

Scott McCormick

From: Laura Keehan <lkeehan@ci.olympia.wa.us>
Sent: Thursday, June 29, 2023 12:51 PM
To: Scott McCormick; Jason Selwitz
Cc: Olympia School District, Kurt Cross; Anna O'Connell; Andy Mitton
Subject: RE: Comments on Master Planned Development application for City of Olympia's Yelm Highway Community Park - 2023100892

Hi Jason,

Please see below for the Olympia Parks, Arts, and Recreation and Olympia School District's responses to your comments. Please note that we are awaiting comments on our permit submittal from Thurston County. Comments from Community Planning and Economic Development and Public Works may impact the design plans and require changes that we are not yet aware of.

- 1) Community Gardens and Parking Area. Community gardens were shown in this general area at the August 2022 meeting, however due to requests for more community garden space in Olympia, the area was enlarged to accommodate more beds and they were moved to be closer to the park core. Through discussions with members of the public at the August open house and subsequent park board meetings it was determined that providing a parking area on the west side of the park was important in order to allow visitors to easily use not only the community gardens, but the other future park features on the west side of the rectangular fields (i.e., the playground, sprayground, skate park, climbing features and picnic shelters). Ample and convenient parking reduces the likelihood that any overflow parking would impact Hampton neighborhood streets, which is a primary concern of the Hamptons neighborhood. The area between the community gardens and parking area is approximately 360 feet from the park's western property line to provide buffer.
- 2) Noted!
- 3) Chambers Ditch. The City welcomes discussion about the Ditch, however we must note that the majority of the Ditch does not fall on city-owned property, and the City is therefore unable to perform work in the Ditch channel. The eastern side of the Ditch buffer is located on City property and will be maintained and planted in accordance with Thurston County's critical areas regulations.
- 4) Mazama Pocket Gophers. The project's environmental consultants, Shannon & Wilson, prepared a gopher report that addresses how the project will comply with Thurston County's Habitat Conservation Plan requirements. The project approach proposes off-site gopher mitigation as allowed by Thurston County's HCP.
- 5) Removal of trees in wetland area. Per Scott McCormick's (Thurston County planner) email response "The one thing I'd address is that the County would definitely not be in favor of removing any live or dead trees within the wetland or wetland buffer as they provide needed habitat for wildlife whether the tree is standing or has fallen and this type of activity is generally not allowed within wetlands or their buffers per TCC Title 24 – Critical Areas Ordinance (CAO) unless the trees are in the fall zone of a residential structure and could be considered a hazard tree. Trees that may catch on fire / burn are not considered danger or hazard trees as any tree could in theory catch on fire and burn (in part based upon my 6 seasons as a wildlands fire fighter). Just wanted to clarify that point."
- 6) Synthetic vs. Grass Turf Fields. Please refer to the email sent to you on Friday, June 16th from Paul Simmons at OPARD on this topic.

We hope that the above information helps to clarify the items included in your email. Both the Parks Department and School District are happy to try and answer further questions.

Thank you,

Laura Keehan

Parks Planning and Design Manager
Olympia Parks, Arts and Recreation
She/Her Pronouns
360.570.5855 | lkeehan@ci.olympia.wa.us

Kurtis A. Cross

Olympia School District No. 111
Director of Capital Planning & Construction
Work 360-596-8565
kcross@osd.wednet.edu

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

Sent: Friday, March 24, 2023 1:53 PM

To: Jason Selwitz <jlselwitz@gmail.com>

Cc: Laura Keehan <lkeehan@ci.olympia.wa.us>; Paul Simmons <psimmons@ci.olympia.wa.us>; Scott McCormick <scott.mccormick@co.thurston.wa.us>; Olympia School District, Kurt Cross <kcross@osd.wednet.edu>

Subject: RE: Comments on Master Planned Development application for City of Olympia's Yelm Highway Community Park - 2023100892

Good afternoon Jason,

I'm going to pass your questions on to the applicants cc'd on this email. Laura and any others representing the project, could you please address the comments and questions below and include me in the response? You can just cc: me on the email response. The one thing I'd address is that the County would definitely not be in favor of removing any live or dead trees within the wetland or wetland buffer as they provide needed habitat for wildlife whether the tree is standing or has fallen and this type of activity is generally not allowed within wetlands or their buffers per TCC Title 24 – Critical Areas Ordinance (CAO) unless the trees are in the fall zone of a residential structure and could be considered a hazard tree. Trees that may catch on fire / burn are not considered danger or hazard trees as any tree could in theory catch on fire and burn (in part based upon my 6 seasons as a wildlands fire fighter). Just wanted to clarify that point. You don't need to address that question Laura, since I already have. Thanks!

