Josh Sanchez		18520 28th Way SE	98513	(253) 326 0304	Joshsanchez@charter.com
Steve Ticked		8605 29th Way SE	98513	(360) 515-6788	abbyp717@live.com
Kelly Woodard		8601 29th Way SE	98513	360 688-0553	5-3545167@Yahoo.com
RICHARD RANDALL		8545 28th Way SE	98513	360-566-0889	Rrandallced@gmail.com
Ed Heiser		8541 28th Way SE	98513	360-459-5707	ronheiser@gmail.com
Nina & Richard Blas		8537 28th Way SE	98513	(360) 515-1142	nina-diezel@hotmail.com
Tim & Kirsten York		8605 28th Way SE	98513	360 280 2873	KirstenYork@gmail.com
Cathy & Cindy Kramer		8629 28th Way SE	98513	360-915-9956	ccckramer@comcast.net
Janice & John Green		8612 29th Way SE	"	360-539-7138	grannyjanie@yahoo.com
ANDREW L. SWAN		8614 29th Way SE	98513	360 339 6039	AndrewL.Swan@net

XFINITY Connect

THURSTON COUNTY
RECEIVED

davidkelley9534@comcast.net

+ Font Size -

MAR 03 2014

Oak Springs Developement

DEVELOPMENT SERVICES

From : davidkelley9534@comcast.net

Thu, Feb 27, 2014 04:28 PM

Subject : Oak Springs Developement**To :** kantast@co.thurston.wa.us

Mr. Tony Kantas,
Thurston County Resource Stewardship Dept.
2000 Lakeridge Dr. SW
Olympia, Wa. 98502

Feb. 27, 2014

This is regarding the proposed Oak Springs Development at 3146 Marvin Rd. SE Parcel No. 118252400000.
As home owners in Evergreen Heights development we have several concerns.

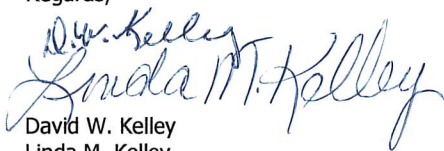
The use of the roads that run through Evergreen Heights, predominantly 28th & 29th streets would have to much construction traffic. There should be an entrance and exit from Marvin Rd. not through our development prior to building any homes. The developer should be required to provide the street first as required by the county and City of Lacey.

There is already a problem with parking before and after school hours with cars blocking the entrance and exit at 28th & Woodgrove. This would become more congested with an additional 89 homes being built.

There are so many elementary age children walking to school this is also a safety issue

We would like Thurston County to require a cost analysis of other impact to taxpayers of Evergreen Heights. Such impact includes but is not limited to: speed bumps, stop signs, traffic analysis, backup and parking near the School at Woodgrove & 28th. and school overcrowding.

Regards,



David W. Kelley
Linda M. Kelley

Mr. Tony Kantas
Resource Stewardship Dept.
Thurston County Courthouse
2000 Lakeridge Dr. SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED
MAR 03 2014
DEVELOPMENT SERVICES

In re: Preliminary Plat of Oak Springs, etc.

Dear Mr. Kantas,

I will address three points:

1. The safety risk to kids and parents of heavy earthmoving rigs traversing the Marvin-Woodgrove bottleneck near Evergreen Forest Elementary.
2. The safety risk of such equipment passing the main Evergreen Heights playground on Accalia Street daily.
3. The increased traffic count and road repair costs from forcing Oak Springs traffic through Evergreen Heights.

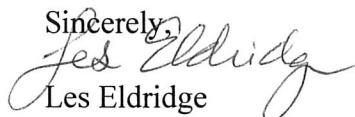
The Solution: Build a short access road from Marvin to Oak Springs before clearing begins.

If Mr. Conwell fails to access the Oak Springs site directly from Marvin Road at the very beginning of site clearing, I believe it will increase risk to Evergreen Forest Elementary children and their parents before and after school. The Marvin Road-Woodgrove Street-28th Way connection is essentially a switchback. Morning and afternoon, it is choked with cars of parents picking up and dropping off their kids, and of course the kids themselves. Cars are parked on both sides of each of those three streets. The speed-suppressing corner curb design makes it more difficult to turn at 28th. Only 150 feet along Woodgrove separate Marvin from 28th. Bringing large earthmoving equipment through that narrow bottleneck is a risk to parents and kids.

Further, the obvious route espoused by Mr. Conwell to his site without a direct Marvin Road access, Woodgrove to 28th to Accalia, passes directly by the major playground in Evergreen Heights.

Without that direct access, traffic bound to and from Oak Springs' 64 unit development will be forced through Evergreen Heights' 182-unit development, increasing the adverse effects on the Heights from a substantial road use increase.

I urge the County, the City of Lacey, given its GMA responsibilities, and the North Thurston School District, to each insist that Oak Springs be connected directly to Marvin Road at the outset of development.

Sincerely,

Les Eldridge

2920 Riley Drive SE
Olympia, WA 98513

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EarthLink Privacy Policy

Web Mail version 6.3.20

Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED
MAR 03 2014
DEVELOPMENT SERVICES

Ref: Notice of Application for Project, Preliminary Plat of Oak Springs,
located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000
Land Use Case #: 2013104463 (13 112596 ZJ)

Date: February 28, 2014

Dear Mr. Kantas:

Thank you for the opportunity to comment on the project. My comments focus on:

- Traffic analysis and safety
- Timing of and funding of critical infrastructure

TRAFFIC & SAFETY:

Traffic Impact Analysis Proposed Scope: The “Traffic Analysis Level 1” preliminary document (posted on your website as [Conwell Plat Scope.pdf](#) on 10/18/2013) proposes to examine four major intersections with Marvin Road, as well as the Union Mills & Pacific intersection. The Average Rate Trip Calculations table on page 3 is inadequate for the Marvin Road & Woodgrove intersection because the peak hour assumptions cover only commute hours-- not the morning, mid-day, and afternoon hours of congestion related to the elementary school at that intersection. Parents and residents who use this intersection are already concerned about safety issues; in fact, some of these concerns were registered long ago, when Evergreen Heights was being put in. Unnecessarily adding to this hazard is considered irresponsible.

Bottlenecks: The narrow streets of Evergreen Heights, with their curves and corners, are not suited to logging trucks and heavy construction equipment attempting to go to and from Marvin Road. Nor is the congested intersection of Woodgrove and Marvin, with its school cross-walk and with cars parked on both sides of Woodgrove and along Marvin, suitable for increased traffic attempting to negotiate Woodgrove. The bottleneck extends along Woodgrove and around the corner into the narrow opening of 28th.

Emergency Access: Fire and other emergency vehicle access to the Oak Springs development will be satisfactory only when a direct access to Marvin Road is provided. In fact, Oak Springs Parcel No: 11825240000 shows up as a Marvin Road address (3146 Marvin Road SE), and the need for a Marvin Road access is evident in plans.

Solution: The responsible action is to complete the direct access street to Marvin Road before Oak Springs construction is permitted to begin.

CRITICAL INFRASTRUCTURE:

Streets: A successful development needs all infrastructure to be functioning. Sewers, storm drainage, utilities, and streets. Streets are just as important as sewers, and are certainly vital to the wider range of all users. As noted above, Oak Springs and surrounding neighborhoods will benefit immediately if direct access from Marvin Road to Oak Springs is provided as a first step in construction.

