

TO: Scott McCormick, Community Planning and Economic Development Department  
 FROM: Hamptons Homeowners Association, Joan Cullen, [grannyjoan4@aol.com](mailto:grannyjoan4@aol.com)  
 DATE: April 4, 2023  
 SUBJECT: Comments on Department of Community Planning and Economic Development  
 Case # 2023100892

Master Plan for Park and School located at 3327 Yelm Highway SE

### **Background**

The Hamptons HOA, consisting of 43 homes, is located off the Yelm Highway west of the proposed park site. Homes are on Hamptons St (7), Devonshire St (27) and 57<sup>th</sup> Ave (9). The Association has been an active participant since the first proposal for the park was announced. HOA members have attended the public meetings beginning with the presentation at the site in September 2019 through the last public meeting on August 3, 2022.

However, there has been no outreach from the City of Olympia or the City Parks Department to any member of the HOA since the August 2022 meeting. No one from the HOA was notified during the process that finalized the Master Park Plan between August 2022 and March 2023. The map showing the newest version of the plan was a surprise to HOA members.

**Note:** In the plan presented at the August 2022 public outreach presentation, the proposed school was to be located on the east side of the property. Access was from Wiggins Road where there is already a light. There was no public access to the park off Hamptons Street. The plan accompanying the notice of application has the school located on the west side and at least five planned entrances/exits off Hamptons St. One of the exits/entrances feeds directly onto/from Devonshire Street.

In the paragraph describing the 20-day comment period, it stated that "...property owners with(in) 300 feet of the project site" were provided the information. While some Hamptons HOA members received the notification, many did not, including the HOA's President and several of the Board members.

### **Notes regarding the public meeting held on August 3, 2022:**

- At least four members of Hamptons HOA attended.
- Plans presented showed the future site for the school and maintenance facility located on the east side of the property.
- Entrance to the park and school would be from Wiggins.
- There would be no access to the park or school parking from Hamptons or Devonshire streets (other than access to the maintenance facility).
- The plan did not indicate that there would be a roundabout on the corner of Yelm Highway and Hamptons St.

### **Concerns from the Hamptons neighborhood**

The Hamptons neighborhood's biggest concern has always been about how park traffic and parking would affect the neighborhood. The HOA was assured by Laura Keehan and Architect Matt Martenson when they attended a HOA annual meeting via Zoom on October 13, 2021, that "vehicle access to the park will be via Wiggins Road with pedestrian only access planned off Hamptons Street. Parking spots for park users will be around 600 spaces and the planners don't anticipate negative impact on neighborhoods." They also assured the neighbors that the City would keep the association up to date on any developing issues and information received from the City. The HOA Vice President is the neighborhood's liaison with the City Parks Department.

However, the Master Plan presented with the Notice of Application paints a totally different picture:

- The location of the proposed school has been flipped from the east side of the site to the west side. That also flipped the maintenance facility from the west side to the east side of the property.
- There are now three planned parking lots on the west side of the site with five entrance/exits off Hamptons St.
- The plan also shows a roundabout on the corner of Yelm and Hamptons Street directing vehicles onto Hamptons Street.
- Vehicles will travel south on Hamptons St to second and third parking lots to provide access to the community garden and other amenities.
- In the previous plan Hamptons St was to be used only for pedestrian traffic and access to the maintenance center.

### **Parking**

There is a discrepancy regarding the number of parking stalls submitted in the application and the number of stalls shown on the Master Plan found on the website. The application noted that there will be a total of 839 parking stalls: 542 for the park and 297 for the school. However, the master plan (page 34) shows a total of 950 stalls: 390 on the east side for the park, 490 shared spaces south of the school site, and 70 stalls in a lot off Hamptons Street close to the area for the community garden. What is not noted is the number of stalls on the north side of the school – accessible off Yelm Highway, Wiggins Rd and Hamptons Street. The preliminary site map included with the application for the first phase does not indicate how many parking stalls will be built, only the two areas where they will be located.

The required Transportation and Parking study MUST take into consideration the impact the park, especially the traffic and parking, will make on the Hamptons neighborhood.