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 | **Cell** (360) 999-8210 | **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: Jason Selwitz <jlselwitz@gmail.com>

Sent: Thursday, March 23, 2023 11:22 PM

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

Cc: lkeehan@ci.olympia.wa.us; psimmons@ci.olympia.wa.us

Subject: Comments on Master Planned Development application for City of Olympia's Yelm Highway Community Park

Dear Mr. McCormick,

My family and I just received the Notice of Application dated March 15, 2023 for the new public community park at Yelm Highway in Olympia. I have attended and commented during the public presentations (and surveys) concerning the park by the City of Olympia and the Berger Partnership over the last three years -- through the engagement webpage, over Zoom, and in person at the park, City Hall, and the Armory. We live adjacent to the park property along the full length of its western boundary. Since the presentation of the Master Plan this past summer (2022), I have checked the City's engagement webpage for the park on a few occasions for updates and did not come across, nor get notice of, the summary master plan report dated September 2022 which formed the basis of the city's application to the Thurston County Department of Community Planning and Economic Development (until this evening).

1. This is the first time I see a community garden and 70 parking spaces depicted in the "Master Plan" in the center of the park. These features were not depicted in the Aug. 3rd 2022 presentation made to the public at the Armory (see included photo below). While we are supportive of the park overall, we are strongly opposed to the addition of 70 parking stalls in the middle of the park. We can support more limited parking prioritized for persons with disabilities and seniors, or a zone for loading/unloading gardening equipment, i.e, for those who otherwise could not access the core of the park without a more central parking (or loading/unloading) location. However, the number of spaces should be limited to 10 placarded parking stalls or less and should be shifted to the area between the shared tennis courts and the skate park adjacent to the closest soccer field.
2. Please note we do very much appreciate the plans to plant a buffer zone of trees in the western area of the park adjacent to our property (and our neighbors) as [depicted in the master plan summary on the City's website \(drawing on p.28 with verbiage and images on pgs.36 & 37\).](#)
3. When it comes to the Chamber Drainage Ditch vegetation activities planning and implementation, we would appreciate being included in the discussions as we own property upstream of the park on both sides of the ditch. The park's downstream ditch activities could affect (positively or negatively) the flow of stormwater under our bridge and across our property as well as the lands of our neighbors who live upstream, but not directly adjacent to the park.
4. We would like to learn more about your plans for Mazama pocket gopher mitigation as we live with these creatures on our property too.
5. What are your plans for removing dead trees and mitigating seasonal flooding/inundation in the wetlands where the boardwalk is proposed? Over the last few years, many trees have died in this area and there is increased wildfire risk.
6. Finally, here are a few reasons to adopt grass fields instead of synthetic turf fields at the Yelm Highway Community Park:
 - Synthetic turf fields produce more leachates in runoff and higher greenhouse emissions over their lifetime than grass fields. Even though turf fields are made of recycled materials, the materials recycled are often old tires made from petrochemicals that off gas. Natural fields typically only produce greenhouse gas emissions associated with periodic mowing (if non-electric equipment is used) and pumping irrigation to the fields. Source: <https://www.sciencedirect.com/science/article/abs/pii/S0921344917300861>
 - Synthetic turf fields absorb heat and can add to the heat island effect. The increased surface temperatures radiate out heat that can lead to heat stress related illnesses in the visitors using the fields. Source: <https://www.nrpa.org/parks-recreation-magazine/2019/may/synthetic-sports-fields-and-the-heat-island-effect/>
 - Synthetic turf fields harbor human and animal borne organisms that can facilitate the spread of infections. Grass fields contain microorganisms typical of soil communities in the ecological zone/climate where the field is located. Source: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6728760/>