Cost Recognition: The need for direct access to Marvin Road has been recognized in planning for some time. It cannot be continually pushed out from one project to another without regard to true cost, including the externality cost caused by shifting other cost, burden and impact of traffic and safety issues to those who did not choose to incur such. The Oak Springs developer should be required to factor the cost of direct access to Marvin Road into the project plan, and provide the street along with other infrastructure as required by Thurston County and the City of Lacey.

Responsibilities: Officials, taxpayers and voters of the county have no obligation to subsidize the cash flow plan of a developer, while suffering additional externality costs. If a developer's cash flow plan cannot accommodate the full costs of the project, the viability of the project is called into question. Thurston County and City of Lacey should require direct access to Marvin Road to be completed prior to start of Oak Springs construction. Only in this manner could the project be considered as "ready for prime time."

Solution: Prior to approval of start of housing construction, Thurston County and City of Lacey should require that Oak Springs' direct access street to Marvin Road be completed. (This means the developer should be required to factor the cost into the project, and provide the street first as required by the County and City of Lacey.)

In reviewing this project, I recommend that North Thurston School District, emergency services, County agencies, and the City of Lacey all require Oak Springs to be directly connected to Marvin Road prior to development.

Sincerely,



Loyd Long
8644 29th Way SE
Olympia, WA 98513-9325

Tony Kantas - Preliminary Plat of Oak Springs

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

From: "Ed Heiser" <edheiser@gmail.com>

To: <kantast@co.thurston.wa.us>

Date: 2/28/2014 4:35 PM

Subject: Preliminary Plat of Oak Springs

DEVELOPMENT SERVICES

Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE,
Also known as Parcel No. [11825240000](#)
Land Use Case #: [2013104463](#) (13 112596 ZJ)

Dear Mr. Kantas

My main concerns regarding the proposed development are related to traffic impacts and property values of homes in the Evergreen Heights neighborhood. I have the following comments on the proposed development.

I am concerned about traffic being routed through the Evergreen Heights neighborhood. I looked for a traffic study on the Thurston County website for this proposal but didn't find one. What is the average number of cars that would be diverted through the Evergreen Heights neighborhood upon full development of Oak Springs? Independent studies indicate an average of ten vehicle trips per day for single family development. Multiplied by 89 units = 890 trips per day. This amount of traffic routed through Evergreen Heights would be an unacceptable burden on existing homeowners, causing safety issues and impacting property values.

Regarding traffic safety, school aged children would attend Evergreen Heights Elementary. Kids will naturally find the quickest route to the school, regardless of whether or not there is a connection from the proposed development. It is likely children would cut through the development, walking along the shortest path to the school. This would likely result in uncontrolled access across Marvin Road to reach the school. Uncontrolled access across Marvin Road from the proposed development would be a safety issue, as drivers on Marvin Road dodge children trying to get to school. This would be especially true during school hours, but also true after school and on weekends.

The developer should be required to mitigate these potential traffic impacts by redesigning the proposal to have access to Marvin Road. Access to Marvin Road should be required to be built before vehicular access to Evergreen Heights is permitted. Access should not be permitted until at least 50 % of the homes in Oak Springs are constructed.

If no access from the proposed development to Marvin Road is required, approximately 890 vehicles would come through Evergreen Heights. The Evergreen Heights neighborhood is quickly being built out as new single family units are built on the last few remaining lots. The main route through Evergreen Heights to Marvin Road is on 28th Way and 29th Way. Currently, it is not uncommon to see vehicles driving through Evergreen Heights at unsafe speeds. Adding 890 vehicles to this existing traffic would compound the safety problem.

Prior to approval, Thurston County should require an analysis of impacts to taxpayers of Evergreen Heights. The analysis should be done by an independent 3rd party with no ties to the developer. The analysis should include a review of traffic impacts and safety. It should also include a review of potential impact to property values to Evergreen Heights homeowners due to the potential for increased

traffic. Access across Marvin Road by school aged children from the proposed development should also be reviewed. The analysis should proposed any measures necessary to mitigate impact to the Evergreen Heights neighborhood.

Adjacent property owners should have an opportunity to review and comment on such an analysis prior to further consideration of this proposal.

I am concerned about this development proposal and the potential impact on adjacent properties. Please add my name to any list of people to be notified of further actions on the proposal.

Ed Heiser
8541 28th Way SE
Olympia, WA. 98513

Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

DEVELOPMENT SERVICES

Ref: Notice of Application for Project, Preliminary Plat of Oak Springs,
located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000
Land Use Case #: 2013104463 (13 112596 ZJ)

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

Date: February 28, 2014

Dear Mr. Kantas:

Thank you for the opportunity to comment on the project. My comments focus on:

- Traffic analysis and safety
- Timing of and funding of critical infrastructure

TRAFFIC & SAFETY:

Traffic Impact Analysis Proposed Scope: The "Traffic Analysis Level 1" preliminary document (posted on your website as [Conwell Plat Scope.pdf](#) on 10/18/2013) proposes to examine four major intersections with Marvin Road, as well as the Union Mills & Pacific intersection. The Average Rate Trip Calculations table on page 3 is inadequate for the Marvin Road & Woodgrove intersection because the peak hour assumptions cover only commute hours-- not the morning, mid-day, and afternoon hours of congestion related to the elementary school at that intersection. Parents and residents who use this intersection are already concerned about safety issues; in fact, some of these concerns were registered long ago, when Evergreen Heights was being put in. Unnecessarily adding to this hazard is considered irresponsible.

Bottlenecks: The narrow streets of Evergreen Heights, with their curves and corners, are not suited to logging trucks and heavy construction equipment attempting to go to and from Marvin Road. Nor is the congested intersection of Woodgrove and Marvin, with its school cross-walk and with cars parked on both sides of Woodgrove and along Marvin, suitable for increased traffic attempting to negotiate Woodgrove. The bottleneck extends along Woodgrove and around the corner into the narrow opening of 28th.

Emergency Access: Fire and other emergency vehicle access to the Oak Springs development will be satisfactory only when a direct access to Marvin Road is provided. In fact, Oak Springs Parcel No: 11825240000 shows up as a Marvin Road address (3146 Marvin Road SE), and the need for a Marvin Road access is evident in plans.

Solution: The responsible action is to complete the direct access street to Marvin Road before Oak Springs construction is permitted to begin.

CRITICAL INFRASTRUCTURE:

Streets: A successful development needs all infrastructure to be functioning. Sewers, storm drainage, utilities, and streets. Streets are just as important as sewers, and are certainly vital to the wider range of all users. As noted above, Oak Springs and surrounding neighborhoods will benefit immediately if direct access from Marvin Road to Oak Springs is provided as a first step in construction.

Cost Recognition: The need for direct access to Marvin Road has been recognized in planning for some time. It cannot be continually pushed out from one project to another without regard to true cost, including the externality cost caused by shifting other cost, burden and impact of traffic and safety issues to those who did not choose to incur such. The Oak Springs developer should be required to factor the cost of direct access to Marvin Road into the project plan, and provide the street along with other infrastructure as required by Thurston County and the City of Lacey.

Responsibilities: Officials, taxpayers and voters of the county have no obligation to subsidize the cash flow plan of a developer, while suffering additional externality costs. If a developer's cash flow plan cannot accommodate the full costs of the project, the viability of the project is called into question. Thurston County and City of Lacey should require direct access to Marvin Road to be completed prior to start of Oak Springs construction. Only in this manner could the project be considered as "ready for prime time."

