

Scott McCormick

From: Joshua Cummings
Sent: Tuesday, April 4, 2023 1:12 PM
To: Scott McCormick
Cc: Brett Bures
Subject: FW: Master Planned Development, New Public Park, Case: 2003100892

Hey Scott,

Looping Brett in for this awareness.

Thank you for your continued professionalism.

Best,
Josh

From: GUY GRAYSON <ismaudits@icloud.com>
Sent: Tuesday, April 4, 2023 12:34 PM
To: Scott McCormick <scott.mccormick@co.thurston.wa.us>
Cc: Sara Develle <sara.develle@co.thurston.wa.us>; Joshua Cummings <joshua.cummings@co.thurston.wa.us>; ISHOA <gerham50@gmail.com>; gordon.l.jackson@gmail.com; jeanneandtim@msn.com; Brian kerrigan <bkkerrigan@comcast.net>; Hilmo Myrna Lee <myrnaleemontana@gmail.com>
Subject: Re: Master Planned Development, New Public Park, Case: 2003100892

Mr. McCormick,

Thank you for your confirmation.


The fencing issue can be solved by having gates for maintenance access.
Other than for security concerns, the fence reduces the potential "abuse" of the berm-buffer area, would reduce litter maintenance, and simplify law enforcement patrols of the area.

Appreciate you passing this along.

Brgds,
Guy Grayson

Captain Guy Grayson, BSc, MNI, Retired
PO Box 221
East Olympia, WA 98540-0221
United States

secondary [email: ismaudits@comcast.net](mailto:ismaudits@comcast.net)
mobile: 360.259.0338

 Sent From Guy's MacBook Pro

UA

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On April 04, 2023, at 12:18, Scott McCormick <scott.mccormick@co.thurston.wa.us> wrote:

Mr. Grayson,

I received your comments and will forward them on to the applicant. Just a note about the comments. The location of your proposed security fence would make it very difficult to maintain the buffer area. That does not seem workable to me, but we will see how the applicant responds. Thanks for your comments.

Scott McCormick | Associate Planner, MES (he/him)
Thurston County Community Planning & Economic Development
3000 Pacific Ave SE, Suite 100, Olympia, Washington 98501
Office (360) 867-2116 | **Fax** (360) 754-2939 | **TDD** (800) 833-6388
Scott.mccormick@co.thurston.wa.us | www.thurstoncountybdc.com

This communication is a public record and may be subject to disclosure under the Washington State Public Records Act, RCW 42.56.

NOTICE

Beginning February 21, 2023, the Planning Services Division will be providing assistance in the Building Development Center between 10 a.m. and 2 p.m. Monday through Friday. This temporary schedule is in place until further notice. Please visit www.thurstoncountybdc.com for up to date information, hours of operation, and services provided remotely.

From: GUY GRAYSON <jmaudits@icloud.com>

Sent: Tuesday, April 4, 2023 11:53 AM

To: Scott McCormick <scott.mccormick@co.thurston.wa.us>

Cc: Sara Develle <sara.develle@co.thurston.wa.us>; Joshua Cummings

<joshua.cummings@co.thurston.wa.us>; ISHOA

<gerham50@gmail.com>; gordon.l.jackson@gmail.com; jeanneandtim@msn.com; Brian kerrigan

<bkkerrigan@comcast.net>; Hilmo Myrna Lee <myrnaleemontana@gmail.com>

Subject: Master Planned Development, New Public Park, Case: 2003100892

Mr. Scott McCormick

Case Manager

Thurston County Department of Community Planning and Economic Development

Dear Mr. McCormick,

RE: Master Planned Development, New Public Park
CASE: 2023100892

The Indian Summer Homeowners Association (ISHOA) Board and ISHOA Security Committee have approved their submission of the attached PDF Commentary for the public comment period record.

The Indian Summer community consists of approximately 473 homes, a number of which will experience direct quality-of-life impacts by this proposed large multi-use complex next to them.

Please include all below listed parties in future notifications during the progress of the application and review process.

We respectfully request you respond with an acknowledgement of successful receipt of this submission.

Thank you for your attention and assistance in this matter.

On behalf of the ISHOA Board.
Cordially,

<image001.png>

Guy Grayson

Captain Guy Grayson, BSc, MNI, Retired
PO Box 221
East Olympia, WA 98540-0221
United States
mobile: 360.259.0338
email: ismaudits@comcast.net