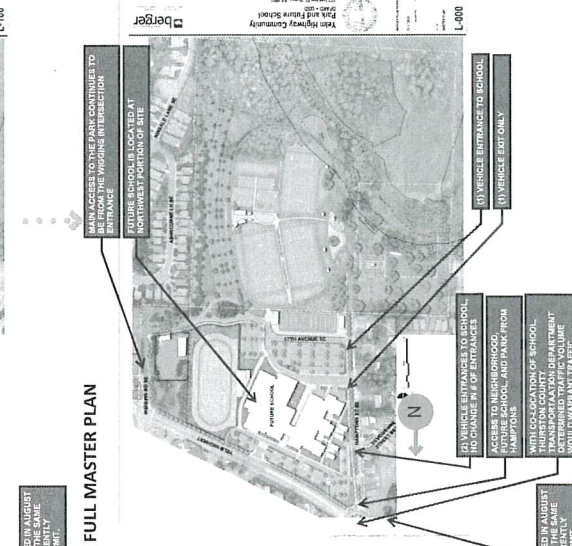
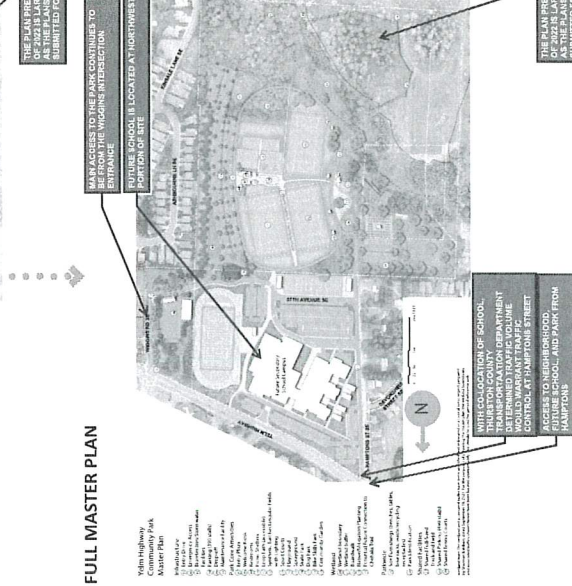
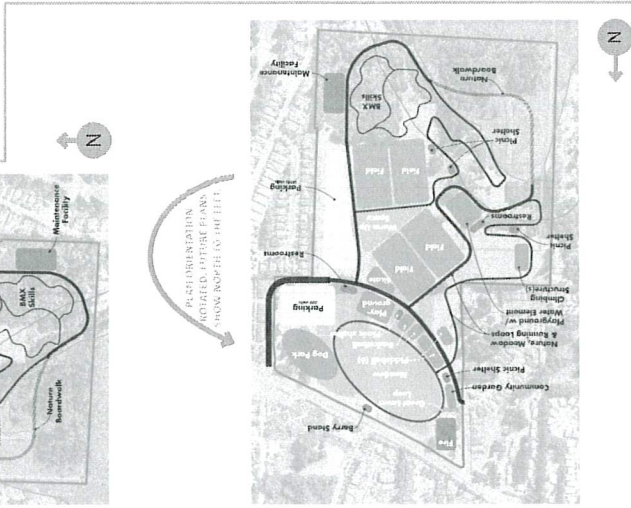
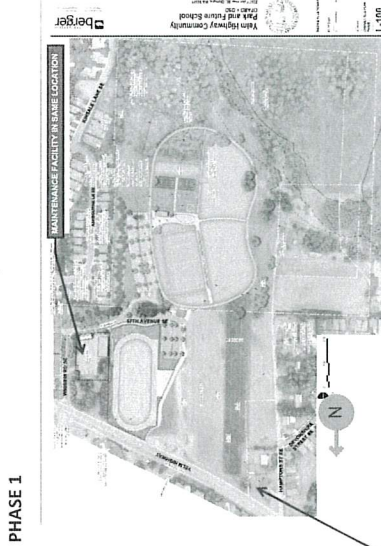
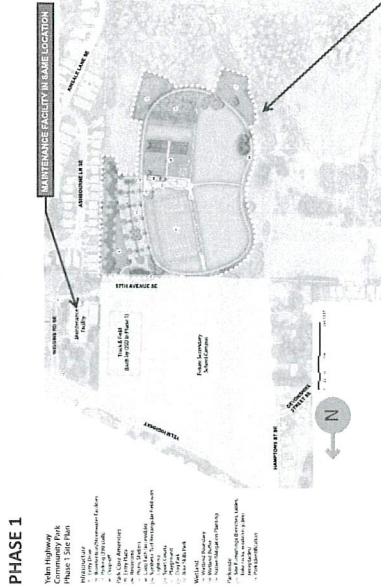
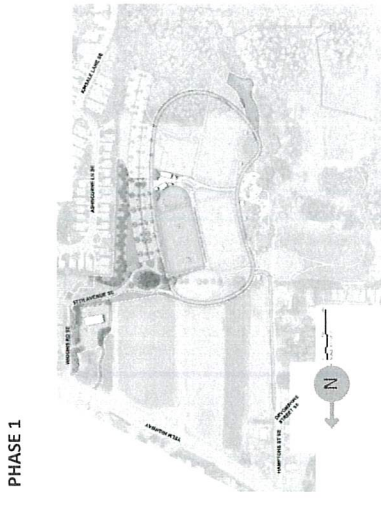
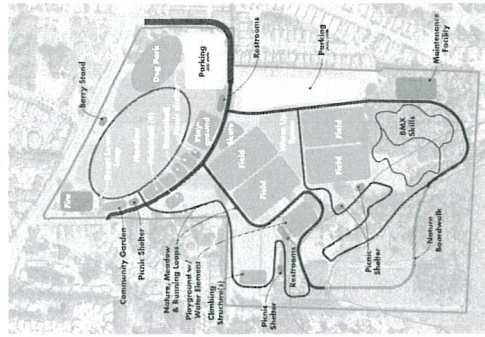
YELM HIGHWAY COMMUNITY PARK AND FUTURE SCHOOL MASTER PLAN EVOLUTION