Solution: Prior to approval of start of housing construction, Thurston County and City of Lacey should require that Oak Springs' direct access street to Marvin Road be completed. (This means the developer should be required to factor the cost into the project, and provide the street first as required by the County and City of Lacey.)

In reviewing this project, I recommend that North Thurston School District, emergency services, County agencies, and the City of Lacey all require Oak Springs to be directly connected to Marvin Road prior to development.

Sincerely,

Loyd Long
8644 29th Way SE
Olympia, WA 98513-9325

Date: February 28, 2014

To: Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

Regarding: Ref: Notice of Application for Project, Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000, Land Use Case #: 2013104463 (13 112596 ZJ)

Dear Mr. Kantas,

Here are my Concerns:

1. **Safety risk to kids and parents near Evergreen Forest Elementary School.** Marvin Road-Woodgrove Street-28th Way (See A Below) Equipment/trucks for Building and future residents using this entrance.
2. The **safety risk of such equipment passing the main Evergreen Heights playground** on Accalia Street daily. And use of 28th and 29th to reach Oak Springs, which is near the playground. (see B below)
3. The **increased traffic count** and road repair costs of Equipment and future Residents from Oak Springs traffic through Evergreen Heights. This will cost the city as well as our HOA for signs, speed bumps etc.
4. **Speeding.** Without direct access, traffic bound to and from Oak Springs' 64 unit development will be forced through Evergreen Heights' 182-unit development, increasing the adverse effects on the Heights from a substantial road use increase. We already have issues with people speeding through our neighborhood to access the old neighborhood as a shortcut. This will only increase. This puts pets and children in Danger. Especially since this will be the main access to get out and in as well as to go to school.
5. **Emergency Access:** Fire and other emergency vehicle access to the Oak Springs development will be satisfactory only when a direct access to Marvin Road is provided. In fact, Oak Springs Parcel No: 11825240000 shows up as a Marvin Road address (3146 Marvin Road SE), and the need for a Marvin Road access is evident in plans.

*****The Solution: Build a short access road from Marvin to Oak Springs prior to development, clearing for development. *****

I urge the County, the City of Lacey, given its GMA responsibilities, and the North Thurston School District, to each insist that Oak Springs be connected directly to Marvin Road at the outset of development.

Other Considerations: CRITICAL INFRASTRUCTURE:

Streets: A successful development needs all infrastructure to be functioning. Sewers, storm drainage,

utilities, and streets. Streets are just as important as sewers, and are certainly vital to the wider range of all users. As noted above, Oak Springs and surrounding neighborhoods will benefit immediately if direct access from Marvin Road to Oak Springs is provided as a first step in construction.

Cost Recognition: The need for direct access to Marvin Road has been recognized in planning for some time. It cannot be continually pushed out from one project to another without regard to true cost, including the externality cost caused by shifting other cost, burden and impact of traffic and safety issues to those who did not choose to incur such. The Oak Springs developer should be required to factor the cost of direct access to Marvin Road into the project plan, and provide the street along with other infrastructure as required by Thurston County and the City of Lacey.

Responsibilities: Officials, taxpayers and voters of the county have no obligation to subsidize the cash flow plan of a developer, while suffering additional externality costs. If a developer's cash flow plan cannot accommodate the full costs of the project, the viability of the project is called into question. Thurston County and City of Lacey should require direct access to Marvin Road to be completed prior to start of Oak Springs construction. Only in this manner could the project be considered as "ready for prime time."

A: Parents are picking up and dropping off their kids and kids walk to school through this area. People get impatient and already add to much speed going through this area.

***Traffic Impact Analysis Proposed Scope:** The "Traffic Analysis Level 1" preliminary document (posted on your website as Conwell Plat Scope.pdf on 10/18/2013) proposes to examine four major intersections with Marvin Road, as well as the Union Mills & Pacific intersection. The Average Rate Trip Calculations table on page 3 is inadequate for the Marvin Road & Woodgrove intersection because the peak hour assumptions cover only commute hours-- not the morning, mid-day, and afternoon hours of congestion related to the elementary school at that intersection. **Parents and residents who use this intersection are already concerned about safety issues;** in fact, some of these concerns were registered long ago, when Evergreen Heights was being put in. Unnecessarily adding to this hazard is considered irresponsible.

B: **Bottlenecks:** The narrow streets of Evergreen Heights, with their curves and corners, are not suited to logging trucks and heavy construction equipment attempting to go to and from Marvin Road. Nor is the congested intersection of Woodgrove and Marvin, with its school cross-walk and with cars parked on both sides of Woodgrove and along Marvin, suitable for increased traffic attempting to negotiate Woodgrove. The bottleneck extends along Woodgrove and around the corner into the narrow opening of 28th.

Regards,

David and Debbie Chalfant
8620 29th Way SE, Olympia WA 98513
Evergreen Heights.

Tony Kantas - Oak Springs

From: <pkstaloch@comcast.net>
To: <kantast@co.thurston.wa.us>
Date: 3/2/2014 8:47 AM
Subject: Oak Springs

Mr. Tony Kantas
Resource Stewardship Dept.
Thurston County
2000 Lakeridge Drive SW
Olympia, Wa 98502

Dear Mr. Kantas:

I have read Mr. Long and Mr. Eldridge's letter to you concerning the Oak Springs development. They are well thought out and I agree with them completely, but my main concern has to do with the traffic in and around Evergreen Forest Elementary School. The vehicles that are dropping off and picking up children each day are already an issue in front of the school, on Woodgrove and on 28th.

Logging trucks and other commercial vehicles coming into Evergreen Heights would cause significant traffic and safety issues due to the narrow streets and speed suppressing corners.

I believe it is imperative that this builder be required to construct the access to Marvin Rd. before he begins his development.

Children's safety are more important than the developers cash flow issues.

To me this is a no-brainer.

Thank you for your consideration.

Phil and Kathy Staloch
3019 Bella Court SE
Olympia, Wa 98513

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

To:
Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Dr SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED
MAR 3 - 2014
DEVELOPMENT SERVICES

RE: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

Dear Mr. Kantas:

I am a resident of Evergreen Heights. I know you are receiving letters from many of my neighbors about the pending development of Oak Springs. My neighbors and I were told about possible development adjacent to our community, but not about the direct impact to our families.

It is difficult for me to understand how decision makers in the city and county could be short sighted enough to destroy my community in order to enable Oak Springs to be developed; I trust they will regard our concerns seriously and investigate the proposed project carefully. The voters of my community, along with other Thurston County voters, expect their representatives to exercise "due diligence" in fulfilling their responsibilities to the electorate. The environmental impact study submitted by the developer of Oak Springs is not an objective report on the project, but merely a cost savings measure. Please employ environmental professionals to evaluate the Oak Springs project and provide for an objective and informed report.

Thank you,

Carolyn Long
8644 29th Way SE
Olympia, WA 98513

Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

Ref: Notice of Application for Project, Preliminary Plat of Oak Springs,
located at 3146 Marvin Road SE, Also known as Parcel No: 11825240000
Land Use Case #: 2013104463 (13 112596 ZJ)

Mr. Kantas –

Please allow me to speak to the opportunity you provided to comment on the proposed project and the attendant hazards created if it is allowed to continue as proposed. My intention is to focus only on the unacceptable risks created by allowing this project and others in the future to proceed without including all appropriate planning for proper critical infrastructure to accommodate proper traffic management, proper emergency access, and for the overall safety of current and future residents.