cc: **ISHOA Board of Directors:**

President - Gerald Hamilton, gerham50@gmail.com


Vice President - Jeanne Johnson, jeanneandtim@msn.com

Treasurer - Brian Kerrigan, bkkerrigan@comcast.net

Member At Large - Gordon Jackson, gordon.l.jackson@gmail.com

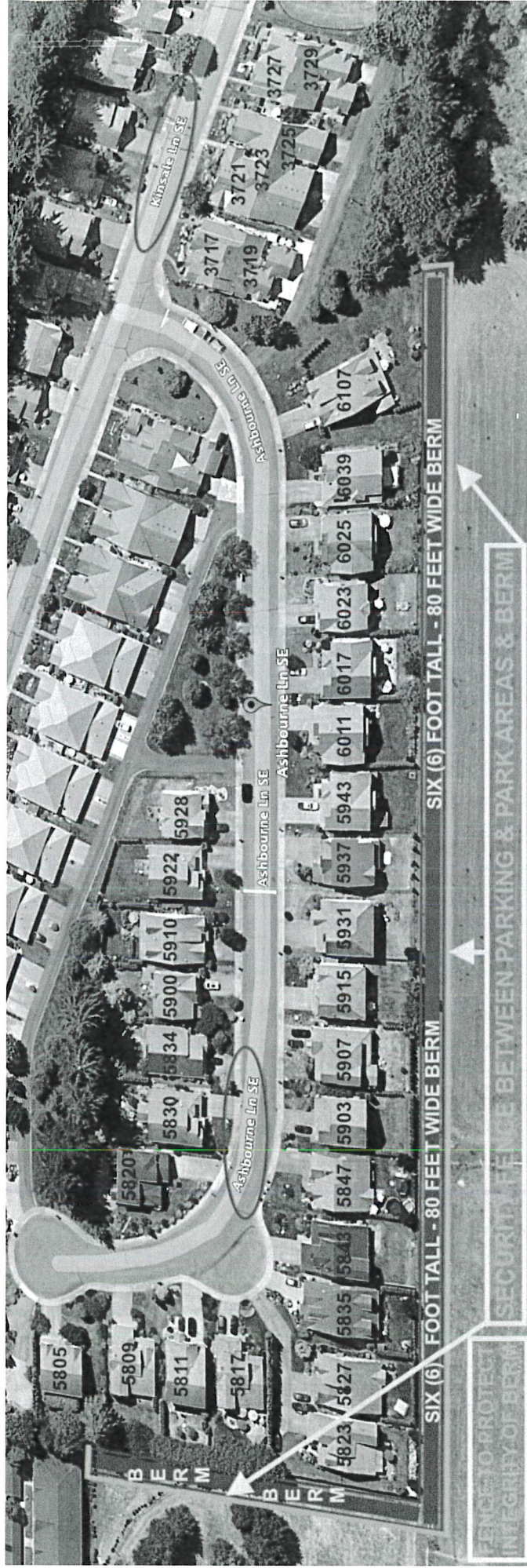
ISHOA Security Committee:

Chairperson - Myrna Lee Hilmo, myrnaleemontana@gmail.com

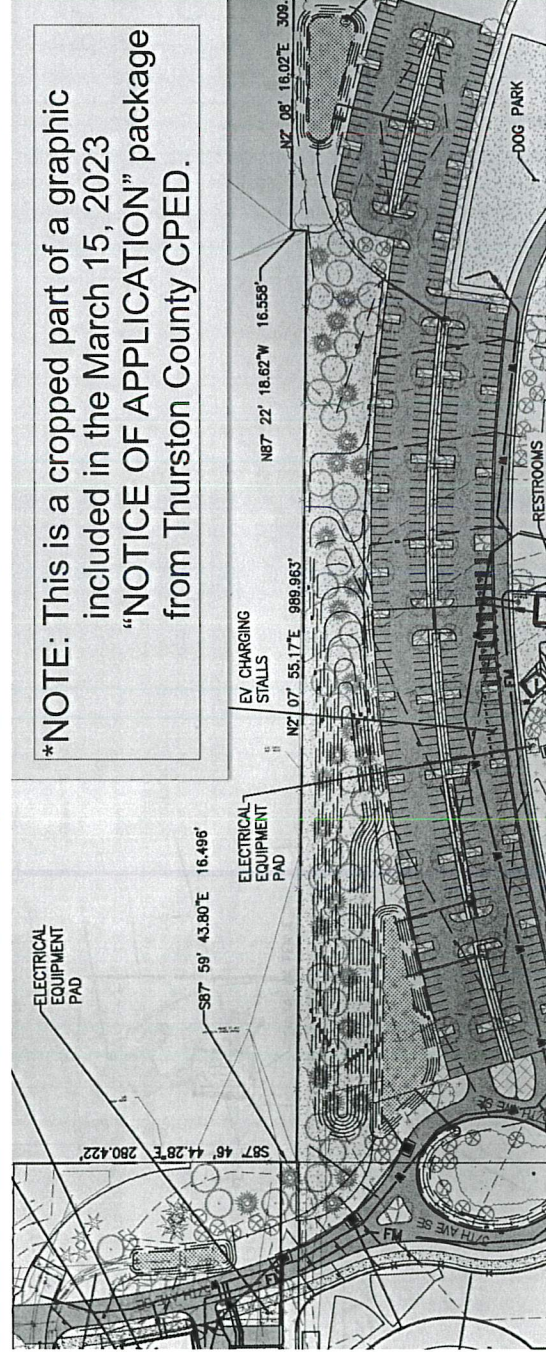
 Sent From Guy's MacBook Pro

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*NOTE: This is a cropped part of a graphic included in the March 15, 2023 "NOTICE OF APPLICATION" package from Thurston County CPED.