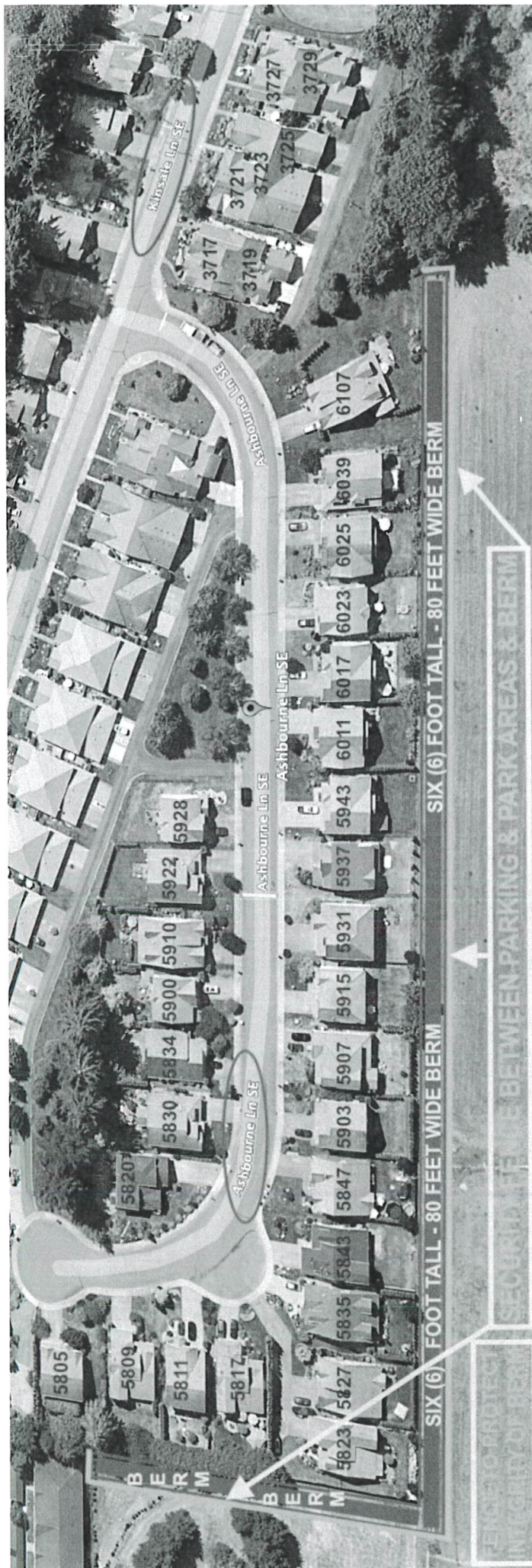
FEBRUARY 2021 | PREFERRED CONCEPT;
MEETING NO. 3 (BEFORE SCHOOL WAS
PART OF DESIGN)