One obvious issue is with the area adjacent to the elementary school and the intersection of Woodgrove and Marvin Road, which is a daily traffic bottleneck created by parents of schoolchildren; dropping them off and delivering them at the beginning, during, and at the end of the school day

1. For the existing residents of Evergreen Heights, they already experience the traffic logjam developing along Marvin, Woodgrove and 28th Way SE, which is plain to observe if a school bus or other vehicle needs to get through.
2. Once Evergreen Heights development is fully built out and occupied, the existing resident population will increase by approximately 150%. This will exacerbate the traffic issues throughout the development, as well as amplify them in the area where 28th Way SE intersects Woodgrove. Adding 89 more homes from a new project with no ingress/egress except through Evergreen Heights means a total traffic increase through the community, and the bottleneck on Marvin road of over 215% beyond that which currently exists. This issue cannot be fixed after the fact.
3. Adequate ingress and egress of safety and/or emergency vehicles at this time is already compromised, and will become nearly impossible with the suggested increase in population, unless another access point directly onto Marvin Road further south/east of the elementary campus is included in the proposed development. This issue cannot be fixed after the fact.
4. Current design of street and curb infrastructure in the Evergreen Heights community is narrowed as required in all locations such as at intersections. Since this is intended as a traffic control mechanism, it reduces the speed of residents, but not necessarily that of non-residents. This type of design was never intended as a major thoroughfare, and is inappropriate for supporting the traffic from any more developments. If they all must share one single inadequate ingress/egress point, it will create unacceptable risks. This issue cannot be fixed after the fact.

5. Should there occur any serious natural disaster blocking this critical intersection, the community will be forced to navigate through McAllister via 19th Ave SE, which is a 1 mile detour. This issue cannot be fixed after the fact, and creates unnecessary risks.
6. During the construction of any additional developments, the traffic of heavy logging and construction equipment through this residential area poses the following additional threats to this community:
 - a. Unforeseen wear and tear to the streets, shortening their life expectancy and increasing maintenance costs, because they were neither designed or constructed to be exposed to the loads imposed. Who pays to get this repaired?
 - b. The sheer size of the equipment necessitates that much of the equipment will need to run over existing curbs and sidewalks to negotiate the narrow curves in the streets and speed suppressing curbs of our “residential only” community, which cannot help but break them down. Who pays to get this repaired?
 - c. Safety of residents throughout the community; children using the playground, and particularly children and parents during weekday mornings and afternoons while arriving at or departing from the elementary school – again, this risk is unacceptable and cannot be fixed after the fact.
 - d. Heavy equipment turning north on Marvin from Woodgrove has already created a very large hole adjacent to the stop sign placed there, which has caused suspension damage to a number of vehicles. How large and unsafe will this pit grow if we allow the developer to improperly cut corners by using our residential area for ingress/egress of their development?

Since the pit at this corner has existed for at least three years, I must assume that if we do not take proper steps to address all design issues/failures before they occur, there will be no priority to address them after the completion of this or any other project by the city or county.

I understand there is an additional project, McAllister Pointe, which is intended to utilize the same ingress/egress as the subject proposal of this letter. Considering either of these as practical by using the 28th/Woodgrove as their point of access to Marvin Road is not only unconscionable, it is preposterous; and could very well be the grounds of a lawsuit against the city, the county and the developers if brought to fruition, especially considering the risks and hazards they impose if not altered to address the hazards and risks elucidated by the communications you have received from the residents of the Evergreen Heights community.

I respectfully request that any and all further email communications regarding this issue and/or that of McAllister Pointe, please include me at netcert@yahoo.com.

Respectfully submitted,

John S. Greer
8612 29th Way SE
Olympia, WA 98513
Res: (360) 539-7138

Tony Kantas - RE: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

From: Jani Greer <grannijani@yahoo.com>
To: "kantast@co.thurston.wa.us" <kantast@co.thurston.wa.us>
Date: 3/2/2014 9:04 PM
Subject: RE: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

To:
 Mr. Tony Kantas (Email: kantast@co.thurston.wa.us)
 Resource Stewardship Department
 Thurston County
 2000 Lakeridge Dr SW
 Olympia, WA 98502
 RE: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

THURSTON COUNTY
 RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

Dear Mr. Kantas:
 I am writing for 2 reasons.

1. I wish to be included in all future mailings from Thurston County regarding Oak springs and any other building projects that may affect Evergreen Heights.
2. I wish to provide you my thoughts and feelings regarding the current proposed plans to add Oak Springs to and through our current community. My fears of adding more traffic through an already over-burdened egress at Marvin/Woodgrove/28th Way SE with our 182 home community of Evergreen Heights, plus the proposed 89 of Oak Springs and we understand another 800 from McAlester Point is proposed in the future.

The proposed development of Oak Springs raises these concerns:

- Oak Springs should not be started as a land locked enclave, accessible only by a circuitous route which would create traffic, safety, and emergency services problems for both Evergreen Heights and Oak Springs. Should there be a natural disaster - only planning exits from McAlester Park, Evergreen Heights, the community of homes between these two, the proposed Oak Springs and an additional 800 home also planned in the future - we in Evergreen Heights know that emergency vehicles and emergency exiting from this area as it is now is impossible. There must be more access points onto and from Marvin. Now is the only time it can be planned. If Thurston County allows this, our community will be at risk.
- The safety of families would be impacted by heavy logging, earth moving, and construction equipment attempting to get through the Marvin Rd/Woodgrove St access point near Evergreen Forest Elementary and other narrow streets. Not only the safety of families, but personal property and our street structures. Logging vehicles can not turn in our tight corners and will tear up property and streets. As it is now, a huge hole has been created at Woodgrove and Marvin. We have lived here for 3 years and it has not been addressed by the county. With this track record, we can see any damages done by large vehicles in the building of these new housing projects will effect our property and property values along with risking our children in the neighbor and traveling to and from the school.
- The danger of heavy traffic and construction equipment passing the playground on Accalia St. This playground is not visible to all homes, thus children playing there may be at risk getting to and from the play yard.

I am a resident of Evergreen Heights. Like my neighbors, I am concerned about the impact of this project on Evergreen Heights; but I am also concerned that essential safety and services plans for Oak Springs are incomplete. **The key issue:** Oak Springs needs a new direct access to Marvin Road. Oak Springs is a parcel with a Marvin Road address (3146 Marvin Road SE, known as Parcel No: 11825240000); it should not be landlocked. The time to put in a direct access road is now, prior to the start of building.

I am also the Vice President of the Evergreen Heights Homeowners Association. I chose to accept this responsibility because I care about the community I live in. Our residents are concerned for their house values, ability to get in and out of their homes and the safety of their children in our community as well as being able to get to their school. We fear that in the case of a natural disaster (the ice storm of winter 2011/12 comes to mind). We were locked in as there was no ability to get out for a time onto Marvin from Woodgrove, nor could we get through Mungo to access Marvin from 19th Way SE. We cannot understand why the county would even entertain adding 89 homes on top of our 182, then look at another 800 homes in the future - all to have the same 2 avenues to flee our area in any emergency. This would be a disaster in the making. At this time, I am asking for your vision of the future to see that the size of the ultimate number of homes in this area can not be safe with only 2 access points from Marvin Rd. We must plan for it now and require an additional access point from Marvin into this area.

I urge everyone in Thurston county Agencies, City of Lacey, North Thurston Schools and all Emergency services to require that Oak Springs build a direct access to Marvin Road at the start of this project. To allow our main access at Marvin/Woodgrove/28th to remain as narrow as it is currently, have minimal traffic/parking management and add the above mentioned projects would be negligent in planning and providing a safe environment for the citizens of this area.