Residents of the Indian Summer Community need a 6-foot high, 80-foot wide, heavily vegetated berm, designated by the red band (not to map scale).

The berm is necessary to mitigate increased noise and lighting levels generated by this proposed large multi-use complex.

The community also needs a tall, chain link fence (designated in turquoise on the map) for security on the park side of the berm to prevent it from becoming an attractive nuisance and being negatively impacted.

DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Creating Solutions for Our Future

Joshua Cummings, Director

NOTICE OF APPLICATION

March 15, 2023

Project Name & Location: Master Planned Development for a new public park operated by the City of Olympia and a new 1,400 student school (Olympia School District). The project also requires SEPA review, Critical Area Review and Design Review. The property is located at 3327 Yelm Hwy SE, Olympia WA, 98501. Parcel nos. 09330008002, 09330005000, 09330005001 and 09330006000, approximately 86.25 acres total. Zoning is MR 7-13, R 6-12 and RM 18.

Case: 2023100892

An application for the project listed above was submitted to Thurston County on March 3, 2023 by Laura Keenan with the City of Olympia (owner), Kurtis Cross with the Olympia School District (Applicant) and Anna O'Connell with Berger Partnership (point of contact). This application and any related documents are available for public review during normal business hours at the Building Development Center, 3000 Pacific Ave SE, Suite 100, Olympia WA, 98501. For additional information, please contact Scott McCormick at (360) 867-2116 (office) or by e-mail at scott.mccormick@co.thurston.wa.us.

Project Description: The applicant proposes a Master Planned Development made up of a new City of Olympia Park and 1,400 student public school, with the school situated at the north end of the site and the park in the back (south). The park will include multiple play fields including 4 full sized synthetic turf rectangular fields, a nature trail, restroom facilities, picnic shelters, a skate park, dog park, climbing area, community garden, basketball courts, pickleball courts, bike park, sprayground and park maintenance facility along with additional amenities, including 542 parking spaces for the park and 297 parking spaces for the new school. The fields will be shared by the City and the school district. The park would be constructed first with the proposed high school development in 10 – 20 years.

Permits Requested by the Applicant: Master Planned Development. **Other permits that must be obtained, to the extent known by the County, include:** Design Review, Critical Area Review Permit and future construction and building permits.

Environmental and Other Documents Submitted with the Application: Site plans, Environmental Checklist, narrative summary, landscape plans, Integrated Pest Management Plan, Traffic study, geotechnical report, Critical Areas Report, preliminary drainage scoping plans.

Additional Information or Project Studies Requested by the County: Nothing at this time.

No preliminary determination of consistency with County development regulations has been made. At minimum, this project will be subject to the following plans and regulations: Thurston County Comprehensive Plan, Zoning Ordinance (TCC 23), Critical Areas Ordinance (TCC 24), Stormwater Drainage Design and Erosion Control Manual (TCC 15.05), Uniform Building Code (TCC 14), State Environmental Policy Act (SEPA) Ordinance (TCC 17.09), Road Design Standards (TCC 15.05), and the Platting Ordinance (TCC 18).

Thurston County invites your comments early in the review of this proposal. Comments should be directed to Scott McCormick, Community Planning and Economic Development Department, at the address listed above or by e-mail to scott.mccormick@co.thurston.wa.us

THE 20-DAY PUBLIC COMMENT PERIOD ENDS AT 4:00 PM ON APRIL 4, 2023

This notice has been provided to appropriate local and state agencies, tribes, sub-area project list subscribers, and property owners with 300 feet of the project site. These recipients, and any others who submit a written request to be added to the mailing list, will also receive the following items when available: Environmental Determination and Notice of Public Hearing. The Hearing Examiner's decision will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Opportunities for appeal occur within fourteen (14) days of the Hearing Examiner's decision for any aggrieved party. Please be aware that if you do not submit comments within this notice period, and consistent with RCW 36.70B, County staff will presume you have no comments and will proceed with review and may make project determinations accordingly.

3000 Pacific Ave SE, Ste 100, Olympia WA 98501 (360) 786-5499/FAX (360) 754-2939
TTY/TDD call 711 or 1-800-853-6586 Website: www.co.thurston.wa.us/permits

GUY GRAYSON & NANCY WATKINS COMMENTS

CONCERNING THE
YELM HIGHWAY COMMUNITY
PARK DEVELOPMENT
APPLICATION
CASE: 2023100892

AS NOTIFIED TO THE PUBLIC ON
MARCH 15, 2023
BY THE

THURSTON COUNTY DEPARTMENT OF COMMUNITY
PLANNING AND ECONOMIC DEVELOPMENT (CPED)

GUY GRAYSON & NANCY WATKINS
(INDIAN SUMMER COMMUNITY RESIDENTS)

4127 STONEHAVEN LANE SE, OLYMPIA, WA 98501
ismaudits@comcast.net
(360) 259-0338

Commentary Packet: Developed by Guy Grayson

(See back page)