- Neither Hamptons, Devonshire, or 57<sup>th</sup> streets are wide enough for the current traffic, let alone the added traffic to and from the park and school. Hamptons St is narrow now and was not designed to be wider – certainly not wide enough for the Park Department's newest proposal. If this remains in the plan, Hamptons St must be

widened and there must be a plan to prevent people headed to the park from parking on Hamptons, Devonshire and 57th streets.

- Under the current plan overflow traffic will assume it can park on Devonshire Street, especially since an entrance/exit is located directly across (east) from Devonshire St. As stated above, the street is not wide enough for vehicles to park on both sides of the street which makes it very difficult for school buses, let alone emergency vehicles.
- Fifty-seventh Avenue connects west to James Place, Chestnut Village and Rich Road. There is an alley way used to access garages for the nine homes on the east end of 57th Street that abuts the park.
  - One concern is that 57<sup>th</sup> Ave will be used as a cut through to the park, especially to the area where the community garden and other amenities at the southeast side are proposed.
  - Another concern is that people will use the alley to access the park. The HOA has been told that there is no plan to put a fence to prevent access to that area of the park. They have indicated that shrubs could be planted there. Shrubs will not deter the public from parking on 57<sup>th</sup> and cutting through to the park.
  - When asked if the master plan would include a fence behind the homes on 57<sup>th</sup> Ave the HOA was told it was not in the plan but that the "Association could pursue that as an option at its own cost and pursuant to County regulations".

#### **Other observation: phasing of the Master Plan**

The application does not indicate a timeline for completion of the project beyond Phase 1 other than to indicate that construction of the school is 10 to 20 years out. The HOA has been told that Phase 1 will probably not begin until 2024 with the expected completion in 2025. There is a schematic of Phase 1 in the Master Plan (not included in the application) showing what will be included. However, there is no information about what will be included in other phases, only that it will depend upon "when funds are available". It would be helpful to know what each additional phase will include and the order in which they will be built.

The Hamptons HOA looks forward to further information as it becomes available and welcomes a dialogue about our issues and concerns.

#### **HOA Board Members:**

Orion Albro, President	5637 Devonshire	360-259-1020
Lisa Ketchledge, Vice President	3241 57 Ave	702-493-2393
Mary Eldridge, Secretary	5531 Devonshire	360-701-4765
Joan Cullen, Treasurer	5623 Devonshire	360-491-7687
Dorothy Colwell, At Large	5617 Devonshire	360-581-5724
Leslie Hammaker, At Large	5607 Devonshire	360-915-4872
David Kuhn, Past President	5641 Devonshire	360-529-1736

**HOA Homeowners:**

Nick Mollas	5421 Hamptons
John Taylor & Manuela Gann	5509 Hamptons
Steven and Sharon Weinberg	5521 Hamptons
Sandra Gutierrez	5531 Devonshire
Deborah DeBow	5603 Devonshire
William Hammaker	5607 Devonshire
Jon and Jodi Luedecker	5617 Devonshire
William Cullen	5623 Devonshire
Jolaine Swanda	5631 Devonshire
Pauline Albro	5637 Devonshire
Britt Youngblood	5641 Devonshire
James and Nancy Zimmerman	5643 Devonshire
Sue McDonald	5715 Devonshire
Deb Tarbert	5709 Devonshire
Jim and Kristie Zabel	5719 Devonshire
Van and Van Nguyen	3234 57 <sup>th</sup>
Jim and Phyllis Baerveldt	3235 57 <sup>th</sup>
Israel and Debbie Velez	3237 57 <sup>th</sup>
Lynn Steffler	3239 57 <sup>th</sup>
Rick Ketchledge	3241 57 <sup>th</sup>
Verna Sweet	3243 57 <sup>th</sup>
Al and Suzanne Dickinson	3245 57 <sup>th</sup>
Don and Sue DeBois	5740 Devonshire
David and Elizabeth Stewart	5732 Devonshire
Larry and Linda Rounsley	5712 Devonshire
Kathy Lindeke & Jeff Coats	5708 Devonshire
Tim and Cathy Healey	5632 Devonshire
Bob and Linda Wade	5624 Devonshire
Denny and Cathy McKasson	5618 Devonshire
Mahina Johnson	5535 Devonshire