Thank you,

Jani Greer

8612 29th Way SE
Olympia, WA 98513

[360-539-7138](tel:360-539-7138)

Casey Kramer, P.E.
8629 28th Way SE
Olympia, WA 98513

March 2, 2014

Mr. Tony Kantas
Resource Stewardship Department
Thurston County
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
RECEIVED

MAR 3 - 2014

DEVELOPMENT SERVICES

Dear Mr. Kantas,

This letter is in regards to the Notice of Application for the Preliminary Plat of Oak Springs, located at 3146 Marvin Road, SE, also known as Parcel No. 11825240000. Upon review of the documents available through the Thurston County website I have the following general concerns for the proposed project. The general concerns provided are focused on the location(s) of ingress and egress as provided in the Preliminary Plat Layout, specifically the lack of an access from Martin Road. The overarching concerns are related to public safety and fiscal impacts to the homeowners of Evergreen Heights. The proposed solution to the overarching concerns is to require the proposed project to have direct access to Marvin Road prior to construction.

1) Public Safety

Based on the Traffic Impact Analysis (TIA) provided proposed project has a significant increase in vehicle trips. The TIA is incomplete as it does not describe the impact or more importantly, mitigation measures needed to minimize threat to public safety from the proposed project to citizens in the Evergreen Heights neighborhood. It is not documented if the proposed project will change the existing road(s) classification.

The proposed project needs to conduct a pedestrian safety study, including but not limited to a focus on providing a safe route to school, specifically Evergreen Forest Elementary. The location(s) of ingress and egress of the proposed project will have an impact on the safety of children and residents in the Evergreen Heights (and surrounding areas). Currently it is not uncommon for vehicles to drive at unsafe speeds through the Evergreen Heights Neighborhood, which has been confirmed by the Thurston County Sherriff's Office. The proposed project will further exacerbate the threat to public safety if a direct access point to Marvin Road is not provided, both in the final build-out and prior to construction.

Fire and other emergency access is a concern if no direct access provided to Marvin Road from the proposed project.

Many residents have almost been hit by large trucks (construction of Evergreen Heights Phase II) at the intersection at Marvin Road SE and Woodgrove St SE due to the tight geometry and cars parked on each side of the street for parents picking up or dropping off their children.

2) Fiscal Impacts to Homeowners

The proposed project will have fiscal impacts by lowering property values and increasing maintenance costs.

The residents of Evergreen Heights are required to meet the conditions of the NPDES Phase II Stormwater Permit, the increase of vehicle trips will increase sediment and pollutant loading thus increasing maintenance of the various Stormwater BMPs in Evergreen Heights.

The residents of Evergreen Heights are required to pay homeowner association fees to pay for various maintenance costs. The proposed project would significantly increase foot traffic to the common areas and playground thus requiring additional maintenance, which should not be an added burden to Evergreen Heights homeowners due to the proposed project.

In summary, the overarching concerns of the proposed project are related to public safety and fiscal impacts to the homeowners of Evergreen Heights. The proposed solution to the overarching concerns is to require the proposed project to have direct access to Marvin Road prior to construction.

Sincerely,

A handwritten signature in black ink, appearing to read "Casey Kramer". The signature is fluid and cursive, with the first name "Casey" and the last name "Kramer" clearly distinguishable.

Casey Kramer, P.E.

Tony Kantas - Preliminary Plat of Oak Springs

From: Ed Heiser <edheiser@gmail.com>
To: <kantast@co.thurston.wa.us>
Date: 3/3/2014 9:08 AM
Subject: Preliminary Plat of Oak Springs

March 3, 2014

RE: Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE,

Also known as Parcel No. [11825240000](#)

Land Use Case #: 2013104463 (13 112596 ZJ)

Dear Mr. Kantas,

As per our telephone conversation of 3/3/2014, please add my name to the list of parties to receive notice of any submittals, actions, hearings for this development.

Thanks,

Ed Heiser
8541 28th Way SE
Olympia, WA. 98513

THURSTON COUNTY
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MAR 3 - 2014
DEVELOPMENT SERVICES

Tony Kantas - Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE,

From: Pierre Allegre <pmallegre@gmail.com>
To: <kantast@co.thurston.wa.us>
Date: 3/3/2014 12:14 PM
Subject: Project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE,

project Name & Location: Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE,
 Also known as Parcel No. [11825240000](#)
 Land Use Case #: [2013104463](#) (13 112596 ZJ)

Dear Mr. Kantas

Our main concerns regarding the proposed development are related to traffic impacts and property values of homes in the Evergreen Heights neighborhood. We have the following comments on the proposed development.

One of the reasons why we purchased a home in this neighborhood was that Marvin Road lacked the traffic congestion commuters face on Ruddell and College Avenues. We are afraid that the current (1-way in each direction) road will not be adequate for the increased traffic that the proposed development will bring.

Another concern we have is about traffic being routed through the Evergreen Heights neighborhood. We fear that the present congestion levels (with parents parking in our neighborhood to drop off their kids) is a traffic choke-point tragedy waiting to happen, and this fear is only heightened with the additional traffic from the proposed development.

Currently, it is not uncommon to see vehicles driving through Evergreen Heights at unsafe speeds. Adding 890 vehicles to this existing traffic would compound the safety problem. At minimum, we believe that an access to Marvin Road should be required to be built before vehicular access to Evergreen Heights is permitted. Access should not be permitted until at least 50 % of the homes in Oak Springs are constructed.

Adjacent property owners should have an opportunity to review and comment on such an analysis prior to further consideration of this proposal.

I am concerned about this development proposal and the potential impact on adjacent properties. Please add our names to any list of people to be notified of further actions on the proposal.

Pierre and Maria Allegre

8640 29th Way SE

Olympia, WA 98513

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MAR 3 - 2014

DEVELOPMENT SERVICES

✓
Mr. Tony Kantas
Resource Stewardship Dept.
Thurston County Courthouse
2000 Lakeridge Dr. SW
Olympia, WA 98502

THURSTON COUNTY
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MAR 3 - 2014

DEVELOPMENT SERVICES

In re: Preliminary Plat of Oak Springs, etc.

Dear Mr. Kantas,

I will address three points:

1. The safety risk to kids and parents of heavy earthmoving rigs traversing the Marvin-Woodgrove bottleneck near Evergreen Forest Elementary.
2. The safety risk of such equipment passing the main Evergreen Heights playground on Accalia Street daily.
3. The increased traffic count and road repair costs from forcing Oak Springs traffic through Evergreen Heights.

The Solution: Build a short access road from Marvin to Oak Springs before clearing begins.

If Mr. Conwell fails to access the Oak Springs site directly from Marvin Road at the very beginning of site clearing, I believe it will increase risk to Evergreen Forest Elementary children and their parents before and after school. The Marvin Road-Woodgrove Street-28th Way connection is essentially a switchback. Morning and afternoon, it is choked with cars of parents picking up and dropping off their kids, and of course the kids themselves. Cars are parked on both sides of each of those three streets. The speed-suppressing corner curb design makes it more difficult to turn at 28th. Only 150 feet along Woodgrove separate Marvin from 28th. Bringing large earthmoving equipment through that narrow bottleneck is a risk to parents and kids.

Further, the obvious route espoused by Mr. Conwell to his site without a direct Marvin Road access, Woodgrove to 28th to Accalia, passes directly by the major playground in Evergreen Heights.