OCTOBER 2021 | HAMPTONS HOA MEETING

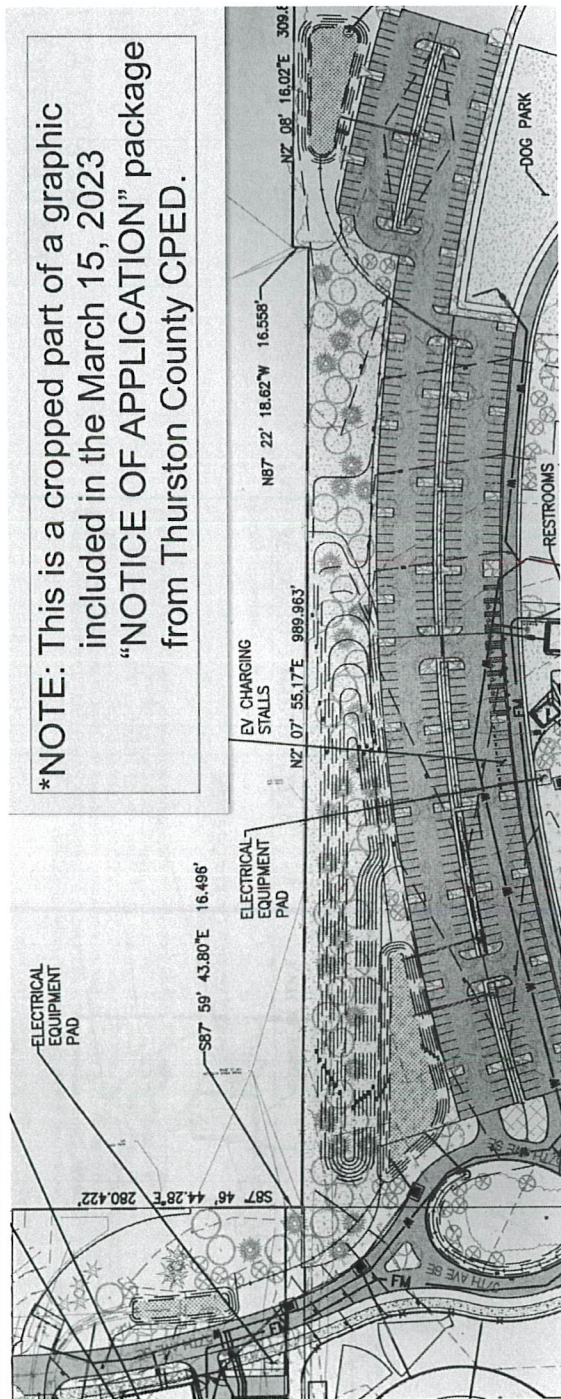
AUGUST 2022 | COMMUNITY MEETING

MARCH 2023 | PERMIT SUBMITTAL PLANS





*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^d



Creating Solutions for Our Future

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DEPARTMENT OF COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT

Joshua Cummings, Director

REVISED NOTICE OF APPLICATION May 26, 2023

Project Name & Location: Special Use Permit 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. The initial Notice of Application described the project as a Master Planned Development. However, the process has now changed to a Special Use Permit (SUP). As the permit review process has changed a new Notice of Application is being issued.

Case: 2023100892

An application for the project listed above was submitted to Thurston County on March 3, 2023 by Laura Keahan 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 Avenue 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 applicants request a Special Use Permit for 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 in a phased manner as funds are available and with the proposed high school development in 10 - 20 years.

Permits Requested by the Applicant: Special Use Permit. **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: A phasing plan for the project.

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).

3000 Pacific Ave SE, Ste 100, Olympia, WA 98501 (360) 786-5492/FAX (360) 754-2939
TTY/TDD call 711 or 1-800-833-6388 Website: www.co.thurston.wa.us/permitting

INDIAN SUMMER HOME OWNERS ASSOCIATION (ISHOA) COMMENTS

CONCERNING THE

REVISED NOTICE OF
APPLICATION FROM A MASTER PLAN
DEVELOPMENT TO A SPECIAL USE PERMIT

CASE: 2023100892

AS NOTIFIED TO THE PUBLIC ON
MAY 26, 2023
BY THE

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

INDIAN SUMMER HOME OWNERS ASSOCIATION

BOARD OF DIRECTORS:

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Member at Large Gordon Jackson

SECURITY COMMITTEE:

Chairperson Myrna Lee Hilmo
Members Bart Uken
C.J. Fredrickson
Gerald Hamilton
Jeanne Johnson
Robert Barclift

Commentary Packet: Developed by Guy Grayson & Myrna Lee Hilmo