Without that direct access, traffic bound to and from Oak Springs' 64 unit development will be forced through Evergreen Heights' 182-unit development, increasing the adverse effects on the Heights from a substantial road use increase.

I urge the County, the City of Lacey, given its GMA responsibilities, and the North Thurston School District, to each insist that Oak Springs be connected directly to Marvin Road at the outset of development.

Sincerely,

2920 Riley Drive SE
Olympia, WA 98513

Les Eldridge

Tony Kantas - Preliminary Plat of Oak Springs

From: <gsshigaya@comcast.net>
To: Kantast@co.thurston.wa.us
Date: 3/3/2014 4:30 PM
Subject: Preliminary Plat of Oak Springs

8616-29th Way SE
Olympia, WA 98513
March 3, 2014

THURSTON COUNTY
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MAR 4 - 2014

Mr. Tony Kantas
Resource Stewardship Department
Thurston County Courthouse
2000 Lakeridge Drive SW
Olympia, WA 98502

DEVELOPMENT SERVICES

Ref: Notice of Application for Project, Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE. Also known as Parcel No: [11825240000](#). Land Use Claim #[2013104463](#) (13 112596 ZJ).

Dear Mr. Kantas:

We are writing to you today because of our concerns of the new housing development, Oak Springs being built adjacent to our neighborhood, Evergreen Heights. We believe that unless Oak Springs builds its own access road onto Marvin Road, the traffic will quickly increase from unsafe to dangerous levels.

Please witness for yourself, 30 minutes before and after Evergreen Forest Elementary School's starting & ending times (8:30 am & 2:50 pm). You will see cars parked on both sides of Woodgrove St., as well as on both sides of 28th Way SE, near the built-in speed-reducing bottleneck. Traffic on these 2 streets are restricted to one lane. Cars turning onto Woodgrove from Marvin Road are at times "hung out to dry" as the cars leaving Woodgrove onto Marvin Road are in the middle of the street, leaving them no street on which to turn. Parents and children are walking to and from the elementary school. It is with a huge sigh of relief that there has not yet been a serious accident.

If Oak Springs is permitted to build its housing development without its own access road to Marvin Road, the traffic will only get worse, reaching dangerous levels. Already, concerns have been raised in Evergreen Heights about cars traveling at unsafe speeds. We have been told that since they are public roads, speed bumps cannot be installed. If Oak Springs uses these existing streets, there will be increased road repair costs as well as increased traffic from 89 new homes. Heavy construction vehicles and more importantly emergency vehicles have difficulty negotiating the streets when no cars are parked along Woodgrove or 28th Way SE. During school start and release times, especially with 89 new homes, the path will be much more difficult to negotiate, perhaps adding precious minutes of travel time to a life-threatening emergency.

Many of our concerns can be allayed if the developer to Oak Springs is required to build an access road to Marvin Road. A safe school crossing zone can be built. Cars would not be added to the bottleneck which already exists on Woodgrove St. and 28th Way SE. The streets in Evergreen Heights were built for the traffic of 177 homes, not 266 homes and all of the heavy construction vehicles needed to build

these additional 89 homes in Oak Springs.

We urge Thurston County, the City of Lacey, and the North Thurston Public Schools to vehemently insist that the Oak Springs Housing Development be connected directly to Marvin Road by an access road before development is permitted to begin. Please add our names to the list of people to be notified of further actions on this proposal. Thank you.

Sincerely,

Martyn & Gwynn Sugihara

Tony Kantas - Re: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

From: <grannijani@yahoo.com>
To: Tony Kantas <kantast@co.thurston.wa.us>
Date: 3/4/2014 9:44 AM
Subject: Re: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

Thank You - I will let you know when more questions come up.

Jani Greer

Sent from my iPad

On Mar 4, 2014, at 9:18 AM, "Tony Kantas" <kantast@co.thurston.wa.us> wrote:

Jani,

The project is currently on-hold awaiting a more in depth traffic analysis and info in regards to the on-site oak trees. Once all the review departments have found that the project complies with the applicable codes they administer, the County will issue a SEPA determination. The SEPA determination includes mitigating conditions to mitigate any potential environmental impacts, including traffic impacts.

The SEPA determination will be mailed to all applicable state and federal agencies, all property owners within 300-feet of the property, and to all that have submitted comments on the application. The SEPA determination includes a 14-day comment period and a 7-day appeal period. In order to appeal a SEPA determination, the person must have submitted comments in respect to the SEPA determination within the 14-day comment period. If the SEPA is appealed, the appeal would be heard by the Hearing Examiner at the time of the public hearing for the plat application.

The third notice would be sent out 10-days prior to the Public Hearing. The notice would give the time and date of the public hearing. Public comments can be submitted to the County all the way up until the end of the Public Hearing. Verbal testimony can be given at the public hearing and at the end of the hearing, the Hearing Examiner will close the record. The Hearing Examiner will have 10 working days to issue a decision on the application. The Hearing Examiner's decision is appealable to the Board of County Commissioners. I hope this answers your questions. If you have any further questions, please do not hesitate to contact me.

Tony

Tony Kantas, Associate Planner
Thurston County
Resource Stewardship

2000 Lakeridge Drive SW

Olympia, WA 98502

Email: kantast@co.thurston.wa.us

Telephone: 360-786-5472

>>> <grannijani@yahoo.com> 3/3/2014 5:46 PM >>>

Mr. Kantas,

Thank you for the acknowledgement of receiving our letter.

I have a few questions. As I am on the HOA Board for Evergreen Heights, residents are asking me what the process looks like. I don't know - so I'll ask.

* What will the next 2 mailings you mentioned to me be - and when will they come?

* Hearing - you mentioned a hearing will happen. Is the hearing a public one? Will you take comments from those attending? When will this be?

* One question asked of me is - Will all our efforts be heard, or had a decision of accepting the contractor's proposal been made and you are just going through the steps?

I would hope that more consideration on this will be made and a true listening and answering of questions will happen. Thank you so much for your time.

Jani Greer

Sent from my iPad

On Mar 3, 2014, at 4:03 PM, "Tony Kantas" <kantast@co.thurston.wa.us> wrote:

Received. Thank you.

Tony Kantas, Associate Planner

Thurston County

Resource Stewardship

2000 Lakeridge Drive SW

Olympia, WA 98502

Email: kantast@co.thurston.wa.us

Telephone: 360-786-5472

>>> Jani Greer <grannijani@yahoo.com> 3/2/2014 9:01 PM >>>

To:

Mr. Tony Kantas (Email: kantast@co.thurston.wa.us)

Resource Stewardship Department

Thurston County

2000 Lakeridge Dr SW

Olympia, WA 98502

RE: Preliminary Plat of Oak Springs (Parcel No: 11825240000)

Dear Mr. Kantas:

I am writing for 2 reasons.

1. I wish to be included in all future mailings from Thurston County regarding Oak springs and any other building projects that may affect

Evergreen Heights.

2. I wish to provide you my thoughts and feelings regarding the current proposed plans to add Oak Springs to and through our current community. My fears of adding more traffic through an already over-burdened egress at Marvin/Woodgrove/28th Way SE with our 182 home community of Evergreen Heights, plus the proposed 89 of Oak Springs and we understand another 800 from McAlester Point is proposed in the future.

The proposed development of Oak Springs raises these concerns:

- Oak Springs should not be started as a land locked enclave, accessible only by a circuitous route which would create traffic, safety, and emergency services problems for both Evergreen Heights and Oak Springs. Should there be a natural disaster - only planning exits from McAlester Park, Evergreen Heights, the community of homes between these two, the proposed Oak Springs and an additional 800 home also planned in the future - we in Evergreen Heights know that emergency vehicles and emergency exiting from this area as it is now is impossible. There must be more access points onto and from Marvin. Now is the only time it can be planned. If Thurston County allows this, our community will be at risk.
- The safety of families would be impacted by heavy logging, earth moving, and construction equipment attempting to get through the Marvin Rd/Woodgrove St access point near Evergreen Forest Elementary and other narrow streets. Not only the safety of families, but personal property and our street structures. Logging vehicles can not turn in our tight corners and will tear up property and streets. As it is now, a huge hole has been created at Woodgrove and Marvin. We have lived here for 3 years and it has not been addressed by the county. With this track record, we can see any damages done by large vehicles in the building of these new housing projects will effect our property and property values along with risking our children in the neighbor and traveling to and from the school.
- The danger of heavy traffic and construction equipment passing the playground on Accalia St. This playground is not visible to all homes, thus children playing there may be at risk getting to and from the play yard.

I am a resident of Evergreen Heights. Like my neighbors, I am concerned about the impact of this project on Evergreen Heights; but I am also concerned that essential safety and services plans for Oak Springs are incomplete. **The key issue: Oak Springs needs a new direct access to Marvin Road.** Oak Springs is a parcel with a Marvin Road address (3146 Marvin Road SE, known as Parcel No: 11825240000); it should not be landlocked. The time to put in a direct access road is now, prior to the start of building.

I am also the Vice President of the Evergreen Heights Homeowners Association. I chose to accept this responsibility because I care about the community I live in. Our residents are concerned for their house values, ability to get in and out of their homes and the safety of their children in our community as well as being able to get to their school. We fear that in the case

of a natural disaster (the ice storm of winter 2011/12 comes to mind). We were locked in as there was no ability to get out for a time onto Marvin from Woodgrove, nor could we get through Mungo to access Marvin from 19th Way SE. We cannot understand why the county would even entertain adding 89 homes on top of our 182, then look at another 800 homes in the future - all to have the same 2 avenues to flee our area in any emergency. This would be a disaster in the making. At this time, I am asking for your vision of the future to see that the size of the ultimate number of homes in this area can not be safe with only 2 access points from Marvin Rd. We must plan for it now and require an additional access point from Marvin into this area.

I urge everyone in Thurston county Agencies, City of Lacey, North Thurston Schools and all Emergency services to require that Oak Springs build a direct access to Marvin Road at the start of this project. To allow our main access at Marvin/Woodgrove/28th to remain as narrow as it is currently, have minimal traffic/parking management and add the above mentioned projects would be negligent in planning and providing a safe environment for the citizens of this area.

Thank you,

Jani Greer

8612 29th Way SE

Olympia, WA 98513

[360-539-7138](tel:360-539-7138)

8616-29th Way SE
Olympia, WA 98513
March 3, 2014

Mr. Tony Kantas
Resource Stewardship Department
Thurston County Courthouse
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
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MAR 05 2014
DEVELOPMENT SERVICES

Ref: Notice of Application for Project, Preliminary Plat of Oak Springs, located at 3146 Marvin Road SE. Also known as Parcel No: 11825240000. Land Use Claim #2013104463 (13 112596 ZJ).

Dear Mr. Kantas:

We are writing to you today because of our concerns of the new housing development, Oak Springs being built adjacent to our neighborhood, Evergreen Heights. We believe that unless Oak Springs builds its own access road onto Marvin Road, the traffic will quickly increase from unsafe to dangerous levels.

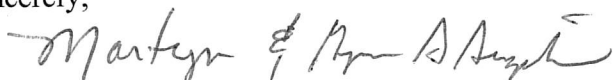
Please witness for yourself, 30 minutes before and after Evergreen Forest Elementary School's starting & ending times (8:30 am & 2:50 pm). You will see cars parked on both sides of Woodgrove St., as well as on both sides of 28th Way SE, near the built-in speed-reducing bottleneck. Traffic on these 2 streets are restricted to one lane. Cars turning onto Woodgrove from Marvin Road are at times "hung out to dry" as the cars leaving Woodgrove onto Marvin Road are in the middle of the street, leaving them no street on which to turn. Parents and children are walking to and from the elementary school. It is with a huge sigh of relief that there has not yet been a serious accident.

If Oak Springs is permitted to build its housing development without its own access road to Marvin Road, the traffic will only get worse, reaching dangerous levels. Already, concerns have been raised in Evergreen Heights about cars traveling at unsafe speeds. We have been told that since they are public roads, speed bumps cannot be installed. If Oak Springs uses these existing streets, there will be increased road repair costs as well as increased traffic from 89 new homes. Heavy construction vehicles and more importantly emergency vehicles have difficulty negotiating the streets when no cars are parked along Woodgrove or 28th Way SE. During school start and release times, especially with 89 new homes, the path will be much more difficult to negotiate, perhaps adding precious minutes of travel time to a life-threatening emergency.

Many of our concerns can be allayed if the developer to Oak Springs is required to build an access road to Marvin Road. A safe school crossing zone can be built. Cars would not be added to the bottleneck which already exists on Woodgrove St. and 28th Way SE. The streets in Evergreen Heights were built for the traffic of 177 homes, not 266 homes and all of the heavy construction vehicles needed to build these additional 89 homes in Oak Springs.

We urge Thurston County, the City of Lacey, and the North Thurston Public Schools to vehemently insist that the Oak Springs Housing Development be connected directly to Marvin Road by an access road before development is permitted to begin. Please add our names to the list of people to be notified of further actions on this proposal. Thank you.

Sincerely,



Martyn & Gwynn Sugihara

RE: **Oak Springs** preliminary plat, located a 3146 Marvin Road

Tony Kantas
Thurston County Resource Stewardship Dept.
2000 Lakeridge Drive SW
Olympia, WA 98502

THURSTON COUNTY
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MAR 04 2014
DEVELOPMENT SERVICES

Mr. Kantas:

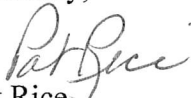
In regards to the proposed neighborhood of Oak Springs adjacent to Evergreen Heights, I have a few comments.

First, from our deck I can see the corner of Woodgrove and 28 Way SE where a goodly number of elementary kids are dropped off and picked up every single school day. Some young children walk that route without an adult escort. I also see the pre-teens and teens that are dropped off by school bus on that same corner. Being of that age, they do not pay much attention to cars coming and going and tend to dart across the street. I do NOT see any great need to have construction traffic going thru that intersection and this neighborhood to a development that itself abuts Marvin Road.

I also see a lot of traffic in the morning and afternoon as people are going to and from their work. Add to that the expected traffic from Oak Springs, then throw in school traffic and you have a mess on your hands. That amount of traffic, along with the crosswalk stop is going mean a lot people held up and when that happens, some get cranky. Cranky drivers don't tend to be safe drivers. It's a disaster in waiting. People will come and go via the route that is quickest for them - we've seen that here in Evergreen Heights as vehicles from the neighboring development hurry down 28th with no regards to the speed limit. Please don't add to the problem.

I ask that you require the Oak Springs neighborhood to have it's own access road, even if that means redrawing the plat. It seems that the proposed plat does have a Marvin Road access - "3146 Marvin Road." Why is that, if not that it will have an access on Marvin Road?

Sincerely,



Pat Rice
8526 Malia Lane SE
Lacey, WA 98513
March 1, 2014

From: David Hart <davidcharleshart@earthlink.net>
To: <kantast@co.thurston.wa.us>
Date: 2/12/2014 4:42 PM
Subject: Oak Springs Application-Case #2013104463 (13 112596 ZJ)

Hello Tony,

I'm David Hart and my wife is Catherine (Minnie T.C.Hart). We received the above subject notice today and we wish to register our opposition to this proposed development. The area proposed for the development I believe is a nicely green forested wetland area which is environmentally appealing to our community here.

Furthermore, there is so much home construction under development already at prices lower than many of us purchased our homes at several years ago, such that the vast majority of residents are experiencing property values well below the original mortgage amount. Adding to the supply of homes at lower prices may only serve to keep our existing home values depressed....a scenario we want to avoid if at all possible.

We live in Evergreen Heights right off Marvin Rd & Woodgrove St SE and given the rise of home construction already is bringing more people...including criminals...into our neighborhood. A home just around the corner from our house was burglarized last week.

Our neighborhood has been relatively safe and somewhat secluded given the forested area surrounding us. This new Oak Springs development, if approved, will change all that for the worse I do believe.

We ask that this application be denied.

Thank You,
David & Catherine Hart

David Charles Hart, CLU, ChFC, MBA, *RTRP
PO Box 2958 ~ Olympia, WA 98507-2958
800.786.1458 or 360.754.4518
fax: 360.943.2466 ~ cell: 360.464.5618
*Registered Tax Return Preparer

Tony Kantas - Oak Springs Plat development

From: "Mike & Patti" <maitaihi@comcast.net>
To: <kantast@co.thurston.wa.us>
Date: 5/7/2014 6:31 AM
Subject: Oak Springs Plat development
CC: <maitaihi@comcast.net>, "Jani Greer" <grannijani@yahoo.com>

Thurston County Courthouse /Permits
Mr. Tony Kantas
[360-786-5472](tel:360-786-5472)

Dear Mr. Kantas:

We just moved into the Evergreen Heights (EH) sub-division of Rob Rice Homes, and would like to be on your email list for information updates on the Oak Springs Plat development located at 3146 Marvin Road SE. Are there any public hearings scheduled for this development? (date/time/place?)

We have been told (rumor?) that all of the traffic from this new development for 89 homes will travel through the EH streets rather than have their own street access directly to Marvin Road SE. Can you please confirm if the Oak Springs development will have its own street exit and entrance on Marvin Road SE.

We look forward to receiving emails on ANY project developments around EH that will impact the roads on our surface streets.

Thank you and we look forward to hearing back from you.

Sincerely,
Mike & Patti Novak
8800 28th Way SE
[360-515-0768](tel:360-515-0768)
maitaihi@comcast.net

Tony Kantas - Oak Springs Comment

From: <bebapen@aol.com>
To: <kantast@co.thurston.wa.us>
Date: 9/23/2014 2:10 PM
Subject: Oak Springs Comment

Mr. Kantas,

Thank you for providing an opportunity to comment on the Oak Springs development.

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SEP 29 2014

DEVELOPMENT SERVICES

My neighbors and I have concerns regarding existing safety and traffic on Marvin Road. Our development is Laurel Oaks, a fifty-five and older park, located at the intersection of 19th Ave and Marvin Road. For the past six years, we have sought two objectives: improved vehicular and pedestrian safety at the 19th Ave intersection.

We have reluctantly come to view our location as a bottleneck portion of the Marvin roadway due to inadequate roads, continued development in the south county, increased traffic, and the series of curves that northbound motorists traverse. These result in a blind curve on Marvin for those wishing to enter the roadway northbound at 19th Ave (already consider a "F" intersection by the county officials). More traffic volume and speed aggravate the situation and significantly reduce driver response time to vehicles rounding the last curve.

Marvin Road is a major two-lane roadway and drains traffic from significant portions of the south county.

The reasons are well known, but stated here for completeness:

1. For many residents, it provides the closest freeway access to I-5;
2. It appears to us that there are many more work locations northbound on Marvin than southbound.
3. Major retailers are located in the Marvin and Martin Way area, including Wal-Mart, Home Depot, Costco, Best Buy, a new Pet Co, several large sporting goods stores including Cabela's north of I-5, grocery stores, banks, and a number of restaurants;
4. Traveling Marvin for a portion of the route provides the quickest access for vehicles to the two hospitals in the area;
5. Again, using Marvin part way, it allows the quickest access to shopping in the area of Sleater Kinney Road, including Sears, Target, Fred Meyer, and a host of other retailers;
6. The Marvin roadway also proves to be the quickest access to the Westfield Mall in Olympia, via I-5 access;
7. And there are additional reasons, because, right now, major new commercial developments are already underway just north of Marvin and I-5 and Marvin is the

closest major access road.

With ever-increasing traffic and de minimis infrastructure improvements, it is our view that the quality of life is adversely impacted. Noise and fumes increase. Congestion is definitely on the rise. Further, the deferral of traffic signal or roundabout installation presents a growing safety concern. Additionally, traffic and vehicle speed are real physical barriers to pedestrian crossings, whether for access to public bus transportation or recreation. An example of the latter is the McAllister Park area on 19th Ave. It contains broad, tree-lined streets with wide sidewalks, and nicely spaced park benches, which makes it an ideal walking area; it also contains one of the newer, yet not fully developed county parks.

We, in Laurel Oaks, are not against new development in general; we do question and oppose development without adequate infrastructure and mitigation—not only at the specific project location of the new development, but also as the ripple impact moves along the entire corridor. In this instance, we are specifically concerned about Marvin Road and already seek redress for:

- (1) the impact from existing and new developments on heavy traffic loads at the intersection of 19th Ave and Marvin Road, and
- (2) the complete lack of pedestrian crossways in the sector of 19th Ave. intersection.

I would appreciate being shown as a person of interest on this development and being made aware of any forthcoming hearings.

Thank you for the opportunity to express our views and concerns about new developments on the Marvin Road corridor.

Richard Puz
1806 Windflower Lane
Lacey, WA 98506
[360-915-6053](tel:360-915-6053)

Tony Kantas - Oak Springs Plat development

From: "Mike & Patti" <maitaihi@comcast.net>
To: <kantast@co.thurston.wa.us>
Date: 5/7/2014 6:31 AM
Subject: Oak Springs Plat development
CC: <maitaihi@comcast.net>, "Jani Greer" <grannijani@yahoo.com>

Thurston County Courthouse /Permits
Mr. Tony Kantas
[360-786-5472](tel:360-786-5472)

Dear Mr. Kantas:

We just moved into the Evergreen Heights (EH) sub-division of Rob Rice Homes, and would like to be on your email list for information updates on the Oak Springs Plat development located at 3146 Marvin Road SE. Are there any public hearings scheduled for this development? (date/time/place?)

We have been told (rumor?) that all of the traffic from this new development for 89 homes will travel through the EH streets rather than have their own street access directly to Marvin Road SE. Can you please confirm if the Oak Springs development will have its own street exit and entrance on Marvin Road SE.

We look forward to receiving emails on ANY project developments around EH that will impact the roads on our surface streets.

Thank you and we look forward to hearing back from you.

Sincerely,
Mike & Patti Novak
8800 28th Way SE
[360-515-0768](tel:360-515-0768)
maitaihi@comcast.net